

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

**The City of New York
Community Board 8 Manhattan
Street Life Committee
PUBLIC HEARING
Tuesday, April 1, 2025 - 6:30 PM
This meeting will be 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, April 16, 2025** Full Board meeting. Please contact the Board Office for further details.

Resolutions For Approval:

Unanimous Approvals: 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 2A, 2C, 2D, 2E

Non-unanimous Approvals: 2B

Committee Members Present: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire

Other Members Present: Judy Schneider, TJ Stein, Marco Tamayo

**Public Member*

Approximate Number of Public Attendees: 42

The meeting was called to order at 6:30 PM.

1. Applications to the State Liquor Authority for Liquor Licenses

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

- **Abide by the NYC bicycle laws and guidelines and shall make all reasonable efforts to ensure that any third-party delivery service you contract with abides by the laws and guidelines.**
- **Will only use lawful vehicles and/or means of transportation for deliveries and make all reasonable efforts to ensure any third-party delivery services do the same.**
- **Have your delivery persons wear the proper attire such as helmets, identifiable clothing, etc. and make all reasonable efforts to ensure that any third-party delivery service you contract with shall wear proper attire such as helmets, identifiable clothing, etc.**

- Not to participate in bar or pub crawls.
- Will comply and remain in compliance with all DOT rules and regulations for outdoor cafés, including the removal of any unlawful existing structures.
- If you have any outdoor dining space, either a sidewalk café or roadway dining, not serve alcohol in those outdoor spaces beyond 10 PM.
- If you have the right to lawfully use any outdoor rear yard space (enclosed or unenclosed), cease use of such space no later than 10 PM.
- Remove the Street Life Committee meeting notices you posted following the Street Life Committee meeting and prior to the next applicable Full Board meeting.

New Applications to the New York State Liquor Authority for Liquor Licenses

- A. BB16812009 LLC, dba Bareburger, 1681 First Avenue (Between East 87th Street and East 88th Street)** New Application and Temporary Retail Permit for Liquor, Wine, Beer, and Cider License

WHEREAS this is a New Application and Temporary Retail Permit 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 above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Judy Schneider, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, Marco Tamayo

- B. Cafe Mandarin Inc. dba N/A, 1239 First Avenue (Between East 66th Street and East 67th Street)** New Application for Wine, Beer and Cider License

WHEREAS this is a New Application for a Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the owner/operator agreed to correct the application as for the hours of operation and the use of the enclosed space in accordance with the current laws; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Judy Schneider, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, Marco Tamayo

- C. Wonder Pho Inc. dba Wonder Pho, 1716 First Avenue (Between East 88th Street and East 89th Street)** New Application and Temporary Retail Permit for Wine, Beer, and Cider License

WHEREAS this is a New Application and Temporary Retail Permit for a 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 above; therefore

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

ADOPTED by a vote of 11-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Judy Schneider, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

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

- D. 1000 Madison LLC, dba Sant Ambroeus, 1000 Madison Avenue (Between East 77th Street and East 78th Street)** Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to apply through the proper channels to obtain licenses to have electric power; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 11-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Judy Schneider, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

- E. Roccas Partners, dba L'Incontro by Rocco, 1572 Second Avenue (Between East 81st Street and East 82nd Street)** Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

- F. Sandrony Inc, dba Sandro's, 322 East 86th Street (Between Second Avenue and First Avenue)** Corporate Change for Liquor, Wine, Beer & Cider License

WHEREAS this is a Corporate Change 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 above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

G. TFK First Avenue LTD, dba The Fancy Kook, 1433 First Avenue (Between East 74th Street and East 75th Street) Class Change for Liquor, Wine, Beer & Cider License

WHEREAS this is a Class Change 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 above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

H. MBRP Restaurant Inc, dba The Stumble Inn, 1454 Second Avenue (Between East 75th Street and East 76th Street) Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS someone from the public objected about a high pitched noise; and

WHEREAS the representative described ongoing efforts to pinpoint the noise; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

I. Sutton Hill Properties LLC, dba Cinemas 123 by Angelika, 1001 Third Avenue (Between East 59th Street and East 60th Street) Class Change for Liquor, Wine, Beer & Cider License

WHEREAS this is a Class Change 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 above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

- J. Terminus Restaurant Assoc. LLC, dba Orsay, 1057-59 Lexington Avenue (Between Lexington Avenue and Third Avenue)** Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

- K. 768 Mad Restaurant LLC, dba Bar Italia, 768 Madison Avenue (Between East 65th Street and East 66th Street)** Alteration Application for Expansion onto Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

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

- L. UKA Omakase Inc., dba N/A, 238 East 60th Street (Between Third Avenue and Second Avenue)** 30 Day Waiver for a New Application and Temporary Retail Permit for Wine, Beer and Cider License

WHEREAS this is for a 30-Day Waiver New Application and Temporary Retail Permit for a 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 above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

M. Manna Madison Avenue LLC, dba Gina La Fornarina, 26 East 91st Street (Between Fifth Avenue and Madison Avenue) 30 Day Waiver for a Renewal Application for Wine, Beer and Cider License

WHEREAS this is a for 30-Day Waiver Renewal application for a 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 above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

2. New Applications to the Department of Transportation for a Roadway Café

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

- **Abide by the NYC bicycle laws and guidelines and shall make all reasonable efforts to ensure that any third-party delivery service you contract with abides by the laws and guidelines.**
- **Will only use lawful vehicles and/or means of transportation for deliveries and make all reasonable efforts to ensure any third-party delivery services do the same.**
- **Have my delivery persons wear the proper attire such as helmets, identifiable clothing, etc. and make all reasonable efforts to ensure that any third-party delivery service I contract with shall wear proper attire such as helmets, identifiable clothing, etc.**
- **Not to participate in bar or pub crawls.**
- **Will comply and remain in compliance with all DOT rules and regulations for outdoor cafés, including the removal of any unlawful existing structures.**
- **If you have any outdoor dining space, either a sidewalk café or roadway dining, not serve alcohol in those outdoor spaces beyond 10 PM.**

- If you have the right to lawfully use any outdoor rear yard space (enclosed or unenclosed), cease use of such space no later than 10 PM.
- Remove the Street Life Committee meeting notices you posted following the Street Life Committee meeting and prior to the next applicable Full Board meeting.

- A. **1000 Madison, LLC, dba Sant Ambroeus, 1000 Madison Avenue (East 77th Street and East 78th Street)** New Outdoor Dining Application for a Roadway Café/Sidewalk Café – Unenclosed – 9 Tables and 20 Chairs/ 3 Tables and 6 chairs (Deadline for Submission: 4/2/2025 & 4/26/2025)

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café/Sidewalk Café – 9 Tables and 20 Chairs/3 Tables and 6 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to apply through the proper channels to obtain licenses to have power; and

WHEREAS the applicant has agreed to Community Board 8’s stipulations above; therefore

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

ADOPTED by a vote of 11-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Judy Schneider, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

- B. **E.A.T. is owned by ELI ZABAR INC., dba E.A.T. CAFE, 1064 Madison Avenue (Between East 80th Street and East 81st Street)** New Outdoor Dining Application for a Roadway Café – 29 Tables and 58 Chairs (Deadline for Submission: 4/2/2025)

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 29 Tables and 58 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8’s stipulations above; therefore

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

ADOPTED by a vote of 9-1-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

NO: Sacha Sellam

- C. **1291 Pub INC., dba JG Melon, 1291 Third Avenue (Between East 74th Street and East 75th Street)** New Outdoor Dining Application for a Roadway Café – 5 Tables and 14 Chairs (Deadline for Submission: 4/2/2025)

WHEREAS this is a New Application to the Department of Transportation for a Roadway

Café – 5 Tables and 14 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant indicated they will only be applying for a Third Avenue Roadway Café and nothing on 74th Street bringing the total to 5 tables and 14 chairs; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

- D. By The Glass, INC., dba UVA, 1486 Second Avenue (Between East 77th Street and East 78th Street)** New Outdoor Dining Application for a Roadway Café – 8 Tables and 16 Chairs (Deadline for Submission: 4/2/2025)

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 8 Tables and 16 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to apply through the proper channels to obtain licenses to have electric power; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

- E. SAFI-G, INC, dba Caffe Buon Gusto, 236 East 77th Street (Between Second Avenue and Third Avenue)** New Outdoor Dining Application for a Roadway Café – 10 Tables and 20 Chairs (Deadline for Submission: 4/2/2025)

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 10 Tables and 20 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

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

ADOPTED by a vote of 10-0-0

YES: Bill Angelos, Lindsey Cormack, Evan Meyerson, Abraham Salcedo, Robin Seligson, Sacha Sellam, Dale Simpson*, Russell Squire, TJ Stein, Marco Tamayo

- 3. Old Business**
- 4. New Business**
- 5. Layovers For Future Consideration and Withdrawal**
 - A. **Jil Williamsburg LLC, dba Indoor J1 Ventures Inc., 150 East 72nd Street (Between Lexington Avenue and Third Avenue) Application to the Office of Cannabis Management for an Adult-use Retail Dispensary License (Withdrawn)**
 - B. **Premier Wine and Liquor, Inc, dba Big Apple Wine and Spirits, 1408 Second Avenue (Between East 73rd Street and East 74th Street) Alteration Application for Liquor, Wine, Beer & Cider License (Layover)**

There being no further business the meeting was adjourned at 7:57 PM.

Lindsey Cormack and Abraham Salcedo, Co-Chairs