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## COMMUNITY BOARD NO. 2, MANHATTAN

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

### FULL BOARD MINUTES

**DATE:** January 23, 2020  
**TIME:** 6:30 P.M.  
**PLACE:** Scholastic Building, 130 Mercer Street, Auditorium

**BOARD MEMBERS PRESENT:** Keen Berger, Carter Booth (Chair), Katy Bordonaro, Anita Brandt, Amy Brenna, Richard Caccappolo, Ritu Chatree, Erik Coler, Valerie De La Rosa, Doris Diether, Mar Fitzgerald, Cormac Flynn, Joseph Gallagher, Susan Gammie, David Gruber, Wayne Kawadler, Susan Kent, Jeanine Kiely, Patricia Laraia, Michael Levine, Janet Liff, Edward Ma, Maud Maron, Matthew Metzger, Daniel Miller, Brian Pape, Donna Raftery, Lois Rakoff, Bo Riccobono, Robin Rothstein, Rocio Sanz, Scott Sartiano, Shirley Secunda, Kristin Shea, Frederica Sigel, Georgia Silvera Seamans, Shirley Smith, Susan Wittenberg, Adam Zeldin

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** Susanna Aaron, Tom Connor, Robert Ely, Sandy Russo

**BOARD MEMBERS ABSENT:** Cathy Sullivan

**BOARD MEMBERS PRESENT/ARRIVED LATE:** Coral Dawson, Jonathan Geballe, Chenault Spence, Antony Wong

**BOARD MEMBERS PRESENT/LEFT EARLY:** Erik Coler, Maud Maron

**BOARD STAFF PRESENT:** Bob Gormley, District Manager; Josh Thompson, Assistant District Manager, and Florence Arenas, Community Coordinator

**GUESTS:** Jacob Priley, Senator Brad Hoylman's office; Eliana Cohen, Senator Brian Kavanagh's office; Andrew Chang, Manhattan Borough President Gale Brewer's office; Charles Anderson, Assembly Member Deborah Glick's office, Patrice Comerford, Council Speaker Corey Johnson's office; Irak Cehonski, Council Member Carlina Rivera's office; Anthony Drummond, Council Member Margaret Chin's office; Sophia Laskaris, Jany Edis, Darlene Lutz, Kevin Watts, Donald Knight, Danielle Lee, Chandler Forsythe, William Beshears, Robert Morris, Florent Morellet, Michael Madrid, Dennis Griffith, Mark Dicus, Judy Pesin, William Thomas, Marna Lawrence, Mohamed Attia, Connie Murray, Casey Berkovitz, Peter Davies, Jordan Stein, Doug Newman, Anne Mitcheltree, Tim Dingman, George Santana, Christopher Marte, Spencer Heckwolf, Stephen Nyarko, Anna Quinn, Min Ping Mei, Shivani Pronzulez, Akeela Azcuy, James Lu, Stephen Nuzzo, Danielle Contillo, Alex Kouzemtchenku, Eddie Panta, Sean Devine, Ilya Scheretenburg, Justin Potter, Len Thypin, Ted Russell, Dillon Bonnell, Duncan Abdelnour

**MEETING SUMMARY**

Meeting Date – January 23, 2020  
Board Members Present – 41  
Board Members Absent with Notification – 4  
Board Members Absent - 1  
Board Members Present/Arrived Late - 4  
Board Members Present/Left Early – 2

**I. SUMMARY AND INDEX**

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**II. PUBLIC SESSION**

**Non-Agenda Items**

Safety/Security in the Village

Robert Morris spoke regarding this issue.

NYS GIG Economy Bill

Robin Rothstein spoke against the proposed bill.

**Land Use & Business Development Items**

Envision SoHo/NoHo; A Summary of Findings and Recommendations

Florent Morellet, Alex Kouzemtchenko, Casey Berkovitz, Spencer Heckwolf, Dan Miller, Ken A., and Will Thomas, spoke in favor of the proposal and more affordable housing.

Connie Murry and Jordan Stein spoke against the rezoning proposal.

Marna Lawrence and Akeela Azcuy spoke regarding the rezoning proposal.

Eddie Panta spoke, stating the pros and cons of the proposal.

### **Quality of Life Items**

NYC City Council Intro 116: Creating an Office of Street Vendor Enforcement, Establishing a Street Vendor Advisory Board and Expanding Availability of Food Vendor Permits

Mark Dicus spoke against the vending resolution.

Mohamed Attia spoke in favor of Intro 116.

Sophia Laskaris spoke regarding street vending.

### **Traffic & Transportations**

Presentation by NYC Dept. of Transportation and Sam Schwartz Engineering on the independent monitoring program for 14<sup>th</sup> St. Transit and Truck Priority Pilot Project and update on the pilot project

Judy Pesin spoke against the 14<sup>th</sup> busway.

### **ADOPTION OF AGENDA**

#### **III. ELECTED OFFICIALS PRESENT AND REPORTING**

Jacob Priley, Senator Brad Hoylman's office

Eliana Cohen, Senator Brian Kavanagh's office;

Charles Anderson, Assembly Member Deborah Glick's office

Andrew Chang, Manhattan Borough President Gale Brewer's office

Patrice Comerford, Council Speaker Corey Johnson's office

Anthony Drummond, Council Member Margaret Chin's office

Irak Cehonski, Council Member Carlina Rivera's office

#### **IV. ADOPTION OF MINUTES**

Adoption of December 2019 minutes

#### **V. BUSINESS SESSION**

1. **Chair's Report** Carter Booth reported.

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

## STANDING COMMITTEE REPORTS

### LANDMARKS AND PUBLIC AESTHETICS

1. **66 and 68 W. 10<sup>th</sup> St. - 1)** Application is to modify a window opening at the ground floor of 68 W. 10<sup>th</sup> St., install a door to provide barrier-free access and modify an existing exterior areaway stair to provide a second means of egress as per code.

A. The proposed modifications are motivated by the prospect of doubling the commercial space by adding the basement of 66 W. 10<sup>th</sup> St. , which is zoned residential, to the existing commercial space in the basement of 68 W. 10; and

B. The ground floor west window of #68 is to be replaced with a new door that is not historic in design, that provides sidewalk access to an elevator vestibule to provide handicapped access to the basement, and the adjacent areaway is to be covered with a concrete structural slab covered in bluestone; and

C. An existing window at the basement level below the new entrance is to be walled up with rusticated brownstone, matching the existing wall; and

D. A new metal stair with extensive railings extending from the sidewalk level at the areaway of #68 down to an existing basement level entrance in the areaway of #66 will replace the existing utilitarian metal stairs; and

E. A simple blade sign to conform to regulations for blade signs in the district is to be installed on the western edge of #66 and illuminated by a simple hanging lamp; and

F. A spokesperson representing a group of tenants in the building made strong objections to the application, detailing a history of bad actions of the landlord, especially with respect to maintenance and general care of the building, and represented that an apartment in the location of the proposed elevator would be removed; and

G. The street level door disturbs the symmetry of the building and the symmetry of the two identical adjacent buildings that, though in a condition of disrepair, are intact in their original state; and

H. The stairway intrudes into the ground floor area and is not in harmony with the building and the ironwork introduces an unwelcome fussiness to the areaway intended as a service area; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application as unacceptably altering the historic design and character of the building.

Vote: Unanimous, with 41 Board members in favor.

2. **66 and 68 W. 10<sup>th</sup> St. - 2)** Application is to request that the LPC issue a report to the City Planning Commission relating to an application for a 74-711 Modification of Use to allow commercial use at the basement floor of 66 W. 10<sup>th</sup> St.

**Whereas:**

A. The request for modification of use of #66 pursuant to a 74-711 is to combine the basements of #66 and #68 into one commercial space. Building #68's C of O permits commercial use in its basement and Building #66's C of O does not permit commercial use; and

B. The two buildings, #66 and #68, are of identical design and, though in a condition of disrepair, are intact in their original state; and

C. The request is accompanied by a detailed report about necessary restoration and maintenance for #66 in order to justify the issuance of a 74-711 permit for modification of use; and

D. The unusual situation in this application is that the stringent regulations concerning restoration and maintenance under a 74-711 permit will apply only to #66. Building #68 will be left as is, resulting one building's being resorted and the twin building's being in the current condition and creating an unacceptable mismatch between identical adjacent buildings whose exact match with each other is intact and significant in this historic district; and

E. The applicant made clear, when questioned, that the owner has no current plans to or intention of restoring the façade of #68; now

**Therefore be it resolved** that CB2, Man. recommends that the Landmarks Commission recommend **denial** of a 74-711 by the City Planning Commission because of the harm that it would cause to historical character of the property (#66 West 10<sup>th</sup> Street) and the adjacent identical building (#68 West 10<sup>th</sup> Street).

Vote: Unanimous, with 41 Board members in favor.

3. **643 Hudson St. –** Application is to install a barrier-free access ramp.

**Whereas:**

A. The proposed ramp is large, intrusive to the sidewalk and streetscape, and does not appear to conform to zoning regulations; and

B. The layout, as presented, necessitates passing through the sidewalk café area to reach both the commercial entrance and the building's residential entrance and leaves questionable clearance between the sidewalk café and the curb and tree pit; and

C. There is question as to whether the configuration provides proper egress from the commercial entrance; and

D. The ADA access could be provided with unobtrusive sidewalk grading and interior modifications; and

E. Members of the public spoke in opposition to the application; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application because the proposal to provide ADA access to the commercial space necessitates passing through the commercial space (sidewalk café) to access the residential entrance, is unnecessarily intrusive on the sidewalk and excessively obtrusive to the adjoining historic buildings and the district.

Vote: Unanimous, with 41 Board members in favor.

**4. 19 Barrow St. – Application is to raise the roof level, construct a rooftop addition, install new pavers on a newly constructed roof deck, raise the rear parapet, install a glass fence, eliminate certain chimneys, and extend the remaining chimney.**

A. The proposed dark metal sloping roof is, at its peak, 16'-4" above the existing roof and is to increase the ceiling height in the top floor apartment and thereby also provide access to a newly constructed roof terrace; and

B. The proposed addition of the pitched roof, spanning the entire front of the building, creates an obstruction for FDNY access to the entire building and roof; and

C. There is no provision for the code- required green roof and no alternate provisions were proposed; and

D. The rear parapet will be raised to meet the new roof and a glass railing will be installed to meet code; and

E. The sloped roof with domed skylights appears to be of a suburban style design, is not in harmony with the historical character of the building or district, and is considerably more than minimally visible from 7th Avenue South; and

F. The excessive height of the proposed new roof is not justified by the need to increase the ceiling height of the top floor apartment to provide access to a roof deck which could be provided by a small bulkhead type structure toward the rear of the building; and

G. A simple metal railing would be more in keeping with the historical character of the building; and

H. A member of the Committee represented that the building has been under a 74-711 permit for some years and no maintenance or restoration work, as required by the permit, has been undertaken.

I. There was considerable opposition to the application from residents of the building and one tenant offered documentation purporting to show that the current ceiling height of the top floor differs from those represented by the applicant; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of the application as being an oversized roof top addition to accomplish the stated need for the modifications, and further notes that the design is not compatible with the historic building or district, and does not propose a green roof or alternate arrangements.

Vote: Unanimous, with 41 Board members in favor.

**5. 199-201 Prince St.** - Application is to remove the existing awning and entry door with transom and install new entry doors with glass transom, new exterior light fixtures, and renovate the ground floor vestibule and interior hallways and stairs.

**Note: The full application was heard by the CB2 Landmarks Committee in September 2019 and a revision was presented at the January 2020 meeting. This resolution addresses the full application as amended by the applicant.**

**Whereas:**

- A. The existing apartment entry door, awning above entry door, and lighting fixtures are to be removed; and
- B. The door is to be replaced with a ten lite door that is more in keeping with the facade and the transom will be restored; and
- C. Light fixtures on either side of the entry reference the ironwork of the fire escape and are of a style suitable to the building however they are too large for the space and detract from the original details of the building; and
- D. The applicant represented that the lighting fixtures can be replaced with a smaller version of the same design; now

**Therefore be it resolved** that CB2, Man. recommends:

- A. **Approval** of the removal of the canopy and the replacement of the door and transom; and
- B. **Approval** of the lighting fixtures provided that a smaller version in the same design is used.

Vote: Unanimous, with 41 Board members in favor.

**6. 525 Broadway** –Application is to replace the 8 ground floor steel, multilight windows with new aluminum windows at the Broadway and Spring Street elevations.

**Whereas:**

- A. The proposed replacement windows are faithful reproductions of the existing steel frame windows with the width of the mullions lightly wider to accommodate necessary structural requirements and allow for the installation of insulated glazing; and
- B. The proposed light beige color matches a historical color of the existing windows; now

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

Vote: Unanimous, with 41 Board members in favor.

**7. 340 Lafayette St.** – Application is to install roof equipment (pollution control unit and exhaust fan) on steel dunnage, and install equipment screen to match previously approved equipment screen.

**(LPC Staff is reviewing this application.)**

**8. 34 Bank St.** – Application is to renovate an existing two-family dwelling, change of use from a multiple dwelling into a single-family private dwelling and construct a penthouse addition and rear extension.

**Whereas:**

- A. The front façade will be restored to its original historical design with a black paint color approved by LPC; and
- B. The existing assorted extensions are of no historical significance and will be demolished and replaced by a new extension from the basement level through the second floor, stepped back at the third floor and revealing the original fourth floor façade, that is marginally deeper than the existing extensions and slightly short of the neighboring building’s extension; and
- C. The three levels of the extension have walls of divided lite doors that creates a non- historic “window wall” appearance with no tripart separation; and
- D. The profusion of railings on every floor and the roof give an unwelcome busy appearance to the façade; and
- E. The penthouse is not visible from any public thoroughfare; now

**Therefore be it resolved** that CB2, Man. recommends:

- A. **Approval** of the front façade restoration and the non-visible penthouse; and
- B. **Approval** of the demolition of the existing extensions and the bulk and design of the replacement extension; and
- C. **Denial** of the walls of multi-lite doors in the extension and recommend that they be separated in some fashion to reference the three-window historical configuration of the original façade; and
- D. **Denial** of the excessive railings with the recommendation that the third floor masonry parapet be raised to the height required by code to eliminate on floor of continuous railings.

Vote: Unanimous, with 41 Board members in favor.

**9. 3 9th Ave.** - Application is to replace the existing storefront at the corner of Gansevoort St. and 9<sup>th</sup> Ave., with a continuous stone surrounding metal-framed glass and a pin mounted metal sign affixed to the Gansevoort Street Façade of the original row house.

**Note: The full application was heard by the CB2, Man. Landmarks Committee in December 2019 and a revision was presented at the January 2020 meeting. This resolution addresses the full application as amended by the applicant.**

**Whereas:**

- A. The existing condition of the infill is undistinguished with the original piers exposed and plain glass windows.



- B. The proposal is to impose a completely modern façade construction, in Portland cement and glass with a black metal awning, onto the original building which will erase the separation between the Greek Revival house and the neighboring contemporary storefront; and
- C. The assertive, modern design and its replacement of the ground floor of the house facade appears to be a screen hiding the original structure with the upper floors seeming to be a penthouse atop a new structure;
- D. The design calls for the demolition of considerable historic material; and
- E. There is a prominent railing on the roof of the extension that is proposed to be covered with plantings; and
- F. The signage proposed is a script rendering of the name of the tenant on sign band above the display windows on the Gansevoort Street and 9<sup>th</sup> the Avenue facades; and
- G. An unacceptable three section script sign to be attached high on the brick wall of the original building's Gansevoort Street façade with no certain assurance by the applicant that it would not invade the original historic brick.
- H. While contemporary design and interpretation of historic details in the district have been approved, this design has no relationship to any contemporary design associated with the historic district or approved for the district and is not in harmony with the neighboring buildings or with the historic property itself; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application as being without reference or harmony to the building itself and the district.

Vote: Unanimous, with 41 Board members in favor.

## **PARKS/ WATERFRONT**

### **A Resolution in Support of the Design for the Gansevoort Peninsula section of Hudson River Park**

#### **Whereas:**

1. The design process for Gansevoort Peninsula, the 5.56-acre space in Hudson River Park located between Gansevoort and Little W. 12th Streets, is being run by the Hudson River Park Trust and its hired consultants, James Corner Field Operations; and
2. This design team has met with the community on multiple occasions to date, starting with introduction at our committee meeting on March 6, 2019, followed by a Community Input Workshop on March 26, 2019, followed by a presentation of design concepts on July 24, 2019, and an updated presentation on September 10, 2019 and now what they believe to be the nearly final designs on January 10, 2020; and
3. The design team has also provided an online system to receive community input contributions; and
4. This January meeting marked the end of the schematic design phase of the project. Final design and construction documents are planned for Spring of 2020. The current schedule calls for construction to begin in Fall of 2020 and to be completed by 2022; and

5. Our committee held a meeting in May 2019, to gather public opinion in a forum independent of the Trust and the design team and wrote a resolution at that time regarding the design process; and
6. The design concepts and preliminary plan presented at the meeting on July 24, 2019, and discussed at our September 10, 2019, and January 10, 2020, committee meetings included renderings showing an upland beach and the David Hammons *Day's End* art installation on the south side; a lawn with seating just north of the beach; a sports field; a dog run; an adult fitness area; three one-story building with restrooms, concessions and maintenance storage; a salt marsh to the north of a required FDNY access road; and a promenade with trees, picnic tables, and lounge chairs on the western edge; and
7. Many who attended our meetings in July and September expressed that they were pleased by the development of the park design, admiring its beauty and the efforts of its designers to balance the interests of different constituents, but community members in attendance also requested that additional considerations be addressed as the design was further refined; and
8. Architects and Field Operations presented alterations and further design refinements that have been made since our September meeting. These include the following:
  - a. Redesign of the southern edge of the peninsula: A reduction in the amount of riprap, while keeping an area for tidal pools on the SE corner; tiers of stone ledges that invite visitors to sit on them on the water's edge; a graded ramp leading to the water, designed in consultation with the kayaking community, that is ADA accessible and that will be constructed of aggregate covered with a rubber surface and that will permit kayakers to rest boats on it; and
  - b. **Alterations to the northern edge**: An area with equipment designed for adult fitness; a shortening of the dog run, which will now be approximately 22' x 200'; expansion of the salt marsh area; and
  - c. Added resiliency measures: A height of the center of the playing field raised to 12.9', up from 7', which will produce a 1% slope from its highest point to its edges, which the designers say is standard for playing fields and will aid in drainage; where possible, elevation of some areas on the esplanade and perimeter of the park, but of limited amounts in order to preserve cohesion with heights of existing structures, such as the FDNY building on the NW point, and to minimize grades so as to keep the area ADA-compliant; dry and wet storm-proofing on the utility buildings; engineering to divert rainwater and prevent it from entering NYC DEP's sewer system; and
  - d. Paving of the truck turnaround: Use of stone pavers, that will be smooth but will nonetheless have seams between the pavers; and
9. In addition to these changes, the designers provided additional details:
  - a. Utility buildings: The roofs of the three utility buildings will be covered with sedum. The buildings themselves, which will be nearly windowless, will have exterior LED lighting and a colored, perforated metal rain screen over the exterior, giving them a light and open feel and helping with way-finding. The north building will house mechanical and electrical infrastructure; the center building will house the bathroom and provide storage for maintenance equipment; the south building will include a small refreshment concession. A canopy will provide dappled shade in the "porch" area outside the buildings. There will be four stalls in the women's restroom, and two stalls plus two urinals in the men's. Bathroom gender policy will be the same as has been in use since the park's inception, i.e. that visitors may use the bathroom that suits their gender identification. and
  - b. Bleachers and seating: Two-tier bleachers will be installed outside the fencing on the fields' north and south sides. The north side will also include a picnic table. There will be bench seating outside the utility buildings. There will be two water misters in the park, one by the field and one on the southern side; and
10. In response to questions raised at the September meeting, the designers explained the following:
  - a. Installing infrastructure for a future bubble was explored but rejected by the design team and HRPT because of the high cost of footings, a pad for generators, auxiliary equipment, and a lack

of storage for when the bubble was not in use.

b. Design specifics are still being determined for locations of three planned water fountains/bottle filling stations; seating types; exact specifications of fence, though it is planned to be high; location of gates providing access to the field; storage spaces for field users.

c. There is no expectation that the utility buildings will be expanded in the future. In response to community interest in educational facilities, HRPT plans to provide those opportunities at the future Estuarium and at Pier 57.

11. Additional comments and responses are noted here:

a. Trees cannot be planted on the south side of the peninsula because an easement for the Spectra pipeline prevents this. The installation of the *Days End* sculpture has had no bearing on the design of the Gansevoort Peninsula.

b. The accumulation of river garbage around the perimeter of the peninsula is impossible to control. HRPT continues to investigate technologies that would suit the strong tides of the Hudson River.

c. Design of the foul-ball overhang will consider the height needed to prevent injury.

d. Field lighting will be engineered to minimize light spill. Technical advances in lighting are such that four field lights are deemed sufficient. Bulbs will not be visible from outside the park.

e. There will be signage on the south shore of the park to warn of water danger, but this will be limited to the extent possible.

f. The option of a heating system under the field was not explored. It is presumed to be prohibitively expensive and environmentally wasteful. HRPT's policy is not to clear snow from its fields; and

**Therefore, be it Resolved that CB2, Man.:**

1. Approves the design of Gansevoort Peninsula; and
2. Is grateful to HRPT and its design team for the responsiveness it has shown to community input; and
3. Seeks to continue to offer input in the event of significant changes to the plan;
4. As stated in its resolution of September, 2019, requests that the operation of this area and other permitted areas in the Park include a means for the public to access information about which fields are occupied by permit and when, so that unreserved fields can be used by anyone on a first-come, first-served basis.

Vote: Unanimous, with 41 Board Members in favor.

**QUALITY OF LIFE**

**1. Revocable Consent to construct, maintain and use a front stoop to a parlor floor main entry into the house and steps to a lower secondary entry to the basement level at 17 East 9th Street**

**Whereas**, the applicant was notified and failed to appear before the committee on this application; and

**Whereas**, no member of the public appeared to express support for or opposition to this application; now

**Therefore Be It Resolved** that CB2, Man. recommends **denial** of the application for revocable consent to **construct, maintain and use a front stoop to a parlor floor main entry into the house and steps to a lower secondary entry to the basement level at 17 East 9th Street.**

Vote: Unanimous, with 39 Board Members in favor.

**Street Activities Applications:**

- 2. January 26-27, 2020 – Netflix Film Experience (MKG): Mercer St. between Broome St. and Grand St. [curb lane only – east side]**

**Whereas**, the applicant failed to appear on behalf of this application; now

**Therefore Be It Resolved** that CB2, Man. recommends **denial** of **Netflix Film Experience (MKG): Mercer St. between Broome St. and Grand St. [curb lane only – east side]** from January 26-27, 2020.

Vote: Unanimous, with 41 Board members in favor.

- 3. Friday-Saturday, January 31-February 1, 2020 – Don’t Walk By 2020 (The Salvation Army): Elizabeth Street between Hester and Canal Sts. [west side curb lane only]**

**Whereas**, the applicant is applying for a curb lane closure at this location, in front of the Oversea Chinese Mission location, to unload volunteers and Salvation Army staff during the Don’t Walk By event at the mission; and

**Whereas**, Don’t Walk By is an annual winter outreach event to reach people experiencing homelessness in New York City and offers a hot meal and services from outreach organizations; and

**Whereas**, the applicant stated that the curb lane closure is to prevent traffic from backing up at this busy intersection while The Salvation Army unloads volunteers at the mission; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of **Don’t Walk By 2020 (The Salvation Army): Elizabeth Street between Hester and Canal Sts. [west side curb lane only]** from January 31-February 1, 2020.

Vote: Unanimous, with 41 Board members in favor.

- 4. Saturday, April 25, 2020 – Lenox Health Greenwich Village Health Fair: West 13<sup>th</sup> Street between 7<sup>th</sup> and Greenwich Aves. [full street closure]**

**Whereas**, the applicant is applying for a full street closure at this location, adjacent to Lenox Health Greenwich Village, to co-host and organize a village health fair with the West 13<sup>th</sup> Street Alliance; and

**Whereas**, the village health fair will include many free health screenings and events including, kids yoga, blood pressure screenings, BMI screenings, HIV testing, skin cancer screenings, vision screenings, and more; and

**Whereas**, the event will include participation from Church of the Village and The Center;

**Whereas**, the event will run from 9 AM through 4 PM, and the applicant stated that access to the bike lane on 13<sup>th</sup> Street will remain open; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of — **Lenox Health Greenwich Village Health Fair: West 13<sup>th</sup> Street between 7<sup>th</sup> and Greenwich Aves. [full street closure]** on April 25, 2020.

Vote: Unanimous, with 40 Board members in favor and 1 recusal (W. Kawadler).

**5. Saturday, May 23, 2020 – Sunday, May 31, 2020 – Washington Square Outdoor Art Exhibit: University Pl. between Waverly Pl. and East 13<sup>th</sup> St. [sidewalk closure—both sides]**

**Whereas**, the applicant is applying for a sidewalk closure at these locations to host the 90<sup>th</sup> annual village art fair; and

**Whereas**, the applicant appeared and said that all vendors would use a discrete section of the sidewalk and would not be reserving any curb lane space; and

**Whereas**, the event showcases artists and craft artisans from New York and around the world; and

**Whereas**, the event will be open from 10:30 AM-6:00 PM on Saturday, Sunday, and Memorial Day; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of — **Washington Square Outdoor Art Exhibit [sidewalk closure—both sides]** from May 23-31, 2020.

Vote: Unanimous, with 41 Board members in favor.

**6. Saturday, September 5, 2020 – Sunday, September 13, 2020 – Washington Square Outdoor Art Exhibit: University Pl. between Waverly Pl. and East 13<sup>th</sup> St. [sidewalk closure—both sides]**

**Whereas**, the applicant is applying for a sidewalk closure at these locations to host the 90<sup>th</sup> annual village art fair; and

**Whereas**, the applicant appeared and said that all vendors would use a discrete section of the sidewalk and would not be reserving any curb lane space; and

**Whereas**, the event showcases artists and craft artisans from New York and around the world; and

**Whereas**, the event will be open from 10:30 AM-6:00 PM on Saturday, Sunday, and Labor Day; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of — **Washington Square Outdoor Art Exhibit [sidewalk closure—both sides]** from September 5-13, 2020.

Vote: Unanimous, with 41 Board members in favor.

**FYI/Street Activity Renewals:**

- 1. 1/17/20 - 12/20-20 - St. Anthony's Flea Market: West Houston St. between Thompson St. and MacDougal St. [partial sidewalk closure - south side]**
- 2. 3/6/20 – 12/27/20 – Basilica of St. Patrick's Old Cathedral Outdoor Market: Prince St. between Mott St. and Mulberry St. [sidewalk closure – north side]**
- 3. 3/28/20 - 12/20/20 - Flea Market (Our Lady of Pompeii Church): Bleecker St. between Carmine St. and Leroy St. [sidewalk and street closure]**
- 4. 3/29/20 – Waverly Place Festival (Greenwich Village Chelsea Chamber of Commerce): Washington Square North between 5th Ave. and University Pl. [full street closure]**
- 5. 4/4/20 – Bleecker Street Festival (Our Lady of Pompeii Church): 1) Bleecker St. between 6th Ave. and 7th Ave. 2) Carmine St. between 6th Ave. and Bedford St. [full street closures]**

6. 4/11/20 – Broadway Spring Fair (Community Board 2): Broadway between East 8th St. and East 14th St. [full street closure]
7. 4/12/20 – Bleecker Street Festival (Village Visiting Neighbors): Bleecker St. between Broadway and Lafayette St. [full street closure]
8. 5/2/20 – Grace Church School’s 64th Annual May Fair: East Tenth St. between Broadway and 4th Ave. [full street closure]
9. 5/16/20 – Astor Place Festival (Ninth Precinct Community Council): Astor Pl. between Broadway and Lafayette St. [full street closure]
10. 5/17/20 – The Urban Bear Street Festival (Community Health Project, Inc. d/b/a Callen Lourde Community): Little West 12th St. between 10th Ave. and Washington St. [full street closure]
11. 5/19/20 – Grad Alley 2020 (New York University): 1) Washington Square South between Thompson St. and Washington Square East; 2) Washington Square East between Washington Square; 3) West 4th St. between Washington Square East and Mercer St.; 4) LaGuardia Pl. between West 3rd St. and Washington Square South [full street closures]
12. 5/31/20 – Washington Square Festival (Bailey House): Washington Square North between University Pl. and MacDougal St. [full street closure]
13. 6/13/20 – Police Athletic League Festival: Broadway between Waverly Pl. and East 14th St. [full street closure]
14. 6/27/20 – Bleecker St. Festival (Bleecker Area Merchants and Residents Association): Bleecker St. between Broadway and 6th Ave. [full street closure]
15. 7/11/20 – Bleecker Street Festival (Village Committee for Jefferson Area Market): Bleecker St. between Christopher St. and Bank St. [full street closure]
16. 7/11/20 – 9th Annual WitchesFest USA (NYC Wiccan Family Temple): Astor Pl. between Broadway and Lafayette St. [sidewalk and street closure – both sides]
17. 7/12/20 – Pride on Astor Fair (Pride Democrats): Astor Pl. between Broadway and Lafayette St. [full street closure]
18. 7/25/20 – Bleecker St. Festival (Our Lady of Pompeii Church): 1) Bleecker St. between 6th Ave. and 7th Ave. So.; 2) Carmine St. between 6th Ave. and Bedford St. [full street closures]
19. 8/8/20 – University Place Festival (Village Reform Democratic Club): University Pl. between East 14th St. and Waverly Pl. [full street closure]
20. 8/30/20 – 4th Avenue Festival (Transportation Alternatives): 4th Ave. between East 9th St. and East 14th St. [full street closure]
21. 9/19/20 – Washington Square Arch Fair (6th Police Precinct Explorers): Washington Square North between University Pl. and Fifth Ave. [full street closure]
22. 9/26/20 – Bleecker Street Festival (6th Precinct Community Council): Bleecker St. between 7th Ave. So. and 8th Ave. [full street closure]
23. 10/4/20 – 4th Ave. Festival (Avenues for Justice): 4th Ave. between East 9th St. and East 14th St. [full street closure]
24. 11/14/20 – Village Fall Fair (Basilica of St. Patrick’s Old Cathedral): Broadway between East 8th St. and East 14th St. [full street closure]

**Whereas**, no member of the community called out these renewal applications for a public hearing and no member of the public appeared to oppose or support these applications.

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of the renewal applications provided that the applications conform with all applicable laws, rules, and regulations and clearance requirements.

Vote: Unanimous, with 41 Board members in favor.

**SCHOOLS AND EDUCATION**

**1. Resolution in Support of Redevelopment Guidelines for a New School Building for Chelsea Career and Technical High School and NYC iSchool**

**Whereas:**

1. In 2018, the New York City Educational Construction Fund (ECF) issued a Request For Expressions of Interest to redevelop the public school site at 131 Sixth Avenue, the location of two NYC Department of Education (DOE) public high schools, Chelsea Career and Technical High School and NYC iSchool;
2. The two high schools serve different demographics of students with Chelsea Career and Technical High School serving 95% students of color, 74% male students and 78% students in poverty versus 46% students of color, 54% female students and 34% students in poverty at NYC iSchool;

School	Students	Sex		Race/Ethnicity					% Students with Disabil.	% English Language Learners	% Poverty
		% Female	% Male	% Asian	% Black	% Hispanic	% Multiple Races	% White			
NYC iSchool	466	54%	46%	8%	15%	21%	10%	46%	16%	1%	34%
Chelsea Career and Technical	451	26%	74%	14%	20%	61%	2%	4%	21%	4%	78%

Source: NYC Open Data, 2018-2019 Demographic Snapshot, <https://data.cityofnewyork.us/Education/2018-2019-School-Demographic-Snapshot/45j8-f6um>

3. ECF is close to signing a contract with a developer for an as-of-right office development that will retain the historic facade of the 1905 school building;
4. While ECF is not having discussion with the Trinity Real Estate, the owner of the vacant lot adjacent to 131 Sixth Avenue, it is possible that the developer may be pursuing these discussions;
5. ECF is evaluating two scenarios, a) keeping both schools at the 131 Sixth Avenue or b) moving both schools to a new site south of 34th Street that is centrally located to public transportation; and,
6. Once ECF signs a contract with a developer, the authority and the developer will present redevelopment plans to Community Board 2.

**Therefore be it resolved that CB2, Man. urges the Educational Construction Fund to:**

1. Support school redesign plans that create an equitable distribution of shared spaces between Chelsea Career and Technical High School and NYC iSchool;
2. Consider site locations at or near to the 131 Sixth Avenue location given the dearth of high schools located in Community Board 2 and proximity to after school programs at The Door and access to athletic fields and recreation space in Hudson River Park; and,
3. Return to present redevelopment plans to Community Board 2 as soon as possible.

VOTE: Unanimous, with 41 Board Members in favor.

**2. Resolution in Support of Teacher Workforce Development in NYC Public Schools to Improve the Student-Teacher Representation Gap**

**Whereas:**

1. America’s rapidly diversifying student population demands a significantly more diverse teaching force<sup>1</sup>;
2. Students taught by a same-race teacher perform better on standardized tests, and are significantly less likely to drop out of school and more likely to attend a four-year college<sup>2</sup>;
3. Multiple studies of U.S. public school students have determined that assignment to a racially similar teacher is associated with substantive gains in achievement for both Black and white students<sup>3</sup>;
4. Students of color make up an increasing majority in New York State’s schools, while the share of teachers who are white remains steady at 80%<sup>4</sup>;
5. In NY State, more than 115,000 Latino and Black students (10 percent) attend schools with no teachers of the same race/ethnicity, 80,000 Latino and Black students (7 percent) attend schools with just one teacher of the same race/ethnicity, more than 560,000 white students (48%) are enrolled in schools without a single Latino or Black teacher, 84% of white students (977,000+ students) attend schools without a single Latino or Black principal or assistant principal<sup>5</sup>;

<b>District 2 Teachers vs. Students by Race/Ethnicity 2018-2019</b>				
<b>Population</b>	<b>Black</b>	<b>Latino</b>	<b>Asian</b>	<b>White</b>
<b>Teachers</b>	7.9%	9.5%	11.6%	59.3%
<b>Students</b>	14.8%	32.5%	22.4%	25.8%
<b>White Students 25.8% - White Teachers 59.3%</b> <b>Students of Color 74.2% - Teachers of Color 40.7%</b>				

6. Race matching between teachers and students is linked to academic and social outcomes and lower rates of student absenteeism and suspensions<sup>6</sup>
7. Students with exposure to at least one same-race teacher drastically increased prospects of employment, homeownership and average annual salary<sup>7</sup>.
8. In 2016, NYSED founded Teacher Opportunity Corps II (TOC II)<sup>8</sup> to bolster the retention of highly qualified individuals and increase the number of New York State teachers from underrepresented backgrounds to better reflect the diversity inside and outside of our classrooms, particularly teacher training programs that incorporate strategies for teacher retention and best practices, such as mentors for new teachers and differentiated instructional techniques.

**Therefore, be it resolved that CB2, Man.**

1. Urges our elected officials to voice support of the Board of Regents’ initiative to double the allocation to the Teacher Opportunity Corps II Program from \$3 million to \$6 million to increase the rate and retention of historically underrepresented and economically disadvantaged individuals in teaching careers;
2. Urge the NYS Board of Regents’ to institute a state-wide workforce diversity initiative for New York’s P-20 education system<sup>4</sup>;
3. Urges the NYC DOE to increase teacher workforce diversity and grow teacher residencies for its 85% students of color<sup>9</sup>;



4. Urges the NYC DOE to commit to recruiting and employing graduates of teacher preparation programs that have shown success in matriculating greater numbers of educators from diverse backgrounds; and,
5. Urges NYSED and the NYC DOE to publish yearly reports on educator workforce diversity.

VOTE: Unanimous, with 41 Board Members in favor.

### **3. Resolution in Support of Fully Funding Foundation Aid**

#### **Whereas:**

1. Without adequate resources, New York City schools cannot educate students;
2. To ensure that every child receives a quality education, school aid distribution at the state level ought to be calculated based on student and school district need;
3. The 2007 Foundation Aid Formula was created by New York State in response to the landmark case, [Campaign for Fiscal Equity v. State](#) (CFE), to close the spending gap between districts and create an equitable education system for all students, providing greater funding for higher need students such as students with disabilities, students living in poverty and English language learners;
4. To accomplish this objective, the Formula provided for a four-year phase-in from 2007 to 2011 to provide \$5.5 billion statewide in Foundation Aid, but in 2009, due to an economic slowdown, the state froze and then subsequently cut Formula aid; and,
5. [Governor Cuomo’s FY 2021 budget](#) provides an \$704 million increase in Foundation Aid, but the Formula remains underfunded by \$3.8 billion.

**Therefore be it resolved** that CB2, Man. urges the Governor to commit to fully funding Foundation Aid and providing additional funding for schools that serve students who are living in transitional housing or classified as high poverty, students with disabilities and English language learners.

VOTE: Unanimous, with 41 Board Members in favor.

## **SLA LICENSING**

### **SLA 1**

#### **1. 26 Bond Street Retail, LLC d/b/a The Smile, 26 Bond Street, NY, NY 10012 (Application for an Alteration to add interior patron capacity and exterior patio seating in front of premises)**

**i. Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for an alteration of an existing on premise license (SN 1261729) to add a new bar and additional seating for patrons in the basement premises and exterior front while continuing to operate a full service restaurant “serving American fare to mostly neighborhood customers” within a four-story mixed use building (circa 1915) on Bond Street between Lafayette Street and the Bowery in Noho section of lower Manhattan; and,

**ii Whereas**, the below grade storefront and cellar level premise is roughly 3,000 sq. ft. (2,100 sq. ft. in the subgrade basement and 900 sq. ft. in the subbasement cellar) has been previously licensed as a full service restaurant with an On Premise license for a few years with this Licensee, after the license was upgraded at the Licensee’s request, without complaints, the License is now looking to add additional interior seating to the licensed premise on the basement level, adding a sit-down bar with 4 seats, with 7

additional tables with 18 seats in a new seating area previously used as an office space, the seating on the basement floor will now be 25 tables with 64 seats whereas previously it was 15 tables with 46 seats, the Applicant will also be adding an additional table in the cellar space with 1 table and 20 seats for a total interior patron capacity of 88, the Applicant and Licensee agreeing to obtain all permits to amend the certificate of occupancy and obtain a public assembly permit prior to the issuance of the new license post alteration; and,

**iii. Whereas,** the premises does not have French doors or operable windows on the front façade but there is an exterior subgrade space at the entrance to the licensed premises within the property line based on a survey of the building presented, where the applicant is seeking to place 4 tables and 8 seats for dining purposes only, the Applicant agreeing to close this outdoor space at the front by 10 PM every evening, there is no licensed sidewalk cafe; and,

**iv. Whereas,** there are plans to renovate portions of the exterior rear of the licensed premises, and there will be an exterior doorway leading to an exterior terrace planned from the interior premises in the rear, the Applicant meeting with his residential neighbors but there being significant opposition to any exterior uses at the rear of the premises to be altered, that portion of the licensed premises being immediately adjacent to a series of private apartments, terraces and bedroom windows at 27 Great Jones Street, among other residences, the Applicant agreeing that the terrace will be used for plantings only, to add ambiance to interior premises but no patrons or staff will be permitted on the terrace other than to care for the plantings, and the exterior terrace will not be used for any other commercial uses or occupancy, the licensed premise at the rear will be entirely enclosed and multiple windows used by the restaurant at the rear premises will be renovated and will not be operable or opened, to promote the privacy and quiet enjoyment of those residents immediately impacted by the alteration proposed; and,

**v. Whereas,** despite these alterations proposed, the method of operation as a full-service restaurant will remain the same, the hours of operation will continue to be from 8:00 AM to 12:00 AM Sunday through Saturday, seven days/nights a week, no TVs, music will be background only; and,

**vi. Whereas,** the Applicant executing an updated stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their On-Premise license post alteration and the stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be from 8:00 AM to 12:00 AM Sunday through Saturday.
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 television.
5. The premises will not permit dancing.
6. The premises will not install or have French doors, operable windows or open facades.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes except for 4 tables and 8 seats at exterior gated area of licensed premises at entrance on Bond Street and which will close by 10 pm every night.
8. There will be no licensed sidewalk café.
9. All doors and windows will be closed at all times.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. Patron capacity on the interior will increase from 46 to 98 in basement and subbasement/cellar. Applicant will obtain and present new certificate of occupancy and public assembly permits

allowing eating and drinking occupancy for interior premises prior to issuance of new license pursuant to alteration.

12. Licensed premise at rear will be fully enclosed and soundproofed. New sound reducing windows will be installed in the rear facing residents living on Great Jones. There will be NO USE of any outdoor area at rear of premises by patrons or by staff during operating hours with the sole exception being persons maintaining certain plantings on the exterior rear terrace, such planting being maintained to provide ambiance and privacy for patrons and for adjoining neighbors. The outdoor exterior terrace at rear of premises will not be used for storage or for garbage.
13. The premises will not have DJs, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.
14. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
15. There will be no bottle service or the sale of bottles of alcohol except for bottles of wine products.
16. Will not make any changes to existing façade except signage or awning.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial for an alteration application to **26 Bond Street Retail, LLC d/b/a The Smile, 26 Bond Street, NY, NY 10012** unless the statements of the applicant as presented to CB2, Man. 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” post alteration on the On Premise License.

Vote: Unanimous, with 41 Board members in favor.

**2. Lukes Lobster XV LLC d/b/a Luke’s Lobster 124 University Place, NY, NY 10003** (New Tavern Wine—previously unlicensed location)

- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new Tavern Wine License for a fast-casual restaurant serving Maine style seafood sandwiches and soup, in a ground floor storefront in a multi-unit building in a C1-7, C6-1 zoned mixed-use district on University Place, between 13<sup>th</sup> and 14<sup>th</sup> Street in Greenwich Village; and
- ii. Whereas,** the premises is approximately 460 sq. ft., was previously operated for years as a pizzeria without the service of alcohol beverages, this particular location having never previously operated with a liquor license, there will be a total of 11 seats (4 tables with 11 seats, plus one counter with no seats); there is no rear yard, rooftop, no DCA sidewalk café or other outside space for the service of alcohol, the front façade will be closed by 9 PM every night, the premises has one patron bathroom and one entrance door will be used for patron ingress and egress; and
- iii. Whereas,** the Applicant’s hours of operation are 11:00 AM to 11:00 PM seven days a week; music will be quiet background only, there will be no dancing, no DJ’s, no promoted events, no live music, no private parties, no scheduled performances or cover fees, and there will be no televisions; and
- iv. Whereas,** the Applicant will obtain either a Certificate of Occupancy or a Letter of No Objection from the NYC Department of Buildings indicating that eating and drinking is a permitted use for the premises prior to issuance of the Tavern Wine Liquor License; and
- v. Whereas,** no one from the public appeared in favor of, or in opposition to, the application, but email correspondence from 3 neighborhood residents in support of the issuance of the Restaurant Wine Liquor License; and

**vi. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man., which will be incorporated into the Method of Operation of the SLA Tavern Wine Liquor License, with those stipulations with respect to the premises, as follows:

1. Premises will be advertised and operated as a fast-casual restaurant serving Maine style seafood sandwiches and soup.
2. The hours of operation will be from 11:00 AM to 11:00 PM seven days a week.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for the service of alcohol, including DCA permitted sidewalk cafe.
7. Will close all existing doors and windows by 9 PM every evening.
8. Music will be quiet, ambient recorded background music only.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
10. Will not make any changes to the existing façade, except to change signage or awning.
11. Will not offer unlimited drink, or unlimited food & drink specials (including no “boozy brunches”), nor will it sell pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
13. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of the new Tavern Wine License for **LUKES LOBSTER XV LLC 124 University Place, NY, NY 10003** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Tavern Wine Liquor License.

Vote: Unanimous, with 41 Board members in favor.

**3. Little Guilty Pleasures LLC d/b/a Crispy Heaven, 38 Grand Street, NY, NY10013**  
(New Tavern Wine—previously unlicensed location)

**i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new Tavern Wine license to operate a bakery/café that will serve fresh European-style bread, sandwiches, pies and hot/cold beverages, within a ground floor storefront located in a mixed-use, five-story building (Circa 1900) on Grand Street, between Thompson Street and West Broadway Streets in SoHo; and,

**ii. Whereas,** the ground floor storefront location was previously occupied by residential apartments but has been recently transformed into new retail space, the location having never been previously licensed for the service of alcohol, the temporary Certificate of Occupancy presented being for Retail, use group 6 on the ground floor with an occupancy of 20 persons; and,

**iii. Whereas**, the storefront premises proposed to be licensed is 1,892 Sq. Ft., and will operate a bakery, with kitchen and small café with 8 tables and 16 seats, and 1 window counter with 3 seats, for an overall total of 19 seats. There will be no usage of any TV. All windows and doors will be closed at all times every night, there are no outdoor areas for the service of alcohol and no sidewalk café; and,

**iii. Whereas**, the applicant's agreed upon hours of operation will be from 8AM to 12AM, Sunday to Saturday, seven days a week; music will be quiet ambient background music only via an iPod/CDs; and,

**iv. Whereas**, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Will operate as a bakery/café serving fresh baked European-style bread, sandwiches and pies. Will not operate as a bar, tavern or sports bar or allow any portion of premises to be operated in that manner.
2. Will not have televisions.
3. Will not operate a backyard garden or any outdoor area for commercial purposes (including licensed sidewalk café)
4. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
5. Will close all doors & windows by 9PM every night.
6. Will not make changes to the existing façade except to change signage or awning.
7. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
8. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
9. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will not have, Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, Velvet ropes or metal barricades, Security Personnel/Doorman.
12. Will obtain letter of no objection or certificate of occupancy permitting eating and drinking occupancy/use at premises prior to issuance of license.

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends denial of a new Tavern Wine license for **Guilty Little Pleasures d/b/a Crispy Heaven, 38 Grand St, NY, NY 10013** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" on its Tavern Wine License.

Vote: Unanimous, with 41 Board members in favor.

**4. Dragonfly Soul, Inc., d/b/a Red Bamboo, 140 W. 4<sup>th</sup> Street, NY, NY 10012** (New Restaurant Wine)

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a family restaurant focused on vegan and vegetarian comfort food within a ground floor storefront located in a mixed-use, six-story building on West 4<sup>th</sup> Street, between MacDougal Street and 6<sup>th</sup> Avenue in SoHo; and,

**ii. Whereas**, the storefront location is 700 sq. ft., will operate as a full service restaurant with 13 tables and 30 seats, the applicant having operated at this location since 2011 and there will be no change to the method of operation but a change in ownership between family members operating the business; and,

**iii. Whereas**, the applicant's hours of operation will be from 12:00 PM to 11:00 PM Sunday, 12:30 PM to 11:00 PM Monday through Thursday, 12:30 PM to 11:30 PM Friday, and 12:00 PM to 11:30 PM Saturday; and,

**iv. Whereas**, there are no outdoor areas for the service of alcohol and no sidewalk café, all doors and windows will be closed at all times; and,

**v. Whereas**, music will be quiet ambient background music only via an iPod/CDs; and,

**vi. Whereas**, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. The premises will be advertised and operated as a full-service family restaurant serving vegan style comfort food.
2. The hours of operation will be 12:00 PM to 11:00 PM Sunday, 12:30 PM to 11:00 PM Monday through Thursday, 12:30 PM to 11:30 PM Friday, and 12:00 PM to 11:30 PM Saturday.
3. The premises will not operate as a "lounge," tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
6. There will be no sidewalk café
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The applicant will not install or have French doors, operable windows or open façades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates
11. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No service of pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends denial of a new Restaurant Wine license for **Dragonfly Soul, Inc., d/b/a Red Bamboo, 140 W. 4<sup>th</sup> Street 10012** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" on its Restaurant Wine License.

Vote: Unanimous, with 41 Board members in favor.

**5. Black Rose Hospitality LLC, Inc., d/b/a The Greenwich Social, 74 5<sup>th</sup> Avenue 10011 (New Restaurant Wine)**

**i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a Restaurant Wine license to operate a Fast Food Hall and Cafeteria in a mixed-use, twelve-story building on 5<sup>th</sup> Avenue between West 13<sup>th</sup> and West 14<sup>th</sup> St in Greenwich Village; and,

**ii. Whereas,** the premises includes the ground floor, mezzanine basement floors, was previously operated in a similar fashion, known as “U Way Café”, is roughly 8,575 sq. ft. over the three floors, with 23 tables and 88 seats, there will be 9 TVs which all will be on silent, show food offerings and venue’s menu and will not show entertainment such as sports events or have “gaming” activities, there are no operable facades, no outdoor areas for the service of alcohol and no sidewalk café; and,

**iii. Whereas,** the applicant’s agreed upon hours of operation will be from 6 AM to 11 PM, Monday to Friday, and from 8 AM to 11 PM on Saturdays and Sundays; music will be quiet ambient background music with occasional live acoustical performances; and

**iv. Whereas,** the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a “Cafeteria Fast Food hall and cafeteria focused on casual dining, take-out and catering.”
2. The hours of operation will be: Monday–Friday, 6 AM to 11PM and Saturday & Sunday 8 AM to 11 PM.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. There will be no exterior areas for the service of alcohol and no Sidewalk Café.
5. Will play quiet ambient recorded background music only.
6. All TVs will not produce sound.
7. Will close all doors & windows by 9PM every night.
8. Will not install or have French doors, operable windows, or open façades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: Dancing, DJs, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of OP Restaurant Wine license for **Black Rose Hospitality LLC, Inc., d/b/a The Greenwich Social 74 5<sup>th</sup> Avenue 10011** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 41 Board members in favor.

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

**6. Parm Restaurant, LLC d/b/a Parm, 248 Mulberry Street, NY, NY 10012 (OP – Restaurant)**

**Whereas**, prior to the CB2, Manhattan’s SLA Licensing Committee #1 meeting on January 14, 2020 the Applicant requested to **withdraw** this application and 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-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Parm Restaurant, LLC d/b/a Parm, 248 Mulberry Street, NY, NY 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 41 Board members in favor.

**7. 151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker Street, NY, NY 10012 (OP – Bar/Tavern with live music; adding additional bar to licensed premises)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 14, 2020 the Applicant requested to **withdraw** this application and 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-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **151 Bleecker, LLC d/b/a Red Lion, 151 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 41 Board members in favor.

**8. Selina Operations LES, LLC d/b/a Selina, 138 Bowery, NY, NY 10013 (OP – Hotel | New hotel, previously unlicensed location, outdoor rooftop restaurant, 2<sup>nd</sup> floor rear terrace, rooms with balconies and basement space open until 4 AM with DJs, live music and performances)**

**Whereas**, prior to the CB2, Manhattan’s SLA Licensing Committee #1 Meeting January 14, 2020 the Applicant requested **to layover** this application to February/2020 and 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-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Selina Operations LES, LLC d/b/a Selina, 138 Bowery 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 41 Board members in favor.

**9. Caffe Napoli, Inc., d/b/a N/A, 191 Hester Street aka 130 Mulberry Street, NY, NY 10013 (OP – Restaurant)**

**Whereas**, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting January 14, 2020 the Applicant requested **to layover** this application to February/2020 and 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-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Caffee Napoli, Inc., d/b/a N/A, 191 Hester Street aka 130 Mulberry Street 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 41 Board members in favor.

**10. 1 Tyger LLC, d/b/a TBD, 1 Howard Street, NY, NY 10013 (OP – Restaurant)**

**Whereas**, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting January 14, 2020 the Applicant requested **to layover** this application to February/2020 and 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-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **1 Tyger LLC, d/b/a TBD, 1 Howard Street 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 41 Board members in favor.

## SLA 2

**11. G Chew, LLC d/b/a Ciccio, 190 6<sup>th</sup> Ave. 10013** (OP – Restaurant with sidewalk café; alteration to combine storefronts at 190 and 192 6<sup>th</sup> Ave.)

**i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for an alteration to an existing on premise license, to add a second ground floor storefront to their existing ground floor restaurant at 190 6<sup>th</sup> Ave within a C1-5 zoned six-story mixed use (c.1900) building on 6th Avenue (Avenue of the Americas) between Vandam and Prince Streets (block #504/ lot #11) in Greenwich Village, the building falls within the designated NYC Landmark Sullivan Thompson Historic District, and directly fronts onto the recently renovated Father Fagan Park; and,

**ii. Whereas** the Applicant has for six years managed a restaurant with an On Premise Liquor License, SN# 1265371 at 192 6th Avenue using the same corporate entity, G Chew, LLC operating as Ciccio and seeks to combine an additional ground floor storefront space at 192 6<sup>th</sup> Avenue, immediately adjacent to the existing restaurant space albeit with separate entrances; and,

**iii. Whereas**, this application is premised upon and contingent upon the Applicant obtaining the proper permits from the NYC DOB permitting the combination of the two storefronts via an internal passage between the two storefronts, the storefront at 192 having never previously operated for eating and drinking or for the service of alcohol; and,

**iii. Whereas**, within the existing licensed premises at 190 there are 12 tables and 24 seats, 1 standup bar with 6 seats for a total of 30 patron seats, the storefront at 190 to be added via internal passageway will have 6 additional tables and 12 seats, the combined storefronts having a total of 42 patron seats, there being 1 patron bathroom only in existing storefront at 190, the combined premises, upon internal connection being roughly 1,200 sq. ft.; and,

**iii. Whereas**, the method of operation as a full service Italian Restaurant will remain the same, including the operation of a kitchen serving a full menu: the business's advertised hours of operation will continue to be 10:00 AM to 11:00 PM Sunday through Thursday, and from 10:00 AM to 12:00 AM Fridays and Saturdays, all music shall be quiet recorded background only, a sound limiter will be utilized at all times and the Applicant will continue to work with those neighbors living directly above the licensed premises to make sure music is not audible in the adjacent residences at all times, all doors and windows will be closed by 9:00 PM every night, there will be no DJs, no promoted events, no live music, no private parties, no scheduled performances or cover fees and no TV's; and,

**iv. Whereas**, the Applicant also plans to operate a sidewalk café with 4 tables and 8 seats at 192 Sixth Avenue and 2 tables and 4 seats at 190 Sixth Avenue, cafes that will close by 10:00 PM Sunday through Thursday and close by 11:00 PM Fridays and Saturdays contingent upon DCA approval, the locations of the proposed cafés also fronting directly upon a recently renovated NYC Park (Father Fagan Park), where boundaries to the park have been recently defined with the additional installation of a small fence, creating concerns as to the permitted size of the multiple cafes with the need for a pedestrian thoroughfare

between park and café, the Applicant agreeing to present the two proposed cafes to CB2 Manhattan's Quality of Life Committee in the immediate future and to obtain updated DCA licenses for both cafes in light of the changes to the adjacent public Park; and,

**v. Whereas**, the Applicant has executed and has had notarized an updated Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the On-Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as an Italian cuisine neighborhood restaurant.
2. The advertised hours of operation will be 10:00 AM to 11:00 PM Sunday through Thursday, and from 10:00 AM to 12:00 AM Fridays and Saturdays.
3. Patron will be permitted to remain within the interior premises until 12 AM Sunday through Thursday and until 1 AM on Fridays and Saturdays but the service of alcohol will end by 11 PM Sunday through Thursday and by 12 AM on Fridays and Saturdays consistent with its advertised hours of operation.
4. Licensee will obtain all NYC DOB permits to combine the two adjacent storefronts at 190 and 192 Sixth Avenue and application is contingent upon making a proper interior connection between two adjacent storefronts.
5. 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.
6. There will be no TVs.
7. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, not including a sidewalk cafe.
8. The premises will operate at all times with sound limiter and play quiet ambient recorded background music only; no music will be audible in any adjacent residences at any time.
9. The sidewalk cafes will close by 10:00 PM Sunday through Thursday and by 11:00 PM Fridays and Saturdays (all tables and chairs will be removed at this hour).
10. Will not install French doors, operable windows, or open façades.
11. All existing windows doors/windows will be closed by 9:00 PM every night.
12. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
13. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
14. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
15. The premises will not permit dancing.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

**vi. Whereas**, there have been complaints levied against the Applicant in the past, those issues having been fully identified in a previously resolution from CB2, Man. dating back to December/2018 ([http://www.nyc.gov/html/mancb2/downloads/pdf/monthly\\_cb2\\_resolutions/12%20December%202018/12%20December%202018\\_SLA%20Resolutions.pdf](http://www.nyc.gov/html/mancb2/downloads/pdf/monthly_cb2_resolutions/12%20December%202018/12%20December%202018_SLA%20Resolutions.pdf)), the Applicant since that time having worked with its immediate neighbors to address those issues and concerns, the Applicant having support from others living within the same building, as well as the local Charlton Street Block Association;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for alteration to the existing On-Premise License SN# 1265371 held by **G Chew, LLC d/b/a Ciccio, 190 6<sup>th</sup> Ave. 10013** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the Method of Operation on the SLA On-Premise License.

Vote: Unanimous, with 41 Board members in favor.

**12. R&G Soho LLC d/b/a Piccola Cucina Enoteca, 184 Prince Street 10012 (OP – Alteration/Change Method of Operation)**

**i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for an alteration to change its existing method of operation to increase its late night hours on the weekends by one hour to continue to operate its restaurant (Lic. # 1233248) within their existing ground floor storefront space, roughly 364 sq. ft. in size, in a R2-7 residentially zoned four-story brick townhouse (c.1900) building on Prince Street between Sullivan St. and West Broadway in Soho, the building falling within the designated NYC South Village Historic District; and,

**ii. Whereas**, prior to this application the Licensee, Phillip Guardione, was requested to appear before CB2, Man. in September/2019, there being many complaints from people living in the surrounding neighborhood regarding the Restaurant’s on-going operations; and

**iii. Whereas**, in September/2019, the manager of Piccola Cucina Enoteca at 184 Prince St. and its Licensing Representative appeared before Community Board 2, Manhattan’s SLA Committee #2 to discuss the true nature of the restaurant’s day-to-day operations and the negative impacts it has been creating on the community; and

**iv. Whereas**, a large number of residents from multiple residential buildings in the immediate area, appeared in September and again in October/2019, providing detailed examples of unwanted behavior that in some cases represented violations of the Licensee’s existing method of operation incorporated into their existing on premise license as a full service restaurant originating in 2009; and,

**v. Whereas**, the following are among the complaints presented to the Committee:

1. The business is being operated as a lounge, not as a restaurant; with a party-like atmosphere promoting birthday celebrations, during which the overly-loud music volume is played, these celebrations reoccurring nightly and were said to occur, at times, as many as ten times in one evening/night.
2. There is unacceptably loud music coming from the licensed premises that can be heard on the street and in nearby residences, and patrons are allowed to dance on the tables and chairs and in conga lines, while patrons and/or employees bang on pots and pans.
3. The business routinely operates and sells alcohol well past the hour allowed by its license; the on-premise license permitting the sale of alcohol only up until 11 PM every night based on the closing time represented by the Licensee upon its application in 2009.
4. Customers have been seen drinking alcoholic beverages obtained in the restaurant on the sidewalk in front of the premises despite there being no license to sell alcoholic beverages outside of its licensed premises, there being no license to operate a sidewalk café even though tables and chairs

are regularly placed out on the sidewalk on a illegally built concrete platform in front of the premises.

5. Attempts by individual residents to discuss problems were repeatedly met by the Licensee's Management with hostility and threats against their persons.
6. Community Board Postings announcing the Community Board meetings relating to the review of this licensee were intentionally torn down on multiple occasions.

**vi. Whereas**, still others appeared to indicate that there were similar problems at Piccola Cucina Estiatorio, located at 75 Thompson St., another restaurant operated by the same Licensee; and,

**vii. Whereas**, the Restaurant's manager acknowledged the restaurant ritual of banging on pots and pans to celebrate birthdays, but stated that the severity of the complaints being made were exaggerated, the Licensee's representative, who accompanied the Manager further acknowledging the seriousness of the complaints and promising to relay the Community's concerns to the Licensee, Mr. Guardione, who failed to appear in September/2019 and again in October/2019, requesting a layover of the October meeting but finally appearing in November/2019 represented by his attorney to address the concerns being voiced; and,

**viii. Whereas**, when the Licensee did appear before CB2, Manhattan's SLA Committee, many of the same neighbors living in the neighborhood again appeared for the third time to voice their continued complaints and concerns about the loud music and noise coming from the interior premises, it being clear that the focus and origin of the noise complaints were created by the Licensee operating his restaurant until very late at night with its operable facades being wide open, causing excessive sound to emanate outwards and affect/disturb those living in the surrounding, immediate area; and

**ix. Whereas**, it was likewise acknowledged and recognized that the Licensee was operating beyond 11 PM, in derogation of its existing method of operation on its liquor license, and that there were also problems with crowds of patrons waiting or congregating on the sidewalk in front of the premises, the Licensee and others living in the area indicating that the small restaurant is often full to capacity causing others to wait outside for entrée into the small sized restaurant, resulting in more noise and creating additional complaints; and

**x. Whereas**, still others living in the area but not immediately impacted by the noise emanating from the licensed premises, appeared to support the Licensee in November/2019, speaking about a lively, jovial atmosphere and good food being served in the restaurant, some in a rather passionate manner, denouncing those who were complaining and impacted by the operations of the restaurant, raising concerns that they did not want the restaurant to lose it liquor license; and

**xi. Whereas**, in compromise and in an attempt to ameliorate the existing conflict between business and its surrounding neighbors, CB2, Man. proposed the following stipulations to the Licensee so that the licensed business and its neighbors could live together in a respectable manner that was fair to both business and residents living in close proximity of each other, and those stipulations are as follows:

1. The premises will be advertised and operated as a full-service Italian Restaurant.
2. The hours of operation will be 8 AM to 11 PM every day/night;
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. There will be no TVs.
5. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, including a sidewalk cafe.

6. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. All doors and windows will be closed by 9PM every night.
8. Licensee will manage patron traffic issues on sidewalk, as needed, and incorporate a reservation system to prevent patron lines from forming on sidewalk.
9. Licensee will cease from banging of pots and pans during operating hours.
10. There will be no conga lines or dancing at any time within the licensed premises.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged, velvet ropes or barriers, security personnel/doorman, or any scheduled performances.

**xii. Whereas**, in response to the stipulations presented, the Licensee and his Attorney were willing to agree to the stipulations presented if in return the Licensee was permitted to operate until Midnight on Fridays and Saturday nights only, the Licensee while recognizing in good faith that the stipulations presented a reasonable resolution to the current problems and complaints, but also needing the extra hour on the weekends to maintain and allow his current business to continue to thrive; and,

**xiii. Whereas**, the Licensee and his Counsel were advised and served notice on CB2, Man. so that an additional public hearing could be held as to the requested alteration of hours until midnight on the weekends only; and,

**xiv. Whereas**, despite the Applicant's good faith to address the complaints and concerns from the Community and to enter into a series of new stipulations restricting his method of operation in an attempt to ameliorate the unreasonable noise intrusions from his Restaurant operations on the surrounding Community, members of the Community again appeared to oppose the instant application for the extra hour on the weekends, voicing concerns that the Applicant would not follow his newly agreed upon stipulations to curb noise emanating from his Restaurant later this year when the weather gets warmer; and,

**xv. Whereas**, the Applicant has executed and notarized a new and updated Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the On-Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service Italian Restaurant.
2. The hours of operation will be 8 AM to 11 PM Sunday through Thursday and from 8 AM to 12 AM on Fridays and Saturdays (Premises will open no later than stated opening time and no patrons will remain after stated closing time.).
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. There will be no TVs.
5. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, including a sidewalk cafe.
6. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. All doors and windows will be closed by 9PM every night.
8. Licensee will manage patron traffic issues on sidewalk, as needed, and incorporate a reservation system to prevent patron lines from forming on sidewalk.
9. Licensee will cease from banging of pots and pans during operating hours.

10. There will be no conga lines or dancing at any time within the licensed premises.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged, velvet ropes or barriers, security personnel/doorman, or any scheduled performances.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the alteration/change in existing method of operation application for **R&G Soho LLC d/b/a Piccola Cucina Enoteca, 184 Prince Street 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 License.

Vote: Unanimous, with 41 Board members in favor.

**13. Ja Ja Ja West Village, LLC d/b/a Ja Ja Ja, 63 Carmine St. 10014** (OP – Alteration adding basement to the licensed premises)

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority to add use of the basement portion of their restaurant to an existing on premise liquor license to continue to operate their full-service “restaurant focused on healthy plant based cuisine inspired by Mexican street food”; the applicants operate a similar restaurant on East Broadway; and,

**ii. Whereas**, the licensed premises is located on the ground floor and basement of a 5-story mixed residential townhouse building (circa 1900) on Carmine St. between Bedford and 7<sup>th</sup> Avenue South with an additional rear entrance on 7<sup>th</sup> Avenue South, for a roughly 3,000 sq. ft premise (1,800 sq. ft. ground floor and 1,200 sq. ft. basement), with 41 tables and 82 seats, 3 counter seats and 2 Standup Bars with 11 seats (93 interior seats total) on the Interior 1<sup>st</sup> Floor, 3 tables and 6 seats in a small rear yard along 7<sup>th</sup> Avenue South and 14 tables and 28 seats in a future sidewalk café along 7<sup>th</sup> Avenue South; There will be 2 entrances and 3 exits and 6 bathrooms; and,

**iii. Whereas**, the Applicant originally appeared before CB2, Man. in August/2018 but a letter of no objection for the ground floor only was provided at that time, indicating interior occupancy for less than 75 persons for eating and drinking use on the ground floor but none in the basement, and no permits to operate in the basement for eating and drinking were presented; and,

**iv. Whereas**, since obtaining the on premise license in 2018 for the ground floor premises, the Applicant has only operated on the ground floor but not in the basement, instead working to obtain the proper permits to operate in the basement in conjunction with the ground floor operations, the applicant now presenting recent correspondence from its Architects (Orange Door and AZSK) confirming that general construction, electrical, plumbing, structural and sprinkler work are substantially installed, and that final inspections from the NYC DOB and sign-offs were anticipated in the near future, and that an application for Public Assembly Permit had been filed for this purpose; and,

**iii. Whereas**, the Applicant’s method of operation will continue to be a full-service restaurant and no other changes are being made, other than to add the basement seating, the interior hours of operation will be continue to be 11AM to 2AM 7 days a week, the exterior hours of operation for the sidewalk café (SWC) and rear yard area will continue to be 11AM to 10PM Sunday to Thursday and 11AM to 11PM

Friday to Saturday, all doors and windows will be closed at 10PM, music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, 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 would be attached and incorporated into the method of operation on the new restaurant on premise liquor license stating that:

1. Premises will be advertised and operated as a restaurant focused on healthy plant-based cuisine inspired by Mexican street food.
2. The interior hours of operation are 11AM to 2AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The exterior hours of operation for any future sidewalk café (SWC) and for the rear yard are 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday to Saturday. No patrons will remain in SWC or rear yard at SWC closing time and all tables and chairs will be removed by ½ hour after SWC closing from the sidewalk café.
4. The rear entrance from 7<sup>th</sup> Ave South will not be used for patrons after the rear yard and sidewalk café close at 10PM Sunday to Thursday and 11PM Friday to Saturday.
5. The premises will operate as a full-service restaurant, specifically a restaurant focused on plant-based cuisine with the kitchen open and full menu items available during all hours of operation.
6. The premises, or any portion of the premises will not operate as a tavern, lounge or sports bar.
7. The entire premises will be operated under one trade name (D/B/A) only.
8. The premise will have not have televisions or projectors.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time. There will be absolutely no music or speakers in the outdoor portion of the premises. No music on the interior will be played at any time when any exterior windows are open.
10. All doors and windows will be closed at 10PM except for patron ingress and egress
11. Additional soundproofing will be installed to achieve fully soundproofed premises as described in questionnaire.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes, metal barricades or security guards.
16. The applicant will obtain all permits, including public assembly permit allowing eating and drinking use/occupancy in basement and ancillary to ground floor.
17. All waiting patrons will be accommodated inside the premises. If there are additional waiting patrons an electronic paging style system will be utilized to alert patrons when seating is available so that they will not wait in front of the premises.
18. There will be a designated manager or employee to actively manage the exterior of the premises to ensure that patrons or smokers do not congregate outside the premises and to ensure that any groups leaving leave quietly.



**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of an alteration application for **Ja Ja Ja West Village, LLC d/b/a Ja Ja Ja, 63 Carmine 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 41 Board members in favor.

**14. St. Tropez Wine Bar, LLC d/b/a St. Tropez, 302-304 W. 4<sup>th</sup> St. 10014** (Restaurant-Upgrade to OP)

**i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority to upgrade their existing license from Restaurant Wine to On-premises to continue to operate “an intimate French restaurant featuring the cuisine of Provence authentically prepared and served in a warm and convivial atmosphere, featuring reasonably priced appetizers, entrees and desserts, specializing in wines uniquely designated to complement [the] menu”; and,

**ii. Whereas**, the current operator has been operating its restaurant for two years in a ground floor storefront and basement premises located in a six-story residential building (built in 1905) on West 4<sup>th</sup> St. between Bank St. and West 12<sup>th</sup> St., the building being located in the Landmarked Greenwich Village Historic District on a residentially zoned area, the subject premises having never held an on premises license subject to the 500 foot rule; and,

**iii. Whereas**, for a roughly 1,050 sq. ft premise (750 sq. ft. ground floor and 300 sq. ft. basement, no patrons or cooking in basement, prep only) has 10 tables and 36 seats, and 1 stand up bar with 12 seats, and four small counters with 8 seats for a total of 56 seats; there is no sidewalk café, no other outdoor areas for patrons and no operable doors or windows, the applicant provided a Letter of No Objection permitting the current use and occupancy for eating and drinking; and,

**iv. Whereas**, the hours of operation will be Monday 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, music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times as stipulated, there will be no DJ, no promoted events, no live music, no private parties, no scheduled performances or cover fees, there will be no TV’s; 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 into the method of operation on the restaurant wine license stating that:

1. Premise will be advertised and operated as a French Restaurant.
2. The hours of operation will be Monday 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, or any portion of the premises will not operate as a Nightclub tavern or sports bar or allow any portion of premises to be operated in that manner.
4. The premise will not have televisions. There will be one projector in basement albeit without sound.
5. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.

6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only on the interior. 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 any time.
8. The premises will not have DJs, live music, cover charges or promoted events.
9. All doors and windows will be closed at all times.
10. There will be no French Doors, operable windows or open facades.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. There will be no outdoor benches.
14. Basement Hatch will be maintained in a closed position at all times unless access is needed for specific need/use to operate restaurant on temporary basis.
15. There will be no cooking in the basement.
16. Operator will to address mechanical venting issues to reduce noise impacts on neighbors
17. Will not change the front façade.

**vi. Whereas**, the applicant provided a seven-page petition with many signatures of local residents in support of the application, former members of the West 12 Street Block Association presenting similar stipulations and closing hours consistent with other restaurants located in the immediate area, there being no concerns raised regarding this particular operator; and,

**vii. Whereas**, there are currently approximately 36 On Premise Liquor Licenses within 750 ft. of the premises proposed to be licensed and an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new On Premise License for **St. Tropez Wine Bar, LLC, d/b/a St. Tropez Wine Bar, 302-304 W. 4th 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 License.

Vote: Unanimous, with 41 Board members in favor.

**15. 94 Christopher, LLC & 96 Christopher, LLC d/b/a TBD, 94-96 Christopher Street 10014 (OP – Restaurant)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the NYS Liquor Authority for a new Restaurant On-premise Liquor License to operate a full-service kappa-style Japanese restaurant and a Japanese-style cocktail lounge on the ground floors of two adjacent but currently separate spaces in different buildings which the Applicant plans to combine via a new interior fire door between the two buildings; and

**ii. Whereas**, the establishment is to be located in two C1-6 zoned four-story mixed-use buildings constructed in 1905 (96 Christopher, in which the restaurant will operate) & 1910 (94 Christopher, in which the cocktail lounge will operate) on Christopher St. between Bleecker and Hudson Sts. (Block

#588/Lots #58 & #59) and within the West Village Historic District; the combined ground floor space would be approximately 1,248 sq. ft. and the combined basement space (with employee access only) would be approximately 1,997 sq. ft.; and

**iii. Whereas**, while 94 Christopher St. was previously operated as a Cuban restaurant, 96 Christopher has never operated for eating and drinking or been licensed for the sale of alcohol, the two spaces likewise having never been legally combined for any purpose in the past even though the prior operator of 94 Christopher (Serial #116653) was operating illegally in 96 Christopher without a proper liquor license utilizing access through the rear yard; and

**iv. Whereas**, the Applicant intends to construct an interior passageway and firedoor between the two spaces so that they may be legally combined and licensed as a single premises but has not presented a permit that would allow such construction nor has it otherwise even demonstrated that such construction is permissible; and

**v. Whereas**, the failure to legally combine the two spaces would make the operation of a restaurant at 96 Christopher St. illegal as there are no bathrooms in this space (nor are there plans for such construction); the previous occupant illegally used the bathrooms located in the 94 Christopher St. portion of its restaurant to service the entire premises by allowing patrons to walk through the backyard to which both spaces had access; and

**vi. Whereas**, while the Applicant stated that it had no current plans to provide food or liquor service or otherwise allow patron access to the properties' shared backyard, this area is surrounded by other residential buildings and there was significant community objection to the application, as nearby residents were troubled by the Applicant's right to modify its plans and use such space in the future; community objection was also rooted in the plan to license a previously-unlicensed location in an area saturated with licensed establishments and in which previously-licensed spaces are available for lease;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new Restaurant On-Premises Liquor License for **94 Christopher, LLC & 96 Christopher, LLC d/b/a TBD, 94-96 Christopher Street 10014**; and

**BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA; and

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

Vote: Unanimous, with 41 Board members in favor.

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

**16. Merse Group, LLC, d/b/a Merse, 446 W. 14<sup>th</sup> St.** (New OP – Night Club/Lounge & Special Event Space, live DJs and Patron Dancing; previously unlicensed location)

**Whereas**, after this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 16, 2020 the Applicant requested **to layover** this application for reconsideration to February/2020 and requested to adjourn and submit 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, corporate change, alteration, transfer or other changes to the existing license for **Merse Group, LLC, d/b/a Merse, 446 W. 14<sup>th</sup> 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 41 Board members in favor.

**17. RLA 95 7<sup>th</sup> Avenue South Corp. d/b/a TBD, 95 7<sup>th</sup> Ave. South 10014** (New OP – Restaurant with live music, rooftop and sidewalk cafe)

**Whereas**, during this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 16, 2020 the Applicant requested **to layover** this application for reconsideration to February/2020 after withdrawing the portion of its application seeking to utilize the rooftop at the premises proposed to be licensed, and requested to adjourn and submit 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, corporate change, alteration, transfer or other changes to the existing license for **LA 95 7<sup>th</sup> Avenue South Corp. d/b/a TBD, 95 7<sup>th</sup> Ave. South 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 41 Board members in favor.

**18. Sushi By Bou Global, LLC d/b/a Sushi by Bou Meatpacking, 248 W. 14<sup>th</sup> St. 10011** (OP – Restaurant; laid over)

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 16<sup>th</sup>, 2020 the Applicant requested **to layover** this application to February/2020 and submit 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, corporate change, alteration, transfer or other changes to the existing license for **Sushi By Bou Global, LLC d/b/a Sushi by Bou Meatpacking, 248 W. 14<sup>th</sup> St. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

**19. Petno Restaurant, Inc., d/b/a Gaetana's, 549 Greenwich St. 10013** (OP-Restaurant/Pizzeria) (laid over)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 16<sup>th</sup>, 2020 the Applicant requested **to layover** this application to February/2020 and requested to adjourn and submit 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, corporate change, alteration, transfer or other changes to the existing license for **Petno Restaurant, Inc., d/b/a Gaetana's, 549 Greenwich 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 41 Board members in favor.

**20. The Green Brooklyn, LLC d/b/a Grace's, 252 W. 14<sup>th</sup> St. 10011** (OP—Corp. change – Withdrawn)

**Whereas**, before this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 16, 2020 the Applicant requested **to withdraw** this application from further consideration with the NYSLA; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **The Green Brooklyn, LLC d/b/a Grace's, 252 W. 14<sup>th</sup> St. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

**21. Fusion Catering, Inc., d/b/a Ready to Eat, 525 Hudson St. 10014 (RW – withdrawn)**

**Whereas**, before this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 16, 2020 the Applicant requested **to withdraw** this application from further consideration with the NYSLA;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Fusion Catering, Inc., d/b/a Ready to Eat, 525 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 41 Board members in favor.

**TRAFFIC AND TRANSPORTATION**

**Resolution in response to presentation by NYC Dept. of Transportation (DOT) and Sam Schwartz Engineering (SSE) on the independent monitoring program for the 14th St. Transit and Truck Priority Pilot Project (TTP) and an update on the pilot project, sharing results from the preliminary report**

**Whereas** the 14th Street Transit & Truck Priority (TTP) Pilot Project was implemented by the New York City Department of Transportation (DOT) in October 2019, aiming to improve operations of the M14A/D Select Bus Service, safety on this Vision Zero Priority Corridor, and emphasize its importance as a truck route. The first of quarterly reports on the operation of the TTP and its impact on bus riders and on the side streets was conducted by SSE and presented by Dan Schack, Director of Planning at **Sam Schwartz Engineering SSE**; and

**Whereas** from 6 AM–10 PM, only buses, trucks, and emergency vehicles are allowed to drive on 14th Street from 3rd Avenue to 8th Avenue heading westbound, and 9th Avenue to 3rd Avenue heading eastbound. Other vehicles are allowed to drive on 14th Street for local trips and garage access but must make the next available right turn off of 14th Street. All left turns are restricted off of the TTP corridor, except for MTA buses at certain intersections. Updates to the curb regulations along the TTP corridor were implemented to prioritize drop-off and pick-up activity and commercial loading. Additional elements of the pilot include new pedestrian space around Union Square, painted curb extensions to shorten pedestrian crossings, and bus boarding platforms, which are in the process of being installed; and

**Whereas** early results show 22% improvement in travel time westbound at peak hours, and 36% eastbound- or approximately 5.3 minutes and a 24% increase in ridership during weekdays. Double-parking decreased to 2% of vehicles, and bike ridership increased significantly. However, the impacts on side streets vary widely which casts some doubt on the reliability of vehicle volumes and travel times; and

**Whereas** CB2, Man. received detailed correspondence from affected residents and block associations and approximately 75 community stakeholders also attended CB2M's January 2020 Traffic & Transportation Committee meeting. While a few of the comments were positive, most highlighted specific problems that need to be addressed including lack of clarity about access, congestion and noise, particularly around

West 12<sup>th</sup> and 13<sup>th</sup> Streets between Fourth and Fifth Avenues. Residents at the meeting felt their neighborhood is being seen solely as a transit corridor, not as somewhere that people actually live. Particularly problematic are West 12<sup>th</sup> and 13<sup>th</sup> Sts.; and

**Whereas** The elderly and persons with disabilities complain that yellow taxis and FHV's refuse to pick up and drop off on the corridor, even though it is allowed; and

**Whereas** residents also expressed concern that the emptiness of 14<sup>th</sup> Street may be impacting local merchants due to reduced pedestrian traffic; and

**Whereas** with the reduction of traffic agents and police on the busway detail, more drivers on 14th St. now head straight past University Place instead of making the mandatory right turn; and

**Whereas** vehicles servicing businesses along 14<sup>th</sup> Street report receiving tickets and summonses; and

**Whereas** as part of the busway, the direction of University Place between 14th and 13th Sts. was reversed but the rest of University Place still runs northbound. Therefore, eastbound drivers are forced to take a right turn from 14th St. onto University Place and must turn right onto 13th St. before they can find a way to head back east again. The shared space block is extremely problematic for residents and drivers, because the current configuration leads to bottlenecks, lengthy drive-arounds with increased emissions from the extra travel times, and difficulty for yellow taxis and FHV's. Seniors and the disabled are particularly affected by the confusion of reversed directions and increased vehicular turning movements making it more hazardous to cross the street; and

**Whereas** adding to the confusion are police cars and vans attached to a homeless outreach unit newly based at the Police Athletic League building on 12th St. between University Place and Broadway; and

**Whereas** most of residents' complaints focus on the increased congestion and noise levels along West 12<sup>th</sup> and 13<sup>th</sup> Streets between Broadway and Fifth Avenue; and

**Whereas** on 12<sup>th</sup> Street, the buffer lane bordering the new bike lane —intended to double as a drop-off— is constantly used for police parking; and

**Whereas** residents have witnessed congestion creating high risk for residents who need fire trucks, ambulances and Access-a-Ride. Often, access issues are caused by police cars parked in the buffer lane;

**Therefore be it resolved**, CB2, Man. requests a number of adjustments, enumerated below, either to provide missing information or to reduce the impact of the project on specific side streets:

### **Metrics and Measurement**

- It is important to conserve baseline data for all future comparisons and to make all presentations consistent by using percentages throughout or whole numbers.
- It is also important to break out how much of the savings in travel time is a result of actions taken prior to the installation of the busway, such as the reduction in bus stops, banning left turns and early ticketing.
- Noise levels in side streets need to be measured in order to accurately capture impact.

- The bus-mounted enforcement cameras will be activated this month. Currently, there are up to 16 traffic agents. There were reports of increased illegal vehicular activity when agents are removed. We ask that measurement be taken with and without traffic agents.
- Volumes for bus ridership was a total for an average weekday and should be broken out by eastbound and westbound ridership as well as by block.
- Vehicle travel times, speed and volumes on the side streets should be measured block by block, instead of just the whole corridor. Land use and other conditions on each block can significantly affect the results.
- In addition, measurements in the evening are not enough. The community is complaining of congestion and honking on certain blocks throughout the day when these measurements also should be done.
- Turning volumes must be studied for the impacted side streets and the avenues. If the volumes increased, then turning movements increased as well, and those are the most dangerous locations for pedestrians (30% of all pedestrian fatalities in New York City occur at left turns).
- There should be a study of response times for emergency vehicles.
- The bus journey travel time is not a meaningful index and needs to be broken down to isolate bunching and timeliness indices that are typically tracked by MTA.

#### **14<sup>th</sup> Street**

- DOT and NYPD Traffic should ensure that all agents are aware of current regulations which allow pick up and deliveries.
- CB2M requests that the DOT and MTA NYCT consider some measures to increase vehicle usage along 14<sup>th</sup> Street – such as allowing yellow taxis - which remains “barren” for much of the day and which will mitigate the congestion along the side streets, decrease honking and traffic noise and improve quality of life for local residents.
- Allowing yellow taxis to use the busways should also be considered for better use of the wide, mostly empty street as well as the possibility of offering incentives for cabs to drop-off/pickup in the current configuration.
- Additional signage is necessary to confirm access, loading and unloading times.
- CB2M recommends obtaining feedback from local businesses.
- Pedestrian traffic should be documented.

#### **University Place Shared Space**

- Alternative approaches to the southbound turn on University Place need to be considered, for example, extending University southbound one more block to 12th Street to allow drivers the option to head east instead of being forced to turn west on 13th and go around again to head east via some other route, or legalizing vehicles proceeding past University to Broadway, as they're doing now.
- Placard parking should be eliminated in this area.

#### **Side Street Congestion**

- Signage and enforcement for honking, trucks and buses would be beneficial. We suggest that cameras be installed on the block to enforce the rules.
- DOT should consider whether eliminating parking on the south side of 12<sup>th</sup> Street would ease congestion.; and



**Be it further resolved** that that the DOT should conduct more outreach and education to the Taxi Limousine Commission for yellow taxis and FHV's. Additionally, information should be disseminated about how interested stakeholders can provide input on an online survey on the busway through the SSE website; and

**Be it finally resolved** that SSE should release all of its data for community review.

Vote: Unanimous, with 41 Board Members in favor.

## **NEW BUSINESS**

### **Election for Assistant Secretary Position**

As a result of the vacancy in the Assistant Secretary position, the Board agreed to conduct a special election at the March full board meeting to fill it. It was agreed that CB2 members could self-nominate by sending such nomination to the District Manager in advance of the March full board meetings.

Nominees were invited to include a statement. The District Manager would inform the CB2 members of all self-nominees before the March full board meeting. It was agreed that CB2 members could nominate themselves or another CB2 member (as long as that member was present and agreed to be nominated) at the March full board meeting. Candidates for the office would be allowed no more than two minutes to make a statement in support of their respective candidacies. After the vote, the District Manager and a representative from an elected official will count the votes. If no candidate receives a majority, a run-off election will be held between the two candidates with the most votes.

Respectfully submitted,

Valerie De La Rosa  
Secretary  
Community Board #2, Manhattan