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**The City of New York
Community Board 8 Manhattan
Street Life Committee
PUBLIC HEARING**

Monday, November 10, 2025 - 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 **November 19, 2025, 2025** Full Board meeting. Please contact the Board Office for further details.

Resolutions For Approval:

Unanimous Approvals: 1A, 1B, 1C, 1D, 1G, 1H, 2A, 2B, 2C, 2E, 2F

Unanimous Disapprovals: 2D, 2G, 3A

Tabled: 1E, 1F, 1I

Committee Members Present: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

Approximate Number of Public Attendees: 130

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 next applicable Full Board meeting on the date indicated on the notice.

30-Day Waivers for Renewals to the New York State Liquor Authority for Liquor Licenses

- A. 85 Wine Corp, dba N.A, 1505 Third Avenue (Between East 84th and East 85th Streets) 30-Day Waiver for a Renewal for a Liquor, Wine, Beer, and Cider License**

WHEREAS this is a 30-Day Waiver for a Renewal 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 4-0-0

YES: Lindsey Cormack, Judy Schneider, Robin Seligson, Marco Tamayo

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

- B. Arancini LLC, dba La Piovra, 145 East 61st Street, (Between Lexington and Third Avenues) New Application and Temporary Retail Permit for a 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 6-0-0

YES: Lindsey Cormack, Miles Fink, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

- C. Felice Third Ave LLC, dba N/A, 1048 Third Avenue (Between East 61st and East 62nd Streets) New Application and Temporary Retail Permit for a 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 6-0-0

YES: Lindsey Cormack, Miles Fink, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

- D. Avseka Inc, dba Pending, 450 East 81st Street (Between First and York Avenues),** New Application and Temporary Retail Permit for a 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 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

- E. Makethai Inc, dba Grata Thai, 1099 First Avenue (Between East 60th and East 61st Streets)** New Application and Temporary Retail Permit for a Wine, Beer and Cider License

The Committee voted to TABLE this item to the next Street Life Committee meeting being held on December 2, 2025, with a unanimous approval of 7 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

- F. Akura Ramen & Sushi Inc, dba Poke Fresh, 1588 York Avenue (Between East 83rd and East 84th Streets)** New Application and Temporary Retail Permit for a Wine, Beer and Cider License

The Committee voted to TABLE this item to the next Street Life Committee meeting being held on December 2, 2025, with a unanimous approval of 7 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

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

- G. Serafina 79th Corner LLC, dba Tokugawa, 1022 Madison Avenue (Between East 78th and East 79th Streets)** Alteration Application for Expansion into Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property 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 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

H. Sofia 61st Street Corp, dba Serafina Fabulous Grill, 33 East 61st Street (Between East 61st and East 62nd Streets) Alteration Application for Expansion into Municipal Property

WHEREAS this is an Alteration Application for Expansion onto Municipal Property 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 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

I. Green 84 LLC, dba N/A, 1619 Second Avenue (Between East 84th Street and East 85th Street) Alteration Application for Expansion into Municipal Property

The Committee voted to TABLE this item to the next Street Life Committee meeting being held on December 2, 2025, with a unanimous approval of 7 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

2. New Applications to the Department of Transportation for a Roadway or Sidewalk 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 next applicable Full Board meeting on the date indicated on the notice.

A. 1744 Rest Inc., dba The Office, 1744 Second Avenue (Between East 90th and East 91st Streets) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 6 Tables and 12 Chairs (Deadline for Submission: 11/17/2025)

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 6 Tables and 12 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 6-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Robin Seligson, Todd Stein, Marco Tamayo

B. By the Glass Inc, dba Uva, 1486 Second Avenue (Between East 77th and East 78th Streets) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 8 Tables and 16 Chairs (Deadline for Submission: 11/17/2025)

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

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 6-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Robin Seligson, Todd Stein, Marco Tamayo

C. Hughes Tavern LLC, dba Phil Hughes Bar, 1682 First Avenue (Between East 87th and East 88th Streets) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 9 Tables and 26 Chairs (Deadline for Submission: 12/01/2025)

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 9 Tables and 26 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

- D. 1629 2nd Restaurant LLC, dba Ethyl's Alcohol & Food, 1629 Second Avenue (Between East 84th and East 85th Streets)** New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 16 Chairs (Deadline for Submission: 12/01/2025)

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 4 Tables and 16 Chairs; and

WHEREAS no one from the business appeared; and

WHEREAS the committee is willing to reconsider the applicant if materials are presented at the November Full Board; and

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

ADOPTED by a vote 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

- E. JGL Restaurant Corp, dba Italian Village, 1494 First Avenue (Between East 77th and East 78th Streets)** New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 6 Tables and 12 Chairs (Deadline for Submission: 12/06/2025)

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 6 Tables and 12 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

- F. Starbucks Corporation, dba Starbucks Coffee, 1328 York Avenue (Between East 70th and East 71st Streets)** New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 6 Tables and 12 Chairs (Deadline for Submission: 11/03/2025)

WHEREAS this is a New Application to the Department of Transportation for a Sidewalk Café – 6 Tables and 12 Chairs; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; 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 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

G. Via Quadronno LLC, dba Via Quadronno, 25 East 73 Street (Between Fifth Avenue and Madison Avenue) New Outdoor Dining Application for a Roadway Café – 4 Tables and 16 Chairs

WHEREAS this is a New Application to the Department of Transportation for a Roadway Café – 4 Tables and 16 Chairs; and

WHEREAS members of the public objected based on shared space concerns, ADA compliance, rats, trash; and

WHEREAS members of the public voiced support for its community; and

WHEREAS the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; and

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

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

ADOPTED by a vote 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

3. Applications to the New York State Office of Cannabis Management for New Adult-Use Retail Dispensary Licenses

- Abide by the NYC bicycle laws and guidelines and shall ensure that any third-party delivery service you contract with abides by the laws and guidelines
- Not use any unlawful motorized vehicle for deliveries and ensure that any third-party delivery service you contract with does not use any unlawful motorized vehicle
- Have delivery persons wear the proper attire such as helmets, identifiable clothing, etc. and ensure that any contracted third-party delivery service shall wear proper attire such as helmets, identifiable clothing, etc.
- Not to participate in bar or pub crawls or the cannabis equivalent
- Remove the Street Life Committee meeting notices you posted following the next applicable Full Board meeting on the date indicated on the notice.

A. Empire Flower Inc, dba N/A, 520 Main Street (Roosevelt Island) Application to the Office of Cannabis Management for an Adult-use Retail Dispensary License

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

WHEREAS members of the public objected based on the location and proximity to schools, houses of worship, delivery bike concerns; and

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

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

ADOPTED by a vote 7-0-0

YES: Lindsey Cormack, Miles Fink, Evan Meyerson, Judy Schneider, Robin Seligson, Todd Stein, Marco Tamayo

- 4. Old Business**
- 5. New Business**
- 6. Layovers For Future Consideration and Withdrawal**
 - A. Dundee LLC, dba Caledonia, 1609 Second Avenue (Between East 83rd and East 84th Streets)** New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 4 Tables and 6 Chairs (Deadline for Submission: 12/06/2025) (Layover)
 - B. Mojo Working LLC, dba N/A, 1625 Second Avenue (Between East 84th and East 85th Streets)** Application to the Office of Cannabis Management for an Adult-use Retail Dispensary License (Layover)
 - C. 77Boongs Foods Inc, dba Boongs Chicken, Boongs Sushi, 1405 Second Avenue (Between East 73rd and East 74th Streets)** New Application and Temporary Retail Permit for a Wine, Beer and Cider License
 - D. Blushed Petals LLC, dba N/A, 1339 Madison Avenue (Between East 94th and East 95th Streets)** Application to the Office of Cannabis Management for an Adult-use Retail Dispensary License



Please visit www.cb8m.com, or scan the QR code on the left, for additional meeting details.
Anyone with an interest in this matter is encouraged to attend.

Lindsey Cormack and Abraham Salcedo, Co-Chairs