

Tobi Bergman, *Chair*
Terri Cude, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

FULL BOARD MINUTES

DATE: February 19, 2015
TIME: 6:30 P.M.
PLACE: Scholastic Building, 557 Broadway, Auditorium

BOARD MEMBERS PRESENT: Keen Berger, Tobi Bergman, Chair; Carter Booth, Katy Bordonaro, Anita Brandt, William Bray, Richard Caccappolo, Heather Campbell, Ritu Chattree, Tom Connor, Terri Cude, Maria Passanante Derr, Doris Diether, Joshua Frost, Jonathan Geballe, Sasha Greene, David Gruber, Susan Kent, Jeannine Kiely, Daniel Miller, Lois Rakoff, Robert Riccobono, Robin Rothstein, Sandy Russo, Rocio Sanz, Maury Schott, Federica Sigel, Shannon Tyree, Susan Wittenberg, Antony Wong, Robert Woodworth, Elaine Young

BOARD MEMBERS ABSENT WITH NOTIFICATION: Coral Dawson, Cristy Dwyer, Robert Ely, Anne Hearn, Arthur Kriemelman, Edward Ma, Shirley Secunda, Shirley Smith, Sean Sweeney

BOARD MEMBERS ABSENT: Denise Collins, Alexander Meadows, Arthur Z. Schwartz, Richard Stewart

BOARD MEMBERS PRESENT/ARRIVED LATE: Susanna Aaron, Daniel Ballen, Lisa Cannistraci, Robin Goldberg, Chenault Spence

BOARD MEMBERS PRESENT/LEFT EARLY: None

BOARD STAFF PRESENT: Bob Gormley, District Manager, Florence Arenas, Community Coordinator, and Julio Mora Community Associate

GUESTS: Lindy Wisotsky, Congressman Jerrold Nadler's office; Tara Klein, Senator Brad Hoylman's office; Melissa Gindin, Senator Daniel Squadron's office; Patricia Ceccarelli, Man. Borough President Gale Brewer's office; Sarah Sanchala, Assembly Member Deborah Glick's office, Crystal Feng, NYC Comptroller's office; Kevin Acevedo, Mayor Bill DeBlasio's Community Affairs Unit; Eric Bottcher, Council Member Corey Johnson's office; John Blasco, Council Member Rosie Mendez's office; Yumei Kitasei, Council Member Margaret Chin's office; Vibhav Dabas, Mark Thompson, Travis Terry, Blaake-Kirstyn Davis, Michael Pressel, Lindy Wisotsky, Joanna Purpich, Nichole Huff, Terri Guncle, Maud Maron, Roger Bittenbordy, Daniel Schillberg, Veronica Mozzo, Alexis Garces, Pete Davies, Steven Medina, Renee Schoonbeek, Dean Theodore, Lianne Chin, David Schocket, Dominique Ansel, Tatiana Pagan, Devan Brennan, Michael Portegies-Zwait, Max Groch, Rachelle Krygier, Shawn Katz, Taylor Harlow, Elizabeth Sabo, Danielle Tcholakian, Jeff Mulligan, Charles Edwards, Mike Ferry, Darlene Lutz, Terry Powers, Michael Sonborg, Amy Ma, Robert Anic, James Hirsch

MEETING SUMMARY

Meeting Date –February 19, 2015
Board Members Present – 37
Board Members Absent With Notification – 9
Board Members Absent: 4
Board Members Present/Arrived Late - 5
Board Members Present/Left Early - None

I. SUMMARY AND INDEX

ATTENDANCE	1
MEETING SUMMARY	2
SUMMARY AND INDEX	2
PUBLIC SESSION	2
ADOPTION OF AGENDA	3
ELECTED OFFICIALS' REPORTS	3
ADOPTION OF MINUTES	3
EXECUTIVE SESSION	3
STANDING COMMITTEE REPORTS	3
EXECUTIVE	3
LANDMARKS AND PUBLIC AESTHETICS	5
LAND USE & BUSINESS DEVELOPMENT	8
PARKS/WATERFRONT	12
SIDEWALKS/STREET ACTIVITIES	14
SLA LICENSING	22
TRAFFIC AND TRANSPORTATION	41

II. PUBLIC SESSION

Non-Agenda Items

76 Varick St./Trinity

Darlene Lutz and Terry Powers spoke against the Nike basketball event.

Child Victim's Act

Dan Miller spoke in favor of this legislation.

Bellevue Community Advisory Board

Lois Rakoff spoke regarding an upcoming legislative breakfast at Bellevue Hospital.

Parks/ Waterfront

Renovation (design phase) of the triangle at Ave. of Americas, Spring St. and Broome St.

Renee Schoonbeek, from the Hudson Sq. BID, updated everyone on the design phase of the triangle.

Sidewalks/Street Activities Items

Innovation Kitchens LLC, d/b/a Dominique Ansel Kitchen, 137 7th Ave. South

Michael Pressel, representing the applicant, and Amy Ma, spoke in favor of the proposed sidewalk café.

Elizabeth Sabo and James Hirsch spoke against the proposed sidewalk café.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Lindy Wisotsky, Congressman Jerrold Nadler's office

Tara Klein, Senator Brad Hoylman's office

Melissa Gindin, Senator Daniel Squadron's office

Crystal Feng, NYC Comptroller's office

Patricia Ceccarelli, Man. Borough President Gale Brewer's office

Sarah Sanchala, Assembly Member Deborah Glick's office

Eric Bottcher, Council Member Corey Johnson's office

Yumei Kitasei, Council Member Margaret Chin's office

John Blasco, Council Member Rosie Mendez's office,

V. ADOPTION OF MINUTES

Adoption of December minutes

VI. EXECUTIVE SESSION

1. **Chair's Report** Tobi Bergman reported

2. **District Manager's Report** Bob Gormley reported.

VII. STANDING COMMITTEE REPORTS

EXECUTIVE COMMITTEE

Resolution on Illegal Hotels

WHEREAS, New York City suffers from a shortage of affordable housing and is in a legislatively imposed housing emergency; and

WHEREAS, Manhattan community boards have always considered the preservation and development of affordable housing a top priority; and

WHEREAS, illegal hotels are apartment and Single Room Occupancy (SRO) units in permanent residential buildings legally required to be occupied for thirty days or longer that are used as transient hotels; and

WHEREAS, illegal hotels take available apartments from an already tight housing market, and disrupt the lives of the residents who live in the building and the community; and

WHEREAS, illegal hotels leads to the rapid deregulation of permanent affordable housing in our community, provides incentives for landlords to harass tenants out of their homes, and drives up rents in the surrounding area; and

WHEREAS, tenants, co-op shareholders and condo owners who rent their units and commercialize for short-term use contrary to their proprietary lease, by-laws and apartment lease also risk legal action; and

WHEREAS, illegal hotels create fire safety and security risks for residents and unsuspecting tourists because they do not conform to the more stringent safety regulations for hotels set forth in the New York City Fire Codes, such as fire sprinklers and secondary egress; and

WHEREAS, illegal hotels create public nuisances and quality of life issues for residents living in the buildings, including noise, overcrowding, unusual wear and tear on the building, and

WHEREAS, most illegal hotels fail to meet Federal, State and City accessibility requirements for people with disabilities; and

WHEREAS, many tourists are deceived into booking an illegal hotel because they are unaware that the buildings in which they are staying are built for permanent residential use and do not meet the stringent commercial hotel fire-safety codes; and

WHEREAS, illegal hotels change the fabric of our communities, including the loss of small business owners who rely on permanent residents living in the community are priced out; and

WHEREAS, with the advent and proliferation of online platforms including, but not limited to, Airbnb, VRBO, One Fine Stay, and Home Away over the past few years has exponentially increased illegal hotels in New York City and our community further exacerbating the housing crisis; and

WHEREAS, the New York State Attorney General Eric Schneidermann's report dated October X, 2014 on its investigation into Airbnb stated that 72% of Airbnb rentals are illegal and that the number of unique units booked for private short-term rental on Airbnb rose from 2,652 in 2010 to 16,483 in the first five months of 2014; and

WHEREAS, the Attorney General also reported that Airbnb has 13,000 listings in Manhattan alone; and

WHEREAS, Manhattan has a total of 750,000 co-op, condo and rental units; and

WHEREAS, based on these facts, Airbnb utilizes 1.74% of Manhattan's available housing stock for short-term illegal rentals, which is greater than Manhattan's vacancy rate of 1.54%, and

WHEREAS, the Attorney General also reports that commercial uses dominate the short-term rental business, with 6% of the "hosts" collecting 37% of the revenue; and

WHEREAS, enforcement of illegal hotel activity is carried out by the Mayor's Office of Special Enforcement, which operates a joint task force comprised of specially trained inspectors from New York City agencies, including Department of Buildings, Department of Finance, Police Department, Fire Department, and Department of Health; and

WHEREAS, a shortage of inspectors who respond to illegal short-term use complaints contributes to a delay of more than one month between a complaint being filed and an inspection being conducted; and

THEREFORE, BE IT FURTHER RESOLVED that the New York City Council and Mayor de Blasio allocate increased funding to the Mayor’s Office of Special Enforcement to increase their ability to enforce illegal hotels.

VOTE: Unanimous, with 37 Board Members in favor.

LANDMARKS AND PUBLIC AESTHETICS

1 - LPC Item: 125 Prince Street (Wooster)- SoHo-Cast Iron Historic District Application is to install storefront infill.

Whereas, the proposed paint for the ground floor level is consistent with approved colors for similar buildings in the district; and

Whereas, A blade sign, which replicates the existing, approved blade sign, is to be placed on the Wooster Street facade; and

Whereas, the proposed free standing display shelving is 12” behind the window and not obtrusive; now

Therefore be it resolved: that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 37 Board members in favor.

2 - LPC Item: 146-150 Wooster Street Houston-Prince)- SoHo-Cast Iron Historic District: A garage built or altered from an earlier structure in the early 20th century, and a parking lot. Application is to demolish the existing garage and construct a new building.

Whereas, a one story building occupying a portion of the property is to be demolished; and

Whereas, a new structure with ground floor retail and upper floors with residential evokes the vocabulary of the cast iron buildings in the district; and

Whereas, the ground floor retail space is divided into two storefronts with a modern interpretation of one story cast iron pilasters in the storefront; and

Whereas, the windows at the upper floors are single pane, tilt style and unrepresentative of the style of the neighborhood; and

Whereas, the custom brickwork below the upper windows is a modern interpretation of the traditional spandrel materials; and

Whereas, the cornice is evocative of those typical to the neighborhood with an edge of closely spaced fins; now

THEREFORE BE IT RESOLVED, that the CB#2, Man. recommends that the ground floor pilasters be reduced in width or by additional articulation to relate and reflect the proportions and appearance of such pilasters in the neighborhood, that the windows have mullions (or be double hung), and that there be a hard line on the leading edge of the cornice where it meets the sky; and

BE IT FURTHER RESOLVED, that with the above exceptions, the Board recommends approval of the design, and specifically encourages Wooster Street façade features that allow rear bulk adjustments to improve light and air to neighboring buildings.

Vote: Passed, with 36 Board members in favor, and 1 recusal (A. Brandt).

3 - LPC Item: 757 Greenwich Street (11th St – Bank) - Greenwich Village Historic District Application is for replacement of window, rooftop deck, fencing, stair bulkhead, HVAC and chimneys/flues; new cornice along the East facing, secondary elevation, alterations to the metal fence and landscaping/hardscaping at the yard facing 11th Street.

Whereas, the Landmarks Preservation Commission's publication The Certificate of Appropriateness Public Hearing: Information for Applicants states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

Whereas, the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

Therefore, be it resolved that CB2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 37 Board members in favor.

4 - LPC Item: 282 West 4th Street (11th St – Bank)– Greenwich Village Historic District: Two adjacent, combined and previously modified Greek Revival style row houses built in 1841. Application is to excavate a sub-cellar level, alter the facades, and construct rooftop additions.

Whereas, the West 4th. Street entrance is to be reconfigured as an unobtrusive basement entrance with a bronze door and the areaway railing will run continuously along the West 4th Street side, incorporating an existing historical gate; and

Whereas, a new window is to be added at the basement level on the West 11th Street facade in a logical location and mimicking the window style existing at the basement level; and

Whereas, the West 11th St. front entrance door is to be replaced with a bronze door; and

Whereas, the rear facade's two irregularly spaced windows (remnants from an existing stairwell that will no longer exist) to be replaced, spaced, aligned and matching the size and appearance of the existing adjacent windows; and

Whereas, a stair bulkhead with a skylight facing West 4th. St and an elevator structure will be added to the roof and located immediately beside the blank wall of the neighboring house's rooftop addition which is higher than the proposed structures; and

Whereas, the chimney flues will be relocated near the center of the roof; and

Whereas, any excavation should be located a few feet away from the foundation wall, following the structural principle of the "angle of repose", so as to not undermine or disturb the fragile foundations of the property itself or those of the adjacent historic structures and will mitigate potential structural damage and minimizes disruption to neighbors sharing the bearing party wall; now

Therefore be it resolved, that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 37 Board members in favor.

5 - LPC Item: 311 West 4th Street (Bank – West 12th)- Greenwich Village Historic District Application is to construct a rooftop addition and alter an existing rear extension.

Whereas, the existing non-historical rear addition is to be demolished; and

Whereas, a glass enclosure at the basement level with a pergola above at the parlor level will be constructed on the footprint of the existing addition; and

Whereas, required safety railing in metal with wide cross members similar in style to the pergola ironwork is to be installed on the front and rear of the roof; now

Be it resolved, that CB2, Man. recommends approval of the application with the exception that the front roof railing should be nearly invisible or contextual to the building.

Vote: Passed, with 36 Board members in favor and 1 opposition (D. Diether).

6 - LPC Item: 421 Broome Street –(Crosby – Lafayette) SoHo Cast Iron Historic District Extension An Italianate style store and loft building designed by Griffith Thomas and built in 1873-74. Application is to construct balconies at the rear facade.

Whereas, metal balconies are to be constructed in a recess in the rear facade of the building; and

Whereas, the balconies are minimally visible down an alley from a great distance; now

Therefore be it resolved, that CB2, Man. recommends approval of the application; and

Be it further resolved, that CB2, Man. recommends approval of the construction of these balconies only because of the exceptional case that these additions are within the envelope of the building and do not extend beyond the natural boundaries of the building.

Vote: Passed, with 28 Board members in favor, and 10 in opposition (C. Booth, K. Bordonaro, D. Diether, R. Goldberg, L. Rakoff, R. Riccobono, S. Russo, S. Tyree, S. Wittenberg, E. Young).

7 - LPC Item: 237 Bleecker Street (Carmin St.- Cornelia St), aka 233-237 Bleecker Street & 5 Carmin Street - Greenwich Village Historic District Extension II. An Italianate style wood frame building originally built as a stagecoach house c.1835 and altered c 1850. Application is to reconstruct the facade and install storefront infill.

Whereas, the non-historic ground floor infill will be replaced with a new infill for retail space respectful of the building and the neighborhood; and

Whereas, the pressed tin facade will be replaced with new, like material and painted in the existing original color; and

Whereas, the existing non-historic windows will be replaced with windows in the original style; and

Whereas, the cornice will be restored; now

Therefore be it resolved, that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 37 Board members in favor.

8 - LPC Item: 57 Greenwich Avenue, aka 1 Perry Street (Charles. - 11th St)- Greenwich Village Historic District. A Greek revival style residence built in 1844-45. Application is to modify a masonry opening.

Whereas, one small non-historic window will be replaced with a window matching the existing window above thus restoring symmetry to the façade: now

Be it resolved, that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 37 Board members in favor.

9 - LPC Item: 223 W. 13th Street (6th Av – 7th Av) - Greenwich Village Historic District Application is to reconstruct windows, install protective glazing, replace brownstone with portico to match, remove paint, and create a stair to the cellar.

Whereas, the facade is to be restored with scored brownstone at the basement level, smooth brownstone at the parlor level and restoration of the brick above;

Whereas, a non-historical window on the parlor level is to be replaced with a copy of the existing original parlor window; and

Whereas, the existing non-historical wooden portico is to be replaced with a portico in brownstone, historically correct for the building; and

Whereas, new iron work will be in a style correct for the building; and

Whereas, stairs will be added in the areaway to provide access to the cellar; now

Be it resolved, that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 37 Board members in favor.

10 - LPC Item: 30 Christopher Street (Gay – Waverly) - Greenwich Village Historic District Application is to legalize alterations to an approved permit for flower boxes.

Whereas, the adaptation of the approved flower box design is not obtrusive and is keeping with the style of the building and serves a very useful security purpose; now

Be it resolved, that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 37 Board members in favor.

LAND USE AND BUSINESS DEVELOPMENT

1. 146-150 Wooster Street – An earlier proposal for this site was withdrawn after it failed to receive support in the City Council. This preliminary proposal from a new developer is seeking a resolution from the board affirming its responsiveness to objections to the original application.

Whereas:

1. In December, 2012, CB2, Man. recommended denial of an application pertaining to 146-150 Wooster Street that included a proposed text amendment modifying ZR 74-712 to allow special permits on sites that are up to 40 % developed;
2. The application was subsequently withdrawn by the applicant;
3. A new owner, KUB Capital, has requested preliminary review by CB2 of a proposal for the site that requires the same text amendment;
4. KUB has worked intensively with residents of adjacent properties to design a building substantially reducing negative impacts;
5. The proposal is now responsive to CB2 objections to the previous application;
6. The proposed building is preferable to an as-of-right development on the site;
7. The proposed building will not include a sub-cellar and will provide light wells and rear façade set-backs;
8. The proposed building will include two ground floor retail stores, each with floor area less than 3500 square feet;
9. The developer will provide, at 152 Wooster Street, a ventilation system for bathrooms where windows will be sealed, new enlarged windows, and a light-reflecting system installed on the new building.

Therefore it is resolved that

1. CB2, Man. commends the efforts of 150 Wooster, LLC and residents of the adjacent buildings;
2. CB2 does not anticipate any objections to the application, based on the commitments made by the developer: and
3. CB2, Man. urges the developer to continue to work cooperatively with neighbors during final building design and construction.

Vote: Unanimous, with 37 Board members in favor.

2. 404 Lafayette Street BSA Cal. No. 169-91-BZ– Applicant seeks approval to extend for ten years an expired (2013) special permit to operate a physical culture establishment (PCE). According to the applicants’ Statement of Facts, this space has been previously approved (as amended and extended) for 29,726 S.F. on three floors (cellar, first and second).

Whereas

1. This application seeks renewal of a special permit for a Physical Culture Establishment (PCE) previously granted to Crunch, a commercial PCE, pursuant to ZR 73-36;
2. The building has been purchased by New York University (NYU) and the intention is that the PCE will be primarily available for use by NYU students, faculty and staff;
3. Per ZR 12-10, “Physical Culture Establishments” are either for commercial or for non-commercial club use;
4. A reasonable reading of the Zoning Resolution would not categorize this use as commercial Use Groups 5 through 16, but instead as a community facility in Use Group 3a (colleges and universities, including professional schools but excluding business colleges or trade schools);
5. Even if some community access is allowed, these uses are secondary to the principal use, which is clearly Use Group 3a (“universities and colleges”) and which is not allowed in the M1-5B zone;
6. Non-commercial club use is also not allowed in M1 zones;
7. The renewal of the permit should not be allowed when the applicant specifically states that the use of the facility will be other than what is included under the definition of a PCE;

8. The previous permit was properly granted, but the proposed new use of the facility would set a precedent to allow Use Group 3a in an M1-5B zone, which is beyond the scope of permits granted pursuant to 73-36;
9. ZR 72-21 provides recourse whereby a variance may allow college and university use in M1-5B district, but with more restrictive findings than those applicable to a special permit pursuant to 73-76;
10. NYU's 2012 BSA application 298-12-BZ for a variance to allow university use of 730 Broadway justified the use in that building based on the character of the area: "The heart of the NYU campus is located in Manhattan Community District 2, around Washington Square Park. This nucleus, known as the 'Washington Square Core' comprises the area generally bounded by Waverly Place and West 8th Street to the north, Broadway and Mercer Street to the east, West 3rd Street and Houston Street to the south, and LaGuardia Place and the block between MacDougal Street and Avenue of the Americas to the West."
11. 404 Lafayette is clearly not within the NYU "Washington Square Core" and the proposed use will expand the core area of the university, which will have a harmful impact on the special character of the existing business and residential use of Lafayette Street;
12. Even if the BSA determines that the proposed use does conform to the definition of a PCE, the conditions under which the special permit was granted have changed and no longer apply because, given the predominance of use by students, the use is no longer "located as not to impair the essential character or the future use or development of the surrounding area" as required by the text of ZR 73-36 for granting this permit;
13. If granted, this special permit could be used by NYU to argue that the building is within an expanded "Core" and therefore appropriate for a variance to allow use of three additional floors of this building for university use.

Therefore, it is resolved that

CB2, Man. recommends denial of this application for renewal of a special permit to operate a Physical Culture Establishment primarily for university uses (Use Group 3a), which are not allowed in this M1-5B zone.

Vote: Unanimous, with 37 Board members in favor.

3. 148 Lafayette Street Special Permit Application 10-15-BZ- Applicant seeks approval for a special permit to facilitate operation of a physical culture establishment at the ground floor and cellar of the above-referenced premises. The PCE has been in operation since June 2014.

Whereas:

1. This application seeks a special permit for a Physical Culture Establishment (PCE) for a facility that has been in operation (without a special permit) since June 2014.
2. The applicant seeks the special permit as outlined in ZR 73-36; and
3. This facility is located in an MI-5B and is open to the public.
4. No objection was raised by the public, community members or board members.

Therefore it is resolved that:

CB2, Man. recommends approval of this application, and recommends that in the future the applicant apply for and receive a special permit prior to operation.

Vote: Unanimous, with 37 Board members in favor.

4. M070247AZSM-325 West Broadway - Modifications to a previous CPC approval for a 74-711 special permit application. CPC approved the original special permit for the building in 2007, but since then there have been changes in ownership and modifications to the design, including changes to the façade, reallocation of floor area, minor adjustments to the building's height and slightly reduced overall square footage of the project's floor area.

Whereas:

In 2007, this project was approved with regards to the ZR 74-711 special permit and the use regulations (to allow UG6 retail and UG2 residential use); bulk regulations (to allow seven rather than six stories at a wall height of 85 feet); and rear yard regulations (to allow a small portion of the yard to measure 18.3 feet rather than 20 feet).

1. The proposed changes do not create any new zoning waivers and do not affect any of the waivers approved in 2007. In short, a reduction in total floor area from 55,977 SF to 55,085 SF; 2) and a reduction in number of units from 30 to 21.
2. The following summarizes the specific proposed changes:
3. West Broadway building
4. Addition of residential floor area (approximately 1,200 SF) on the tenth floor and related reduction in residential floor area on the lower floors;
5. An increase of approximately 6'-6" to the height of the elevator bulkhead, to accommodate an improved and safer elevator with a rooftop machine room;
6. The reconfiguring of the envelope of the top floor with a mansard roof; and the elimination of the cellar in West Broadway to comply with new floodplain regulations.
7. Wooster Street building:
8. Enlargement of the cellar in the Wooster Street building;
9. Reconfiguration of the bulkhead in the Wooster Street building, at the direction of the Landmarks Commission.

Therefore it is resolved that:

CB2, Man. recommends approval of this application.

Vote: Passed, with 37 Board members in favor, and 1 abstention (J. Geballe).

5. 111 Leroy Street – A new development is proposed for our preliminary review. Residential project will either be a 10-story building with a duplex penthouse with 30 condo units or a 10 story building with a duplex penthouse with 21 units. If applicant is allowed to build the bigger building, the 20% portion of the building will be a stand-alone residence for LGBT seniors with 13 units. If applicant can only build the smaller building, the 20% will consist of four affordable units. In this proposal there is an open space to be accessed off of Morton Street.

Whereas:

- 1) This is a residential development project located on the northeast corner of Leroy and Greenwich (Block 602, Lots 55, 83 and 85) with additional frontage on Morton Street. The applicants presented two options:
Option 1: A total of development of 79,650sf consisting of a 10-story plus a two-story, duplex penthouse market-rate condominium building with 30 units (72,400sf) plus an adjacent, stand-alone residence with 13 units (7,250sf) of affordable senior supportive housing to be operated by Stonewall Community Development Corporation.

Option 2: Total development of 43,812sf consisting of a 10-story plus a two-story, duplex penthouse market-rate condominium building with 21 units, four units of which to be affordable rate units. The applicant presented this option as an "as-of-right" development, once the Restrictive Declaration is properly filed and recorded.

Open Space: In both options, a 25' x100' lot on Morton Street to be a park/open space.

- 2) Applicants presented the two options to CB2 in the hopes that the community board would join them in urging City Planning to lift a 2008 Restrictive Declaration that limits the development on the site to 43,872sf.
- 3) The City Council, in 2008, also imposed its own Restrictive Declaration, requiring 20% affordable housing, 2500sf of open space, and various commercial/retail space requirements that are not relevant to this development project and not before the community board at this time.
- 4) The applicant, Property Markets Group (PMG), was represented by Judith Gallent of Bryan Cave, who presented the application.
- 5) Richard Lam of PMG explained that the current owners are not involved with the previous owner, when the Restrictive Declarations were imposed.
- 6) At the meeting, people from the affected community (including the representative of the Board of 622 Greenwich) were overwhelmingly in favor of LGBT elder housing but vehemently opposed to the larger development and any changes in the current restrictions.

Therefore, be it resolved that:

- 1) CB2 opposes development on this site that exceeds what is allowed under the conditions of the restrictive declarations that were agreed to during the consideration of rezoning this site.
- 2) CB-2 does not object to development of 111 Leroy Street under the terms of the 2008 restrictive declarations that were agreed to during negotiations.

Vote: Passed, with 35 Board members in favor, 1 opposition (L. Cannistraci) and 1 recusal (R. Woodworth).

PARKS/ WATERFRONT

1. Resolution Regarding the Planned Renovation of Father Fagan Park

Whereas:

- 1) The project to redesign and redevelop Father Fagan Park has been in process for nearly 4 years.
- 2) In March 2011, Community Board 2 passed a resolution that noted the space "cries out for reconstruction".
- 3) In June 2011, the City Council allocated \$1.5 million for this project.
- 4) In March 2012, the Parks Department held a scoping meeting at the site in conjunction with our committee and forty members of the local community participated in this event, expressing their enthusiasm and ideas for the project.
- 5) In July 2013, the Parks Department presented a preliminary design at our Community Board 2 Parks committee, received and accepted feedback from the committee and the many members of the local community that attended the meeting, and pledged to update the design accordingly. Community Board 2 reiterated support for the project by passing another resolution.
- 6) In March 2014, already three years after the project was funded, after delays apparently caused by the need for changes at the request of the Department of Environmental Protection, the Parks Department agreed to present a revised design at our Community Board 2 Parks Committee meeting. However, the presentation was cancelled and we were informed by the Manhattan Parks Commissioner's office that DEP was still unwilling to sign off on the design.

- 7) The community and our committee have been waiting since then for an explanation, and for resolution, but communication between the two agencies has stalled.
- 8) This delay appears to be contrary to stated administration goals.
- 9) Father Fagan is a well-used Park with broken benches, dead and dying trees, and dangerously uneven pavement; renovation is important to the residents and businesses of the local community.

Therefore it is resolved, that CB2:

- 1) Respectfully requests that the Parks Department and the Department of Environmental Protection take appropriate action to assure expeditious resolution of the discussions between their two agencies and resolve whatever issues remain so that this project, which was funded almost four years ago, can move past the design phase.
- 2) Urges that a revised, approved design be presented jointly by both agencies at our next CB2 Parks and Waterfront Committee meeting on March 4th.

VOTE: Unanimous, 37 Board Members in favor.

2. Resolution Regarding the Planned Renovation of the Triangle west of 6th Ave, between Spring Street and Broome Street (currently called Soho Square)

Whereas

1. This Park, commonly known as Soho Square, is an under-utilized and under-appreciated space but has the potential for great improvement in appearance and usage if redesigned and renovated;
2. The Hudson Square Connection, the local BID organization, and the Parks Department, see this space as the gateway to the recently rezoned, dramatically changing, and quickly expanding (in terms of residents and businesses) area known as Hudson Square
3. They presented to the CB2 Parks & Waterfront Committee a design depicting how the Park will be improved by becoming a more welcoming gathering space, a more beautiful setting, and a safer environment, including increased pedestrian safety around the perimeter; The presented design showed a variety of accessible seating types to accommodate both individual and social seating, including benches, movable bistro-like tables and chairs, and single swivel seats. Currently, the space offers two tables and 68 seating locations created from 40 benches; in the new design there will be 281 total seating locations and significantly more tables;
4. The presented design showed increased and improved lighting. Currently, there are 7 lighting fixtures covering the area; the new design proposes to add another 11 DOT-approved, downward projecting light poles positioned just under the trees, under bench lighting, LED spotlights on the statue, and a unique presentation called “moonlighting” via 3 light poles that will illuminate down through the trees to create shadow patterns;
5. The presented design showed dramatically increased vegetation. Currently, there are 36 healthy trees and no ground level plantings; the new design proposes adding 6 more trees and covering 24% of the site with shrubs, grasses and ferns providing “four season interest,” all supported through a significant increase in permeable services and storm water retention.
6. The presented design showed four new solar powered trash and recycling receptacles and a drinking fountain; today there are none of these amenities;
7. The presented design anticipates the relocation of a Citi bike docking station that currently resides within the Park to a nearby area outside the Park, which is consistent with a resolution passed by CB2 on this topic;
8. The presented design showed relocation of the statue of Jose Artigas into the center of the space;
9. The project presented is fully funded, both the construction work, which including this design phase is expected to cost \$6M, and ongoing maintenance, which is estimated at \$110K annually;

10. Hudson Square Connection and the Parks Department are considering renaming the Park; the Parks Commissioner is empowered to do so.

Therefore it is resolved, that CB2, Man.:

1. Supports this project, the design of which was presented by the Hudson Square Connection and the Department of Parks and Recreation to our committee and the community,
2. Encourages the Hudson Square Connection and Department of Transportation to continue to pursue the possibility of expanding the Park and/or pedestrianizing Little Sixth Avenue.
3. Does not object to a name change that reflects the broader community location better than is captured today by the name Soho Square.

VOTE: Unanimous, 37 Board Members in favor.

SIDEWALKS/STREET ACTIVITIES

Renewal app for revocable consent to operate an Enclosed sidewalk cafe for:

Assignment App. of existing SWC Consent for an unenclosed café:

1. **Layla Tov, Inc. d/b/a Westville, 333 Hudson St. (SW corner of Charlton St.) with 10 tables & 22 chairs (160-2015-ASWC)**

Whereas, this application is for assignment of the existing SWC Consent from Westville, LLC d/b/a Westville to an S Corp., Layla Tov, Inc. d/b/a/ Westville; and

Whereas, the area was posted, community groups notified and there were no community members were present regarding this application, and the Committee excused the appearance of the applicant's representative Michael Kelly based upon the submission and review of the following documentation: SWC Application dated 1/7/15; architectural plans dated 1/9/13; CB2 Sidewalk Committee resolution, dated 3/21/13 and CB2 SLA Committee resolution dated 10/23/14; Affidavit by Yaniv Cohen, Vice-President, Layla Tov, Inc., sworn to on 2/5/15, stating that the principals of Westville LLC are the same principals as Layla Tov, Inc.; and

Whereas, the principals remain the same; and

Whereas, the sidewalk café configuration remains the same; and

Whereas, the applicant previously appeared before the SLA Committee in October, 2014 requesting this identical corporate change;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **APPROVAL** of this application for an **ASSIGNMENT** of the existing SWC Consent for an unenclosed sidewalk café for **Layla Tov, Inc. d/b/a Westville, 333 Hudson St. (SW corner of Charlton St.) with 10 tables & 22 chairs (160-2015-ASWC)**.

VOTE: Unanimous, with 37 Board Members in favor.

Renewal app for revocable consent to operate an Unenclosed sidewalk cafe for:

2. Greenwich BBQ, LLC d/b/a Mighty Quinn's Barbeque, 75 Greenwich Avenue, with 10 tables and 20 chairs (2011155-DCA)

Whereas, the area was posted, community groups notified and there were no community members present regarding this application, the principal of the applicant, and its representative, were present; and

Whereas, this is the first renewal of an assignment from the previous operator and applicant has never appeared before the Committee; and

Whereas, there was an issue with the pervious operator of chronic over-extension of the café furniture; and

Whereas, the applicant represented that the café configuration remains the same to wit: the standard two rows of two chair tables with a three foot waiter service aisle in between the rows;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **DENIAL** of this **RENEWAL** application for revocable consent to operate an unenclosed sidewalk café for **Greenwich BBQ, LLC d/b/a Mighty Quinn's Barbeque, 75 Greenwich Avenue, with 10 tables and 20 chairs (2011155-DCA) UNLESS wait service is provided.**

VOTE: Unanimous, with 37 Board Members in favor.

New App. for revocable consent to operate an Unenclosed sidewalk cafe for:

3. Bowery Restaurant Group, LLC d/b/a Bacchanal, 146 Bowery (corner of Broome) with 19 tables and 76 chairs, (149-2015-ASWC)

Whereas, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant and its attorney, Hari Nathan Kalyan, Esq. were present; and

Whereas, this café is located on the ground floor of the SoHotel, a three-story building located at the corner of Bowery and Broome within the Little Italy Special District; and

Whereas, the sidewalk measures 17', 5.5 " on Bowery St. and 16', 11.25" on Broome St.; and

Whereas, the applicant agreed to convert the one row of nine, four chair tables located on Bowery to nine, two chair tables, thus reducing the seating from 9 tables/36 chairs to 9 tables/18 chairs; and

Whereas, the applicant agreed to remove one four seat table on Broome, thus reducing the tables from 10 to 9, four chair tables and 36 chairs; for a total of 54 chairs; and

Whereas, the applicant agreed to install DCA approved, retractable awnings, implement a no smoking policy and Noon-10 p.m. (seven days a week) as its hours of operation; and

Whereas, the use of the public streets and sidewalks for the maintenance of sidewalk cafes, outdoor cafes or any other structures shall require the separate approval of the Board of Estimate, which may be granted upon such terms and conditions as the Board of Estimate may deem appropriate;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **APPROVAL** of this **NEW** application for revocable consent to operate an unenclosed sidewalk café for **Bowery Restaurant Group, LLC d/b/a Bacchanal, 146 Bowery (corner of Broome) with 18 tables and 54 chairs, (149-2015-ASWC)**

CONDITIONED UPON applicant submitting to DCA a new architectural plan as reflected above.

VOTE: Unanimous, with 37 Board Members in favor.

4. 002 Mercury Tacos, LLC d/b/a Otto's Tacos, 131 Seventh Avenue South, with 10 tables & 32 chairs (536-2015-ASWC)

Whereas, the area was posted, community groups notified, applicant, Otto Cedeno, applicant's representative, Steve Wygoda and members of the Mid-West 10th Street Block Association were present; and

Whereas, applicant signed a stipulation with the Mid-West 10th Street Block Association to reduce 1) the tables and chairs to 8 tables, 25 chairs and 2) the hours of operation from 10 a.m. to 11 p.m., seven days a week; and

Whereas, a DCA/Landmark approved retractable awning has been installed; and

Whereas, the applicant agreed to modify the tree guard fence to street level before the City Council hearing on this application;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **DENIAL** of this **NEW** application for revocable consent to operate an unenclosed sidewalk café for **002 Mercury Tacos, LLC d/b/a Otto's Tacos, 131 Seventh Avenue South, with 8 tables & 25 chairs (536-2015-ASWC) UNLESS** 1) the tree guard fence is modified to street level before the occurrence of the NYC Council Hearing on this application and 2) applicant submits to DCA a new architectural plan as reflected above.

VOTE: Unanimous, with 37 Board Members in favor.

5. Union Bar and Kitchen, LLC, 300 Spring St. with 5 tables & 10 chairs (865-2015-ASWC)

Whereas, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant's principal, Chef Jonathan Renert, was present; and

Whereas, this café is a standard configuration of one row of five, two seat tables, positioned against the building with a three foot waiter service aisle, for a total of 10 chairs;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **APPROVAL** of this **NEW** application for revocable consent to operate an unenclosed sidewalk café for **Union Bar and Kitchen, LLC, 300 Spring St. with 5 tables & 10 chairs (865-2015-ASWC).**

VOTE: Unanimous, with 37 Board Members in favor.

6. Innovation Kitchens LLC, d/b/a Dominique Ansel Kitchen, 137 Seventh Avenue South, with 5 tables & 28 chairs (726-2015-ASWC)

Whereas, the area was posted, community groups notified and the applicant's, principals, Dominique Ansel and Amy Ma, and their two consultants, as well as members of the Mid-West 10th St. Block Association were present;

Whereas, the applicant previously agreed before the CB2 SLA Committee to close the café at 7 p.m., 7 days a week and limit the occupancy to 26 chairs;

Whereas, the applicant agreed to no smoking in the café; and, installation of a DCA/Landmark approval retractable awning;

Whereas, Amy Ma, agreed to serve as the "point person" and provide her cell number to the block association;

Whereas, the applicant agreed to remove the bike rack before the occurrence of the NYC City Council hearing on this application;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **DENIAL** of this **NEW** application for revocable consent to operate an unenclosed sidewalk café for **Innovation Kitchens LLC, d/b/a Dominique Ansel Kitchen, 137 Seventh Avenue South, with 5 tables & 26 chairs (726-2015-ASWC)** **UNLESS** 1) the bike rack is removed before the occurrence of the NYC Council Hearing on this application; 2) the café closes at 7 p.m.; and, 3) the applicant submits to DCA a new architectural plan as reflected above;

THEREFORE BE IT FURTHER RESOLVED, that CB2, Man. requests from DCA a clarification as to whether benches are permitted in café configurations.

VOTE: Passed, with 35 Board Members in favor 2 Opposed (E. Young and S. Tyree).

FYI Renewals:

Whereas, the renewals below were posted on the CB2, Man. website and there were no community members requesting these applications be heard, and

Whereas, these cafés have been operated for at least 2 years by these applicants and the Board has not been notified of any issues with their operation,

- Fiddlesticks, LLC , 54 Greenwich Ave. with 16 tables & 29 chairs (1133898-DCA);
- Zonor Rest. Corp. d/b/a Riveria Café, 225 W. 4th St. with 27 tables & 60 chairs (0922650-DCA);
- Cobra Caterers, Inc. d/b.a Dublin 6/Topsy, 575 Hudson St. with 7 tables & 25 chairs (1135398-DCA);
- Zucca Trattoria, Inc., d/b/a Zucca Trattoria, 95-7th Ave. Sth. With 12 tables & 32 chairs (enclosed) (32219701-DCA);
- 31 Great Jones Restaurant Corp. d/b/a Vics, 31 Great Jones Street, New York, N.Y. 10012 with 7 tables and 14 chairs (1034252-DCA);
- All are of the above are unenclosed sidewalk café applications unless otherwise stated.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **APPROVAL** of the above referenced **RENEWAL** applications for revocable consents to operate sidewalk cafés.

VOTE: Unanimous, with 37 Board Members in favor.

Applications for Street Activities Permits:

1. **3/4-12/24/15 The Market Place at St. Anthony's, W. Houston St. bet. Thompson and MacDougal Sts.**

Whereas, the Board Office received complaints, during 2014, that vendors set up booths to MacDougal Street beyond the church property; and

Whereas, the applicant notify SAPO and CB2, Man. confirming its intention to set up and operate the market "against the church fence adjacent to church property and will terminate at the end of the parking lot and not extend to MacDougal Street";

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **APPROVAL** of this event on **W. Houston St. bet Thompson & MacDougal Sts., UPON THE CONDITION THAT** the applicant operates its market place " against the church fence adjacent to church property and will terminate at the end of the parking lot and not extend to MacDougal Street";

VOTE: Unanimous, with 37 Board members in favor.

2. **3/13-12/20/15 St. Patrick's Old Cathedral Outdoor Market, Prince St. between Mulberry & Mott Sts.**

Whereas, the Board Office received one complaint, during 2014, that the sidewalk was not ADA accessible; and

Whereas, a representative of the applicant was present and stated that sidewalk repairs had been made, the tree pit guard had been modified to street level and the sidewalk is now clearly ADA accessible;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **APPROVAL** of this event on **Prince St. bet Mulberry & Mott Sts.**

VOTE: Unanimous, with 37 Board members in favor.

3. **5/21-5/31/15 St. Anthony of Giovinazzo Feast Street Festival, Mulberry St. bet Broome & Spring Sts.**

Whereas, the applicant did not appear before the committee;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **DENIAL** of this event on **Mulberry St. bet Canal & Broome Sts.**

Vote: Unanimous, with 37 Board members in favor.

4. **5/25/15 The Dutch Memorial Day Luau Fundraiser Block Party, Sullivan St. bet Prince & W. Houston Sts.**

WITHDRAWN

5. 5/31/15 Village Committee for Jefferson Area Market/Federation to Preserve Greenwich Village Waterfront, Greenwich Ave. bet Bleecker & Bank Sts.

LAID OVER

6. 6/6/15 Old St. Patrick's Cathedral/St. Stephen Our Lady of Scapular, University Pl. bet E. 8th St. & E. 14th St.

Whereas, St. Stephen Our Lady of Scapular Church is located on the East side of Manhattan, within Community Board 6;

THEREFORE BE IT RESOLVED, that CB2, Man. recommends **APPROVAL** of this event as to Old St. Patrick's Cathedral and **DENIAL** of this event, as to St. Stephen Our Lady of Scapular on **University Pl. bet E. 8th St. and 7 E. 14th St.**

Vote: Unanimous, with 37 Board members in favor.

7. 7/5/15 Pride on Astor Fair, Astor Pl. bet Broadway & Lafayette Sts.

Whereas, the organization represented that it was a 501c4 holds its meetings at the center on 13th Street; however, it does not have an office within CB2 and there are already five street fairs scheduled on Astor Place.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **DENIAL** of this event on **Astor Pl. bet Broadway & Lafayette Sts.**

VOTE: Unanimous, with 37 Board members in favor.

8. 7/11/15 Gay and Lesbian Independent Democrats/Transportations Alternatives, 4th Ave. Festival bet E. 9th & E. 14th Sts.

Whereas, Jeff Prant, a member of Transportation Alternatives was present; and

Whereas, Transportation Alternatives is a NYC-wide lobby with offices at 127 W. 26th Street in CB 4; with meetings and events in the five boroughs; and, therefore, without an indigenous relationship to Community Board 2;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **APPROVAL** of this event as to Gay and Lesbian Democrats and **DENIAL** of this event as to Transportation Alternatives, **4th Ave. bet E. 9th & E. 14th Sts.**

Vote: Unanimous, with 37 Board members in favor.

9. 7/11/15 Witchfest USA, Astor Pl. bet Broadway & Lafayette Sts.

Whereas, CB2, in the past, has denied this event on the ground that this is the latest application on a street where there are already five previously scheduled street activities;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **DENIAL** of this event on **Astor Pl. bet Broadway & Lafayette Sts.**

Vote: Unanimous, with 37 Board members in favor.

10. 9/10-9/21/15 89th Annual Feast of Feast of San Gennaro, Mulberry St. bet. Canal & East Houston Sts.

Whereas, the representatives of the sponsor appeared and confirmed that the feast will close on 9/20/15, as in prior years; breakdown to be accomplished by 9 a.m. on 9/21/15 (as directed by SAPO) and that the 9/21/15 closing date, that appeared on the schedule, was a typographical error;

Whereas, the Feast will operate, as it has for many years; and

Whereas, the Feast contributed \$157,000.00 to Not- for-Profit organizations in 2014;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **APPROVAL** of this event on **Mulberry St. bet. Canal & East Houston Sts. from 9/10/15 and mandatory breakdown by 9 am on 9/21/15**

Vote: Unanimous, with 37 Board members in favor.

11. 10/3/15 Village Independent Democrats/Federation to Preserve Greenwich Village Waterfront; Greenwich Ave, Festival 1) W. 4th St. bet 6th Ave. & MacDougal Sts. and 2) Washington Sq. Sth, bet MacDougal & La Guardia Pl.

LAID OVER

12. 10/18/15 STONEWALL Veterans/ St. Stephen Our Lady of Scapular, Greenwich Ave. bet. 7th Ave Sth & 8th Ave.

LAID OVER

12. 9/5/15 Andrew Glover Youth Program/Transportation Alternatives, 4th Avenue Festival, 4th Avenue bet. East 9th St. and East 14th St.

Whereas, Jeff Prant, a member of Transportation Alternatives appeared; and

Whereas, Transportation Alternatives is a NYC-wide lobby with offices at 127 W. 26th Street in CB 4; with meetings and events in the five boroughs; and, therefore, without an indigenous relationship to CB2, Man.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **APPROVAL** of this event as to Andrew Glover Youth Program and **DENIAL** of this event as to Transportation Alternatives, **4th Ave. bet E. 9th & E. 14th Sts.**

Vote: Unanimous, with 37 Board members in favor.

FYI Street Fair Renewals

Whereas, CB2, Man. attempts to determine within its ability that each sponsor is a community-based, not-for-profit organization, association, or the like, which has an indigenous relationship to the specific street, community or both, and

Whereas, community groups were notified and the applicant or its representative was present regarding the applications below, and

Whereas, the remaining items – noted as **FYI – Renewals** below – have been held for 3 or more years, and after the items were published on the CB2 Calendar of Meetings, no members of the community requested a public hearing be held regarding them; therefore, CB2 Manhattan has no issue with these applications and approves of them in total;

- **3/28/15** – Ninth Precinct Community Council Astor Place Festival Co-Sponsored Event, Astor Place bet. Broadway and Lafayette St.
- **3/28/15 – 12/20/15** – Flea Market, Bleecker St. between Carmine St and Leroy St.
- **4/11/15** – Waverly Block Association Waverly Place Festival Co-Sponsored Festival, Washington Square North bet. University Place and MacDougal St.
- **4/18/15** – Community Board 2 Broadway Festival Co-Sponsored Event, Broadway bet. East 8th St. and East 14th St.
- **4/22/15** – Earth Day at NYU, LaGuardia Place between Washington Sq. South and W. 3rd St.
- **4/26/15** – The Peter Cooper Block Party, Astor Place between Broadway and Lafayette St.
- **5/2/15** – PS 130 M Health Fair – Family Day Block Party, Hester St. between Mulberry St. and Baxter St.
- **5/8/15** – Strawberry Fest – 30th Annual Block Party, LaGuardia Place between Washington Sq. South and W. 3rd St.
- **5/9/15** – Perry-Phernalia Block Party, Perry St. between Bleecker St. and W. 4th St.
- **5/16/15** – Ye Olde Village Fair, 1) Bedford St. between Morton St and Christopher St. 2) Barrow St. between 7th Ave. South and Hudson St. 3) Commerce St. between 7th Ave. South and Barrow St.
- **5/17/15** – Urban Bear Block Party, Little West 12th St and Washington St and 10th Ave.
- **5/19/15** – Grad Alley 2015 Special Event 1) LaGuardia Pl. between W. 3rd St. and Washington Square South 2) West 4th St. between Mercer St. and Washington Square East 3) Washington Square South between Washington Square East and MacDougal St. 4) West 3rd St. between Mercer St and LaGuardia Pl. 5) Greene St between West 4th St. and Waverly Pl.
- **5/23/15 – 5/31/15** Washington Square Outdoor Art Exhibit Street Festival, University Place between E. 12th St and Waverly Pl. 2) University Place between E. 12th St and E. 13th St. 3) Washington Square East between Waverly Pl. and W. 4th St. 4) Washington Pl. bet. Washington Sq. East & Mercer St.
- **5/29/15 – 5/30/15** – Mulberry St Ideas Festival, Mulberry St. between Prince St and E. Houston St.
- **5/31/15** – Village Committee for Jefferson Area Market Greenwich Ave. Festival Co-Sponsored Event, Bleecker St. bet. Christopher St. and Bank St.
- **6/13/15** – 13th Annual Arab-American Street Festival, Great Jones St between Broadway and Lafayette St.
- **6/14/15** – Weekend Walks Community Street Fair, West 8th St. between 5th Ave. and 6th Ave.
- **6/20/15** – BAMRA Bleecker Street Festival Co-Sponsored Event, Bleecker St. bet. 6th Ave. and Broadway
- **6/27/15** – Our Lady of Pompei Church 6th Ave. Festival consolidated event, 6th Ave. bet. West Houston St. and Waverly Place
- **6/27/15** – New York Fire Museum Fair, Spring St. between Hudson St. and Varick St.
- **6/28/15** – PrideFest Street Festival, 1) Hudson St between Bethune St. and W. 14th St. 2) W. 13th St between 9th Ave. and W. 4th St.
- **7/4/15** – University Place Festival Co-Sponsored Event, University Place between Waverly Pl. and E. 14th St.
- **7/25/15** – Women’s Democratic Club Astor Place Festival Co-Sponsored Event, Astor Place bet. Broadway and Lafayette St.
- **8/5/15** – End of Summer Celebration Block Party, Charlton St. between 6th Ave. and Varick St.

- **8/15/15** – Integral Yoga Day For Your Health 2015, West 13th St. between 7th Ave. and 8th Ave.
- **8/15/15** - Greenwich House Waverly Place Festival Co-Sponsored Event, Waverly Place bet. 6th Avenue and University Place
- **8/22/15** – Greenwich Village Chamber of Commerce Broadway Festival Co-Sponsored Event, Broadway bet. Waverly Place and East 14th St.
- **8/29/15** – Village Reform Democratic Club Waverly Place Festival Co-Sponsored Event, Washington Square North bet. MacDougal St. and University Place
- **9/5/15 – 9/13/15** – Washington Square Outdoor Art Exhibit, Inc. Street Festival, 1) University Place between E.12th St. and Waverly Pl. 2) University Place between E. 12th St and E. 13th St. 3) Washington Square East between Waverly Pl. and W. 4th St. 4) Washington Pl. bet. Washington Sq. East & Mercer St.
- **9/12/15** – Our Lady of Pompei Church Bleecker Street Festival consolidated event, 6th Avenue bet. West Houston St. and Waverly Place
- **9/19/15** – Broadway Autumn Fair C.O.R.E/ Union Square Partnership Fair Co-Sponsored, Broadway between Waverly Pl. and E. 14th St.
- **9/26/15** – Village Center for Care Bleecker Street Festival Co-Sponsored Event, Bleecker St. bet. 7th Avenue South and 8th Avenue
- **10/17/15** – P.A.L FAIR/ Union Square Partnership Fair Co-Sponsored, University Place between Waverly Pl. and E. 14th St.
- **10/24/15** – Saint Joseph School/ Bailey House Washington Place Festival Co-Sponsored, Washington Place bet. Grove St. and 6th Avenue.

Vote: Unanimous, with 37 Board members in favor.

SLA LICENSING

1. Icon Two LLC, d/b/a Rebelle 218-220 Bowery 10012 (Existing OP License, Change of Ownership/Method of Operation).

Whereas, the licensee appeared before CB2, Manhattan’s SLA Licensing Committee for a change in ownership in a storefront premises previously operated and formerly known as the R Bar (Lic. #1272195 exp. 11/30/15) but also seeks to change its method of operation and is joining with new partners/shareholders to open/operate a full service neighborhood restaurant featuring regional French cuisine shifting its emphasis to food services located in a portion of the ground floor in a 4 story transient hotel with cubicle rooms building (circa 1927) at 218-220 Bowery between Prince and Spring Streets; and

Whereas, the restaurant will operate in a 2000 SF space (Ground Floor 1200 SF and Basement 800 SF) with 28 tables and 104 seats, 1 Bar with 9 seats and Chef’s table with 7 seats for a total occupancy of 120, if permitted there may be a sidewalk café but there will no other licensed outdoor areas and the licensee has agreed to obtain a public assembly permit for the premises; and

Whereas, the hours of operation will be from 8:30 am to 2 am seven days per week, all doors and windows will be closed by 10 pm daily, there will be no TVs, music will be quiet background consisting of music from ipod/cd’s but there may also be occasional live music albeit limited to acoustical without any amplification; there will be no d.j.s, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

Whereas, if the licensee seeks to operate a sidewalk café in the future, the licensee agreed to cease all service of alcohol by 10 pm every night and further agreed to return and reappear before CB#2 Man.’s Sidewalk Café Committee for this purpose; and

Whereas, the licensee met and discussed extensively their plans with the local block association, the Bowery Block Association, and came agreement on a number of stipulations; and,

Whereas, the licensee also agreed to a Memorandum of Understanding with the Bowery Block Association which terms, stipulations and agreement are incorporated and adopted herein with the licensee's stipulation agreement with CB#2 Man.; and

Whereas, the applicant executed a stipulations agreement with CB#2 Man. that they agreed would be attached and incorporated in to their method of operation on their On Premise restaurant license and those stipulations are as follows:

1. The premises will be advertised as a full service restaurant service French cuisine and not as a Lounge, Tavern, Bar or Sports Bar.
2. The hours of operation will be from 8:30 am to 2 am seven days per week.
3. If there is a sidewalk café, there will be no service of alcohol after 10 PM.
4. There will be no televisions.
5. All doors and windows will be closed by 10 pm daily.
6. Any live music will be occasional and limited to acoustical without any amplification.
7. There will be no catering or beer/wine/alcohol sales within the surrounding Building operating as Hotel known as The Bowery House.
8. There will be only one stand up bar and no patron use of the basement.
9. Will operate under only one d/b/a name known as Rebelle for entire premises.
10. There will be no dancing.
11. There will be no d.j.s, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an On Premise License and change of ownership to **Icon Two LLC, d/b/a Rebelle 218-220 Bowery 10012** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on its On Premise license.

Vote: Unanimous, with 37 Board members in favor.

2. Sugar Factory American Brasserie Meatpacking, LLC d/b/a Young Keng Street, 1-3-5 Little West 12th St. 10014 (RW, previously unlicensed location).

Whereas, the applicant appeared before CB#2 Man.'s SLA Licensing committee for a beer & wine license to operate a Restaurant serving traditional Asian cuisine in a 6 story commercial building in the Meat Packing district on Little West 12th Street between 9th Avenue and Gansevoort St.; and

Whereas, the premises is 5000 SF (ground floor 3000 SF and basement 2000 SF) 38 tables with 103 seats, two bars with 21 seats for a total occupancy of 124 seats, there is no sidewalk café or any other outdoor areas; and

Whereas, the hours of operation will to be Sunday to Wednesday from 11 am to 12 am (midnight) and Thursday to Saturday from 11 am to 1 am, there will no TVS, music will be quiet background, there will be no DJs, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

Whereas, the licensee agreed with his attorney present to never apply for a full on-premise liquor license at these premises, not to install French doors or Windows that open out towards the public sidewalk and to close all doors and windows by 10 pm daily; and

Whereas, the operator did reach out and meet with a group of residents representing the Meat Packing area south of West 14th Street where there have been significant problems with an over-saturation of liquor licenses, late night encroachment and noise on the surrounding residential community and severe traffic congestion on Little West 12th and Gansevoort Streets, and further agreed to certain stipulations limiting its method of operation which have been incorporated herein; and

Whereas, the applicant executed a stipulations agreement with CB#2 Man. that they agreed would be attached and incorporated in to their “method of operation” on their restaurant wine license stating that:

1. The premises will be operated and advertised as a full service restaurant serving Asian cuisine.
2. The hours of operation will be from 11 am to 12 am (midnight) and Thursday to Saturday from 11 am to 1 am. All patrons will have exited the premises at the end of the hours of operation.
3. There will be no licensed outdoor space for the service of alcohol.
4. All doors and windows will be closed at 10 pm daily except for ingress and egress.
5. There will be no DJ's, live music, promoted events or scheduled performances. There may be cover fees for special events or for playing board games.
6. Music will be quiet background music only.
7. There will be no televisions.
8. The premises will not operate as a Tavern, Sports Bar or Lounge.
9. License will not to seek an upgrade to a full on-premise license at these premises.
10. Licensee will wait one year after opening its Restaurant before applying for a sidewalk café license at these premises.
11. There will be no DJs, no dancing, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers.
12. Will obtain a proper certificate of occupancy and/or temporary certificate of occupancy before operating.
13. A full dinner menu will be available until closing every night.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a Beer & Wine license to **Sugar Factory American Brasserie Meatpacking, LLC d/b/a Young Keng Street, 1-3-5 Little West 12th St. 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions relating to the above-stated stipulations are incorporated into the “Method of Operation” for the existing beer wine license.

Vote: Unanimous, with 37 Board members in favor.

3. 9 Crosby LLC (d/b/a Mondrian Soho) d/b/a t/b/a, 9 Crosby St. aka 150 Lafayette St. 10013
(transfer of existing Hotel OP license)

Whereas, the applicant appeared before CB2 Man. SLA Committee for a transfer of an existing on-premise license (Sochin Downtown Realty, LLC and Morgans Hotel Group, lic. 1222733) to operate a full service Hotel in a 26 story building (circa 2011) located in a M1-5B Zoning District with entrances on Crosby and Lafayette Streets between Howard and Grand Streets; and

Whereas, the applicant recently purchased the rights to operate the Hotel pursuant to a mortgage foreclosure and auction, and will be replacing the current Manager of the Hotel, The Morgans Hotel Group, with a new manager Interstate Hotels & Resorts LLC; and

Whereas, when the prior operator of the Hotel first sought its liquor licensing in 2009 it requested to open multiple exterior spaces, including two second floor exterior terraces on both Crosby and Lafayette Streets, a street level garden area adjacent to its restaurant and a rooftop bar/lounge for a proposed exterior occupancy of 277 patrons (118 for the garden space/116 for both terraces and 45 at the rooftop space); and

Whereas, there was significant opposition from existing residents living on Crosby and on Lafayette Streets, particularly in opposition to the outdoor drinking venues; citing quality of life concerns with a large hotel establishment; citing public interest issues in regard to the 500-foot rule law; citing noise, traffic and overcrowding issues on a very quiet residential block particularly with extremely large, multiple outdoor eating and drinking establishment facing onto both Lafayette and Crosby Streets and with noise from the 2nd floor open terraces; and its close proximity of many other licensed establishments; and

Whereas, these concerns, as well as the Hotel's inability to provide a "special permit" required by NYC Zoning Regulations permitting it to operate and use these exterior outdoor areas for eating and drinking and after due deliberation at CB2, Man.'s full board meeting it was determined that no amount of restrictions on these outdoor areas would protect local residents against the unacceptable and overwhelming increase in noise and traffic levels that would be generated by one of the largest outdoor eating and drinking establishments in Manhattan and/or New York City triggering a denial recommendation from CB2, Man. to the SLA in 2009; and

Whereas, after a 500 foot hearing at the SLA and while before the Commissioner of the SLA on February 3, 2010, the Hotel and its attorney agreed to withdraw these outdoor venues from its Hotel on-premise liquor license and promised to only use the rooftop space for small private events only (as part of a penthouse suite) and not as a full service public bar; and

Whereas, despite such recorded statements by the prior operator to the existing SLA Commissioner and promises regarding the rooftop premises, over the last three years the rooftop has been advertised and operated as Sonny's Soda Shop, a 3000 SF rooftop cocktail bar serving Italian cocktails with an expert mixologist operating with DJs and as a live music venue to the public; and

Whereas, when the current applicant appeared before CB2 Man's SLA Committee in January/2015 it came to learn about the previous controversies relating to the prior Hotel Operator and Manager, and had an opportunity to hear from the surrounding community, including ten neighbor residents living on both Lafayette and Crosby Streets who appeared in opposition to the transfer application, citing significant concerns with not just the outdoor rooftop venue and/or the potential future use of the exterior terraces and street level garden area, but also with the interior venues operated by the Hotel; and

Whereas, it was explained that after the prior operator of the Hotel withdrew its outdoor venues from his licensee in 2010, it thereafter enclosed an outside ground floor garden area adjacent to the Hotel's restaurant with a greenhouse-like enclosure, which was made of glass and was not insulated or soundproofed, but from which the Hotel operated the space as a late-night venue with DJs and pounding entertainment music until 2 AM on the weekends disturbing neighbors; and

Whereas, still other residents spoke of the nightclub operated within the interior premises on the Lafayette side of the Hotel premise known as "Mr. H" and a three-year struggle working with a local City Councilwoman and calling 311 over 100 times due to pounding music emanating from this club from 12 AM to 4 AM and the failure of the Hotel to reduce the decibel levels of the bass speakers used within the nightclub; and

Whereas, another local businessman and resident visited the roof top cocktail bar and presented pictures of the rooftop showing musicians playing live music and an outdoor DJ booth and a rooftop with 17 exterior speakers set up throughout; still other neighbors from the area described a constant whine from a ventilation system on Crosby Street coming from the Hotel, as well as on-going concerns relating to noise, traffic and overcrowding issues on a very quiet residential block without sufficient staffing from the Hotel to help resolve these issues; and

Whereas, the residents were unified in their opposition to the Hotel for the Hotel's failure to respond to on-going complaints arising from the Hotel's current method of operation or even attempt to work with its surrounding neighbors to achieve some sort of balance between the Hotel's operation with its surrounding residential neighbors; and

Whereas, after hearing from its neighbors and after taking the recommendation of CB2 Man.'s SLA Committee, the current applicant agreed to layover its application to February/2015 and to thereafter meet with many of the local residents who have lived in the area around the Hotel before and after the Hotel was built, and agreed to incorporate the following stipulations on the Hotel's On Premise Liquor Licensee as follows:

1. The premises will be advertised and operated as a full service Hotel with multiple venues, including (1) a full service Restaurant on the ground floor Crosby Street side, (2) a Lounge on the Lafayette Street side, (3) a Lobby Bar and (4) the Penthouse Lounge.
2. The Hotel's On Premise Liquor License will not include any outdoor areas of the Hotel, including the ground floor garden on the Crosby Street side, the terrace on the Crosby side of the second floor, the terrace on the Lafayette side second floor or the rooftop terrace.
3. The Restaurant on the Crosby Street side will operate as a full service high end restaurant that will close no later than 11 PM Sunday through Wednesday and will close no later than 12 AM Thursday through Saturday, music will be quiet ambient recorded and background only and there will be no TVs, no DJs, no live music, no promoted events, no scheduled performances or events where a cover fee is charged.
4. The Doors and Windows to any exterior areas of the premises will be closed by 10 PM every night. Personnel will be placed by the outside door of the Restaurant to ensure no liquor, beer or wine is carried outside and to remind diners to be respectful of the neighbors while outside. The Licensee will explore the possibility of installing double doors to the outside to ameliorate noise. To the extent that there are private events in the Restaurant, the events will be subject to the same stipulations.
5. The Lobby Bar will stop serving alcohol after 1 AM seven nights a week, music will be quiet ambient recorded and background music only at conversational levels and there will be no DJs, no live music, no promoted events, no scheduled performances or any events where a cover fee is charged and no televisions.
6. The Lounge on the Lafayette Street side (which was previously operated as a nightclub called Mr. H's) will no longer operate as a nightclub but will instead operate as a Lounge and close by 2 AM every night with ambient background music only and where all doors and windows will be closed at all times. To the extent the operator may utilize DJ's, all music will remain at background conversational levels and will use only the existing sound system governed by a master sound limiter.
7. The Penthouse (but only to the extent NYC Codes and Laws and the Certificate of Occupancy for the Hotel penthouse permits or allows eating and drinking uses and sale of alcoholic beverages to patrons) will no longer serve alcohol or operate on the outdoor terrace but will instead operate only in the interior portion of the rooftop penthouse premises, will close at 1 AM seven nights a week. There will be no music or sound speakers installed on the outdoor terrace and in both the interior and exterior areas there will be no DJs, live music, promoted events or scheduled

performance where a cover fee is charged. To the extent that there are private events in the Penthouse, the events will be subject to the same stipulations.

8. The Hotel will not seek a cabaret license for any portion of the premises and there will be no dancing at any of its multiple interior venues.
9. Staff will be stationed at all exterior doors used for patron egress to remind Hotel patrons to be respectful to the Hotel's surrounding neighbors.
10. The Licensee will commit to being responsive to its neighbors and designate a liaison who will arrange for periodic meetings, if necessary, with the local community within the first year following the issuance of a permanent license and as needed thereafter.
11. The Licensee will install sound amelioration for the entire Hotel and will maintain compliance with code and law.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an on-premise license to **9 Crosby LLC d/b/a Mondrian Soho d/b/a t/b/a, 9 Crosby St. aka 150 Lafayette St. 10013** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on its Hotel OP License.

Vote: Unanimous, with 37 Board members in favor.

4. 506 LaGuardia Restaurant LLC, 506 LaGuardia Place 10012 (OP license, previously unlicensed location)

Whereas, the applicant appeared before CB#2 Man.'s SLA Committee seeking an on premise license to operate a full service restaurant serving Austrian cuisine in a six story mixed use building (circa 1920) located on LaGuardia Place between West Houston and Bleecker Streets in a 1400 SF storefront premises and 800 SF basement with one entrance for patrons, 20 tables with 60 seats and 1 bar with 8 seats for a total seat capacity for 68 patrons and there will a sidewalk café; and,

Whereas, the premises was previously operated for over 30 years as Bruno's Bakery but has never been licensed for the service of alcohol; and

Whereas, the applicant and has owned and operated other full service restaurants in Midtown (Seasonal) and the East Village (Edi & The Wolf) of Manhattan; and

Whereas, the hours of operation will be Sunday through Thursday from 8 AM to 12 AM and Fridays/Saturdays from 8 AM to 1 AM, music will be background only, there will be no TVs, no d.j., karaoke or live music and there will be no scheduled performances or events with a cover charge; and,

Whereas, the applicant met with the Bleecker Area Merchants & Residents Association ("BAMRA") and further agreed to abide by certain stipulations with BAMRA that are being incorporated herein with CB2; and

Whereas, the applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated in to their method of operation on their OP license and the stipulations are as follows:

1. Premises will be advertised and operated as a full service restaurant serving Austrian fare.
2. Will operate with hours of operation from 8 AM to 12 AM and Fridays/Saturdays from 8 AM to 1 AM. All patrons will have exited the premises at the end of the hours of operation.
3. There will be no TVs.
4. The sidewalk café will close by 10 PM.

5. All doors or windows will close by 10 PM.
6. Music will be quiet, background level only and there will be no live music, dj's, promoted events, no outdoor lines, velvet ropes, scheduled performances or any events for which a cover fee is charged.
7. Will install soundproofing.
8. The basement will be used for storage purposes only and there will be no patron uses.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an On Premise license to **506 LaGuardia Restaurant LLC, 506 LaGuardia Place 10012** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" for the On Premise License.

Vote: Unanimous, with 37 Board members in favor.

5. HSNYC LLC (f/k/a 637 Hudson Street Associates) d/b/a t/b/a, 637 Hudson St. 10014 (OP, previously licensed location)

Whereas, the applicant appeared before CB#2 Man.'s SLA Committee for an On Premise license to operate a full service neighborhood American restaurant in 3000 SF (1900 SF ground level and 1100 SF basement) corner storefront in a 5 story mixed use building (circa 1999) located on Hudson Street between Gansevoort and Horatio Streets: and

Whereas, the premises were previously operated as a full service restaurant known as "Corsino" (2009-2015); and

Whereas, the restaurant will have a full service kitchen serving breakfast, lunch and dinner, two bathrooms, one entrance/exit for patrons on Hudson Street and a second emergency exit on Horatio that will not be used by patrons to enter or exit the premises, there are fixed windows on Horatio Street that do not open but there are large accordion doors on Hudson Street that open to the sidewalk, there will be 25 tables with 62 seats, no bar for a total seating capacity for 82 patrons; there are plans for a sidewalk café but the applicant understands it must still obtain a sidewalk café license from CB#2 Man. and the DCA; and,

Whereas, the hours of operation will be Sunday through Thursday from 7 AM to 12 AM and on Fridays and Saturdays from 7 AM to 1 AM; music will be background only, there will be no TVs, no d.j., karaoke or live music and there will be no scheduled performances or events with a cover charge; and,

Whereas, the operator performed outreach and met the local residents and agreed to abide by certain stipulations which have been incorporated herein; and

Whereas, the applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated in to their method of operation on their OP license and the stipulations are as follows:

1. Premises will be advertised and operated as a full service restaurant with a full service kitchen at all times.
2. Will operate with hours of operation Sunday through Thursday from 7 AM to 12 AM and on Fridays and Saturdays from 7 AM to 1 AM. All patrons will have exited the premises at the end of the hours of operation.
3. There will be no TVs and will not operate as a Bar, Tavern or as a Sports Bar.
4. All doors and windows will be closed by 11 PM every night.

5. The sidewalk café will close every night at 11 PM every night.
6. Music will be quiet, background level only and there will be no live music, dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
7. The Operator shall manage crowds that may gather outside the premises for noise.
8. The Operator will remove any previously installed outdoor speakers.
9. All doors/windows on the Horatio Street side will remain fixed and will not be operable or be opened.
10. The side door on Horatio Street will not be used by patrons to enter or exit.
11. The basement premises will be used for storage purposes only and there will be no patron service thereat.
12. There will be no stand up bar.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an On Premise license to **HSNYC LLC f/k/a 637 Hudson Street Associates d/b/a t/b/a, 637 Hudson St. 10014** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" for the On Premise License.

Vote: Unanimous, with 37 Board members in favor.

6. Down and Dirty Tacos and Tequila Bar Meatpacking, LLC, d/b/a Sugar Factory, 835 Washington St. 10014 (OP, previously licensed location).

Whereas, the applicant appeared before CB2 Man.'s SLA Licensing Committee for an On Premise license to operate a full service American Brasserie restaurant in a 6000 SF premises (2000 SF ground floor, 2000 SF second floor and 2000 SF basement) in a two story commercial building on the corner of Washington and Little west 12th Streets in the Meatpacking District; and

Whereas, the premises were previously operated as a full service restaurant known as the "Sea Thai Restaurant" (2011-2013); and

Whereas, the restaurant will be serving breakfast, lunch and dinner while also specializing in sweets and desserts with 23 tables and 56 seats and 1 standup bar with 11 seats on the ground floor, with an additional 31 tables with 60 seats and 1 stand up bar with 13 seats on the second floor, and with 15 tables and 36 seats and 1 stand up bar with 10 seats on the 3rd floor for a total interior patron capacity of 186, two entrances for patrons with French doors and windows that slide open on the ground floor along Washington Street, and there are plans for a sidewalk café but the applicant understands that it must still obtain a sidewalk café license with CB2 Man. and the DCA; and

Whereas, the hours of operation will be Sunday to Wednesday from 11 pm to 1 am and from Thursday to Saturday from 11 am to 2 am, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be two promotional monitors, there will be no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers but there may be the occasional use of a d.j. in the basement portion of the premises limited to private parties that occupy and rent the entire basement premises; and

Whereas, the operator did reach out and meet with a group of residents representing the Meat Packing area south of West 14th Street where there have been significant problems with an over-saturation of liquor licenses, late night encroachment and noise on the surrounding residential community and severe traffic congestion on Little West 12th and Gansevoort Streets, and further agreed to certain stipulations limiting its method of operation which have been incorporated herein; and

Whereas, the applicant also executed a stipulations agreement with CB2 Man. wherein they agreed would be attached and incorporated in to their method of operation on their OP license and the stipulations are as follows:

1. The premises will be advertised and operated as a full service American Brasserie Restaurant with a full service kitchen with a full food menu available until closing.
2. The hours of operation will be Sunday to Wednesday from 11 pm to 1 am and from Thursday to Saturday from 11 am to 2 am. All patrons will have exited the premises at the end of the hours of operation.
3. There will be 2 promotional TV screens but no live sports will be played and the premises will not operate as a Sports Bar or Tavern.
4. All doors and windows will close by 10 PM daily.
5. The sidewalk café will close by 12 AM daily.
6. Music will be quiet, background level inside restaurant only and there will be no live music, promoted events, scheduled performances or any events for which a cover fee is charged, no velvet ropes, no movable barriers and all patrons will wait for tables inside the premises using an electronic notification system and no lines will be formed on the sidewalk.
7. The premises will not operate as a Bar, Sports Bar or Tavern.
8. Use of DJs will limited to the basement premises and only in conjunction with private parties which occupy the entire basement premises (full buyout of basement).
9. Security personnel will be present every night.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an on-premise license to **Down and Dirty Tacos and Tequila Bar Meatpacking, LLC, d/b/a Sugar Factory, 835 Washington St. 10014** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the OP License.

Vote: Unanimous, with 37 Board members in favor.

THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:

7. PMW Inc., d/b/a Spring St. Natural Rest & Bar, 62 Spring St. (New location: 98 Kenmare St. 10012)

Whereas, prior to this month’s CB2 SLA Licensing Committee meeting on February 10th, 2015, the principal/applicant requested to layover this application from consideration and did not appear before CB2 regarding its application; and,

Whereas, this application is for a transfer/removal of an existing On Premise license;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any proposed alteration to the Beer and Wine or On Premise license to **PMW Inc., d/b/a Spring St. Natural Rest & Bar, 62 Spring St.** until the applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

8. Doshermanos LLC, 95 MacDougal St. Store B 10012 (Beer Wine, applicant requested layover to February/2015)

Whereas, prior to this month's CB2 SLA Licensing Committee meeting on February 10th, 2015 the principal/applicant requested to layover this application from consideration and did not appear before CB2 regarding its application; and,

Whereas, this application is for a Beer/Wine license; and,

Whereas, as currently configured this establishment does not appear to have a compliant bathroom accessible to patrons and the applicant is attempting to see if this can be done in a code compliant manner and will return to CB2;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any proposed alteration to the Beer and Wine or On Premise license to **Doshermanos LLC, 95 MacDougal St. Store B 10012** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

9. ISO Enterprises Inc., d/b/a Sushi Sushi, 126 MacDougal St. Store #1 10012 (did not appear)

Whereas, at the time of this month's scheduled CB2 SLA Licensing Committee meeting on February 10, 2015, the principal/applicant failed to appear for consideration on its application for a Beer/Wine license before CB2 Man.; and,

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any proposed alteration to the Beer and Wine or On Premise license to **ISO Enterprises Inc., d/b/a Sushi Sushi, 126 MacDougal St. Store #1 10012** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

10. Bespoke Kitchen, 615 ½ Hudson St. 10014 (OP, layover by counsel)

Whereas, prior to this month's CB2 SLA Licensing Committee meeting on February 10, 2015, the principal/applicant requested in writing to layover this application to March/2015 and did not appear before CB2 regarding its application; and,

Whereas, this application is for a On-premise license;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any proposed alteration to the Beer and Wine or On Premise license to **Bespoke Kitchen, 615 ½ Hudson St. 10014** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

11. Entity to be formed by Dario Wolos d/b/a Tacombi, 255 Bleecker St. (New RW – Previously Licensed Location)

Whereas, the applicant and applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new restaurant wine license for a previously licensed location for an organic tortilleria/taco restaurant with coffee and juices with a full menu available and kitchen open until closing; and,

Whereas, this application is for a new restaurant wine license located in a 1-story freestanding commercial building located on the ground floor and basement on the Northeast corner of Bleecker St. and Carmine St. for a roughly 2,700 sq. ft. premise (1,350 sq. ft. ground floor for patron use and 1,350 sq. ft. accessory basement, no patron use) with 28 tables and 56 seats and 1 bar with 14 seats for a total of 70 interior seats, there is no sidewalk café and there are no other outdoor areas for patrons, and no benches on the sidewalk, there is an existing Certificate of Occupancy; and,

Whereas, the hours of operation will be Monday to Thursday from 11am to midnight, Friday from 11am to 1am, Saturday from 9am to 1am and Sunday from 9am to midnight. (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd’s (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10 pm and in consideration of the French doors and windows the applicant has stated that they will carefully manage and install all music systems and speakers such that when the doors are open, no music will be audible from 10 ft from any point of the restaurant or in any adjacent residences and all small speakers will point into the establishment, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV’s, there will be no use by patrons of the basement; and,

Whereas, the applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant wine license stating that:

1. The premises will be advertised and operated as an organic tortilleria/taco restaurant with coffee and juices with a full menu available and kitchen open until closing.
2. The hours of operation will be Monday to Thursday from 11am to midnight, Friday from 11am to 1am, Saturday from 9am to 1am and Sunday from 9am to midnight. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. The premises will not operate a sidewalk café.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. Will close all doors and operable windows or open facades at 10pm except for patron ingress and egress without exception.
11. There will only be 1 standup bar.

12. There will only be one door used for patron ingress and egress which will be the door located on the corner of Bleecker St. and Cornelia St, the additional Cornelia street door is for patron emergency egress only.
13. The licensee will never upgrade this license to a full on-premise liquor license.
14. When any doors and windows are open, music will not be audible more than 10 ft from any point of the restaurant.

Whereas, the applicant did reach out to the local neighborhood association, the Central Village Block Association (CVBA) and the CVBA communicated support for this application and stated that they believe Mr. Wolos “is conscious of our quality of life concerns and expressed his willingness to be a good neighbor and work with the community on any matters of concern”; and,

Whereas, the applicant operates 4 other restaurants with similar method of operations and d/b/a names, 3 of which hold OP or RW licenses, including the first restaurant of this concept which is located in CB2 on Elizabeth Street; the operator is familiar to CB2’s SLA Licensing Committee and over the years has followed his commitments and resolved any issues that have arisen in conjunction with the operation of his location on Elizabeth St.;

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of a new Restaurant Wine License for an Entity to be formed by **Dario Wolos d/b/a Tacombi, 255 Bleecker St. unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the SLA Beer and Wine License.

Vote: Unanimous, with 37 Board members in favor.

12. Village Natural Restaurant Corp., 46 Greenwich Ave. 10011 (New RW – Currently Licensed Location)

Whereas, the applicant’s representative appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new restaurant wine license for a currently licensed location for a vegetarian restaurant serving lunch and dinner where the sole principal in the new corporation will remain the same as the sole principal as the currently licensed corporation; and,

Whereas, this application is for a new restaurant wine license located in a mixed use building located in the basement on Greenwich Ave between Charles St and Perry St for a roughly 2,000 sq. ft premise with 24 tables and 48 seats and no standup bar, there is no sidewalk café and there are no other outdoor areas for patrons, and no benches on the sidewalk, there is an existing Certificate of Occupancy; and,

Whereas, the hours of operation will be Monday to Friday from 11am to 11pm and Saturday to Sunday from 10am to 11pm (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd’s (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be one TV; and,

Whereas, the applicant executed a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the beer and wine license stating that:

1. The premises will be advertised and operated as a vegetarian family restaurant serving lunch and dinner.
2. The hours of operation will be Monday to Friday from 11am to 11pm and Saturday to Sunday from 10am to 11pm. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have one television no larger than 40 inches.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. The premises will not operate a sidewalk café.
8. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. The premises will not have French doors, operable windows or open facades and will keep all doors closed after 9pm except for patron ingress and egress.
11. There will be no changes to the current method of operation or name of the current premises as exists for the currently operating premises and as presented for the new restaurant wine license.

Whereas, the currently operating restaurant to which there will be no changes, including no changes to the method of operation and d/b/a name has been operating for almost two decades as a vegetarian family restaurant; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant Wine License for **Village Natural Restaurant Corp., 46 Greenwich Ave. 10011** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 37 Board members in favor.

13. One If By Land Restaurant LLC d/b/a One if by Land, Two if by Sea, 17-21 Barrow St. 10014 (New Restaurant OP – Currently Licensed)

Whereas, the one of the two new applicant’s and the applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on-premise liquor license for a high end well know white table cloth restaurant which he will be taking over and to which there will be no changes; and,

Whereas, this application is for a new restaurant on-premise liquor license located in a mixed-use building located on the ground floor and mezzanines with accessory basement on Barrow St. between West 4th St. and 7th Ave for a roughly 2,900 sq ft premise (2000 sq ft ground floor and 2 mezzanines with 450 sq ft each for patrons and accessory basement with no patron use) with 48 tables and 126 seats and 1 bar with 15 seats for a total of 141 interior seats, the premises is located in a grandfathered commercial location in a residential zoned area, there is no sidewalk café and there are no other outdoor areas for patrons, and no benches on the sidewalk, there is an existing Certificate of Occupancy; and,

Whereas, the hours of operation will be Monday to Friday from 4pm to 12am and Saturday to Sunday from 11am to 12am (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd’s (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will

be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's, there will be no use by patrons of the basement, except for bathrooms, and there may be live music from piano only; and,

Whereas, the applicant executed a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant liquor license stating that:

1. The premises will be advertised and operated as a high end white table cloth restaurant with a full menu available and kitchen open until closing.
2. The hours of operation will be Monday to Friday from 4pm to 12am and Saturday to Sunday from 11am to 12am. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a "lounge", tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. The premises will not operate a sidewalk café.
8. The premises will play quiet ambient, recorded background music only with the exception that there may be live piano music. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJ's, live music (except for live piano music), promoted events, any event where a cover fee is charged or any scheduled performances.
10. Will not have French doors, operable windows or open facades and will keep all doors and windows closed after 9pm except for patron ingress and egress.
11. The premises will continue to operate the same as previous operator i.e. same d/b/a name, same menu, décor, staffing etc. but will "freshen up" some of the décor.

Whereas, the current owner of the premises and current operator of the existing restaurant lives above the existing restaurant and will continue to live above the new operator's restaurant; and,

Whereas, between the two applicants, they currently operate 4 restaurants within New York State and several restaurants in other states, including one restaurant within CB2, Manhattan and there are no know issues; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a New Restaurant On Premise Liquor License for **One If By Land Restaurant LLC d/b/a One if by Land, Two if by Sea, 17-21 Barrow St. 10014** unless the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the "Method of Operation" on the SLA Restaurant Liquor License.

Vote: Unanimous, with 37 Board members in favor.

14. Renwick Food Company LLC (previously CE Renwich, LLC) & Joie de Vivre Hospitality LLC, d/b/a Tommie Hotel, 231 Hudson St. 10013 (New - Hotel Liquor)

Whereas, the applicants and applicants' attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new hotel liquor license for a newly constructed full service hotel in formerly vacant lot; the principals have partnered with Chef Harold Moore of Commerce restaurant to create a "three meal per day restaurant, lobby bar and rooftop bar and grill" which expects to open in June 2015; and,

Whereas, this application is for a hotel on-premise liquor license for an 11-story hotel with 325 hotel rooms with a ground floor restaurant, lobby bar and rooftop bar and grill and which includes an outdoor courtyard and rooftop outdoor area, with a total of 3 stand up bars (1 each lobby bar, ground floor restaurant and rooftop interior) and 71 tables and 322 seats located through-out the hotel (Ground Floor Restaurant will have 18 Tables/80 Seats, 13 Counter Seats and 9 Bar Seats; Lobby Bar will have 6 Tables/26 Seats and 12 Bar Stools; Ground Floor Courtyard will have 13 Tables/37 Seats; Exterior Roof will have 18 Tables/92 Seats; Interior Roof will have 12 Tables/34 Seats, 9 Bar Stools and 10 Counter Seats; 2nd Floor Meeting Spaces will have 4 Tables/20 seats), there is no sidewalk café included with this application at this time, but the applicant may return with a sidewalk café application in the future, a Certificate of Occupancy or temporary Certificate of Occupancy will be obtained prior to operation of the hotel; and,

Whereas, the applicant executed a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant wine license stating that:

The premises will be advertised and operated as a Full Service Hotel with accessory full service restaurant, rooftop eating and drinking venue and lobby bar operating across a number of areas within the hotel.

This is a full service hotel which will operate 24 hours a day; within the hotel there are a number of different areas in addition to the 329 guest rooms with mini-bars, which will operate at various times as indicated below; at the designated closing times for each area, no patrons shall remain in the designated area after the designated closing time listed except for the hotel lobby bar only which will stop alcohol service at 2am.

In addition to the guest rooms, the primary areas for alcohol service are (1) the ground floor restaurant, (2) the ground floor interior courtyard, (3) the hotel lobby bar, (4) the 2nd floor meeting rooms (5) the rooftop interior space and (6) the rooftop exterior space.

Ground floor restaurant

- *Hours of operation are Sunday through Saturday from 7 AM to 2 AM.*
- *The ground floor restaurant will be a full-service restaurant with the kitchen open serving regular meals and meals will be available until closing every night.*
- *There will be a master sound limiter that will be installed and calibrated by a certified acoustical engineer (i.e. Acoustilog, Inc.) with levels to remain unchanged and the limiter secured to avoid tampering with exclusive control by senior hotel/restaurant management only.*
- *All music will be ambient, recorded back ground music only except there may be occasional live music (but no stage) and occasional DJ. At all times music will be at background levels only (even with use of a DJ or live music) and at no times will music be at entertainment levels.*
- *There will be no patron dancing except in the event of a full buyout private event, i.e. Weddings, Bar Mitzvah etc.*
- *All doors and windows will be closed during any live music performances or DJ performances. At all other times doors and windows facing Canal St or Renwick St. will be closed at 10 PM except for patron ingress and egress.*

Ground floor courtyard

- *Hours of operation are Sunday to Wednesday from 8 AM to Midnight and Thursday to Saturday from 8 AM to 1 AM*

- *Food menu will be operated by restaurant and alcohol served from lobby bar.*
- *There will be no music of any kind in the ground floor courtyard exterior area.*
- *There will be no tvs, projector screens or similar in the ground floor courtyard area.*
- *Should there be live music performances or DJ use in the ground floor restaurant, all doors connecting directly to the ground floor restaurant will remain closed for the duration of the live music or DJ use so as to prevent sound leakage and no patrons will be allowed to enter or exit the ground floor restaurant directly from the courtyard except for emergency egress.*
- *There will be no smoking in the ground floor courtyard area.*

Lobby bar area

- *Hours of operation are Sunday to Saturday from 8 AM to 2 AM.*
- *There will be a master sound limiter that will be installed and calibrated by a certified acoustical engineer (i.e. Acoustilog, Inc.) with levels to remain unchanged and the limiter secured to avoid tampering with exclusive control by senior hotel/restaurant management only.*
- *All music will be ambient, recorded background music only. There will be no DJ's or Live Music in the Lobby Bar and immediately adjacent areas.*

2nd floor meeting rooms

- *Hours of operation are Sunday to Saturday from 8 AM to 2 AM.*
- *2nd floor meeting rooms will be catered service only for groups using the meeting rooms.*
- *Any music will be ambient, recorded background music only. There will be no DJ's or Live Music.*
- *The second floor terrace is not currently on the certificate of occupancy and therefore cannot be used for patrons; however should it be added later to the Certificate of Occupancy, the 2nd floor terrace will close at the same time as the ground floor courtyard, which is midnight Sunday to Wednesday and 1am Thursday to Saturday and there will be no music on the second floor terrace at any time.*

Rooftop exterior

- *Hours of operation are Sunday from 11am to Midnight, Monday to Wednesday from 4pm to Midnight, Thursday to Friday from 4 PM to 1 AM and Saturday 11 AM to 1 AM. (During Tribeca Film Festival only - may close rooftop exterior at 1AM Sunday to Wednesday).*
- *There may be other "dry" use of the rooftop exterior for hotel guests for meetings or other uses that may begin as early as 10 am during the week and 11 am on Friday and Saturday, but alcohol service will not begin prior to the above noted "hours of operation".*
- *Music will be ambient background music only (i.e. very low background music limited to 78 DBA as indicated in sound report). Notwithstanding this requirement, which may be more restrictive, at no time will NYC noise regulations be violated. It is also understood that at no time will any music from the roof become a quality of life issue or impact the nearby community and the licensee will make best efforts to resolve complaints.*
- *There will be a master sound limiter that will be installed and calibrated by a certified acoustical engineer (i.e. Acoustilog, Inc.) with levels to remain unchanged and the limiter secured to avoid tampering with exclusive control by senior hotel/restaurant management only.*
- *There will be no DJ or live music in the roof top exterior and all music will be prerecorded prearranged i.e. no active manipulation of any music choices.*
- *There will be no televisions or projectors or similar in the rooftop exterior space.*
- *All speakers will be lower than the existing parapet wall.*

- *Licensee will adhere to Acoustilog, Inc. sound report recommendations as presented to CB2, A copy of which is on file.*
- *There will be no smoking on the rooftop.*
- *For all federal holidays, the rooftop exterior and interior may open at noon.*
- *The hotel will make best efforts to not permit guests to create any unreasonable loud noises, yelling, shouting, singing or any other objectionable behavior or use of any noisemakers and will have a staff member to manage guests in the exterior area at all times. The anticipated volume of patron voices is normal conversational volume.*

Rooftop interior

- *Hours of operation are from Sunday from Noon to 2am, Monday through Friday from 4pm to 2am and Saturday from Noon to 2am.*
- *There may be other “dry” use of the rooftop interior for meetings etc. which may begin as early as 8 am, but alcohol service will not begin prior to the above noted “hours of operation”.*
- *The door from the inside rooftop area to the exterior rooftop area will have a self closing door mechanism that will remain closed at all times except for patron ingress and egress.*
- *Music will be ambient, recorded background music only. There may be occasional acoustic live music only with limited instruments (i.e. acoustic guitars but not drum kits or loud brass instruments).*
- *There will be a master sound limiter that will be installed and calibrated by a certified acoustical engineer (i.e. Acoustilog, Inc.) with levels to remain unchanged and the limiter secured to avoid tampering with exclusive control by senior hotel/restaurant management only.*
- *There will be no DJ in the rooftop interior. There may be a designated staff member who programs music in advance, however, that staff member will not act as a “DJ”.*
- *The windows on the South side of the rooftop interior space will close at 10 PM or anytime there is acoustic live music.*

Other

- *All complaints will be logged in one logbook and will be routed to one designated individual who will be available by phone or e-mail and will respond to any issues in a timely manner to help resolve any quality of life issues. The designated individual will keep senior staff and principals current and apprised of all complaints received*
- *There will be no promoted events anywhere in the hotel utilizing “outside promoters”. There will be no events for which a cover fee is charged anywhere in the hotel. There will be no scheduled performances anywhere in the hotel.*
- *There will be no patron dancing anywhere in the hotel except in the full service restaurant on the ground floor in the event of a full buyout private event i.e. Weddings, Bar Mitzvah etc.*
- *There will be no use of DJ’s anywhere in the hotel except as described in the full service restaurant on the ground floor.*
- *Licensee may request an “all night permit” for New Year’s Eve for all areas of the hotel.*
- *Licensee will adhere to sound recommendations as presented to CB2 Manhattan and will always endeavor to resolve all sound complaints in an expedient and reasonable fashion so as to not adversely impact the quality of life of the area community.*
- *Licensee will follow all recommendations as outlined in the provided traffic analysis plan so as to have minimal impact on existing vehicular traffic and parking.*

Whereas, the applicant performed community outreach by placing notices in the immediate surrounding area and contacted some of the nearby residential buildings including the residential building immediately to the North and provided a petition in support and no one appeared in opposition; and,

Whereas, the applicant arranged for a site visit specifically to allow members of CB2’s SLA Licensing Committee to view the proposed rooftop venue; and,

Whereas, the applicant provided a detailed security plan, traffic analysis and sound study; and

Whereas, the applicant expressed their commitment to the full service restaurant plan and rooftop bar and grill plan as submitted and presented to CB2 as the “Meat + Three Concept”; and,

Whereas, the applicant indicated verbally that there would be no rooftop “light shows”; and,

Whereas, the primary areas of concern where the exterior rooftop area and the potential for impacts on quality of life for surrounding neighbors specifically as they relate to music and noise from patrons and later evening operation and loud brunch parties and the potential impact of any “dj” driven nightlife venue either in the rooftop area or the ground floor restaurant; and,

Whereas, the applicant is currently building a sound barrier on the North side of the exterior rooftop area to buffer sound from the immediately adjacent residential building, which is approximately the same height, and is currently working to mitigate any mechanical sound issues from rooftop mechanical systems that may impact the residential building to the North;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Hotel Liquor License for **Renwick Food Company LLC (previously CE Renwick, LLC) & Joie de Vivre Hospitality LLC, d/b/a Tommie Hotel, 231 Hudson St. 10013** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the SLA Hotel License.

Vote: Unanimous, with 37 Board members in favor.

THE FOLLOWING ARE RESOLUTIONS FOR APPLICANTS THAT WERE LAID OVER, WITHDRAWN, PREVIOUSLY HEARD OR WHO DID NOT APPEAR BEFORE CB2 AS REQUESTED:

15. JP Street, Inc., 52 E. 8th St. 10003 (New RW - Layover at meeting)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on February 12th, 2015, the applicant requested to **layover** this application for a new restaurant wine license in order to further investigate how this application could be brought into compliance with the New York State Liquor Authority’s requirements regarding patron bathrooms; the applicant will review if the existing bathroom which is accessible to patrons only by passing through food preparation areas which have no partitions and employee only areas can become compliant; the applicant will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed restaurant wine license, eating place beer license or other beer or wine license, corporate change, on premise liquor license, hotel liquor license, class change, alteration, transfer, upgrade or changes to any existing license for **JP Street, Inc., 52 E. 8th St. 10003** **until** the applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

16. L’Atre Enterprises, Inc. d/b/a A.O.C. (formerly: L’aile Ou La Cuisse), 314 Bleecker St. 10014 (SN1137355 d/b/a name change-already heard)

Whereas, L’Atre Enterprises, Inc. notified CB2, Man. in January/2015 by means of a Standardized Notice Form for Providing 30-Day Advance Notice to a Local Municipality or Community Board of a change of their d/b/a name from “L’aile Ou La Cuisse” to “A.O.C.”; and

Whereas, CB2 Man. did not require the applicant to appear before CB2 Manhattan and has no objection to a change in the d/b/a name for L’Atre Enterprises, Inc. provided that the licensee continues to adhere to stipulations agreed to in November/2014, which were forwarded to the SLA on November 25, 2014;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the change of the d/b/a name from “L’aile Ou La Cuisse” to “A.O.C.” for L’Atre Enterprises, Inc. d/b/a L’aile Ou La Cuisse, 314 Bleecker St. 10014 unless the licensee continues to adhere those conditions and stipulations agreed to in November 2015 and which were previously submitted to the SLA on November 25th, 2014 and that those stipulations continue to be incorporated into the “Method of Operation” on the On-Premises Restaurant Liquor License SN1137355.

Vote: Unanimous, with 37 Board members in favor.

17. Bayrock Sapir Organization, LLC d/b/a Trump SoHo, 246 Spring St. 10013 (HL Corp Change SN1228945 - attorney requested layover)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on February 12th, 2015, the applicant’s attorney requested to layover this application for a corporate change for an on-premise hotel liquor license and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any type of proposed corporate change, on premise liquor license, hotel liquor license, class change, alteration, transfer, upgrade or changes to any existing license for **Bayrock Sapir Organization, LLC d/b/a Trump SoHo, 246 Spring St. 10013 (HL SN1228945)** until the applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

18. Tea and Sympathy, Inc., 108 Greenwich Ave. 10011 (New RW - withdrawn)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on February 12th, 2015, the applicant’s attorney requested to withdraw this application for a new restaurant wine license and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Tea and Sympathy, Inc., 108 Greenwich Ave. 10011** until the applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

19. Toby's Coffee West Village LLC, d/b/a Toby's Estate Coffee West Village, 44 Charles St. 10014 (New EPB - withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 12th, 2015, the applicant's attorney requested to withdraw this application for a new eating place beer license and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed eating place beer, on premise liquor license, beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Toby's Coffee West Village LLC, d/b/a Toby's Estate Coffee West Village, 44 Charles St. 10014** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Resolution in response to DOT Proposed Alternative Pedestrian Safety Improvements on W. 4th St. bet. Christopher and Grove Sts.

Whereas the NYC Department of Transportation (DOT) presented a proposed alternative to improve pedestrian safety on W. 4th St. bet. Christopher and Grove Sts. (instead of closing W. 4th St. which could divert traffic) in response to Community Board 2, Manhattan's (CB2's) request for this change to DOT's previously presented plan for improvements on 7th Ave. S. at W. 4th and Christopher Sts. and Waverly Pl. (which CB2 otherwise fully supports), also including additional improvements that CB2 requested; and

Whereas this alternative proposal includes the following:

- A dedicated, marked left-turn lane on the east side of 7th Ave. S. leading into W. 4th St.
- Sidewalk corner curb extensions (neckdowns) on the west side of 7th Ave. S. at the north and south sides of Christopher St., the north side of W. 4th St. and the north side of Grove St., in response to CB2's request for these treatments to increase pedestrian crossing safety there (and CB2 greatly appreciates DOT's responsiveness), in addition to the already proposed and supported neckdown at the northeast corner of Christopher St. at 7th Ave. S. The neckdowns, of epoxied gravel, would be defined by flexible delineators; in order for them to be implemented, DOT would require a community maintenance partner (resident or business or both) to clean the narrow space between the curb and the delineators that couldn't be reached by a sanitation truck.
- Extension of the subway island sidewalks on W. 4th St. bet. Christopher and Grove Sts. (also contingent upon a community maintenance partner) and on 7th Ave. S. bet. Christopher and Grove Sts. (wide enough for cleaning by a sanitation truck), for shorter, safer crossing distances and better buffering of the island's space.
- Traffic signalization changes to correct conflicting signals and coordinate traffic lights on 7th Ave. S., allowing for 16 seconds of conflict-free pedestrian crossing time on W. 4th St. bet. Christopher and Grove Sts. aided by a red arrow holding back vehicles in the 7th Ave. S. left-turn lane (while 7th Ave. S. thru traffic proceeds on green), followed by a flashing yellow arrow for the left turn; and

Whereas CB2, Man. recognizes the benefit these proposed improvements will bring in helping safeguard pedestrians crossing the street while also organizing and rationalizing vehicular traffic movement; and

Whereas DOT reports their tests show that all fire trucks, tractor trailers and other large vehicles can easily turn and get through on W. 4th St. bet. Christopher and Grove Sts. as proposed; and

Whereas CB2, Man. is in favor of the proposed corner curb extension on the northwest corner of Grove St. and 7th Ave. S., but believes its envisioned shape could foster dangerous pedestrian crossing activity, away from the crosswalk and into the intersection; and

Whereas the proposed design does not include advance notice barring left turns from the thru lane adjacent to the proposed 7th Ave. S. left-turn-only lane; in particular, there is only a dashed line crossing Christopher St. which would indicate erroneously that changing lanes to make left turns into W. 4th St. is a legal maneuver, and CB2 is concerned that vehicles in the thru lane could veer left to turn into W. 4th St., impeding the separate pedestrian crossing phase and greatly endangering crossing pedestrians;

Therefore be it resolved that CB2, Man. sincerely thanks DOT for responding to CB2's request for an alternate proposal for pedestrian safety improvements on W. 4th St. bet. Christopher and Grove Sts. as well as to CB2's call for corner curb extensions (neckdowns) on the west side of 7th Ave. S.; and

Be it further resolved that CB2 supports the proposed improvements that DOT has put forth; and

Be it further resolved that CB2, Man. asks DOT to modify the design of the corner curb extension (neckdown) on the northwest corner of Grove St. and 7th Ave. S. to prevent pedestrians crossing into the intersection instead of in the crosswalk, possibly by tapering the neckdown to the 7th Ave. S. crossing only or using another configuration to avoid dangerous crossing activity; and

Be it further resolved that CB2, Man. requests that the lane markings be a solid line indicating No Lane Changes Permitted for the entire length of 7th Ave. S. from the start of the left-turn-only lane at W. 10th St. to the point where the turn onto W. 4th St. begins, especially including the small section of 7th Ave. S. crossing Christopher St. where a solid line would clearly indicate that this late lane change/turn is unlawful; and

Be it further resolved that CB2, Man. urges DOT to also consider the following to further define the left-turn-only lane and channel traffic in the thru lanes to move forward on 7th Ave. S. and not turn left:

- Apply arrows on the thru lanes pointing straight ahead in advance of W. 4th and Christopher Sts.
- Locate a red light on the southeast corner of Christopher St. and 7th Ave. S. Install signage in advance of the left-turn only lane on 7th Ave. S. stating "Left-turn-only Lane for W. 4th St." to alert eastbound drivers ahead of time to pull into the left-turn lane.

Be it finally resolved that CB2 strongly encourages DOT to seek out maintenance partners for the upkeep of all the proposed corner curb and sidewalk extensions (so that they may be implemented) and offers CB2's aid in this endeavor.

Vote: Unanimous, with 37 Board Members in favor.

2. Resolution in support of DOT recommendations for speed humps, gateways, and markings in the West Village Slow Zone including W. Houston St. to the South, Hudson St. to the West, 8th Ave./Horatio St./Greenwich Ave. to the North, and 7th Ave. S. to the East, and for speed humps bet. 6th Ave. (Ave. of the Americas) and 7th Ave. S. from W. 11th St. to W. Houston St.

Whereas in Spring 2013 an extensive coalition of Greenwich Village schools, service facilities and organizations, as well as the NYPD 6th Precinct, seeking to improve pedestrian safety for children and other vulnerable populations, applied to the NYC Department of Transportation (DOT) for a West Village Slow Zone including W. Houston St. to the south, Hudson St. to the west, 8th Ave./Horatio St./Greenwich Ave. to the north, and 7th Ave. S. to the east, and DOT approved this for a 2015 implementation; and

Whereas a Slow Zone is a community-based program in which the speed limit is reduced in small, self-contained areas of local streets to 20 mph using safety measures such as signs, markings, speed humps and other traffic calming treatments, with priority given to areas with schools, senior centers, daycare centers and small parks. Gateways mark an intersection to announce the presence of a Slow Zone and alert drivers to reduce speed (signs are placed where traffic enters an area); and

Whereas in May 2014, in response to the request of a similarly extensive group of schools, recreational and service facilities spearheaded by P.S. 41, Community Board 2, Manhattan (CB2, Man.) submitted a resolution to DOT asking that the West Village Slow Zone be extended from its eastern boundary of 7th Ave. S. to Ave. of the Americas (6th Ave.) as its eastern corridor bounded by W. 11th St. to the north and W. Houston St. to the south, in order to provide safe access to the many school children and other vulnerable populations walking through this area that is filled with dangerous traffic conditions; and

Whereas DOT responded that the West Village Slow Zone couldn't be extended, because it was already underway, and changing it would incur a substantial delay in its implementation; and

Whereas DOT also recognized the feasibility of considering a second slow zone bet. 6th Ave. and 7th Ave. S. in the next round of applications, and indicated that in the meantime they would study the possibility of installing speed humps around schools in the requested expansion area; and

Whereas in February 2015, DOT presented to CB2 the results of an extensive investigation for siting speed humps, gateways and street markings in the West Village Slow Zone, along with results of the speed hump study within the proposed Slow Zone extension, and put forth the following recommendations:

- Install 10 speed humps on residential streets, including W. 11th St. bet. Bleecker and W. 4th Sts., bet. W. 4th St. and Waverly Pl., and bet. 6th Ave. and 7th Ave. S.; Charles St. bet. Bleecker and W. 4th Sts.; Grove St. bet. Bedford and Bleecker Sts.; Washington Pl. bet. 6th Ave. and 7th Ave. S.; Morton St. bet. Hudson St. and 7th Ave. S.; Leroy St. bet. 7th Ave. S. and Bleecker St.; Clarkson St. bet. Hudson St. and 7th Ave. S.; and Carmine St. bet. 6th Ave. and 7th Ave. S.
- Install 16 gateways with signage indicating “Neighborhood Slow Zone” and “Speed Limit 20” along with 20 mph and other pavement markings throughout the zone at Jane St. and Greenwich Ave., W. 12th St and 8th Ave., Bank St. and 8th Ave., W. 11th St. and 7th Ave. S., Perry and Hudson Sts., Charles St. and 7th Ave. S., W. 10th and Hudson Sts., W. 4th and W. 10th Sts., Christopher St. and 7th Ave. S., Hudson and Grove Sts., Barrow St. and 7th Ave. S., Commerce St. and 7th Ave. S., Morton St. at both 7th Ave. S. and Hudson St., St. Lukes Pl. and 7th Ave. S., and Hudson and Clarkson Sts.; and

Whereas there are certain constraints for locating Slow Zones, e.g. speed humps must be placed 150 ft. from intersections and away from utilities and manholes, can't be placed by traffic signals, on cobblestone streets, on boundary streets (because they have much more volume) or on bus routes; and

Whereas the CB2 Schools and Education Committee presented an overview of the planned Slow Zone improvements at their meeting on Feb. 9th, which were enthusiastically received and are fully supported by the committee and their constituency; and

Whereas the streets designated for speed humps in the area between 6th Ave. and 7th Ave. S., i.e., W. 11th St., Washington Pl., Leroy and Carmine Sts., are around schools, with schoolchildren traversing them daily who are especially vulnerable to speeding traffic, and the addition of markings and signage is needed to alert drivers to proceed slowly in order to protect the children's safety; and

Whereas, the community remains concerned about the Barrow/Commerce St. corridor, which is the only westbound residential segment in the studied area to be left without speed humps. This pair of streets is already a heavily traveled route for taxis and delivery vehicles attempting to avoid traffic and signals, and its lack of speed humps will almost certainly exacerbate that use, and

Whereas DOT has indicated that it is agreeable to CB2's request to examine applying additional speed humps, signage and markings as well as other traffic calming improvements in the Slow Zone areas of concern and intends to continue to work with CB2 and consult as the project progresses; and

Whereas slower speeds save lives, and the odds of pedestrian death are four times lower at 20 mph compared with 30 mph; streets with speed humps show a 40% reduction in injury crashes and a 20% reduction in speeds; and

Whereas implementation, which will take about a month, is expected to proceed in late Spring 2015, depending on weather conditions, and speed humps will be implemented in the area between 7th Ave. S. and Ave. of the Americas (6th Ave.)/ W. 11th and W. Houston Sts. at the same time as in the West Village Slow Zone;

Therefore be it resolved that CB2 thanks DOT for its timely and responsive actions toward implementation of the West Village Slow Zone and extends particular thanks to DOT for including the area between 7th Ave. S. and Ave. of the Americas (6th Ave.)/ W. 11th and W. Houston Sts. in its speed humps study and for its recommendations to place speed humps around schools in that area; and

Be it further resolved that CB2 fully supports DOT's recommendations to implement speed humps, gateways, signage and markings in the West Village Slow Zone area and the area between 7th Ave. S. and Ave. of the Americas (6th Ave.)/ W. 11th and W. Houston Sts.; and

Be it further resolved that CB2, Man. requests that Slow Zone signage and markings be placed on W. 11th St., Washington Pl., Leroy St. and Carmine St. bet. 6th and 7th Aves; and

Be it further resolved that CB2, Man. asks DoT to add gateways, markings and signage for 20 mph to Barrow St. and Commerce St. and to work with CB2 and the Barrow/Commerce St. community on carefully monitoring that corridor once the other installations have been made to assess the impact of any additional through traffic; and

Be it further resolved that CB2, Man. requests that DoT institute changes to make the "No Turns for Trucks" signs installed on Barrow & Commerce Sts. on the west side of 7th Ave S. more visible; and

Be it further resolved that CB2, Man. strongly favors placing gateway signage and pavement markings wherever there are speed humps; and

Be it further resolved that CB2, Man. looks forward to continue working with DOT as the West Village Slow Zone project progresses and to conferring about adding additional improvements and refinements; and

Be it finally resolved that CB2 also looks forward to the timely completion of this project within the anticipated timeline for implementation.

Vote: Unanimous, with 37 Board Members in favor.

Respectfully submitted,

Keen Berger
Secretary
Community Board #2, Manhattan