

Teri Cude, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

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

FULL BOARD MINUTES

DATE: December 22, 2016
TIME: 6:30 P.M.
PLACE: St. Anthony of Padua Church, 151-155 Sullivan St., Lower Hall

BOARD MEMBERS PRESENT: Susanna Aaron, Keen Berger, Don Borelli, Anita Brandt, Richard Caccappolo, Ritu Chattree, Erik Coler, Terri Cude, Chair; Cristy Dwyer, Kathleen Faccini, Billy Freeland, Joseph Gallagher, Susan Gammie, Robin Goldberg, Jeannine Kiely, Edward Ma, Maud Maron, Lauren Racusin, Lois Rakoff, Robert Riccobono, Sandy Russo, Rocio Sanz, Shirley Secunda, Frederica Sigel

BOARD MEMBERS ABSENT WITH NOTIFICATION: Katy Bordonaro, Tom Connor, Coral Dawson, Robert Ely, Sasha Greene, Alexander Meadows, Daniel Miller, Shirley Smith, Chenault Spence, Susan Wittenberg, Elaine Young

BOARD MEMBERS ABSENT: Joshua Frost, Delaney Kempner

BOARD MEMBERS PRESENT/ARRIVED LATE: Tobi Bergman, Carter Booth, Doris Diether, Cormac Flynn, Jonathan Geballe, David Gruber, Susan Kent, Robin Rothstein, Kristin Shea, Antony Wong

BOARD MEMBERS PRESENT/LEFT EARLY: Lisa Cannistraci

BOARD STAFF PRESENT: Bob Gormley, District Manager; Florence Arenas, Community Coordinator, and Eva Mai, Community Assistant

GUESTS: Robert Atterbury, Congressman Jerrold Nadler's office; Jared Odessky, Senator Brad Hoylman's office; Robert Young, Senator Daniel Squadron's office; Lucille Songhai, Manhattan Borough President Gale Brewer's office; Charles Anderson, Assembly Member Deborah Glick's office, Manuel Dela Cruz, NYC Comptroller Scott Stringer's office; Adam Chen, Public Advocate Letitia James' office; Patrice Comerford, Council Member Corey Johnson's office; Jasmine Askew and Jorge Jimenez, Council Member Rosie Mendez's office; Vincent Fang, Council Member Margaret Chin's office; Anne Riccitelli, Marna Lawrence, Cordelia Persen, Minerva Durham, Monika Wysocki, Matthew Metzger, Nichole Izzo, Georgette Fleischer, Pete Davies, Alex Schaefer, Joe Slaus, Jessie Slaus, Henry Dombrowski

MEETING SUMMARY

Meeting Date – December 22, 2016
Board Members Present – 35
Board Members Absent With Notification – 11
Board Members Absent - 2
Board Members Present/Arrived Late - 10
Board Members Present/Left Early – 1

I. SUMMARY AND INDEX

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II. PUBLIC SESSION

Non-Agenda Items

NoHo NY BID

Cordelia Persen introduced herself as the new Executive Director of the BID.

Community Advisory Board of Bellevue Hospital

Lois Rakoff reported that the board has started a recruitment initiative.

SLA Licensing Items

CCFC 62 Spring LLC, d/b/a Chefs Club Counter, 62 Spring St. (OP – Restaurant with sidewalk cafe)
Henry Dombrowski, Marna Lawrence, Georgette Fleischer, and Minerva Durham, spoke against the proposed liquor license with a sidewalk café.

Pete Davies stated that the sidewalk café was not in place.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Robert Atterbury, Congressman Jerrold Nadler's office

Jared Odessky, Senator Brad Hoylman's office

Robert Young, Senator Daniel Squadron's office;

Manuel Dela Cruz, NYC Comptroller Scott Stringer's office;

Lucille Songhai, Manhattan Borough President Gale Brewer's office

Charles Anderson, Assembly Member Deborah Glick's office

Patrice Comerford, Council Member Corey Johnson's office

Vincent Fang, Council Member Margaret Chin's office;

Jasmine Askew and Jorge Jimenez, Council Member Rosie Mendez's office,

V. ADOPTION OF MINUTES

Adoption of November minutes

VI. EXECUTIVE SESSION

1. **Chair's Report** Terri Cude reported.
2. **District Manager's Report** Bob Gormley reported.
3. **Treasurer's Report** Antony Wong reported.

STANDING COMMITTEE REPORTS

LAND USE AND BUSINESS DEVELOPMENT

25 Bleecker Street (between Mott and Elizabeth Streets) BSA Cal. No 2016-4265-BZ application to allow the construction of a new building to have Use Group 6 (commercial) on the ground floor and Use Group 2 (residential) on the upper floors contrary to the zoning district regulations, and which also does not comply with rear yard requirements.

Whereas:

1. The site is located in the NoHo Historic District and within an M1-5B zoning district and is currently occupied by a 3.5-story building that has been vacant on the upper floors since 2014 due to poor structural conditions.
2. In May 2016, the NYC LPC issued a Certificate of Appropriateness that allowed the demolition of the existing structure due to its lack of historic value and instead allowed the construction of a new seven-story building that would rise to a height of 97', would contain UG9A showroom use on the first floor and UG6 offices on the upper floors, would be built full to the lot line on the cellar and first floor levels, and would have a 19' rear yard and 6730sf of floor area.
3. Instead, the currently-proposed building would have six stories and a penthouse, would rise to a height of 88' 11", would contain UG6 retail on the first floor and UG2 residential on the upper floors, would be built full on the cellar and first floors, would have a 16'-4" rear yard at floors 2-6, a 19'-6" rear yard at the penthouse level, and 6758sf of floor area.
4. The project site is located on a block that is occupied primarily by mixed use commercial and residential buildings.
5. Only three residential units are proposed (simple, duplex and triplex), which is equivalent in number but not in size to the number of units in the current building.
6. Three-quarters of the 16 zoning lots on the north side of Bleecker St. have non-complying rear yards of less than 20'.
7. The matter was originally presented at CB2's Land Use committee meeting in October. At the meeting, certain revisions and limitations were discussed: modification of the ground floor and cellar space, a reduction in building depth, a limitation on commercial uses, and other issues.

8. Subsequent to that meeting, the property owner's representative and architect met with representatives from the NoHo Bowery Stakeholders, adjacent buildings and other concerned neighbors. At this meeting, certain items were confirmed and agreement on further revisions and modifications was reached. These items include, but are not limited to:
 - a. First floor and below grade space will allow Use Group 6 with a restriction on eating and drinking establishments. This restriction will be included in the deed for the property.
 - b. Limitations on the depth of the rear yard (now 14'-10" and 14', given the angled rear lot line).
 - c. Use of the rear yard is limited to the commercial tenant only.
 - d. The cellar will extend to the full length of the lot.
 - e. Inclusion of hardware on the easterly wall of the building to accommodate vines for 21/23 Bleecker Street.
 - f. Limitations on the use of the penthouse terrace.
 - g. Elimination of the rear yard balconies.
 - h. Establishment of a Construction Protocol Agreement between the subject premises and adjacent properties, which will be submitted with the BSA application.

Therefore, CB2, Man. recommends approval of the two Use Group waivers and the rear yard waiver provided:

1. The BSA's own detailed inspection of the Economic Analysis Report, particularly calculations leading to the return on investment, validates the findings therein.
2. The final plans and documents reflect and incorporate agreements with NoHo Bowery Stakeholders, the neighbors and other concerned parties as detailed above.

Vote: Unanimous, with 34 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

1 *484 Broome St. – Application is to replace existing window with a door on the ground floor.

Whereas:

A - The west bay central infill is to be changed from a show window with bulkhead to a door of similar design to the existing infill with a kick plate referencing the existing iron bulkhead; and

B - The door has an invisible frame and the bulkhead is not aligned with the bulkheads of the windows to give a desirable continuous line; now

Therefore be it resolved that CB2, Man. recommends denial of the application unless the door has a wooden frame and the salvaged metal screen bulkhead is used on the door.

Vote: Unanimous, with 35 Board members in favor.

2 ***79 Washington Pl. – Application is to replace an existing rooftop cooling tower with a smaller unit.**

Whereas:

The replacement tower is only minimally visible from a great distance north on 6th Avenue; now

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

Vote: Unanimous, with 35 Board members in favor.

3 ***16 E. 10th St. – Application is to install two security cameras on the north elevation of the façade.**

Whereas:

A - Two cameras, 5”in diameter are proposed to be installed in a conspicuous way at prominent locations on the facade, thus spoiling the pristine historic facade; and

B - Smaller cameras are available and there are locations where they could be unobtrusively installed; now

Therefore be is resolved that CB2, Man. recommends denial of this application.

Vote: Passed, with 34 Board members in favor, and 1 in opposition (R. Sanz).

4 ***375 W. Broadway - Application to replace sidewalk vault, cover the vault with diamond plate and to restore steps using existing “vault” lights in risers.**

Whereas:

A - The vaults, light frames and coverings are in poor condition and considerable restoration of the vaults and supports for the covering will be required; and

B - It is proposed to make new supports and cover the area, including the face of the platform, with diamond plate typical to the district and to install vault lights in the risers; and

C - The original surface was vault lights which are prevalent in the neighborhood and high quality new lights are available; now

Therefor be it resolved that:

CB2, Man. recommends approval of this application provided that the surfaces that were originally vault lights be restored with replacement lights.

Vote: Unanimous, with 35 Board members in favor.

5 *81 Charles St. – Application is to convert the building from multi-family apartments back to a single-family residence; rebuild the historic front stoop that had been removed and restore the base of the front facade to match the original design; enlarge an existing one-story rear extension into a two-story rear yard addition; add a rooftop addition and stair bulkhead; excavate the cellar down and expand it to the rear, under the rear yard.

Whereas:

- A - The stoop and entry replacement are to match the presumed original ones at 77 Charles Street; and
- B – The proposed ironwork is utilitarian, generic and without any historical reference to the building or to the period; and
- C - The rear facade is to be reconfigured with a two story extension 12’ deeper than the existing extension and in line with one story extensions on neighboring houses, replacement of the historic double hung windows with inappropriate single pane casements and plate glass; and
- D - The historic windows in the upper floors of the rear facade are to be replaced with inappropriate modern casement windows; and
- E - The penthouse, not unlike others in the block including the neighboring building, and bulkhead finished in stucco are not visible from any thoroughfare and the applicant represented that the safety railing will be moved toward the back of the building to become less visible; and
- F - The chimney flues are prominently visible and the applicant represented that they can be moved to a less visible location; and
- G - There is to be standard excavation of the cellar and the back garden similar to other properties in the neighborhood; and
- H - There was written and oral testimony from neighbors opposed to the design of the penthouse, objection to the extension, and with concern about damage from excavation; now

Therefore be it resolved:

That CB2, Man. recommends:

- A - Approval of the stoop and entry, rear extension bulk, and the chimney flues provided that they are moved to a less visible location; and
- B- Approval of the penthouse which is not visible from any thoroughfare; and
- C - Denial of the inappropriate ironwork at the front façade and the fenestration that is without historic reference in the rear extension.
- D - Denial of the excavation unless the usual cooperation with the neighbors for inspection and monitoring and that every possible precaution is taken to insure the integrity of the building and the neighboring buildings.

Vote: Unanimous, with 35 Board members in favor.

6 *240 Sullivan St. - Application is to alter the storefront, install a mural sign, and change the approved design for the awning.

Whereas:

- A - Four operable windows are to replace the fixed window on the north side; and
- B - The previously approved bright pink awning is to be modified with the addition of white polka dots; and
- C - A bright mural that is out of character with the building and does not contribute to the aesthetic unity of the fairly recently designated historic district is proposed to be painted above the awning; and
- D - No examples of similar bold designs that have been approved by the Commission were presented; and
- E - The applicant represented that letters of support would be sent to the Board; now

Therefore be it resolved that CB2, Man. recommends:

- A - Approval of the operable windows; and
- B - Denial of the mural unless it is considerably softer and less bold, respects the architecture of the building (in particular is painted within the signboard area shown in the existing condition), and generally respects changing standards for design in the neighborhood occasioned by the recent landmark status of the district.
- C - Denial of the change in design for the awning.

Vote: Unanimous, with 35 Board members in favor.

7* 620 Broadway – Application is to install new steel frame windows and doors in reconfigured masonry openings, alteration to areaway and entry gates, and sidewalk repair on the Crosby Street facade.

Whereas:

- A - The building has been drastically altered and that no vestige of the original design or materials remains on the lower floors; and
- B - The third floor casement windows were previously approved and similar windows are proposed for the second floor and the ground floor; and
- C - Similar style bi-fold doors are proposed for the cellar facade and with metal stairs in the areaway; and
- D – The sidewalk is to be surfaced in appropriate material; now

Therefore be it resolved that CB2, Man. recommends:

- A - Approval of the facade reconfiguration, windows, stairs, layout of the areaway, and the resurfacing of the sidewalk; and

B - Denial of the fence unless it is made more in keeping with the style of the building and the neighborhood style.

Vote: Unanimous, with 35 Board members in favor.

8 *248-50 Mercer St. – Application is to alter the storefronts, heighten and re-clad the walls, and add rooftop mechanical equipment to the existing one-story building.

A - The storefront windows are to be enlarged with sliding windows in thin charcoal aluminum frames to provide continuous show windows turning the corner to cover most of both facades; and

B - The cast block facade is to be a light gray; and

C - The parapet will be raised 17” with no defining cornice or coping to align with the adjoining buildings and will provide partial screening of mechanical equipment; and

D - The mechanical equipment is not objectionably visible; now

Therefore be it resolved that CB2, Man. recommends:

A - Approval of the facade and its extension provided that the color is a darker rather than a lighter gray and that a cornice is added; and

B - Approval of the windows provided that the frames are thicker and that the doors frames are thicker with bulkheads.

Vote: Passed, with 26 Board members in favor, and 9 in opposition (T. Bergman, C. Booth, C. Flynn, J. Gallagher, R. Goldberg, L. Racusin, L. Rakoff, S. Russo, S. Secunda).

9. *3 E. 10th St. – Application is to add shutters and planters, and paint entrance door at the front façade; modify windows at the rear façade,

Whereas:

A - The addition of black wooden shutters, justified by the existence of pins in window frames that were not represented as original; and

B - Window boxes as presented have no historical precedent and do not enhance the appearance of the historic facade; and

C - The shutters and window boxes are fussy decoration that call undue attention to a handsome, well preserved house which is part of a distinguished row of similar houses; and

D - The black front door will complement the existing black window frames; and

E - A planter similar to one cited in the neighborhood is proposed for the areaway and is reversible; and

F - The rear wall is to be re-clad in new brick similar to the existing historical brick with full length operable windows on the basement and parlor floors and protruding windows on the upper floors that are without historical reference and give the appearance of iron bars; and

G - A metal balcony the width of the building with a staircase down to the garden is in keeping with the design of the rear facade; and

H - An existing airshaft near the middle of the building which is not visible is to be enclosed; now

Therefore be it resolved that CB2, Man. recommends:

A - Approval of the front door, planter at grade, re-cladding of rear wall, windows in the rear basement and parlor floors, the balcony and staircase, and the air shaft, and

B - Denial of the shutters, window boxes, and the windows on the upper floors of the rear facade.

Vote: Unanimous, with 35 Board members in favor.

***29 W. 8th St. - Application is to install new windows at the front façade.**

(withdrawn)

***529 Broadway - Application is to install privacy interior film for fitting & storage room façade windows.**

(withdrawn)

QUALITY OF LIFE

New Application to install 12 planters on Prince Street between Broadway and Mercer Streets was **laid over** to a later date.

FYI/Sidewalk Café Renewals:

Whereas, no members of the public appeared to speak about the applications listed below; and

Whereas, the committee is unaware of problems associated with the applicants and their sidewalk cafés; now

Therefore Be It Resolved that CB2, Man. recommends approval of the applications for renewals of revocable consents for the following sidewalk cafés:

- **Fiftyone Merchants, LLC, dba Via Carota, 51 Grove Street with 8 tables & 16 chairs (2008442-DCA)**
- **Erjo Company, LLC dba Cafetal, 285 Mott Street with 6 tables & 12 chairs (2006082-DCA)**
- **24 5th Ave. LLC dba Claudette, 24 Fifth Avenue with 10 tables & 20 chairs (2010302-DCA)**

VOTE: Unanimous, with 35 Board Members in favor.

FYI/Renewal Street Activities:

1/7/17 & 12/31/17 – St. Patrick’s Old Cathedral Outdoor Market, Prince St. between Mott and Mulberry St.

2/3/17 & 12/17/17 – St. Anthony Flea Market, West Houston St. between Thompson St and McDougal St (one member of the public was present to express her concern about crafts fairs and flea markets in general taking over the sidewalks of NYC and asked the Committee to be mindful of this point of view in its future deliberations)

4/1/17 – Saint Joseph’s Church – Washington Place Festival, Washington Place between 6th Avenue and Grove Street

see note below.

5/7/17 & 6/4/17 – Washington Square Outdoor Art Exhibit, University Place between Waverly Place and E. 13th Street

9/2/17 & 9/10/17 – Washington Square Outdoor Art Exhibit, University Place between Waverly Place and E. 13th Street

Therefore Be It Resolved that the committee recommends approval of the foregoing street activity renewal applications.

Vote: Unanimous, with 35 Board Members in favor.

Note: **item #4, 4/15/17 - Community Board 2 Broadway Festival**, Broadway between E.8th St. and E. 14th Street: CB2, Man. takes no position on its own street festival.

SLA LICENSING

1. Liberty Theatres LLC, d/b/a Minetta Lane Theatre, 18-22 Minetta Lane 10012 (Tavern Wine–Corporate change)

A. Whereas, the applicant and applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a corporate change of an existing business which plans to continue to operate its existing business, a live theater for performing arts in a two story building located on Minetta Lane between MacDougal St. and 6th Avenue; and,

B. Whereas, the premises have been operated as a live theater for many years, in an approx. 7,662 sq. ft. (First floor 4,505 sq. ft. and Second floor 3,157 sq. ft.) with 391 theater seats, 1 food concession stand with no seats, there will be no changes to the existing method of operation as a live theater, the only change being the underlying business merging into a new corporate entity or limited liability company; and,

C. Whereas, the daily hours of operation of the Theater vary depending on the current show, there is typically no show on Mondays, shows on Tuesdays and Wednesdays start between 7 PM and 8 PM, shows on Tuesdays and Fridays start at 2 PM and 8 PM and on the weekends (Saturday and Sunday) shows start at 2 PM and 8 PM, there is no sidewalk café and there are no other outdoor areas for patrons; and,

D. Whereas, the hours of operation are Sunday through Saturday from 12 PM to 12 AM seven days a week, music will can be entertainment levels but wholly consistent with live theater productions and all doors and windows will be closed at all times, there will also be no d.j.’s and no TV’s; and,

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

1. The premises will be advertised and operated as a live theater for performing arts and will not operate as a sports bar, tavern or lounge.
2. The hours of operation will be from 12PM to 12AM seven days a week.
3. There will be no backyard, rooftop or other outdoor space for the service of alcohol.
4. There will be no televisions.
5. All doors and windows will be closed at all times except for patron egress via the front door.
6. There will be no dancing.
7. Music will be live and entertainment levels consistent with live theater productions but there will be no d.j.s. or private parties.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a new Tavern On Premise Liquor License via a “corporate change” application for **Liberty Theatres LLC, d/b/a Minetta Lane Theatre, 18-22 Minetta Lane 10012** 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 Tavern Wine License.

Vote: Unanimous, with 35 Board members in favor.

2. Banter Hospitality Group, d/b/a Banter, 169 Sullivan St. 10012 (OP- Restaurant)

A. Whereas, the applicant appeared before CB2’s SLA committee for the purpose of seeking a new On Premise license for the purpose of operating an Australian style Cafe focusing on premium coffee and healthy foods including salads, sandwiches, juices and smoothies in a six-story mixed use walk up building (circa 1900) on Sullivan Street between West Houston and Bleecker Streets; and

B. Whereas, the storefront is located mid-block on a narrow, residentially zoned (R7-2) street within a historic landmarked district, the designating zoning being R-7-2 for a residential uses only, this particular location having received grandfathered status for commercial uses albeit uses and occupancy which are expected to serve and supplement the residential Community thereat, the premises having been previously operated as the Sullivan Street Bistro, an unassuming diner with reasonable prices serving breakfast, lunch and dinner, the storefront in question having a letter of no objection from the NYC Buildings Department for eating and drinking, use group 6, non-place of assembly, for less than 75 persons; and

C. Whereas, the applicant appeared before CB2, Man. with his attorney present in November/2016 and again on December 6, 2016, the applicant initially presenting a method of operation being only as a daytime café until 6 PM for the first six months of operation but there being no identifiable plan for the future presented at that time, raising questions about the need for an on premise license at these premises and/or the unexplained method of operation during the later evening hours until Midnight, there also being no menu presented for dinner, there being additional questions posed as to the size of and full service nature of the existing kitchen, the entire presentation as a café specializing in coffee not being consistent with the service of mixed spirits and hard alcohol; and

D. Whereas, there were also significant concerns regarding the applicant’s intent and misconceived drive to extend the license and the service of alcohol out onto the front of the premises and public sidewalk at this location, the applicant being incorrectly informed from the landlord that outdoor uses facing the public sidewalk from this particular storefront location were permitted, instead there being

prior violations issued to the existing building in the past and to the prior operator at these same premises for operating outside in front and serving patrons without proper permits, there never being a stipulation from the State Liquor Authority or CB2, Man. extending alcohol service to any exterior areas on this license in the past, this location also being on a residentially zoned block which does not permit sidewalk cafes or exterior commercial uses for eating and drinking, such exterior uses not being permitted from the NYC Dept. of Building, the letter of no objection for the premise not including any exterior uses; and

E. Whereas, when the applicant returned to represent their application to CB2, Man. in December 2016 they did present a menu for dinner services, albeit limited to only three entrees, the rest of the menu being primarily small dishes more consistent with a café during the day and wine bar at night, there remaining significant questions about whether the method of operation being presented was a food driven—rather than alcohol driven—eating and drinking establishment consistent with a full service restaurant compatible with the residentially zoned neighborhood; and

F. Whereas, the two applicants are very young in age, there also being concerns about their lack of experience, the two applicants having never held a liquor license previously or operated a full service restaurant, their backgrounds in the service industry being limited to less than five years and only as a Bartender and/or Bar Manager for late night establishments located in Australia; and

G. Whereas, the method of operation proposed for an Aussie inspired style Café serving gourmet coffee is not new for CB2, Man. as there are other similar type businesses located therein, including two locations for Bluestone Lane Coffee and a third (Two Hands), none of which hold a full on premise license, the two Bluestone locations being for beer and wine and the third “Two Hands” location not serving any form of alcohol, the instant application also being more consistent with a beer and wine license and not for a full on premise license; and

H. Whereas, the proposed method of operation seeking to serve premium coffee and healthy foods including salads, sandwiches, juices and smoothies was presented with hours of operation from 8 AM and 11 PM Sunday through Thursday and from 8 AM to 12 AM on Fridays and Saturdays is more suited for and consistent with a beer and wine license, there being no exterior service of alcohol or eating and drinking which is permitted, there being existing French casement style windows that open out to the sidewalk but those doors and windows should be closed by 10 PM every night, the storefront premises being approximately 1500 sq. ft. (800 sq. ft. ground floor and 700 sq. ft. basement) with 26 tables and 34 patron seats, six counter seats but there being no stand up bar, for a total patron seating occupancy of 40, with one bathroom, no TVs, music to be background and quiet only, there are no plans for d.j.s, promoted events, private parties, scheduled performances or cover fees; and

I. Whereas, the storefront premises in question is midblock on a residential zoned block, the other licensed eating and drinking establishments being at the intersections with West Houston or Bleecker Streets in a surrounding area already greatly saturated with liquor licenses, there being many taverns, bars, cafes, restaurants and other late night establishments existing in this area, with 34 existing on premise licenses within 500 ft. of the subject premises, with 62 on premise licenses within 750 ft. of the subject premises, an additional 12 on premise licenses pending with the NYS Liquor Authority in this same area, without even including the vast numbers of eating and drinking establishments in this same area holding beer and wine licenses, this particular café not being unique in CB2, Man, lower Manhattan or serving a public interest for the surrounding community already greatly saturated with liquor licenses and eating and drinking establishments in contrast to an ever increasing, on-going need for other supplemental business services in the area designed to service the local community; and

J. Whereas, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area that is already greatly saturated with licensed establishments, the establishment being located mid-block in a densely residential block, the proposed establishment and method of operation not being unique to the area, the applicant thus failing to demonstrate a recognizable public interest, instead proposing a method of operation being more compatible with beer and wine service rather than hard alcohol and spirits;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for **Banter Hospitality Group, d/b/a Banter, 169 Sullivan St. 10012** on its application seeking a new OP license.

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA; and

THEREFORE BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500 foot hearing.

Vote: Passed, with 34 Board members in favor, and 1 recusal (J. Geballe).

3. ZMZ Barrow Tavern, LLC, d/b/a Barrow Street Ale House, 15 Barrow St. 10012 (OP-Corporate change)

A. Whereas, the Licensee appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change of the underlying business which currently possesses a Tavern/On-premise liquor license operating a neighborhood tavern and sports bar, the business operations being licensed in this manner since 1998 serving light meals and cocktails in a mixed use building located on Barrow St. between West 4th St. and 7th Avenue South; and,

B. Whereas, the existing business owner/shareholder is converting his underlying corporate entity from a corporation to a limited liability company, there will be no change in the current method of operation in an approx. 2,800 sq. ft. (1,800 sq. ft. ground floor, 1,000 sq. ft. basement) with ground floor of 15 tables and 50 seats, 1 stand up bar with 16 seats for a total of 66 seats on the first floor, and 14 counter seats in the basement, a grand total of 80 seats, there is a Certificate of Occupancy; and,

C. Whereas, the hours of operation will continue to be 12PM to 4AM on Sunday, 11AM to 4AM Monday to Saturday (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from a jukebox and XM radio (no active manipulation of music- only passive prearranged music), all doors and windows will be closed at all times except for patron egress through the front door, there will be no d.j.s, no promoted events, occasional private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be 10 TV's, there will be security personnel every night; and,

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

1. The premises will be advertised and operated as a neighborhood tavern and sports bar.
2. The hours of operation will be from 12PM to 4AM on Sunday, 11AM to 4AM Monday to Saturday.

3. There will be no backyard, rooftop or other outdoor space for the service of alcohol.
4. There will continue to be 10 televisions.
5. All doors and windows will be closed at all times except for patron egress via the front door.
6. Will operate under only one d/b/a name.
7. There will be no dancing.
8. There will be no patron use of basement.
9. Music will be quiet, background only and there will be no d.j.s, live music, 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 a new Tavern On Premise Liquor License via a “corporate change” application for **ZMZ Barrow Tavern, LLC, d/b/a Barrow Street Ale House, 15 Barrow St. 10012** **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 Tavern/On premise License.

Vote: Unanimous, with 35 Board members in favor.

4. CCFC 62 Spring, LLC, Chefs Club Counter, 62 Spring St. 10012 (Restaurant Wine)

A. Whereas, the applicant and the applicant’s attorney appeared before CB2’s SLA committee presenting an application for a restaurant wine license to operate a “fast casual, grab and go” restaurant in a large corner storefront premises located in a six-story mixed use building (Circa 1920) on the corner of Spring and Lafayette Streets; and

B. Whereas, the storefront premises was previously operated for many years by Spring Street Natural Restaurant but that Restaurant closed in March/2015 and the premises have been vacant since that time other than being occupied and operated as a Ricky’s cosmetics store, the premises being 3,900 SF storefront premises (2,708 SF first floor and 1192 SF basement); and

C. Whereas, the hours of operation will be from 8:00 AM to 12 AM Sunday through Saturday, with 26 interior tables and 54 interior seats, one food counter with no seats but no stand up bar for a total interior patron seating capacity of 54, there will be a sidewalk café on Lafayette Street with 6 tables and 12 seats, music will be quiet background only, there will be no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes or no movable barriers; and

D. Whereas, the applicant met with residents from the neighborhood to discuss their operations and their plans but many residents and neighbors remained opposed to this application, citing concerns about the fast casual concept creating take out trash, patron lines extending out of the premises onto the public sidewalk, there being petitions submitted in support by the applicant and in opposition by the “Friends of Petrosino Square”, with 10 people appearing in opposition to the applicant and none appearing in favor; and

E. Whereas, prior to the applicant appearing before CB2 Man. SLA Committee the applicant originally noticed for an on premise license at the premises but due to the concerns voiced by the Community prior to its presentation—citing a fast causal concept without table service being wholly inconsistent and inappropriate for on premise alcohol or the licensing of mixed drinks and spirits—the applicant on its own motion upon presentation to CB2, Man., with his attorney present, converted his application from “on premise” to the more acceptable and conventional restaurant wine license

application more consistent with this type of fast casual concept, as well as agreeing to certain remedial measures by closing any future sidewalk café by 10 pm and by closing all windows and doors by 10 pm every night, it also being explained to the residents in opposition that since the application was for a restaurant wine license the applicant would not be subject to the 500 foot rule; and

F. Whereas, the applicant further stated that his Restaurant and employees would be able to control any potential exterior lines by allowing patrons into and within the premises to minimize disruption on the public sidewalk; and

G. Whereas, the applicant has a good reputation and is well known in the CB2, Man. Community, owns and operates other well know establishments within the Community, his stated hours of operation were consistent with the operation of a Restaurant and the applicant was agreeable to many of the suggestions that were made by the Community appearing in opposition to the application, and by CB2 Man.'s SLA Committee, designed to reduce the Restaurant's quality of life impacts on the local Community by their proposed method of operation as a fast casual restaurant; and

H. Whereas, there were also two interior spaces located within the premises—as designated on the applicant's diagram—which will not be licensed for the service of alcohol and the applicant agreed that he did seek to license those two interior spaces within the premises he would seek to do so by an alteration application of the existing method of operation; and

I. 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 restaurant wine license and the stipulations are as follows:

1. The premises will be advertised and operated as a fast casual restaurant with a full service kitchen.
2. The hours of operation from 8:00 AM to 12 AM Sunday through Saturday.
3. The premises will never operate as a Night Club, Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. The applicant will not install French doors, operable windows or open facades and all existing doors will be closed by 10 PM every night.
5. The sidewalk café will be on Lafayette Street only and will close every evening by 10 PM. (Applicant will need to apply to the Department of Consumer Affairs for sidewalk café license).
6. Music will be quiet, background level inside the restaurant and bar and there will be no live music, dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
7. There will be no televisions.
8. The premises will not permit dancing.
9. Will Keep public sidewalks clear and clean of trash in front of premises when in operation and participate in local community efforts to clean surrounding areas of take-out containers and trash generated from operations.
10. All take out containers will be branded so as to be identifiable to the restaurant business and made from recyclable materials.
11. There will be no Menu Frames or A-Frame stands placed on public sidewalk.
12. The applicant will make reasonable efforts to prevent patron lines from extending out of the premises onto the public sidewalk.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the restaurant wine application by **CCFC 62 Spring, LLC, Chefs Club Counter, 62 Spring St. 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 the Restaurant Wine License.

Vote: Passed, with 32 Board members in favor, 2 in opposition (B. Freeland, J. Kiely) and I abstention (S. Secunda).

5. Coriander Factory Inc., d/b/a Bo Caphe, 222 Lafayette St. South Store 10012 (Upgrade to Restaurant OP)

A. Whereas, the applicant and his attorney appeared before CB2’s SLA committee for the purpose of seeking to upgrade its existing restaurant wine license to an OP license for the purpose of continuing to operate a restaurant serving French Vietnamese fare within a 1,030 sq. ft. storefront premises within a mixed-use, six-story building on Lafayette Street between Spring and Kenmare Streets just across the street from Petrosino Square; and,

B. Whereas, the restaurant has been open and operated for approximately two years and when the operator originally appeared before CB2 Man. for its Restaurant Wine license in 2014 there was significant community opposition to the licensing of these premises, the storefront premises having previously to 2014 been occupied and operated as a “Subway” sandwich shop and never previously licensed for the service of alcohol, this particular storefront premises also being the last storefront running along the west side of Petrosino Square that has not been licensed for the service of alcohol over the last 10 years; and

C. Whereas, the significant opposition in 2014 included residents living in the immediate area and the “Friends of Petrosino Square”, an organization representing residents surrounding the Square, voicing concerns about the rapid rate of liquor licenses surrounding the square and approval of new licenses over approximately the last ten years, the addition of numerous sidewalk cafes to the area over the last few years and the numbers of new liquor licenses in the area that have had an overwhelming impact on the quality of life for those existing residents living in the immediate area and character of the neighborhood; and

D. Whereas, there are already four liquor licenses in three consecutive buildings on one block on the west side of Petrosino Square and no other storefronts left on the west side of Petrosino Square that do not hold a liquor license, there being eight liquor licenses already existing and surrounding the perimeter of Petrosino Square; and

E. Whereas, despite such opposition to the licensing of these particular premises and a recommendation from CB2, Man. to deny the Restaurant Wine license in 2014, the license was permitted by the SLA as the license sought at that time was for Beer and Wine and not subject to the 500 foot rule; and

F. Whereas, over the objection of CB2, Man. in 2014 the operator also renovated the storefront premises by installing bi-folding French style doors that opened up the entire interior of the business to the public sidewalk and moving forward with a sidewalk café where none had previously existed knowing that, with counsel present and guiding him through the process the increased impact on the community of the open façade and outdoor dining would not be subject to the 500 foot rule or the public interest standard; and

G. Whereas, despite not agreeing to execute a stipulation agreement with CB2, Man. in 2014 the applicant ultimately agreed to and self-certified with stipulations nearly identical to what was presented by CB2, Man to applicant in 2014 and those stipulations are as follows:

1. Premises will close Midnight Sunday through Wednesday and 1:00 am Thursday through Saturday.
2. Windows and doors will close by 10:00 p.m.
3. New soundproofing will be installed.
4. Music will be quiet, background level inside restaurant only and there will be no dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
5. The sidewalk café will have only four tables and eight seats.
6. The sidewalk café will be closed each night by 10 pm daily.

H. Whereas, the applicant does not seek to alter his existing method of operation in terms of his upgrade application to an on premise license and has agreed to continue to operate his restaurant in accordance with the above-stated stipulations; and

I. Whereas, the restaurant will continue to operate with 14 interior tables and 33 interior seats, 1 bar with 7 seats, there being no TVs, a full service kitchen with two patron bathrooms; and

J. Whereas, again there is significant opposition to the upgrade application, with residents from the area and the "Friends of Petrosino Square" reappearing in opposition, stating that applicant's goal all along was to open his restaurant in 2014 not subject to the 500 ft. rule on the pretext that he could argue two years later that the premises is already licensed, one resident presenting pictures purportedly demonstrating one of the principals of the business illegally dumping restaurant trash out onto Pretrosino Square, there being still other testimony that the operator has, on occasion, blasted music from the interior of the restaurant with the front building façade being open during the day; and

K. Whereas, when confronted with the issue of music, the applicant conceded that at one point he had exterior speakers installed on the exterior façade of the premises but at that time was unaware that this practice was not permitted and after he learned that they were not permitted, took them down; and

L. Whereas, the applicant did present a petition with signatures in support of the upgrade application, but the petition and signatures provided no indicia as to when the signatures were collected, there also being no one who appeared in support of the upgrade application; and

M. Whereas, the surrounding area around Petrosino Square is already greatly saturated with liquor licenses, there being many taverns, bars, cafes, restaurants and other late night establishments already existing in this area, with 18 existing on premise licenses within 500 ft. of the subject premises, 38 existing on premise licenses within 750 ft. of the subject premises, with 3 additional on premise license pending with the NYS Liquor Authority, without even including the vast numbers of eating and drinking establishments in the area holding beer and wine licenses, this particular café serving Vietnamese fare not being unique in lower Manhattan or serving a public interest for the surrounding community already greatly saturated with liquor licenses and eating and drinking establishments in contrast to an ever increasing, on-going need for other supplemental business services in the area designed to service the local community; and

N. Whereas, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area that is already greatly saturated with licensed establishments contributing to daytime and late night noise, traffic, trash, delivery trucks and revelers, the storefront premises having never previously been licensed for the service of alcohol prior to 2014, there never being an on premise license at this location at any point in the past; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for **Coriander Factory Inc., d/b/a Bo Caphe, 222 Lafayette St. South Store 10012** on its application seeking a new OP license; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA; and

THEREFORE BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2, Man. requests that the SLA conduct a 500 foot hearing because the premises has never been licensed for the service of alcohol at any point in the past.

Vote: Unanimous, with 35 Board members in favor.

6. Corp. being formed by Scott Perez, d/b/a Toad Hall, 57 Grand St. (OP – Tavern until 4 AM—previously unlicensed location)

A. Whereas, the applicant appeared before CB2's SLA committee for the purpose of relocating his existing Tavern across the street from its current location (62 to 57 Grand Street) to operate a Bar and Tavern at a previously unlicensed storefront location within a seven-story mixed use building (circa 1920), zoned M1-5A on Grand Street between West Broadway and Wooster Streets; and

B. Whereas, there has never been an on premise license at this location at any point in the past, the storefront premises having been previously used and occupied as a furniture store and prior to that for two decades as a dress shop, the premises having never previously been used or occupied for eating and drinking; and

C. Whereas, the building currently has numerous violations issued against it by the NYC Dept. of Buildings, there being a stop work order issued for the premises which the applicant was aware of and stated would have to be cleared up in the future; and

D. Whereas, the storefront premises will require a gut renovation with the installation of new mechanical systems, the proposed Tavern will not have a full service kitchen, the interior storefront being approximately 3,400 sq. ft. (1,900 sq. ft. first floor and 1,500 sq. ft. basement) with one entrance and two bathrooms; and

E. Whereas, the proposed hours of operation will be 12 PM to 4 AM seven days a week, with 1 stand up bar with 18 patron seats, 20 tables and 64 patron seats for a total patron seating occupancy of 82, there will be three TVs, music will be background only, all doors and windows will be fixed and closed at all times except for patron egress through the front door, there will be no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and there will be security personnel every night; and

F. Whereas, when questioned about the applicant's existing location and the reasons he sought to move across the street to a new location, he explained that he has been operating his existing bar and tavern at the same location since 1992 but that he entered into a new lease with the landlord four years ago that increased his monthly rent and he was now trying to find a new location within the same neighborhood for less money, further explaining that he faced additional costs to repair water leaks and repair his kitchen; and

G. Whereas, CB2 Man. received correspondence from residents living in the immediate area and from the Soho Alliance in opposition to the licensing of this previously unlicensed storefront location, and still other residents from the immediate neighborhood appeared in opposition to the application, concerned that because the location where applicant currently operates his bar and tavern has been continuously licensed prior to the advent of the 500 foot rule, it would not be subject to the rule causing the neighborhood to endure two 4 AM tavern or bar licenses located immediately across the street from each other midblock in a primarily residential block, raising significant concerns about an increase in late night noise and traffic between midnight and 4AM where the neighborhood already endures such late night activities and noise from revelers entering and leaving the applicant's existing Tavern; and

H. Whereas, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area that is already greatly saturated with licensed establishments contributing to late night noise and late night revelers when local residents are asleep between the hours of 12 AM and 4 AM, it creating additional traffic in the area, more early morning trash pick-ups and more delivery trucks rolling out kegs of beer, the storefront premises in question having never previously been licensed for the service of alcohol, never used and occupied for eating and drinking, the prior occupancy and use being a retail clothing store closing by 7 PM every evening, it not being in the public interest to add another, second late night Tavern in the same neighborhood when the applicant could remain at the storefront premises where he currently has a leasehold, there being nothing unique about this particular tavern or bar that does not already exist, there being many existing bars in taverns in the immediate area and within lower Manhattan like this one, it not being in the public interest to add yet another late night bar in an area already saturated with late night eating and drinking establishments, there being 18 existing on premise licenses within 500 ft. of the subject premises and 33 existing on premise licenses within 750 ft. of the subject premises, an additional 5 on premise licenses pending with the NYS Liquor Authority in this same area without even including the vast numbers of eating and drinking establishments in the area holding beer and wine licenses; and

I. Whereas, the licensee did present a petition in support of the current application but no one appeared in support of the license, the petition being signed by a people not living on Grand Street in the immediate impact area where the new licensed is proposed to be located; and

J. Whereas, the Soho Alliance also forwarded and presented a settlement agreement dated April 7, 1997 and executed by Thomas McKeon on behalf of the New York State Liquor Authority, wherein in 1997 the NYS SLA acknowledged that the immediate area in Soho where this particular application is being made is over-saturated with liquor licenses and further agreed to restrict all future licenses within this particular area (ie within 500 ft. of 72 Grand Street) which seek closing hours beyond 12:30 AM Monday through Thursdays and beyond 1:30 AM Fridays and Saturdays, this particular application being subject to that prior restriction agreed to and binding on the NYS Liquor Authority;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for **Corp. being formed by Scott Perez, d/b/a Toad Hall, 57 Grand St.** on its application seeking a new OP license; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA; and

THEREFORE BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2, Ma. requests that the SLA conduct a 500 foot hearing because the premises thereat has never been licensed for the service of alcohol at any point in the past.

Vote: Unanimous, with 35 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. 128 Billiard, Inc., d/b/a Tropical 128, 128 Elizabeth St. 10013 (Corporate Transfer- withdrawal)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant and/or its Attorney **failed to appear** and subsequently requested **to withdraw** its application for a corporate change of its existing on premise license and stated it will not pursue this particular license application any further with the NYS SLA;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **128 Billiard, Inc., d/b/a Tropical 128, 128 Elizabeth St. 10013** **until** the Applicant has properly 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 35 Board members in favor.

8. 219 Mulberry, LLC, d/b/a Ruby's, 219B Mulberry St. 10012 (OP- Restaurant—Layover requested)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant requested to lay over this application for an on premise and/or beer and wine license to January/2017 and did not appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **219 Mulberry, LLC, d/b/a Ruby's, 219B Mulberry St. 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 35 Board members in favor.

9. Hello Saigon, Inc., d/b/a N/A, 180 Bleecker St. 10012 (OP- Restaurant—Layover requested)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant requested to lay over this application for an on premise and/or beer and wine license to January/2017 and did not appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Hello Saigon, Inc., d/b/a N/A, 180 Bleecker St. 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 35 Board members in favor.

10. ClimbOn, LLC, Harri's Bistro, 202 Centre St. 10013 (OP- Restaurant—Layover requested)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant requested to lay over this application for an on premise and/or beer and wine license to January/2017 and did not appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **ClimbOn, LLC, Harri's Bistro, 202 Centre St. 10013 (OP – French Bistro with live music)** **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 35 Board members in favor.

11. Romagna Corp., d/b/a N/A, 182 Bleecker St. 10012 (OP- Restaurant—Layover requested)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on December 6, 2016, the Applicant requested to lay over this application for an on premise and/or beer and wine license to January/2017 and did not appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Romagna Corp., d/b/a N/A, 182 Bleecker St. 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 35 Board members in favor.

12. J Brothers Entertainment Corp., d/b/a N/A, 393 Canal St. 10013 (Transfer of OP – Karaoke Bar on 2nd fl.—withdrawn by applicant)

Whereas, the applicant appeared at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on December 6, 2016, to present a transfer application for an existing on premise license, at which time substantial concerns were raised about the existing permits in place to permit eating and drinking on the second floor of 393 Canal St., the letter for no objection for eating and drinking being on the first floor of the building facing Canal Street but not for the second floor premises in question, with a separate entrance on Thompson Street, there also being significant concerns about fire safety and egress for the second floor premises which the applicant and/or existing operator, who also appeared in support of the application, could not answer, ultimately causing the applicant with his attorney present to withdraw the application in its entirety and agreeing not to move forward with this application at the SLA;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **J Brothers Entertainment Corp., d/b/a N/A, 393 Canal St. 10013** **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 35 Board members in favor.

13. Sushi on Bedford, LLC, d/b/a Sushi on Bedford, 27 Bedford St. 10014 (New RW - Restaurant)

i. Whereas, the Applicant 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 high end omakase sushi establishment with 30 to 60 minute seatings serving sake and beer; and,

ii. Whereas, this application is for a new restaurant wine license located in a mixed-use building located on the ground floor and basement on Bedford St. between Downing St and 6th Ave for a roughly 800 sq. ft. premise (400 sq. ft. ground floor patron use, 400 sq. ft. accessory basement, no patron use) with 0 tables and 0 seats and 1 bar/sushi bar/eating counter with 11 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,

iii. Whereas, the hours of operation will be Sunday to Thursday from 12PM to 11PM and Friday to Saturday from 12PM to 12AM, all patrons will be cleared and no patrons will remain after stated closing times, 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, there will be no TV’s, there will be no use by patrons of the basement; and,

iv. Whereas, the premises is located on two separate floors, the ground floor which is for patron dining and food preparation, and in the basement which is for two storage rooms and a walk in refrigerator; the ground floor and basement are divided by a residential hallway, which the operator and proposed licensee does not have exclusive possession and control over and will never have exclusive possession and control over, the applicants explained that this Public Hallway would be the primary means for restaurant staff of egress into and out of the basement storage facilities, refrigeration facilities and food prep areas; the same public hallway is the primary means of egress into and out of the building for the residential dwellers living in the building and where their mail is delivered; the applicant stated that they would address any issues as they arose regarding the storage of alcohol in the separate basement area; and,

v. Whereas, the Applicant agreed to execute 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. Premise will be advertised and operated as a high-end omakase sushi establishment with 30 to 60 minute seatings serving sake and beer.
2. The hours of operation will be Sunday to Thursday from 12PM to 11PM and Friday to Saturday from 12PM to 12AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service high end omakase sushi restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. The premises, or any portion of the premises will not operate as a “lounge”, tavern or sports bar.
5. The premises will not have televisions.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating.
8. The premises will play quiet ambient-recorded background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.

9. The premises will not have DJ's, live music, cover charges or promoted events.
10. The premises will close all doors and windows at all times except for patron ingress and egress.
11. Will provide direct phone number to owner or general manager for local residents upon request and immediately respond to noise issues.
12. There will be no drink specials, boozy brunches or all you can drink or eat and drink specials.
13. There will be no benches outside the establishment.
14. There will be no patron lines outside the establishment.
15. Will post "please respect residential neighbors" type sign.
16. It is understood that sound mitigation is top priority.
17. Any waiting patrons will wait inside the establishment and will not wait outside the establishment.

vi. Whereas, the Applicants have been operating a smaller somewhat comparable variation of this concept for about a year called Sushi on Jones located in an outdoor food market located within CB2, Man. on the Northwest corner of Great Jones St. and Bowery which does not serve any alcohol, beer or wine, they explained that at this location on Bedford seatings are only 30 to 60 minutes long, are by reservation only, communications regarding reservations are handled by text/electronic means and as a result there are no waiting patrons, should patrons arrive early the premises is set up in such a fashion that waiting patrons can wait behind seated guests, the premises will never use outdoor benches; the applicants stated that they chose this location because it is a quiet residential charming street in the West Village and required restaurant wine license in order to be profitable and to pair with their food offerings; and,

vii. Whereas, the applicant did reach out to the local neighborhood association, the Bedford Downing Block Association (BDBA) and the BDBA responded to the applicant but did not hear back from the applicant, CB2, Man. received a number of emails in opposition and several members of the community appeared in opposition including the President of the BDBA citing the long-standing opposition to the proliferation and over saturation of liquor licenses within the immediate area, much of which is zoned residential including this premises and that this establishment exists in a grandfathered location which allows commercial uses which serve the needs of local residents, the BDBA pointed out this type of high end Omakase sushi restaurant with high turnover is a destination location and that its sighting in this residential community is highly inappropriate and would create an impact on the quality of life of this residential tenants on this residential street and that this restaurant was clearly not designed to serve the needs of the immediate neighborhood; despite the applicants agreeing to stipulations above, the BDBA and other residents remain in opposition especially in light of the destination location character of this establishment; and,

viii. Whereas, a very limited petition in support was presented by the applicant and to address the concerns of those who live in the immediate area and others, the Applicant agreed to a number of stipulations which are included above; and,

ix. Whereas, there are currently approximately 25 On Premise Liquor Licenses within 500 ft of the premises and 11 beer and wine licenses;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a new Restaurant Wine License for **Sushi on Bedford, LLC, d/b/a Sushi on Bedford, 27 Bedford 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 Wine License.

Vote: Passed, with 34 Board members in favor, and 1 in opposition (D. Diether).

14. Amber 135 Village, Inc., d/b/a Amber, 135 Christopher St. 10014 (New OP - Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a full service Asian restaurant as described via a “transfer” application from “Amber Village 135, Inc.” to “Amber 135 Village, Inc.”, the current Principal, Xi Lin will also be a Principle in the new entity; there will be no changes to the current method of operation; and,

ii. Whereas, this application is for a new restaurant on-premise liquor license via a “transfer” application for a location in a mixed-use building located on Christopher St. between Hudson St. and Greenwich St. on the ground floor for a roughly 1,000 sq. ft. premise currently occupied by Amber Village 135, Inc. #1202863 and previously Amber Village, Inc. #1260707, the proposed premises will have 12 tables and 21 seats and 1 stand up bar with 5 seats for a total of 26 interior seats, there is an existing Certificate of Occupancy; and,

iii. Whereas, the hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday and Saturday from 12PM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), 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 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, the Applicant executed a new 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 on-premise liquor license stating that:

1. The premises will be advertised and operated as an Asian restaurant as described (no changes to previous operation at this location).
2. The hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday and Saturday from 12PM to 1AM. 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 no more than 1 television no larger than 46 inches. There will be no projectors.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors and windows at 10 PM except for patron ingress and egress.
10. There is no sidewalk café include in this application (not permitted).
11. There will be no boozy brunches, no unlimited drink specials, no unlimited food & drink specials, no shot specials and no Pitchers of Beer.

v. Whereas, there are currently approximately 14 On Premise Liquor Licenses within 500 ft. of the premises and an unknown number of beer and wine licenses;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a new Restaurant On Premise Liquor License for **Amber 135 Village, Inc., d/b/a Amber, 135 Christopher 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 On Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

15. Manu, Inc., 10 Little W. 12th St. 10014 (NEW OP – Restaurant with Rear Yard Garden)

i. Whereas, the Applicant again 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 full service Italian restaurant where the restaurant Revel has previously operated after having first appeared in November 2016 at which time they agreed to present additional information; and

ii. Whereas, this application is for a new restaurant on-premise liquor license located in a commercial building on the ground floor, rear yard with retractable roof and accessory basement (no patrons in basement) on Little West 12th St. between Washington St and Ninth Ave for a roughly 3000 sq. ft. premise (750 sq. ft. accessory basement, no patron use) with 38 tables and 88 table seats and 2 stand-up bars with 16 seats, there is a rear yard garden with a retractable roof which will operate as stipulated below, there is a sidewalk café which will have no more than 8 tables and 16 seats; and,

iii. Whereas, there is NO existing Certificate of Occupancy for this use and the current licensee at this location ITM Garden, Inc. d/b/a Revel Garden SN#1165241 was issued a SLA license nevertheless and has been operating an eating and drinking establishment with rear yard garden without a valid Certificate of Occupancy/Place of Assembly Permit and have been issued multiple ECB violations by the NYC Department of Buildings for these violations which have never been corrected; the current Applicant has stated and NYC DOB filings show that there is an application in process to correct this situation and the applicant stated that their lease will not commence until there is a new C of O and have stipulated as such; and,

iv. Whereas, the hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday to Saturday from 12PM to 2AM, all patrons will be cleared and no patrons will remain after stated closing times, music will be quiet background only consisting of music from ipod/cd’s (i.e. no active manipulation of music – only passive prearranged music), premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, there will be no TV’s, there will be no use by patrons of the basement, the rear yard garden operation will be governed by the stipulations below; and,

v. Whereas, the Applicant agreed to execute 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 on-premise liquor license stating that:

1. Premise will be advertised and operated as a full service Italian restaurant.
2. The hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday to Saturday from 12PM to 2AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service Italian restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.

4. The premises, or any portion of the premises will not operate as a “lounge”, tavern or sports bar.
5. The premise has 6 existing televisions, which are no larger than 46 inches. There are no projectors. All televisions are located in the interior of the building space and not in the rear yard garden.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will operate their sidewalk café no later than 10 PM Sunday-Thursday and 11PM Friday-Saturday (no patrons will remain in sidewalk café after sidewalk café closing hour).
8. The premises will play quiet ambient-recorded background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
9. The premises will not have DJ’s, live music, cover charges or promoted events.
10. The premises will close all doors by 10PM each night except for patron ingress and egress.
11. Will provide direct phone number to owner or general manager for local residents upon request and immediately respond to noise issues.
12. Applicant will install air conditioning including for rear yard garden enclosure.
13. There is a rear yard garden, which has a retractable roof.
14. The rooftop enclosure for the rear garden will close no later than 10PM 7 days a week.
15. There will be no music ever in the rear yard ever when the retractable roof is open.
16. When there is music in the rear yard when the roof is closed, it will be quiet background music.
17. This application includes patron use of the ground floor of this establishment only.
18. The sidewalk café has no more than 8 tables and 16 seats.
19. *Will obtain all permits prior to opening including new certificate of occupancy.*

vi. Whereas, the Applicants have been managing the current restaurant operating as ITM Garden, Inc. d/b/a Revel Garden and have agreed to stipulate to operating as described above in light of community concerns and ongoing issues in particular regarding noise, music and the rear yard garden; and,

vii. Whereas, the applicant did reach out to local neighborhood residents and met with them and after initial opposition, residents indicated that they were satisfied with the new application provided the applicant adhere to the stipulations outlined above and securing ALL proper Department of Building Permits, Certificates and relevant documentation; and

viii. Whereas, a very limited petition in support was presented by the applicant and to address the concerns of those who live in the immediate area and others, the Applicant agreed to a number of stipulations which are included above; and,

ix. Whereas, there are currently approximately 30 On Premise Liquor Licenses within 500 ft. of the premises and an unknown number of beer and wine licenses;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant On-Premise Liquor License for **Manu, Inc., 10 Little W. 12th 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 Wine License.

Vote: Unanimous, with 35 Board members in favor.

16. Bill's 22 Ninth Avenue, LLC, d/b/a Bills Bar & Burger, 22 9th Ave. 10014 (Corp Change OP – Restaurant SN#1230270)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1230270 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry's Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as a small casual restaurant serving classic hamburgers, hotdogs, sandwiches, salads and shakes; and,

ii. Whereas, the existing restaurant on-premise liquor license is located in a commercial use building located on 9th Avenue with frontage also on Hudson St. between West 13th St and West 14th St for a roughly 2,300 sq. ft. premise (grnd. floor & bsmt.) with 23 tables and 50 seats and 1 standup bar with 6 seats on the interior for a total of 56 interior seats; there is a sidewalk café on Hudson St with 4 tables and 16 seats and a sidewalk café on 9th Avenue with 6 tables and 20 seats; there is an existing Temporary Certificate of Occupancy which is valid for 90 days only and needs to be renewed every 90 days until a permanent Certificate of Occupancy is issued; and,

iii. Whereas, the hours of operation of the interior will be from 11AM to 4AM 7 days a week (no patrons will remain after closing time); hours of operation for the Hudson St. Sidewalk Café will be Sunday from 10AM to 11PM and Monday to Saturday from 8AM to 11PM; hours of operation for the Ninth Avenue Sidewalk Café will be Sunday from 10AM to 12AM and Monday to Saturday from 8AM to 12AM; 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 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. 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 on premise liquor license stating that:

1. Premise will be advertised and operated as a small casual restaurant serving classic hamburgers, hotdogs, sandwiches, salads and shakes.
2. The interior hours of operation will be Sunday to Tuesday from 11AM to 12AM, Wednesday from 11AM to 1AM, Thursday from 11AM to 2AM and Friday & Saturday from 11AM to 4AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. Will operate a small casual restaurant as described with the kitchen open and full menu items available until closing every night.
4. 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.
5. The premises will have no more than 6 televisions no larger than 46". There will be no projector tv's.
6. The premises will not permit dancing.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including a licensed 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, or promoted events.
10. The premises will close all doors and windows at 10PM every night and anytime there is amplified music.

11. The Sidewalk Café on Hudson St. has 4 tables and 16 seats. The hours of operation for the Hudson St. Sidewalk Café are Sunday from 10AM to 11PM and Monday to Saturday from 8AM to 11PM. All patrons will be cleared and no patrons will remain after stated closing times.
12. The Sidewalk Café on Ninth Avenue will have 6 tables and 20 seats. The hours of operation for the Ninth Avenue Sidewalk Café are Sunday from 10AM to 12AM and Monday to Saturday from 8AM to 12AM. All patrons will be cleared and no patrons will remain after stated closing times.
13. Sidewalk café will conform to approved plans at all times.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant on-premise liquor license **SN 1230270** for **Bills 22 Ninth Avenue, LLC d/b/a Bills Bar & Burger, LLC, 22 9th Ave. 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 On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

17. 675 Hudson Vault LLC, d/b/a Dos Caminos/Troy Liquor Bar, 675 Hudson St. 10014 (Corp Change OP SN#1101314)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1101314 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry’s Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates on the ground floor as Dos Caminos, a full service restaurant and in the basement as Troy Liquor Bar operated as a tavern; and,

ii. Whereas, the existing restaurant on-premise liquor license is located in a mixed use building located on Hudson St. on the ground floor and basement with access from Ninth Avenue , there are 13 tables and 66 seats in the basement and 101 tables and 324 seats on the ground floor including the existing sidewalk café, there is 1 standup bar in the basement with no seats and 1 standup bar on the ground floor with 14 bar seats; the seating is as depicted on provided diagrams; there is an existing sidewalk café on both Hudson St and Ninth Avenue; there is an existing Temporary Certificate of Occupancy and Place of Assembly Permits for basement and ground floor; and,

iii. Whereas, the hours of operation on the ground floor for Dos Caminos will be 11:30AM to 12AM Sunday to Thursday and 11:30AM to 1AM Friday and Saturday, the hours of operation in the basement for Troy Liquor Bar will be 6PM to 12AM Sunday to Wednesday, 6PM to 2AM Thursday, and 6PM to 4AM Friday and Saturday (no patrons will remain after closing time); 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 10PM except for patron ingress and egress, there will be no d.j. on the ground floor, dj only permitted in the basement, no live music; and

iv. 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 on premise liquor license stating that:

1. On the ground floor, Dos Caminos will be advertised and operated as a full service restaurant, in the basement, Troy Liquor Bar will be operated as a bar.

2. The hours of operation on the ground floor for Dos Caminos will be 11:30AM to 12AM Sunday to Thursday and 11:30AM to 1AM Friday and Saturday. The hours of operation in the basement for Troy Liquor Bar will be 6PM to 12AM Sunday to Wednesday, 6PM to 2AM Thursday, and 6PM to 4AM Friday and Saturday. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service restaurant with a full food menu available at all times and the kitchen will remain open at all hours of operation on the ground floor and the basement will operate as a tavern with minimal food service requirements.
4. The premise has 2 existing televisions, which are no larger than 46 inches. There are no projectors.
5. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
6. The premises will operate their sidewalk café no later than 10 PM Sunday-Thursday and 11PM Friday-Saturday (no patrons will remain in sidewalk café after sidewalk café closing hour).
7. The premises will play background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
8. The premises will not have live music.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. DJ's are permitted in the basement only. Music in the basement may be at a higher level, but will still be background music only.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant on-premise liquor license SN 1101314 for **675 Hudson Vault LLC, d/b/a Dos Caminos/Troy Liquor Bar, 675 Hudson 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 On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

18. The Vault, LLC, d/b/a Lively, Vault at 675 Hudson St. 10014 (Corp Change OP – Restaurant SN#1226150)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1226150 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry’s Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as an upscale lounge tavern in the basement; and,

ii. Whereas, the existing on-premise liquor license is located in a mixed-use building located on Hudson St. in the basement, there are 7 high-top tables with no seats, 1 bar with 12 bar seats and 2 benches with which seat between 15 to 25 people each; the seating is as depicted on provided diagrams; there is an existing Temporary Certificate of Occupancy; and,

iii. Whereas, the hours of operation will be from 12PM to 4AM 7 days a week (no patrons will remain after closing time); music will be background only, all doors and windows will be closed at 10PM except for patron ingress and egress, there will be d.j.’s and there may be live music, but there will be no promoted events or events for which there are cover charges; and,

iv. 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 on premise liquor license stating that:

1. Premise will be advertised and operated as an upscale lounge.
2. The hours of operation will be from 12PM to 4AM 7 days a week.
3. The premises will operate as an upscale lounge, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. The premises will not operate as a sports bar.
5. The premise will not have televisions.
6. The premises will not permit dancing.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating.
8. The premises will play quiet ambient-recorded background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
9. The premises will not have cover charges or promoted events.
10. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
11. No sidewalk café is included in this application.
12. The premises does not currently have a DCA Cabaret License and dancing is not permitted.
13. Premises will keep current at all times a valid Place of Assembly Permit.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Corporate Change application for the existing on-premise liquor license SN **1226150** for **The Vault, LLC, d/b/a Lively, Vault at 675 Hudson 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 On-Premise Liquor License.

VOTE: THIS APPLICATION WAS LAID OVER AT THE FULL BOARD TO THE FEBRUARY SLA AGENDA. PLEASE REPLACEMENT RESOLUTION FURTHER IN THE DOCUMENT.

19. 475 SoHo, LLC, d/b/a Dos Caminos SoHo, 475-477 West Broadway 10012 (Corp Change OP – Restaurant SN#1131102)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#**1131102** whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry’s Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as a full service restaurant with an outdoor dining area within the property line; and,

ii. Whereas, the existing restaurant on-premise liquor license is located in a mixed use building located on the corner of West Broadway and West Houston St. with interior and exterior seating totaling 66 tables and 195 table seats, 1 standup bar with 10 seats, and cocktail seat for 18 for a total of 223 seats; there is no sidewalk café but there is an existing outdoor seating area within the property line, there is an existing Certificate of Occupancy; and,

iii. Whereas, the interior hours of operation will be from 11AM to 12AM 7 days a week (no patrons will remain after closing time); outdoor seating area/garden will close Sunday to Tuesday at 10PM, Wednesday to Thursday at 11PM and Friday and Saturday at 12AM; 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 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there is existing quiet ambient background music utilized in the outdoor area which will remain and will not be audible in any residences; and,

iv. 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 on premise liquor license stating that:

1. Premise will be advertised and operated as a full service restaurant.
2. The interior hours of operation will be from 11AM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. 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.
5. The premises will have no more than 3 televisions no larger than 46”. There will be no projector tv's.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ's, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There may be DJ's in the interior of the premises, but only for special events.
11. The outdoor seating area/garden will close Sunday to Tuesday at 10PM, Wednesday to Thursday at 11PM and Friday and Saturday at 12AM.
12. There is existing music in the outdoor area, which will continue to be quiet ambient, recorded background music only.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Corporate Change application for the existing restaurant on-premise liquor license SN **1131102** for **475 SoHo, LLC, d/b/a Dos Caminos SoHo, 475-477 West Broadway 10012**, 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 On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

20. Strip House Restaurant NY, LLC, d/b/a Strip House, 13 East 12th St. 10003 (Corp Change OP – Restaurant SN#1256887)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1256887 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry's Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as full service restaurant - steakhouse; and

ii. Whereas, the existing restaurant on-premise liquor license is located in a mixed-use building located on 12th Street for a roughly 3,000 sq. ft. premise with 33 tables and 106 seats and 1 standup bar with 12 seats on the interior for a total of 118 interior seats as depicted on the diagrams presented; there is an existing Certificate of Occupancy; and,

iii. Whereas, the hours of operation will be from 5PM to 12AM 7 days a week (no patrons will remain after closing time); 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 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. 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 on premise liquor license stating that:

1. Premise will be advertised and operated as a full service restaurant – steak house.
2. The hours of operation will be from 5PM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service steak house restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. 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.
5. The premises will have no more than 1 television no larger than 46”. There will be no projector tv's.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ's, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There is no sidewalk café.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant on-premise liquor license SN 1256887 for **Strip House Restaurant NY, LLC, d/b/a Strip House, 13 East 12th St. 10003, 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 On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

21. Strip House Restaurant NY, LLC, d/b/a Strip House Grill, 11 East 12th St. 10003 (Corp Change OP – Restaurant SN#1258800

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1258800 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry's Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as casual but sophisticated restaurant - steakhouse; and,

ii. Whereas, the existing restaurant on-premise liquor license is located in a mixed-use building located on 12th Street with 17 tables and 35 seats and 1 standup bar with 14 seats for a total of 49 interior seats as depicted on the diagrams presented; there is an existing Certificate of Occupancy; and,

iii. Whereas, the hours of operation will be from 5PM to 12AM 7 days a week (no patrons will remain after closing time); 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 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. 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 on premise liquor license stating that:

1. Premise will be advertised and operated as a casual but sophisticated restaurant.
2. The hours of operation will be from 5PM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a casual restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. 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.
5. The premises will have no more than 1 television no larger than 46”. There will be no projector tv's.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ's, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There is no sidewalk café.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Corporate Change application for the existing restaurant on-premise liquor license SN **1258800** for **Strip House Restaurant NY, LLC, d/b/a Strip House Grill, 11 East 12th St. 10003**, 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 On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

22. BIO 375 Broadway, LLC and Guateng, LLC, d/b/a Jacks Wife Freda & BIO, 375 West Broadway 10012 (New TW)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a tavern wine license in November 2016 for “a new shopping concept in the rising shared space industry, which combines high design, prime location, innovative retailers and online shopping within a brick and mortar shop. Bio combines the following in one location: flexible, showroom style retail spaces, social seating areas, and a bar/cafe space by Jack's

Wife Freda”, there will be 32 “galleries” for online brands, the Applicant requested that the Application not be presented to CB2’s Full Board until December 2016 in order to have more time to execute the stipulations agreement outlined below; and,

ii. Whereas, this application is for a new restaurant wine license at a previously unlicensed location (formerly Anthropologie) in a 5-story commercial building on West Broadway (with an entrance also from Wooster Street) between Spring St. and Broome St. for a roughly 12,800 sq. ft. premise (ground floor 9,800 sq. ft., basement 3,000 sq. ft. – no patrons in basement); 17 tables and 37 table seats, 2 standup bars with 29 seats for a total of 66 seats; the applicant presented a Certificate of Occupancy; and,

iii. Whereas, the hours of operation will be from 8AM to 10PM 7 days a week (no patrons will remain after closing time), 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 9PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, premises will normally operate in the manner described and open to the public, however from time to time there may be special events which will highlight the specific brands of those innovative retailers located within the premises, there will be no more than 4 special events per month, those special events could be from anywhere from guests up to 150 guests and would be subject to stipulations as outlined below; during special events, guest entry and exit will only be through West Broadway, CB2, Man. was assured that these events would not be disruptive to the community or create an impact; and,

v. 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. Premises will be advertised and operated as a bar and café space with food within a flexible showroom style retail space with many separate fixed individual showroom spaces with several social seating areas within the premises.
2. The permissible hours of operation will be from 8AM to 10PM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. Premises will operate as a café and bar with the food preparation area open and regular menu items available until closing every night.
4. 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.
5. Premises will not have televisions.
6. Premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. Premises will not operate a backyard garden or any outdoor area for commercial purposes.
8. Premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. Premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances except as provided for in #14.
10. Premises will not have French doors, operable windows or open facades and will close all doors and windows at 9 PM except for patron ingress and egress.
11. There will be no patron use of basement.
12. Applicant will not have sidewalk benches unless a permit is received from the Department of Consumer Affairs or “A” frame signage on the street.
13. There will be no unlimited drink or all you can eat and drink specials. There will be no bottomless brunches or advertised boozy brunches at anytime.

14. Special Events: The premises will have no more than 4 special events per month. The 4 special events are limited to industry related events that can occur during any portion of the day or evening for up to 300 persons. There will be no weddings, birthday parties etc. Irrespective of the type of special events, all special events will end by midnight with all patrons gone and all load out of special equipment completed at that time or left for the following day after 8AM. There may be incidental use of projectors, dj's for music or live music performances in support of the events. The projectors, dj's and live music will not be for patron dancing. During all special events, only the West Broadway entrance will be utilized for patron ingress and egress; the Wooster St. entrance will have a trained staff member placed there directing patrons and participants to use the West Broadway Exit only when leaving or entering the premises.
15. Special Events will be managed by BIO in a manner that will not cause undue impact to the surrounding community.
16. A general manager's phone number will be provided to any local resident requesting it in order to address issues as they might arise during the course of operations that would impact surrounding residents.
17. Premises will obtain a Place of Assembly permit prior to operating.

vi. Whereas, the applicant reached out to area groups and residents, a petition in support was presented and concerns raised were addressed by the stipulations agreed to by the applicants; the principles associated with the portion of the premises operating as Jack's Wife Freda have other licensed premises within CB2, Man.;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Tavern Wine License for **BIO 375 Broadway, LLC and Guateng, LLC, d/b/a Jacks Wife Freda & BIO, 375 West Broadway 10012, 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 Tavern Wine License.

Vote: Unanimous, with 35 Board members in favor.

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

23. RH NY MP F&B, LLC, d/b/a TBD (Restoration Hardware), 9-19 Ninth Ave. 10014 (NEW RW – complex)

Whereas, after appearing before CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016 the Applicant requested to **layover** this application for a new restaurant wine license for a 5-story premises operating as an upscale interior design gallery/interior decorating establishment and furniture showroom with a full service restaurant on the 5th floor and grab and go/pantry on the 4th floor and exterior showroom area on the 5th floor in order to have further dialogue if necessary and consider the requests of the committee and local residents; the SLA Committee was prepared to present a resolution recommending Denial of the Application to the Full Board of CB2 Manhattan in particular as it related to use of outdoor music on the exterior portions of the 5th Floor, but was willing to re-calendar the item on the January 2017 Agenda provided the applicant did not file his application with the SLA until then;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **RH NY MP F&B, LLC, d/b/a TBD (Restoration Hardware), 9-19 Ninth Ave. 10014, until** the Applicant has re-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 35 Board members in favor.

24. Casita West Village, LLC, d/b/a Casita, 681 Washington St. 10014 (New OP Restaurant – Previously Unlicensed)

Whereas, after appearing before CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016 the Applicant requested to layover this application for a new restaurant on-premise liquor license in order to continue to meet with local residents, to address outstanding issues and to present additional materials that he believes were not presented at the initial hearing; the SLA Committee was prepared to present a resolution recommending Denial of the Application to the Full Board of CB2, Man., but was willing to re-calendar the item on the January 2017 Agenda provided the applicant did not file his application until late January with the SLA so as to allow the presentation of additional materials and results of any additional outreach; the applicant will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Casita West Village, LLC, d/b/a Casita, 681 Washington 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 35 Board members in favor.

25. Entity to be formed by John Witham, d/b/a Pocket Bar, 14 Bedford St. 10014 (TW-Tavern Wine) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016 the Applicant requested to withdraw this application for a new tavern wine license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Entity to be formed by John Witham, d/b/a Pocket Bar, 14 Bedford 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 35 Board members in favor.

26. FB 35 East 13, Inc., d/b/a N/A, 35 East 13th St. 10003 (New OP - Layover)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016 the Applicant requested to layover this application for a new on-premise liquor license across multiple floors with outdoor rooftop and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **FB 35 East 13, Inc., 35 E. 13th 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 35 Board members in favor.

27. The Meatpackers, Inc. d/b/a TBD, 1-3 Little West 12th St. 10014 (New OP – Layover)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016 the Applicant requested to layover this application for a new on-premise liquor license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **The Meatpackers, Inc. d/b/a TBD, 1-3 Little West 12th 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 35 Board members in favor.

28. The Vault, LLC, d/b/a Lively, Vault at 675 Hudson St. 10014 (Corp Change OP – Restaurant SN#1226150 - Layover) (SEE #18)

Whereas, after this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016, the Applicant requested to layover this application for a corporate change to an existing on-premise liquor license, the premises being currently closed, and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **The Vault, LLC, d/b/a Lively, Vault at 675 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 35 Board members in favor.

TRAFFIC AND TRANSPORTATION

Resolution requesting replacement of overly bright LED street lights with less harsh and glaring street lights on Barrow/Bedford Streets.

Whereas the NYC Department of Transportation (DOT) recently installed new excessively bright LED street lights on Barrow/Bedford Sts. that residents report inundate their environment with a harsh, eerily blue-toned glare; and

Whereas these new LED lights have interfered both with people's ability to sleep and their ability to concentrate, while also depriving their locality of its formerly warm and neighborhood-friendly atmosphere by inflicting an all-pervasive strip-mall-like overpowering glow; and

Whereas blue LED lights also can disturb body clocks and behavior patterns, posing a further concern for harm from their unnatural intensity; and

Therefore be it resolved that CB2, Man. strongly urges DOT to immediately replace the overly bright LED street lights on Barrow/Bedford Streets with streetlights that are warmer in color, lower in wattage and intensity and covered with appropriate shielding.

Vote: Passed, with 34 Board Members in favor, and 1 in opposition (R. Sanz).

Respectfully submitted,

Keen Berger
Secretary
Community Board #2, Manhattan