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**The City of New York
Community Board 8 Manhattan
Street Life Committee
Tuesday, September 5, 2023 - 6:30 PM
This meeting was conducted via Zoom**

Minutes:

PLEASE NOTE: The Street Life Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the appropriate governing agency. These Resolutions are advisory; the decision of the governing agency are binding. Applicants and members of the public who are interested in the issues addressed tonight are invited, but not required to attend the Wednesday, September 20th Full Board meeting. Please contact the Board Office for further details.

Applications will only be approved based upon the applicants' agreement to the following stipulations:

- 1. The applicant will abide by the bicycle guidelines and will ensure that any third-party delivery provider that it contracts with shall abide by the bicycle guidelines.**
- 2. The applicant will keep the front of the establishment clean.**
- 3. The applicant will be denied if they participate in bar-crawls.**
- 4. The applicant will abide by applicable Covid-19 regulations at the time.**

Member Present: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Addeson Lehv, Evan Meyerson, Jennifer Bayer Michaels, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

Unanimous Approvals: 1a, 1b, 1d, 1e, 1f, 1h, 2a, 2b, 2c, 3a

Nonunanimous Approvals: 1c, 4a, 4b

- 1. New Applications to the New York State Liquor Authority for Liquor Licenses**
 - a. Poochy Credit LLC., dba pending, 1118 First Avenue (Between East 61st and East 62nd Streets)**
New Application and Temporary Retail Permit for Wine, Beer and Cider

WHEREAS this is a New application for a Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 11-0-0 (including one public member vote)

YES: Bill Angelos, Lindsey Cormack, Kacie Lally (public member), Evan Meyerson, Jennifer Bayer Michaels, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

- b. Poochy Credit LLC., dba pending, 1118 First Avenue (Between East 61st and East 62nd Streets)**
New Application and Temporary Retail Permit for Liquor, Wine, Beer and Cider

WHEREAS this is a New application for a Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 11-0-0 (including one public member vote)

YES: Bill Angelos, Lindsey Cormack, Kacie Lally (public member), Evan Meyerson, Jennifer Bayer Michaels, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

c. Phraya 2565 Inc., dba Tha Phraya, 1553 Second Avenue (Between East 80th and East 81st Streets)

New Application and Temporary Retail Permit for Liquor, Wine, Beer and Cider

WHEREAS this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 11-1-0 (including one public member vote)

YES: Bill Angelos, Jennifer Bayer Michaels, Lindsey Cormack, Kacie Lally (public member), Evan Meyerson, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

NO: Loraine Brown

d. 1744 Rest Inc., dba TBD, 1744 Second Avenue (Between East 90th and East 91st Streets)

New Application and Temporary Retail Permit for Liquor, Wine, Beer and Cider

WHEREAS this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 12-0-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Evan Meyerson, Jennifer Bayer Michaels, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

e. Sun Palace 82 LLC., dba pending, 1442 Third Avenue (Between East 81st and East 82nd Streets)

New Application and Temporary Retail Permit for Liquor, Wine, Beer and Cider

WHEREAS this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and that it would provide a ramp to the entrance for ADA accessibility and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 13-0-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Addeson Lehv, Evan Meyerson, Jennifer Bayer Michaels, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

f. A2Z Asian Cuisine Inc., dba Pic Up Stix, 1372 Lexington Avenue (Between East 90th and East 91st Streets) New Application and Temporary Retail Permit for Wine, Beer and Cider

WHEREAS this is a New application for a Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and that it would provide approval documentation from DOB and; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

ADOPTED by a vote of 12-0-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Addeson Lehv, Evan Meyerson, Jennifer Bayer Michaels, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

g. Upper East Hospitality LLC., dba Crave Fishbar, 1462 Second Avenue (Between East 76th and East 77th Streets) New Application and Temporary Retail Permit for Liquor, Wine, Beer and Cider

WHEREAS this is a New application for a Liquor, Wine, Beer, and Cider License and Temporary Retail Permit; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and that it would provide a ramp to the entrance for ADA accessibility and; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

ADOPTED by a vote of 13-0-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Addeson Lehv, Evan Meyerson, Jennifer Bayer Michaels, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

2. Change Applications to the New York State Liquor Authority for Liquor Licenses

a. Serafina to Go 84th Street LLC., dba Cafe Serafina 84th Street, 1492 Third Avenue (Between East 84th and East 85th Streets) Class Change Application for Liquor, Wine, Beer and Cider

WHEREAS this is a class change application for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to additional stipulations attached which it discussed with the residents of the condominium located above it, which are as follows: Serafina will – i) will not seek sidewalk seating beyond the 8 seats in front of its entrance; ii) will ensure containerization of its trash; iii) will adhere with the ventilation and mechanical considerations in the attached letter; and iv) will keep and maintain an open line of communication with the condominium should any issues arise; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and that it would provide a ramp to the entrance for ADA accessibility and; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

ADOPTED by a vote of 12-0-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Addeson Lehv, Evan Meyerson, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

b. Hex East LLC dba Hex & Company, 1462 First Avenue (Between East 76th and East 77th Streets)

Corporate Change Application for Liquor, Wine, Beer, and Cider

WHEREAS this is a corporate change application for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 12-0-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Addeson Lehv, Evan Meyerson, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

c. Forever Sweet, LLC. dba UES, 1707 Second Avenue (Between East 88th and East 89th Streets)

Corporate Change Application for Liquor, Wine, Beer, and Cider

WHEREAS this is a corporate change application for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 12-0-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Addeson Lehv, Evan Meyerson, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

3. 30 Day Waiver Applications to the New York State Liquor Authority for Liquor Licenses

a. Origine LLC dba JoJo, 160 East 64th Street (Between Third and Lexington Avenues) 30 Day

Waiver Renewal Application for Liquor, Wine, Beer and Cider

WHEREAS this is a renewal application for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 12-0-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Lindsey Cormack, Kacie Lally (public member), Addeson Lehv, Evan Meyerson, Barbara Rudder, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo

4. Applications to the New York State Office of Cannabis Management

a. Whitebox THC LLC ., dba Lenox Hill Cannabis Co. 334 East 73rd Street (Between First and Second Avenues) New Application for Retail Dispensary

WHEREAS this is a new application for a retail dispensary; and

WHEREAS there were several member of the public who objected to the location; and

WHEREAS the applicant has agreed to Community Board 8's stipulations; and whereas the applicant agreed that it would only operate its store until 10pm and no later, and agreed to provide CB8 with evidence from DOB that it is allowed to operate a dispensary in the space and; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 6-3-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Kacie Lally (public member), Abraham Salcedo, Judy Schneider, Russell Squire,

NO: Evan Meyerson, Robin Seligson, Marco Tamayo

- b. **Weeds R Us Inc., dba Liberty Buds, 1115 First Avenue (Between East 61st and East 62nd Streets)**
New Application for Retail Dispensary

WHEREAS this is a new application for a retail dispensary; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations; and whereas the applicant agreed that it would only operate its store until 11pm and no later; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

ADOPTED by a vote of 8-1-0 (including one public member vote)

YES: Bill Angelos, Loraine Brown, Kacie Lally (public member), Evan Meyerson, Abraham Salcedo, Judy Schneider, Robin Seligson, Russell Squire,

NO: Marco Tamayo

5. Old Business

6. New Business

7. Layovers for Future Consideration

- a. **1379 Water and Wheat LLC., dba TBD, 1379 Third Avenue (Between East 78th and East 79th Streets)** New Application and Temporary Retail Permit for Wine, Beer and Cider
- b. **Amber New Sushi I Inc., dba Amber, 1406 Third Avenue (Between East 79th and East 80th Streets)** New Application and Temporary Retail Permit for Liquor, Wine, Beer and Cider
- c. **Safi-G Inc., dba Caffè Buon Gusto., 236 East 77th Street (Between Third and Second Avenues)**
Alteration Application for Wine, Beer and Cider

Abraham Salcedo, Chair

SERAFINA - REVIEW

Project: 171 E 84th St – Evans Towers

Review: 3

Contract: Plumbing Consulting Services

Issue Date: 8/30/2023

Managing Agent: FirstService Residential

Howard L. Zimmerman Architects & Engineers received the following documents to perform a second opinion peer review (for Mechanical and Plumbing only) regarding the changes to the Serafina commercial space:

- 7-25-2023 Serafina 3rd Avenue – Architectural Set
- 7-13-2023 Serafina 3rd Avenue – Plumbing Issued for PAA
- 7-13-2023 Serafina 3rd Avenue – Mechanical Issued for PAA

Additionally, we received a response letter “Serafina response to Howard Zimmerman 8.14.23_171 E 84th” to our review #2 on 8/25/2023.

Mechanical

- Mechanical plans provided do not include lower floor bathroom. Please provide plans and clarification of lower floor ventilation routing. **Response letter indicated lower floor bathroom is pre-existing to Serafina’s occupancy. There is an existing 6”x6” toilet exhaust riser in place, item closed.**
- Provide more information regarding the kitchen hood suppression system, required by code. **Confirmed hood will have precipitator and an ansul system. The ansul system will be supplied/filed/installed by Mega Mechanical and will have a minimum of 6 heads, item closed.**
- Clarify maintenance and cleaning procedures of precipitator. **Confirmed precipitator will be cleaned per manufacturer’s requirements a minimum once every 3 months by Cobra Kitchen Ventilation INC., item closed**
- New louvers to have directional blades pointing 45-degrees down. Confirm distance from street level to the precipitator exhaust louver. Must be minimum 10-feet per Mechanical code. **Confirmed, item closed.**

Plumbing

- Provide additional information regarding proposed grease interceptor. Confirm grease interceptor conforms to PDI G101, ASME A112.14.3 or ASME A112.14.4 and shall be installed in accordance with the manufacturer's instructions. **Plumber confirmed the grease trap installed was filed and installed per code and the referenced standards, item closed.**
- Lower Floor bathroom was not included in filing set provided on 4-12-22 but is not bubbled. Is bathroom existing or new to scope? Provide clarification. **Response letter indicated lower floor bathroom is pre-existing to Serafina’s occupancy, item closed.**
- Provide locations of existing sanitary risers that new proposed fixtures will tie in to. Provide slope of sanitary piping and confirmation new sanitary piping to tie into existing sanitary stack per NYC plumbing code requirements. **Plumber confirmed worked was filed with the DOB and installed per code. The sanitary piping slope is ¼” per foot and connected to the existing building stack located behind the grease trap in the building’s storage area.**



At this time, all comments and concerns have been addressed. All necessary steps to ensure the new installations are code compliant and will not negatively impact the building are being taken. HLZAE has no further comments at this time.

DISTRIBUTION VIA EMAIL

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PREPARED BY:

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Howard L. Zimmerman Architects & Engineers, D.P.C