Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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Amy Brenna, *Assistant Secretary*

Community Board No. 2, Manhattan
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February 2, 2020

***AMENDED VOTE: SEE #33 Pier55, Inc. and Savory Labs, LLC d/b/a Little Island, Pier 55 in Hudson River Park 10014**

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. La Cornelia LLC d/b/a Tacombi, 255 Bleecker Street 10014 (RW – Corporate Change)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a corporate change of ownership to an existing Restaurant Wine License (Lic. #1286966, exp. 9/30/21) to reflect the creation by the principals of a holding company that will in turn hold direct ownership of the Applicant; the Applicant will continue to operate a family-friendly fast casual Mexican restaurant in a R7-2 (C1-5 overlay) zoned two-story, commercial building constructed in 1920 on the Bleecker St. between Cornelia and Carmine Sts. (Block #589/Lot #10) and which is located in the Greenwich Village Historic District; and

ii. Whereas, the change in corporate structure affecting ownership of the Applicant will not affect the operation of the business, which will continue to function as a fast casual, full service restaurant in a space of approximately 2,700 sq. ft., comprised of a ground floor of approximately 1,350 sq. ft. connected by an interior staircase (for use by employees only) to a cellar of approximately 1,350 sq. ft.; the space will have 30 tables with 64 seats, and one (1) stand-up bar (which will also serve as a food counter) with six (6) seats, for a total of 70 seats in the premises, which has one (1) entrance, two (2) exits, and three (3) bathrooms; and

iii. Whereas, terms of the Applicant's existing Method of Operation will remain unchanged, including: agreed-to hours of operation of 9:00 AM to 12:00 AM on Sundays, 11:00 AM to 12:00 AM Mondays through Thursdays, 11:00 AM to 1:00 AM on Fridays and 9:00 AM to 1:00 AM on Saturdays;

the playing of quiet recorded background music only from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); no DJs; no promoted events; no live music or scheduled performances; no cover fees; and no televisions; and

iv. 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 Restaurant Wine License, with those stipulations as follows:

1. The premises will be advertised and will operate as an organic tortilleria/taco restaurant.
2. The hours of operation will be from 9:00 AM to 12:00 AM on Sundays, 11:00 AM to 12:00 AM Mondays through Thursdays, 11:00 AM to 1:00 AM on Fridays, and 9:00 AM to 1:00 AM on Saturdays.
3. The Applicant will operate a full-service restaurant, specifically an organic tortilleria/taco restaurant with coffee and juices, and with the kitchen open and the full menu available until closing every night.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not have televisions.
6. It will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes.
7. It will not have a sidewalk café.
8. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. It will close <u>all</u> doors and windows by 10:00 PM every night without exception, allowing only for patron ingress and egress
10. There will only be one (1) stand up bar and one (1) service bar.
11. There will only be one door used for patron ingress and egress, which will be the door located on the corner of Bleecker St. and Cornelia St.; the additional door located on Cornelia St. is for patron emergency egress only.
12. The licensee will never upgrade this license to a full on-premises liquor license.
13. When any doors and windows are open, music will not be audible more than 10 ft. from any point of the restaurant.
14. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
15. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. Any future sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **<u>denial</u>** of the application for a corporate change to the existing Restaurant Wine License (Lic. #1286966) in the name of **La Cornelia LLC d/b/a Tacombi**, 255 Bleecker Street 10014, **<u>unless</u>** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA Restaurant Wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Tacombi NYC LLC d/b/a Fonda Nolita Tacombi, 267 Elizabeth Street 10012 (OP – Corporate Change)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a corporate change of ownership to an existing On-Premises License (Lic. #1270204, exp. 7/31/21) to reflect the creation by the principals of a holding company that will in turn hold direct ownership of the Applicant; the Applicant will continue to operate a family-friendly fast casual Mexican restaurant in a C6-2 zoned, one-story commercial building constructed in 1948 on Elizabeth St. between East Houston and Prince Sts. (Block #508/Lot #10); and

ii. Whereas, the change in corporate structure affecting ownership of the Applicant will not affect the operation of the business, which will continue to function as a fast casual, full-service restaurant occupying approximately 2,250 sq. ft.; the space will have 12 tables with 48 seats, one (1) stand-up bar with no (0) seats, and two (2) food counters for a total of 48 seats in the premises, which has one (1) entrance, one (1) exit, and two (2) bathrooms; and

iii. Whereas, terms of the Applicant's existing Method of Operation will remain unchanged, including: agreed-to hours of operation of 11:00 AM to 12:00 AM Sundays through Wednesdays, and 11:00 AM to 1:00 AM Thursdays through Saturdays; the playing of quiet recorded background music only from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); no DJ's, no promoted events, no live music or scheduled performances; no cover fees; and no televisions; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB 2, Man. which has been incorporated into the existing "Method of Operation" of the On-Premises License, with those stipulations as follows:

1. The premises will be advertised and will operate as a family style Mexican restaurant.
2. The hours of operation will be from 11:00 AM to 12:00 AM Sundays through Wednesdays, and 11:00 AM to 1:00 AM Thursdays through Saturdays.
3. The Applicant will operate a full-service restaurant, specifically a family style Mexican restaurant with the kitchen open and the full menu available until one hour before closing every night.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not have televisions.
6. It will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes.
7. It will not have a sidewalk café.
8. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. It will close <u>all</u> doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
10. There will only be one (1) service bar and all food and alcohol will be provided by table service only.
11. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
12. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
13. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. Any future sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **<u>denial</u>** of the application for a corporate change to the existing On-Premises License (Lic. #1270204) in the name of **Tacombi NYC LLC d/b/a Fonda Nolita Tacombi**, 267 Elizabeth Street 10012, **<u>unless</u>** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premises License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Hao Noodle and Tea LLC d/b/a Madam Zhu's Kitchen, 401 Avenue of the Americas 10014 (RW – Corporate Change)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a corporate change of ownership to an existing Restaurant Wine License (Lic. #1294776, exp. 8/31/22) to reflect the replacement of one of the Applicant's two current principals with a holding company controlled by foreign investors; the Applicant will continue to operate a full-service Chinese restaurant in a C4-5 zoned, two-story commercial building constructed in 1915 on Sixth Ave. between W. 8th St. and Waverly Pl. (Block #593/Lot #22) and which is located in the Greenwich Village Historic District; and

ii. Whereas, the change in corporate structure affecting ownership of the Applicant will not affect the operation of the business, which will continue to function as a full service restaurant occupying approximately 3,950 sq. ft., comprised of approximately 1,975 sq. ft. on each of the first and basement (no patron use of the basement) of the premises, and will have 21 tables with 67 seats and one (1) service bar; the space has two (2) entrances, two (2) exits and three (3) bathrooms (2 patron/1 staff); and

iii. Whereas, terms of the Applicant's existing Method of Operation will remain unchanged, including: agreed-to hours of operation of 1:00 PM to 11:00 PM Sundays through Thursdays, and 1:00 PM to 12:00 AM Fridays and Saturdays; the playing of quiet recorded background music only from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); no DJ's, no promoted events, no live music or scheduled performances; no cover fees; and no televisions; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which has been incorporated into the existing "Method of Operation" of the Restaurant Wine License, with those stipulations as follows:

1. The premises will be advertised and will operate as a full-service Chinese restaurant.
2. The hours of operation will be from 1:00 PM to 11:00 PM Sundays through Thursdays, and 1:00 PM to 12:00 AM Fridays and Saturdays.
3. The Applicant will operate a full-service restaurant, specifically a high-end Chinese restaurant specializing in flavorful "flour" based and seasonal foods with an emphasis on Chinese tea with the kitchen open and full menu items available until closing every night.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not have televisions.
6. It will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes (not including licensed sidewalk café).
7. There is no sidewalk café included in this application.
8. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. It will close <u>all</u> doors and windows by 10:00 PM every.
10. It will not install or have French doors, operable windows or open facades.
11. It will not make any changes to the existing façade except to change signage or awning.
12. It will not have unlimited drink or unlimited food and drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
13. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
14. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. Any sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.
17. Will follow all SLA and NYC guidelines for Open Restaurants / Outdoor Dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **<u>denial</u>** of the application for a corporate change to the existing Restaurant Wine License (Lic. #1294776) in the name of **Hao Noodle and Tea LLC d/b/a Madam Zhu's Kitchen**, 401 Avenue of the Americas 10014, **<u>unless</u>** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA Restaurant Wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. Little Guilty Pleasures LLC d/b/a Crispy Heaven, 38 Grand Street, 10013 (New Tavern Wine)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committees #1 & #2 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 an M1-5B zoned mixed-use, five-story building built in 1900 on Grand Street, between Thompson Street and West Broadway (Block #476/Lot #88) in SoHo; and

ii. Whereas, the storefront location to be licensed is 1,892 sq. ft. and will operate a bakery/café with 8 tables and 20 seats, and one (1) stand-up bar with four (4) seats, for a total of 24 seats. There will be no usage of any TV. All windows and doors will be closed by 9:00 PM 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 8:00 AM to 12:00 AM, Sunday to Saturday, seven days a week; music will be quiet ambient background music only via an iPod/CDs; and

iv. Whereas, the applicant did not present a valid Certificate of Occupancy or substitute Letter of No Objection allowing the proposed use of the space; and such failure is conventionally and appropriately a reason for the Community Board to withhold support for an applicant; and

v. Whereas, the Community Board does not anticipate any potential objections to the issuance of such a Certificate of Occupancy or Letter of No Objection, and in light of the exigencies of the COVID pandemic, the location, and particulars of this application, the Community Board is inclined to be flexible on the occasion providing the applicant stipulate that the necessary documents be secured before opening; and

vi. 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 bakery/café baking fresh European-style bread and serving sandwiches, pies and hot and cold beverages.
2. Premise hours of operations will be 8:00 AM to 12:00 AM, Sunday through Saturday (7 days a week). Premises will open no later than stated opening time and **NO** patrons will remain after stated closing times.
3. Premise will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
5. Premises will not have televisions.
6. Premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. Sidewalk café is not included in this application.
8. Premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Premises will close all doors and windows at 9:00 PM every night.
10. Premises will not install or have French doors, operable windows or open façades.
11. Premises will not make changes to the existing façade except to change signage or awning.
12. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
13. Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches." No pitchers of beer.
14. Premises 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/ doorman
15. Any sidewalk or roadbed seating will end by 11 PM (all patrons will be cleared by this hour and area close); no speakers or music will be played outdoors and not interior speakers positioned to face outside.
16. Applicant will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for the store front premises proposed to be licensed *prior* to the issuance of license and will keep documents current at all times.
17. Applicant or successors 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 Tavern Wine license for **Little Guilty Pleasures d/b/a Crispy Heaven, 38 Grand St, 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 770 Kitchen LLC d/b/a Sweet Rehab, 135 Sullivan St.—South Store Front 10012 (Tavern Wine)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committees #1 & #2 to present an application for a new Tavern Wine license for their "dessert café" that opened in November 2019, within a ground floor storefront located in an R7-2 zoned mixed-use, six-story building built in 1904 on Sullivan Street, between Sullivan Street and East Houston (Block #517/Lot #1) laying within the NYC Landmarks Commission designated Sullivan-Thompson Historic District; and,

ii. Whereas, the storefront location to be licensed is 1,050 sq. ft., and will operate a bakery/café with eight (8) tables and 16 seats, and one (1) service bar with 0 seats, for a total an overall total of 16 seats; and, the premises also includes a basement of unspecified size accessed through a sidewalk vault and used for storage only and off-limits to patrons; and,

iii. Whereas, there are no outdoor areas for the service of alcohol and no sidewalk café under normal circumstances; and, there is roadbed seating as provided for under the temporary NYC COVID pandemic emergency measures; and,

iv. Whereas, the applicant presented documentation that the proposed use is allowable under zoning and that the premises appear to meet minimum requirements for a serving location; and,

v. Whereas, the applicant's agreed upon hours of operation will be from 9:00 AM to 10:00 PM Sundays to Thursdays, and 9:00 AM to 11:00 PM on Fridays and Saturdays; and no take-out deliveries from the premises will occur past 12:00AM; and

vi. Whereas, there will be no usage of any TV; all music will be quiet, ambient recorded background only and no music will be audible in adjacent residences. All windows and doors will be closed by 9:00 PM every night; and

vii. Whereas, this location has had a very problematic history of community disruption under previous operators and establishments since first being licensed for alcohol in 2015; including substantial public safety issues surrounding access to the residential hallways and to the backyard "doughnut" of the block; and a number local residents appeared to oppose the license as inappropriate to this predominately residential block; and

viii. Whereas, among the specific concerns are the security of a gate which accesses the side alley where the premises trash is stored before being put out for pick-up; and a door within the premises that accesses the residential hallway; and the danger presented by a sidewalk vault being left open between uses and the noise generated by repetitious opening and closing of said vault in the course of the day; and

ix. Whereas, applicant stipulated that they would lock the side-alley gate after each use by staff; and that the doorway from the store front premises to the hallway shared with residents will be locked at all times and marked "no entry"; and, further, that applicant would work with the landlord to have said door be alarmed; that they would store all alcohol upstairs in the street-level premise to reduce the frequency of need to access basement storage via the street vault hatch; and

x. Whereas, additional concerns were voiced about the aggressive drive of previous licensees at this premise to continually upgrade their license and reorient their business model toward alcohol-centered concepts inappropriate for the location; applicant agreed with the concern and stipulated that they would not in the future seek a full on-premise license for this location; and

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 café serving desserts.
2. Premise hours of operations will be 9:00 AM to 10:00 PM Sunday through Thursday and 9:00 AM to 11:00 PM on Fridays and Saturdays. (Premises will open no later than stated opening time and **NO** patrons will remain after stated closing times.)
3. Premise will operate with less than a full-service kitchen, but will serve food during all hours of operation.
4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
5. Premises will not have televisions.
6. Premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. Sidewalk café is not included in this application; and, premises will not have a sidewalk café now or in the future.
8. Premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Premises will close all doors and windows at 9:00 PM every night.
10. Premises will not install or have French doors, operable windows or open façades.
11. Premises will not make changes to the existing façade except to change signage or awning.
12. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
13. Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches." No pitchers of beer.

14. Premises 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/ doorman.
15. Any sidewalk or roadbed seating will end by 11:00 PM (all patrons will be cleared by this hour and area close); no speakers or music will be played outdoors and not interior speakers positioned to face outside.
16. There will be one entrance from the sidewalk and any and all access, use or egress of hallway doors leading to the residential hallway will be strictly prohibited and signage will be posted to prevent such access, egress or use.
17. There will be no commercial use of the residential hallway located between the north and south storefronts of 135 Sullivan Street.
18. Will work with the landlord to have an alarmed panic device installed on the door leading to the residential hallway.
19. Will use the sidewalk vault to access the basement at all times and will keep the sidewalk gate and vault closed when not actively in use.
20. Will store all alcohol in the upstairs storefront location.
21. Will not upgrade to a full on-premise license at the premises in the future.
22. Applicant or successors 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 Tavern Wine license for **770 Kitchen LLC d/b/a Sweet Rehab, 135 Sullivan St.—South Store Front 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 Tavern Wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Saito LLC, d/b/a Saito, 70 Kenmare Street – Store 4 10012 (New Restaurant Wine)

i. Whereas, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine Liquor License; the Applicant will operate a full-service Japanese restaurant in the ground floor of a C6-1 zoned, six (6)-story mixed-use building constructed in 1900 on Kenmare Street between Mott and Mulberry Streets (Block #480/Lot#4), the building falling in the Special Little Italy District; and

ii. Whereas, the storefront is approximately 870 sq. ft., comprised of a ground floor of approximately 470 sq. ft connected by an interior staircase (for use by employees only) to a cellar of approximately 400 sq. ft. which will be used for storage purposes only; the space will have three (3) tables with eight (8) seats and one (1) bar with ten (10) seats for a total seated occupancy of 18 persons; the premises has (1) door which will serve as patron ingress and egress and one (1) bathroom; there is no DCA sidewalk café at this time or other outdoor space for the service of alcohol; and

iii. Whereas, the Applicant's agreed to hours of operation are 5:00 PM to 12:00 AM seven days a week; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

iv. 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 Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service Japanese restaurant with Pacific-Atlantic seafood delicacies with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5:00 PM to 12:00 AM seven days a week. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not have any televisions.
5. It will not operate a backyard garden or any outdoor area for commercial purposes.
6. There is no sidewalk café included in this application.
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will close all doors and windows at all times.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will not seek to upgrade to a full on-premise license in the future
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
14. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. Any sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License in the name of **Saito LLC, d/b/a Saito, 70 Kenmare Street – Store 4 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA Restaurant Wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. Gigi's of Mulberry, Inc. d/b/a Mulberry, 149 Mulberry Street 10013 (New OP – Restaurant**)**

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premise Liquor License; the Applicant will operate a full-service family restaurant featuring Mexican cuisine in the basement and parlor of a C6-2 zoned, four story mixed use brick townhouse (Circa 1816) on Mulberry Street between Hester and Grand Streets (Block #471/Lot#36), the building falling within the Special Little Italy District; and

ii. Whereas, the premises is approximately 2,000 sq. ft. (750 sq. ft.in the basement, 1,000 sq. ft. on the first floor and 250 sq. ft. in the back yard) and has two entrances: the first with stairs up to the first floor storefront, the second entrance with stairs leading down to a basement premises, the basement premises which has stairs leading out to the back yard dining area, both floors also connected by an interior staircase; the premises will have 19 tables with 44 seats on the parlor floor, 17 tables with 44 seats and one (1) bar with 8 seats in the basement and 14 tables with 28 seats in the back yard for a total patron capacity of 124 seats; there are three (3) bathrooms; and

iii. Whereas, the licensed premises which has been operated since 2019 by this Applicant as Little Italy Speak Easy, Inc., d/b/a Aunt Jake's (Lic.#1221377; exp. 10/31/2021), a full-service specialty pasta restaurant and wine bar; the Applicant appearing before CB2, Manhattan SLA Licensing Committee in May/2018 to combine the basement, first floor and back yard into one space operating as a full-service restaurant with accessory outdoor dining; the Applicant executing a stipulations agreement with CB2, Man. at that time which included obtaining a Place of Assembly permit indicating that the basement, first floor and rear yard will operate as one premises; there being no Place of Assembly permit presented with the instant application; and

iv. Whereas, the Applicant's agreed to hours of operation are 11:00 AM to 1:00 AM Sundays through Thursdays and 11:00 AM to 2:00 AM Fridays and Saturdays in the interior premises, 11:00 AM to 11:00 PM Sundays through Thursdays and 11:00 AM to 12:00 AM Friday and Saturday in the back yard; the back yard will be used for dining purposes only with no music or exterior speakers, no heaters, no cocktail parties and no exterior bars; there will not be French doors, operable windows or open façades; there will be no televisions, music will be quiet ambient recorded background music; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and,

v. 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 On-Premises License, with those stipulations as follows:

1. The premises will be advertised and will operate as a family restaurant serving Mexican cuisine..
2. The hours of operation will be from 11:00 AM to 1:00 AM Sundays through Thursdays, and 11:00 AM to 2:00 AM Fridays and Saturdays.
3. The Applicant will operate a full-service restaurant, specifically Mexican restaurant with the kitchen open and full menu items available until closing every night.
4. The premise 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 operate a backyard garden for dining purposes only, with no music or exterior speakers, no heaters, no cocktail parties, no exterior bars and will close by 11:00 PM Sunday through Thursday and by 12:00 AM on Fridays and Saturdays. All patrons will be cleared, the lights off and no patrons or staff will remain after stated closing times.
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will close <u>all</u> doors and windows by 9:00 PM every.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make any changes to the existing façade except to change signage or awning.
12. Will obtain a pace of assembly permit indicating that basement, first floor and rear yard will operate as one premises.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches" and will not sell pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. Any sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise License in the name of **Gigi's of Mulberry, Inc. d/b/a Mulberry, 149 Mulberry Street 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premise License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Caffe De la Venezia Corp. d/b/a Caffe De la Venezia Corp., 105 Mulberry Street 10013 (New OP – Bar/Tavern**)**

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premise Bar/Tavern to operate a bar/tavern featuring Italian desserts and pastries in an C6-2G zoned 5-story, mixed use building (c. 1915) on Mulberry Street between Canal and Hester Streets (Block #206/Lot #26), the building falling in the Special Little Italy District; and

ii. Whereas, the storefront is approximately 800 sq. ft., comprised of a ground floor of approximately 458 sq. ft connected by an interior staircase (for use by employees only) to a cellar of approximately 342 sq. ft. which will be used for storage purposes only; the space will have thirteen tables with 40 seats and one (1) service bar/counter for a total seated occupancy of 40 persons; the premises has (1) door which will serve as patron ingress and egress and one (1) bathroom; there is a sidewalk café with 20 seats; and

iii. Whereas, the Applicant's agreed to hours of operation are 11:00 AM to 12:00 AM Sundays through Thursday and 11:00 AM to 1:00 AM Fridays and Saturdays; doors and windows will close by 10:00 PM every night; 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 dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

iv. 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 On-Premises License, with those stipulations as follows:

1. The premises will be advertised and will operate as a bar/tavern featuring Italian desserts and pastries.
2. The hours of operation will be from 11:00 AM to 12:00 AM Sundays through Thursdays, and 11:00 AM to 1:00 AM Fridays through Saturdays. No patrons will remain after stated closing time.
3. The Applicant will operate a less than a full-service kitchen but will serve food during all hours of operation.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. The premises will not have televisions.
6. Will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes (not including licensed sidewalk café).
7. Will operate a sidewalk café no later than 12:00 AM nightly (all tables and chairs will be removed at this hour).
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Wil close <u>all</u> doors and windows at 10:00 PM every night.
10. Will not install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches" and will not sell pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
17. Any sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers

THEREFORE BE IT RESOLVED that CB2, Man. recommends **<u>denial</u>** of the application for a new On-Premise License in the name of **Caffe De la Venezia Corp. d/b/a Caffe De la Venezia Corp., 105 Mulberry Street 10013, <u>unless</u> t**he statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premise License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Rehan Alam & David James or Corp. to be Formed d/b/a Saloon Singer, 169 Bleecker Street 10012 (New OP – American Tapas / Wine Bar)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premise Liquor License; the Applicant will operate a full-service restaurant and bar serving new American Tapas, cocktails and wine and featuring the music and television programming of the 40's and 50's, in the ground floor of a R7-2 with a C1-5 overlay zoned, five-story, mixed use building constructed in 1910 on Bleecker Street at the corner of Sullivan Street (Block #539/Lot#42), the building falling within the designated NYC South Village Historic District; and

ii. Whereas, the storefront is approximately 1,600 sq. ft., there will be thirteen tables with fifty-two seats and one (1) bar with 12 seats, and one (1) piano with two (2) seats for a total patron occupancy of 6 persons; the space has two (2) doors for patron ingress and egress and three (3) bathrooms (2 patron/1 staff); and

iii. Whereas, the Applicant's method of operation includes acoustical live, primarily from piano but may also include violin or flute as well as a vocalist; there will be no brass or percussion; the premises being surrounded by operable glass windows; the premises will be operated in a manner reminiscent of music venues of the 40's and 50's (Ella Fitzgerald, Frank Sinatra), with television, background music and live music all in keeping with that theme; requested closing hours of 4:00 AM, 7 days a week; and

iv. Whereas, there being a history of numerous complaints from people living in the surround area regarding unwanted behavior and loud music at the premises; there being significant concerns arising due to appropriateness of the live music component of the instant application in a premises comprised of operable glass windows, the building being mixed-use, and the surrounding area being heavily residential; and

v. Whereas, following input from CB2, Man. SLA Committee regarding past issues at the premises, the Applicant agreed to stipulations that would help mitigate the noise concerns for the surrounding area with agreed-to hours of operation being 10:00 AM to 1:00 AM Sundays, 11:00 AM to 1:00 AM Monday through Wednesdays, 11:00 AM to 2:00 AM Thursdays and Fridays and 10:00 AM to 2:00 AM Saturdays; will replace or repair operable glass windows with LPC-compliant fixed glass windows/ façade and ensure they are both sound proofed and non-operable; will work with a professional sound engineer regularly employed in NYC in this type of work to professionally insulate ceiling and walls to prevent and/or ameliorate sound traveling upstairs or out of the premises; will close all doors and windows any time there is any type of music (live or background) or sound from the TVs; there will be two (2) TVs broadcasting programming that will complement the 40's and 50's theme of the restaurant and there will be no sports broadcasting; there will be no dancing, DJs, no cover fees or promoted events, no velvet ropes or metal barricades; and

vi. Whereas, there is no licensed sidewalk café or other outdoor seating included with this application. If permitted, and after appearing before CB2, Man. Quality of Life Committee, will operate a licensed sidewalk café on Bleecker Street no later than 10:00 PM. There will not be a sidewalk café on Sullivan Street; and

vii. 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 On-Premises License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service restaurant and bar serving American tapas, cocktails and wine and featuring the msuc and television programming of the 40's and 50's.
2. The hours of operations are 10:00 AM to 1:00 AM Sundays, 11:00 AM to 1:00 AM Monday through Wednesdays, 11:00 AM to 2:00 AM Thursdays and Fridays and 10:00 AM to 2:00 AM Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will have no more than two (2) televisions no larger than 50"; programming will complement the 40's and 50s theme of the restaurant; there will be no sports programming.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café).
6. There is no sidewalk café or other outdoor seating included with this application. If permitted, and after appearing before CB2 Man. Quality of Life Committee, will operate a licensed sidewalk café on Bleecker Street no later than 10PM. All tables and chairs will be removed at 10PM sidewalk café closing and there will be no patrons in the sidewalk café thereafter. Will not have sidewalk café on Sullivan Street.
7. Will play quiet ambient recorded background music and live music focusing on the music of the 40's and 50's (Ella Fitzgerald, Frank Sinatra, etc.); live music will be acoustical only, no brass or percussion or amplified instruments. The primary live music will be unamplified piano, although a violin or flute may be used and there may be a vocalist, featuring classic arrangements of that time period. No music will be audible in any adjacent residences at any time.

8. Premises will not incorporate subwoofer speakers to sound system.
9. Will work with professional sound engineer regularly employed in NYC in this type of work to professionally insulate ceiling and walls to prevent and/or ameliorate sound traveling upstairs or out of the premises, including but not limited to, installation of drop ceiling/sound barrier, insulating coverings on and over ductwork and brick walls.
10. Will replace or repair operable glass windows along both Bleecker and Sullivan Streets with LPC-compliant fixed glass windows/façade and ensure they are both sound proofed and non-operable.
11. Will close all doors and windows any time there is any type of music (live or background) or sound from the TVs.
12. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will not change any principals prior to submission of original application to SLA.
18. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, velvet ropes or barricades.
19. Any pandemic temporary sidewalk or roadbed seating ends by 11PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise License in the name of **Rehan Alam & David James or Corp. to be Formed d/b/a Saloon Singer, 169 Bleecker Street 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premise License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 275 Mulberry Restaurant, LLC, 275 Mulberry Street 10012 (New OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premise Liquor License; the Applicant will operate a full-service Italian-American restaurant in the ground floor and basement of a C6-3 zoned, 10-story, mixed use building (circa 1886) on Mulberry Street between Jersey and East Houston Streets (Block #510/Lot#7502), and

ii. Whereas, the storefront is approximately 6,703 sq. ft. (4,121 sq. ft on the ground floor and 2.582 sq. ft. in the basement connected by an interior staircase); there will be 32 tables with 92 seats, one (1) bar with 18 seats and seven (7) lounge seats for a total of for a total patron occupancy of 117 persons; patron use of the basement is for access to the three (3) bathrooms, there is no additional patron seating in the basement, the basement being for kitchen, storage and staff purposes only; and

iii. Whereas, the storefront premise had been previously licensed as a full-service restaurant (Chef's Club) with an On-Premise license that was similar in nature but included changing chef residencies as its method of operation; the Applicant making not making any changes to the exterior of the premises, the method of operation being consistently run as an Italian-American restaurant; and

iv. Whereas, there were concerns raised by nearby residents that any permitted pandemic-related, temporary roadbed and/or sidewalk seating would be made permanent, thereby negatively impacting the surrounding community, particularly on Mulberry and Jersey Streets; there being no prior outdoor seating at this location; t

v. Whereas, the Applicant opened their first restaurant on Mulberry Street over ten years ago and expressed an understanding of the concerns expressed regarding the immediate area around this location; and

v. Whereas, the Applicant's agreed to hours of operation will be Sundays through Saturday 7:00 AM to 12:00 AM; music will be quiet background only and not audible in surrounding residences; there will be no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; all garbage pickup will occur on Lafayette Street; patrons will use Mulberry Street for ingress and egress with Jersey Street being used only by staff; and

vii. 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 On-Premises License, with those stipulations as follows:

1. The premises will be advertised and operated as a full service Italian-American restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operations are 7:00 AM to 12:00 AM Sunday through Saturday. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes
6. There is no sidewalk café included with this application.
7. Will play quiet ambient recorded background music only. No music will be audible I any adjacent residences anytime.
8. Will close all doors and windows at all times except for patron ingress and egress
9. Will not install or have French doors, operable windows or open façades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will use Mulberry Street for patron ingress and egress and deliveries
12. Will use Jersey Street entrance for staff only and for emergency egress of patrons.
13. Will have all garbage picked up on Lafayette Street.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Wil not have "boozy brunches." No pitchers of beer.
16. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not have any of the following: dancing, DJs, live, music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel/doormen.
19. Any pandemic temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
20. There will be no temporary roadbed seating on Jersey Street.
21. All temporary roadbed and/or sidewalk seating will be removed once indoor dining table seating reaches 100%.
22. Applicant will appear before CB2, Manhattan prior to installing any permanent roadbed or sidewalk seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise License in the name of **275 Mulberry Restaurant, LLC, 275 Mulberry Street 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premise License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Yucatán Kitchen, LLC, d/b/a Yuco, 33 W. 8th Street 10011 (New OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committees #1 & #2 to present an application for an On-Premise liquor license to operate a full-service "fine dining establishment that reintroduces the flavors of the Yucatan with haute/modern cooking techniques and a world class wine program" within a 5-story, C4-5 zoned, 1832 mixed-use building in the NYC Zoning designated Special Limited Commercial District on West 8th Street between Fifth and Sixth Avenues; in the Greenwich Village Historic District, and subject to special regulation on both counts; and,

ii. Whereas, the 2,360 sq. ft. premises consist of 1,600 sq. ft. ground floor storefront and a 730 sq. ft. basement connected by an interior staircase; patron use of the basement is for access to the two (2) patron bathrooms, there is no additional patron seating in the basement, the basement being for storage, offices and the one (1) staff bathroom; the full-service restaurant will have 19 tables and 58 patron seats, one (1) stand up bar with six (6) seats, for a total of 64 patron seats inside; and, there is no sidewalk café or outdoor seating; and,

iii. Whereas, the location was previously operated as a restaurant since 2010; and, a valid certificate of occupancy allowing eating and drinking on the ground floor with a maximum person capacity of 74 was presented; and,

iv. Whereas, the location's long-standing zoning restrictions preclude sidewalk cafés, operable front windows or an open façade; and further, applicant has specifically stipulated that they will not seek or have such features should they be allowed in the future; and, as COVID pandemic roadbed seating appears is precluded at this location as its frontage faces a striped pedestrian crosswalk for nearly its

entire width; the applicant has further stipulated that they will not seek such roadbed seating in the future if available; the operator as further stipulated that they will not use the small back yard area for commercial purposes; and

v. Whereas, applicant promised to keep the existing, non-compliant operable front window closed at all times; and, further to bring the venting stack, which drips onto residential terraces, and does not meet code requirements for height, into compliance; and

vi. Whereas, the hours of operation will be 12:00 PM to 12:00 AM Sundays to Thursdays, and 12:00 PM to 1:00 AM Fridays and Saturdays; all doors and windows will be closed at all times music will be of a quiet ambient recorded background nature, there will be no DJs, no dancing, no live music, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

vii. Whereas, the Applicant having met with the West 8th Street Block Association, and agreeing to and signing a set of additional stipulations and promises to them; said stipulations being presented by applicant to the Community Board; and said stipulations considered incorporated into the stipulation agreement with the Community Board; and

viii. 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 full-service restaurant, specifically a fine dining establishment focusing on the flavors of the Yucatán and serving world-class wines, with the kitchen open and full menu items available until closing every night.
2. Premise hours of operations will 12:00 PM to 12:00 AM, Sundays through Thursdays and 12:00 PM to 1:00 AM on Fridays and Saturdays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing times.)
3. Premise will operate as a full-service restaurant, with the kitchen open and full menu items available until closing every night.
4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
5. Premises will not have televisions
6. Premises will not operate a backyard garden or any outdoor area for commercial purposes. Sidewalk café is not included in this application.
7. Premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Premises will close all doors and windows at all times
9. Premises will not install or have French doors, operable windows or open façades.
10. Premises will not make changes to the existing façade except to change signage or awning.
11. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
12. Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches." No pitchers of beer.
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of beer or wine products.
14. Premises 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/doorman.

1. Premises' back courtyard area space will not be used as a break or smoking area by the staff and any door or window to the back yard will remain closed during operating hours and not be propped at any time.
2. Applicant or successors will incorporate into the method of operation all stipulations agreed to and signed between Yucatán Kitchen, LLC and the West 8th Street Block Association.
3. Premises will not participate in the Open Restaurants program and will not have outdoor dining at any time.
4. Applicant or successors 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 application for a restaurant on premise license for **Yucatán Kitchen, LLC, d/b/a Yuco, 33 W. 8th Street 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 On Premise License.

Vote: Passed, with 42 Board members in favor, and 1 recusal (D. Gruber).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Infinite Hospitality Group, LLC d/b/a Gia, 334 Bowery 10012 (New OP – Restaurant, sidewalk café)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committees #1 & #2 to present an application for an On-Premise liquor license to operate a neighborhood specialty pizza restaurant in the ground floor of a C4-5 zoned, eight-story, mixed-use building (c. 1832) on Bowery between Great Jones and Bond Streets (Block # 530/Lot #38); and

ii. Whereas, the storefront premises is approximately 2,800 sq. ft. (2,200 sq. ft. ground floor restaurant and 800 sq. ft. basement, the basement not being for patron uses); the space will have 22 tables with 46 seats, one (1) bar with five (5) seats and one (1) pizza counter with two (2) seats for a total patron occupancy of 53 seats; there is one (1) entrance and two (2) exits and two (2) patron bathrooms; there will be a sidewalk café consisting of four (4) tables and ten (10 seats); the Applicant also intending to participate in the temporary, pandemic-related roadbed seating consisting of seven (7) tables and 20 seats, if approved; and

iii. Whereas, the premises had been operated for approximately three (3) years as a pizza restaurant known as Sorbillo and closed during COVID; the Applicant, who is also the landlord and a resident of the building, will be following the same method of operation including sidewalk café; hearing concerns about the live music component of the previous operator, the Applicant removed that component from the instant application; with the elimination of the live music, there being support from nearby residents for the instant application; and

iv. 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 On-Premises License, with those stipulations as follows:

1. Premise will be advertised and operated as a full service, artisanal Pizzeria restaurant.
2. The hours of operation will be 12:00 AM to 12:00 PM Sundays through Saturdays (7 days a week). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full-service restaurant, specifically a specialty pizzeria restaurant, with the kitchen open and full menu items 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 have no more than two (2) televisions no larger than 50" (there will be no projectors) which will operate in "closed caption" mode only (i.e., no sound).
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will operate sidewalk café no later than 11:00 PM (all tables and chairs removed at this hour)
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 10:00 PM every night.
10. Will not install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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/door staff.
17. Any sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a restaurant on premise license for **Infinite Hospitality Group, LLC d/b/a Gia, 334 Bowery 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 On Premise License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Merse Group, LLC d/b/a The Palms, 643 Broadway aka 75 Bleecker Street 10012 (New OP Lounge)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committees #1 & #2 to present an application for an On-Premise liquor license to operate a lounge and event space in the cellar and sub-cellar of a C6-25 zoned, seven-story, mixed-use building (c. 1920) on Broadway at the northwest corner of Bleecker Street (Block # 532/Lot #25) the building falling within the designated NoHo Historic District; and

ii. Whereas, the premises is approximately 4,960 sq. ft. (2,760 sq. ft. in the cellar and 2,200 sq. ft. sub-cellar, the sub-cellar being connected by an interior staircase and not being for patron uses); the space will have 26 tables with 75 seats including couch seating, one (1) bar with 11 seats for a total seated patron occupancy of 86 seats and the total occupancy of 150 persons; there is one (1) entrance and two (2) exits (one being for emergency use only) and four (4) patron bathrooms; there will be no sidewalk café; and

iii. Whereas, the Applicant's method of operation will offer patrons a versatile lounge that will offer diverse events focused on curating programming from local New York-based artists across the areas of music, fashion and photography, providing artists a space to showcase and highlight their work with events ranging from independent album releases and listening events to showcasing local fashion companies' clothing lines; and

iv. Whereas, the premises had been most recently operated as a restaurant and lounge from approximately 2011 to 2013, and included the ground floor storefront being used as a restaurant and the cellar and sub-cellar as a lounge, with that licensee working extensively with neighboring building management on stipulations; and

v. Whereas, the Applicant has worked with the management of 77 Bleecker Street and signed a Memorandum of Understanding with them; there being other nearby residents still concerned primarily with the proposed hours of the instant application; and

vi. Whereas, based on concerns of nearby residents, a number of additional stipulations were proposed and agreed upon by the applicant including hours of 11:00 AM to 12:00 AM on Sundays, 11:00 AM to 1:00 AM Mondays through Thursdays and 11:00 AM to 2:00 AM Fridays and Saturdays; there will be no dancing; all scheduled performances / live music events will occur with reservations that are prepaid with online tickets; there will be no sidewalk café and no temporary, pandemic-related roadbed seating on Bleecker Street; and

iv. 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 On-Premises License, with those stipulations as follows:

1. Premises will be advertised and operated as a lounge and event space focusing on curating programming from local New York-based artists from the fields of music, fashion and photography. There will be no dancing.
2. The hours of operation will be 11:00 AM to 12:00 AM on Sundays, 11:00 AM to 1:00 AM Mondays through Thursdays and 11:00 AM to 2:00 AM Fridays and Saturdays. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food until one hour before closing.
4. Will not operate as a tavern, night club 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 commercial purposes aside from pandemic-related temporary roadbed if permitted.
7. Will not have a sidewalk café now or in the future.
8. No music will be audible in any adjacent residences anytime. Applicant will comply with all NYC Noise Code rules and regulations as it relates to the control of sound and vibration.
9. Will close all doors and windows at all times.
10. Will not install or have French doors, operable windows or open façades.
11. Wil use an electronic reservation system capable of online messagin to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
12. Will work with the community if needed, in the future to control vehicular traffic at the licensed location
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
15. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
16. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

18. Will not have: dancing, promoted events, velvet ropes or metal barricades, security personnel/ door staff.
19. Live music, scheduled performances and/or any event where a cover is charged will be private (invite only) and intimate live music performances such as an acoustic performance or album listening event. All scheduled performances / live music events will occur with reservations that are prepaid with online tickets.
20. Any pandemic-related temporary roadbed seating will be located on Broadway if permitted and will end no later than 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music payed outdoors and no interior speakers positioned to face outside.
21. There will be no pandemic-related temporary roadbed seating on Bleecker Street.
22. Al pandemic-related temporary roadbed seating, if permitted, will be removed when indoor dining table seating reaches pre-pandemic occupancy at 100%.
23. Applicant will appear before CB2, Manhattan prior to installing any permanent outdoor seating. Applicant agrees that CB2 does not waive the opportunity for input before seeking any permanent outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a restaurant on premise license for **Merse Group, LLC d/b/a The Palms, 643 Broadway aka 75 Bleecker 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 On Premise License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

14. CCFC 62 Spring, LLC d/b/a Chef's Cub Counter, 62 Spring Street 10012 (OP-Restaurant) (Class Change –Upgrade from RW)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to withdraw** this application from further consideration at this time, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **CCFC 62 Spring, LLC d/b/a Chef's Cub Counter, 62 Spring Street 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Li & Gao Entertainment LLC, 163 Bleecker Street 2nd Floor 10012 (OP-Karaoke Bar) (Previously Unlicensed location)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to withdraw** this application from further consideration at this time, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Li & Gao Entertainment LLC, 163 Bleecker Street 2nd Floor 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Brooklyn Dumpling Shop, LLC, 110 MacDougal St. 10003 (OP-Food Establishment) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to withdraw** this application from further consideration at this time, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Brooklyn Dumpling Shop, LLC, 110 MacDougal St. 10003 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Maman Hudson Square, LLC d/b/a Maman, 375 Hudson St., Suite 103 10013 (OP-Restaurant) (Privately-Owned Space)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to layover** this application to February/2021 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; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Maman Hudson Square, LLC d/b/a Maman, 375 Hudson St., Suite 103 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Maman Washington Square, LLC d/b/a Maman, 23 E. 10th St.-portion aka 67 University Pl. (OP-Restaurant) (Sidewalk Café)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to layover** this application to February/2021 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; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Maman Washington Square, LLC d/b/a Maman, 23 E. 10th St.-portion aka 67 University Pl. 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. David James or Entity to be formed, 33 W. 8th St. 10011 (OP-Wine Bar/Tapas Bar) (Live Music-Soloist Only-Piano, Violin)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to withdraw** this application from further consideration at this time, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **David James or Entity to be formed, 33 W. 8th 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Bleecker Street Bar Corp., 648 Broadway 10012 (Removal, New OP – Bar/Tavern) (Security Personnel) (4am closing)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to layover** this application to February/2021. Opposition to the application appeared at the meeting so they will use the opportunity to meet with members of the community 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; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Bleecker Street Bar Corp., 648 Broadway 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

Community Board No. 2, Manhattan

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Harlem Roasting Company, LLC d/b/a Prodigy Coffee, 33 Carmine St., 10014 (New Tavern Wine License-coffee shop)

i. Whereas. the Applicant and the Applicant's Representative appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a Tavern Wine license to continue to operate a coffee shop during the day and convert to wine bar/café in the evening within a ground floor commercial storefront located in a 4 story, 1880 residential building on Carmine Street between Bleecker and Bedford Streets, this building falling within NYC LPC's designated Greenwich Village Historic District in Greenwich Village; and,

ii. Whereas, the premise sought to be licensed has been operated for the last nine years by the Applicant as a small 500 sq. ft. coffee and tea shop/cafe complimented by the service of baked goods closing by 5 pm daily, previous to that the storefront was operated as a retail store focused on skin care products and services, the Applicants and current operators requesting to alter their current method of operation with this application to now serve wine during the evening hours in an attempt to increase revenues in light of recent financial/income hardships encountered from the recent Covid-19 pandemic, the specific location having no kitchen, the menu and complementary food items being limited, the storefront premise having never previously been licensed for the service of alcohol, the storefront being located in an area already greatly saturated with licensed premises; and,

iii. Whereas, there were questions raised about whether there was a patron bathroom for the licensed premises accessible to patrons, the Applicant adjourning its application one month to demonstrate a proper pathway for patrons to access the bathroom in the rear of premises, the Applicant agreeing to place signage for the purpose of identifying the bathroom to its patrons in the future, the interior ground-floor storefront having 5 tables with 17 seats for a total interior seating occupancy/capacity of 17; and

iv. Whereas, there is no licensed sidewalk café permitted at this location and no other areas for the service of alcohol to any exterior areas in connection with the license, the are no French or operable doors and all windows being fixed and not operable facing the sidewalk in front; and,

v. Whereas, the Applicant's hours of operation will be 8 AM to 10 PM, Sunday through Saturday, music will be quiet background only, not audible in surrounding residences, no televisions, there will be no DJs, no dancing, no promoted events, no live music, no private parties, no scheduled performances or cover fees; and,

vi. Whereas, there were community members who appeared in opposition to his application because the location has never been licensed for the service of alcohol, the area being saturated with liquor licenses, voicing concerns that all of the local storefronts are transgressing to businesses with liquor licensed; and,

v. 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 Tavern Wine License, with those stipulations as follows:

1. Premise will be advertised and operated as a café focusing on gourmet coffee and teas during the day and service of wine products in the evening hours.
2. The hours of operation will be 8 AM to 10 PM every day/night, Sunday through Saturday.
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 televisions.
5. Will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes (including licensed sidewalk café).
6. Will not install or have French doors, operable windows or open facades.
7. Will have accessible bathroom for patrons with signage designating location for patrons open always of operation.
8. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
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 and beer products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. 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 or a doorman.
15. Any future sidewalk or roadbed seating will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors, and no speakers positioned to face outside.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new restaurant wine license for **Harlem Roasting Company, LLC d/b/a Prodigy Coffee, 33 Carmine St., 10014 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 Tavern Wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Store 3 Pizza, LLC d/b/a Zazzy's Pizza, 201 W. 11th St. a/k/a 73 Greenwich Avenue 10014 (RW-Restaurant) (New Restaurant Wine License)

i. Whereas. the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a pizzeria restaurant within a ground floor commercial storefront located in a 6 story, residential building (Circa 1920) on West 11th Street at the corner of Greenwich Avenue, this building falling within NYC LPC's designated Greenwich Village Historic District in Greenwich Village; and,

ii. Whereas, the storefront premise sought to be licensed was previously operated as a pizzeria, albeit without a liquor license, the storefront premise in question having never previously been licensed for the service of alcohol; and,

iii. Whereas, there were questions raised about there was a patron bathroom for the licensed premises accessible to patrons, the Applicant adjourning its application one month to demonstrate certain changes to the interior premises, including the removal of a sink, to allow for a proper pathway for patrons to access the bathroom in the rear of premises, the Applicant agreeing to place signage for the purpose of identifying the bathroom to its patrons in the future, the interior ground-floor storefront being 1465 sq. ft. (ground floor 786 sq. ft. and basement/cellar 679 sq. ft.), the basement being used for storage/ancillary business purposes and not for patrons access/occupancy, with 10 tables with 20 seats, with a counter for checkout of pizza and other food orders but no stand up, for a total interior seating occupancy/capacity of 20; and,

iv. Whereas, there is no licensed sidewalk café permitted at this location and no other areas for the service of alcohol to any exterior areas in connection with the license, there are no French or operable doors and all windows being fixed and not operable facing the sidewalk in front; and,

v. Whereas, the Applicant's hours of operation will be 12 PM to 12 AM Sunday through Wednesday and from 12 PM to 2 AM Thursday through Saturday, music will be quiet background only, not audible in surrounding residences, with one television, there will be no DJs, no dancing, no promoted events, no live music, no private parties, no scheduled performances or cover fees; 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 Restaurant Wine License, with those stipulations as follows:

1. Premise will be advertised and operated as a quick-service pizzeria restaurant.
2. The hours of operation will be 12 PM to 12 AM Sunday through Wednesday and from 12 PM to 2 AM Thursday through Saturday.
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 one television.
5. Will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes (including licensed sidewalk café).
6. All doors and windows will be closed by 10 PM every night.
7. Will not install or have French doors, operable windows or open facades.
8. Will have accessible bathroom for patrons with signage designating location for patrons open at all times of operation.
9. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. 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 or a doorman.
16. Any future sidewalk or roadbed seating will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no speakers positioned to face outside.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new restaurant wine license for **Store 3 Pizza, LLC d/b/a Zazzy's Pizza, 201 W. 11th St. a/k/a 73 Greenwich Avenue 10014 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 Restaurant Wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. 3 Times 818 Inc. d/b/a 3 Times, 818 Broadway 10003 (New Restaurant Wine)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a Restaurant Wine liquor license to operate a full-service Chinese restaurant in a roughly 1,433 sq. ft. ground floor commercial storefront within a sixteen-story apartment building on Broadway in Greenwich Village; and,

ii. Whereas, the storefront premise has never operated for eating and drinking and has never been licensed for the service of alcohol, the storefront having previously operated for years as Broadway Nail and Spa, the Applicant not planning to make any changes to the exterior of the premises, no certificate of occupancy being provided allowing eating and drinking at the premises; and,

iii. Whereas, the storefront premise to be licensed does not have French doors or operable windows, there will be no changes to the front façade, there is no sidewalk café planned and no outdoor areas for the service of alcohol, with 11 tables with 35 patron seats, no stand-up bar for a total interior patron capacity of 35, there are two bathrooms for patrons, no TV, a full-service kitchen being installed and one entrance/exit for patrons on Broadway; and,

iv. Whereas, the hours of operation will be Sunday through Thursday from 11:00 AM to 10:00 PM and Fridays/Saturdays from 11:00 AM to 11:00 PM, music will be background only and not audible in surrounding residences, there will be no DJs, no dancing, no promoted events, no live music, no private parties, no scheduled performances or cover fees; and,

v. Whereas, the Applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service Chinese restaurant.
2. The hours of operation will be from Sunday through Thursday from 11:00 AM to 10:00 PM and Fridays/Saturdays from 11:00 AM to 11:00 PM.
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 one 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 or patron seating including a licensed sidewalk cafe.
8. All doors and windows will be closed at all times.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
10. The premises will not have DJs, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
12. There will be no bottle service or the sale of bottles of alcohol except for bottles of wine products.
13. Will not make any changes to existing façade except signage or awning.
14. Any future sidewalk or roadbed seating per open restaurants application will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no speakers positioned to face outside.
15. Will obtain letter of no objection or certificate from NYC DOB permitting eating and drinking at location prior to issuance of license.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for an new Restaurant Wine license to **3 Times 818 Inc. d/b/a 3 Times, 818 Broadway 10003 unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the Restaurant wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. San Carlino, LLC d/b/a Osteria Carlina, 455 Hudson St. 10014 (New Restaurant Wine)

i. Whereas, the Applicants and their Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a Restaurant Wine liquor license to operate a full-service "family style" Italian restaurant in a roughly 1,000 sq. ft. commercial storefront (ground floor 500 sq. ft. and 500 sq. ft. basement) within a six-story tenement-style residential apartment building on Hudson Street between Morton and Barrow Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise to be licensed was previously operated as Kish Kash, a fast casual restaurant specializing in couscous dishes, the Applicant not planning to make any changes to the front façade of the storefront premises, there is an existing letter of no objection for eating and drinking at this location; and,

iii. Whereas, the storefront premise does not have French doors or operable windows, there is no sidewalk café planned and no other outdoor areas for the service of alcohol, there will be 11 interior tables with 22 patron seats, one (1) stand up bar with four (4) additional seats for a total interior patron capacity of 26, two bathrooms for patrons, no TVs, a full-service kitchen and one entrance/exit for patrons on Hudson Street; and,

iv. Whereas, the hours of operation will be Sunday through Saturday from 11:00 AM to 11:00 PM, music will be background only and not audible in surrounding residences, there will be no DJ's, no dancing, no promoted events, no live music, no private parties, no scheduled performances or cover fees; and,

v. Whereas, the Applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service restaurant serving Italian cuisine.
2. The hours of operation will be every day/night Sunday through Saturday from 11:00 AM to 11:00 PM.
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 televisions.
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 or patron seating including a licensed sidewalk cafe.
8. All doors and windows will be closed by 9 pm.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
10. The premises will not have DJ's, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
12. There will be no bottle service or the sale of bottles of alcohol except for bottles of wine products.
13. Will not make any changes to existing façade except signage or awning.
14. Any future sidewalk or roadbed seating per open restaurants application will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no speakers positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for an new Restaurant Wine license to **San Carlino, LLC d/b/a Osteria Carlina, 455 Hudson St. 10014 unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the Restaurant wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Entity to be Formed by Christos Lampadaris d/b/a Stafili Wine Café, 328 W. 12th St. 10014
(Transfer Tavern Wine)

i. Whereas, the Applicant and his Attorney appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a transfer of an existing tavern wine license to continue to operate a neighborhood and community-oriented wine bar in a five story townhouse (circa 1900) located on the corner of West 12th and Greenwich Streets in a residentially zoned area, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise was previously operated as Bar Veloce, a wine bar, the Applicant being a Manager of Bar Veloce and agreeing to stipulations consistent with the method of operation of Bar Veloce, the licensed premises being approximately 700 sq. ft. with 7 tables and 28 seats, 1 stand up bar with 11 seats and window counters with no seats along the west 12th St. facade; there is an existing certificate of occupancy which indicates "eating and drinking space" with a maximum occupancy of 55; and,

iii. Whereas, the hours of operation will be from 9AM to 12AM, 7 days a week (no patrons shall remain at closing), music will be ambient quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into the method of operation on the new Tavern Wine License stating that:

1. Premise will be advertised and operated as a neighborhood and community-oriented wine bar.
2. The premise is located in a residentially zoned area and the operator will at all times be respectful of their residential neighbors.
3. The hours of operation will be from 9AM to 12AM, 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
4. The food preparation area will remain open and food menu items will be available until closing every night.
5. The premises, or any portion of the premises will not operate as a "lounge" or sports bar.
6. The premise will not have televisions that play any type of broadcast shows. There may be 1 TV screen which show only old Italian "black and white" movies without sound at any time.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
8. There will be no outdoor seating including benches.
9. The premises will play quiet ambient-recorded background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at any time. If any windows are open, no music will be audible from outside the premises.
10. The premises will not have DJ's, live music, dancing, cover charges or promoted events.
11. The windows in the premises along West 12th Street will not be opened at any time for any reason. The operable windows along Greenwich St. will be closed no later than 8PM and anytime there is music. There will be no French doors, or open facades.
12. The Operator shall hang a sign outside the premises, which shall be legible from 20 feet away, instructing patrons to keep the noise down and to respect the neighbors.
13. Any waiting Patrons will either wait inside the premises or be alerted through a remote messaging system. There will never be any patron lines or patrons waiting outside for entry.
14. Should it be requested, the premises will designate a staff member to ensure that patrons outside are not creating a disturbance and that all patrons smoking outside the premises remain quiet and not disrupt the residential neighbors.
15. There will be no neon signage used either inside or outside the premises.
16. Applicant will not apply for any alteration to the method of operation agreed to by this stipulation without first coming before CB2.

v. Whereas, CB2, Man. received a correspondence from the local block association concerned about the transfer application, there being significant problems in the past at this particular location; in the past and at the time of the prior application for Bar Veloce, a significant effort having been made by CB2 Man, residents living next door sharing party walls to the licensed premises and other neighbors living across the street to the licensed premises coming together in compromise, agreeing to stipulations which reduce the negative impacts of the business in a residentially zoned area surrounded by residents directly impacted so that business and community could co-exist in an amicable, appropriate manner; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a transfer of an existing Tavern Wine License for **Entity to be Formed by Christos Lampadaris d/b/a Stafili Wine Café, 328 W. 12th St. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Tavern Wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Big Hand Vinny Corp. d/b/a TBD, 448 and 450 Hudson St. 10014 (New Restaurant Wine License)

i. Whereas, the Applicant and his Representative appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate an Italian Pizzeria Restaurant by combining two commercial storefronts located within a six-story residential apartment building (circa 1925) on Hudson Street between and Morton and Barrow Streets, the building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, neither storefront has ever been licensed for the service of alcohol, the first storefront (450 Hudson Street) having previously operated for over a decade as a pizzeria serving the local community, the pizzeria having closed due to the Covid Pandemic; the second storefront being a Deli (448 Hudson Street) serving the local community for the last 30 years, the owners of the Deli remaining open to the present having operated through the Pandemic; and,

iii. Whereas, the Application is to operate a restaurant in both storefronts by connecting the two storefronts though an interior passageway, the combined storefronts collectively being roughly 925 sq. ft., with a kitchen and food counter but no patron seats located in the storefront previously occupied by the Pizzeria, with 6 tables with 12 seats, one counter/bar with six seats and a patron bathroom in the storefront currently occupied by the King Deli, for a total patron seating occupancy of 18 persons in the combination of the two storefronts; and,

iv. Whereas, the proposed hours of operation are 11:00AM to 1:00AM Sunday through Thursday, and from 11:00AM to 2:00AM, Fridays and Saturdays, music will be background only, there will be private parties but no dancing, no DJ's, no promoted events, no live music and no televisions; and,

v. **Whereas**, there was significant opposition to this application by community members living in the area, the West Village Resident's Association and representative from the local Block Association, the residents and representatives objecting to the proposed take-over of the King Deli, the owners of the Deli being an active business having no intention of leaving their storefront, the business being an engrained and important part of the local community, the long-standing business remaining open during the Pandemic serving the Community; additional concerns being voiced that neither storefront have ever been licensed for the service of alcohol, there already being two licensed premises on the same side of the street and block, the first being empty and available for a restaurant fitting the method of operation proposed here, the second being a 4am bar and nightclub located immediately next door to the Deli, the existing licensed premises in the immediate area already providing significant negative impacts on the local, adjacent mixed use community, the immediate area already being fully saturated with licensed premises; and,

vi. **Whereas**, the Applicant provided a lease term sheet with the Landlord providing the Applicant with a "Covid Abatement" while also seeking to terminate the existing lease with the Deli as the Deli has endured difficulties paying its rent during the Pandemic, the clear intent of the Applicant and Landlord combined being to remove the long-standing Deli business so that both Applicant and Landlord would enjoy a financial benefit operating out the proposed combined storefronts, and gain in the post-Pandemic future on the backs of an existing business serving the community for decades that was unfortunately faced with, but also endured through the Pandemic; and,

vii. **Whereas**, the Applicant operates multiple restaurants serving the Lower East Side known for its gourmet pizza, people also appearing in support of the Applicant, including the owner and operator of the adjacent bar/night club, the Applicant also providing a petition in support; and,

viii. **Whereas**, questions and concerns were also raised concerning the petition in support, it appearing to Members of CB2's SLA Committee that many of the signatures were written into the petition with the same hand-writing; and,

ix. **Whereas**, there are many existing empty storefronts on Hudson Street that have been previously occupied by licensed establishments, including one on the same block as the current application with the same Landlord, the instant application being designed to replace an existing retail Deli business, which was subject to and endured the Covid Pandemic while continuing to serve the community, by a new one that was not subject to the Covid Pandemic and seeks to gain from the Pandemic to the detriment of the existing business, that being inappropriate and not providing good cause to add yet another licensed premise in an area already greatly saturated with licensed premises; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a On Premise License for **Big Hand Vinny Corp. d/b/a TBD, 448 and 450 Hudson St. 10014**; and

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

Vote: Passed, with 42 Board members in favor, and 1 in opposition (R. Sanz).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. **Sogno 85 LLC d/b/a Sogno Toscano, 17 Perry Street 10014** (New Tavern Wine License)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Tavern Wine License; the Applicant will operate café/wine bar in a R6-C7 zoned four-story, mixed-use building constructed in 1846 on the northwest corner of Perry Street at its intersection with Waverly Place (Block #613/Lot #28) and which is located in the Greenwich Village Historic District; and

ii. Whereas, the storefront premise was previously operated since 2009 as a retail clothing and surf apparel store (Saturday's Surf NYC) without any liquor license, closing by 7 PM every night, the business having been closed during the Covid Pandemic; and,

iii. Whereas, the Applicant, an importer and wholesale purveyor of Italian specialty food products, will operate a retail establishment that includes a café/wine bar whose menu will feature products available for purchase by patrons in a ground floor space of approximately 800 sq. ft.; the space will have 15 tables with 30 seats, one (1) coffee station with 5 additional seats and two (2) food service counters (with no seats) for a total of 35 patron seats in the premises, which has two (2) entrances, two (2) exits, and one (1) bathroom; and

iv. Whereas, the Applicant's agreed-to hours of operation will be 9:00 AM to 10:00 PM, seven (7) days a week; it has also agreed to the following: the playing of quiet recorded background only, no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and

v. 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 Tavern Wine License, with those stipulations as follows:

1. The premises will be advertised and will operate as a specialty food retailer with a café/wine bar.
2. The hours of operation will be from 9:00 AM to 10:00 PM seven (7) days a week. The premises will open no later than the stated opening time and **no** patrons shall remain after the stated closing time.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. It will not have televisions.
5. It will not operate a backyard garden or any outdoor area for commercial purposes (including a licensed sidewalk café).
6. It will not have a licensed sidewalk café.
7. The Applicant will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. It will not install or utilize French doors, operable windows or open facades.
9. It will close all doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
10. It will not make changes to the existing façade except to remove wood paneling and restore it to its original façade.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
12. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
13. The Applicant will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
15. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. It will obtain a letter of no objection or certificate of occupancy from NYC DOB permitting eating and drinking at location prior to issuance of license.
17. Any future sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License in the name of **Sogno 85 LLC d/b/a Sogno Toscano, 17 Perry Street 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the SLA Tavern Wine License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. Lil Santino, Inc. d/b/a TBA, 561 Hudson St. 10014 (New Restaurant Wine)

i. Whereas, the Applicant and his Representative appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate an Italian Restaurant in a ground floor commercial storefront located within a four-story 19th Century wood frame townhouse style building (circa 1880) with walk-up apartments on Hudson Street between West 11th and Perry Streets in Greenwich Village; this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed has never been licensed for the service of alcohol and has never been operated/occupied for eating and drinking, the storefront for decades having previously operated for decades as the Golden Rabbit, a stationary and flower retail shop operated by a married couple serving the local community for 30 years, the operators of the Mom and Pop business having been evicted and displaced by their landlord during the Covid Epidemic, the landlord and owner of the building being Steve Corman, Corman having pleaded guilty in 2017 to grand larceny and other felony charges, stemming from his involvement in elaborate tax and mortgage fraud schemes, known for his failures in maintaining rent-stabilized housing units, allowing those housing units to deteriorate in an effort to push out such tenants, the adjacent series of townhouse buildings in a row to the immediate north of this proposed storefront (563/565/567 Hudson) also being owned by Corman and representing the three storefronts comprising the White Horse Tavern, a Bar with a 4am closing time and an extensive outdoor café running along all of its storefronts, the NYSLA having temporarily closed the White Horse Tavern during the Covid Epidemic for intentionally and recklessly failing to abide by the Executive Orders implemented by New York's Governor in response to the Pandemic; and,

iii. Whereas, the storefront proposed to be licensed is roughly 750 sq. ft., a small kitchen without ventilation is found in the premise's diagram, there will be 8 tables with 28 seats, one bar with five additional patron seats for a total patron seating occupancy of 32, with a patron bathroom; there is currently no certificate of occupancy or letter of no objection provided from the NYC DOB permitting eating and drinking presented; and,

iv. Whereas, the proposed hours of operation are 11:00AM to 1:00AM Sunday through Thursday, and from 11:00AM to 2:00AM, Fridays and Saturdays, music will be background only, there will be private parties but no dancing, no DJ's, no promoted events, no live music and no televisions; and,

v. Whereas, the application did not include a licensed sidewalk café but the Applicant indicated that he would seek roadbed or sidewalk seating as it currently permitted by the City of New York pursuant to its proposal for open restaurants; and,

vi. Whereas, there was significant opposition to this application by community members living in the area and the West Village Resident's Association, there being concerns raised as to the destruction of the existing businesses that serve the local community being replaced by licensed businesses in previously unlicensed locations, with new applicants having an unfair economic advantage because the rents they will be able to negotiate in the middle of a pandemic will be lower than the rents that burden establishments that existed before the pandemic hit, placing further increases on the financial stress upon existing establishments and therefore hastening their demise; in this case the proposed storefront having never been licensed for the service of alcohol, the immediate block already lined with eating and drinking establishments (including the adjacent 4 am bar) which are not designed to serve the local community but rather are predominantly destination retail catering to tourists or others not living in the local community while also providing significant negative impacts on those residents living above, across the street and adjacent in the existing mixed use community, there being empty storefronts available for a restaurant fitting the method of operation proposed here, the immediate area already being fully saturated with licensed premises; and,

vii. Whereas, the Applicant operates multiple restaurants serving the Lower East Side known for its pizza, people also appearing in support of the Applicant, the Applicant also providing a petition in support; and,

viii. Whereas, questions and concerns were also raised concerning the petition in support, it appearing to members of CB2's SLA Committee that many of the signatures were written into the petition with the same handwriting; and,

ix. Whereas, there are many existing empty storefronts on Hudson Street that have been previously occupied by licensed establishments, including one on the same block as the current application, the instant application being designed to replace an existing retail business, which was subject to and endured the Covid Pandemic while continuing to serve the community, being replaced by a new one not subject to the Pandemic, with the landlord seeking to gain from the Pandemic to the detriment of an existing "mom and pop" business that served the community, it being inappropriate and without good cause to add yet another licensed premise at this storefront location; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **Lil Santino, Inc., 561 Hudson St. 10014**; and

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

Vote: Passed, with 42 Board members in favor, and 1 in opposition (R. Sanz).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. Sabiangboon 8, Inc. d/b/a Pinto Garden, 117 W. 10th St. 10011 (transfer/upgrade to On Premises)

i. Whereas, the Applicant and his Attorney appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a transfer of the existing Restaurant Wine License and simultaneously seeks to upgrade that existing liquor license from Restaurant Wine to On Premise to continue to operate a "a restaurant serving authentic Thai food"; and,

ii. Whereas, there is no change in the method of operation for the existing restaurant, the existing Manager of the current restaurant buying out the former owner, the commercial storefront location being in a residentially zoned area in a 3-story building (built in 1910) located on West 10th Street between Greenwich Avenue and 6th Avenue for a roughly 2,000 sq. ft premise (1,200 ft ground floor and 400 ft basement – no patrons in basement) with 25 tables and 62 table seats, no stand up bar for a total of 22 interior seats, there is an enclosed rear yard garden of approximately 400 sq. feet with an additional 11 outdoor tables and 22 outdoor tables seats; there is one entrance, one exit, and one bathroom; a letter of no objection from 2016 existing in conjunction with use for eating and drinking; and,

iii. Whereas, the hours of operation for the interior will continue to be Sunday to Saturday from 12 PM to 12AM, the Hours of operation for the rear yard garden will be 12PM to 10 PM 7 days a week (with no music in the rear yard garden), the rear yard being for seasonal use and for dinning purposes only, no exterior bars or service bars; music in the interior will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), no music in the exterior, all doors and windows will be closed at 9 PM every night, except for patron ingress and egress, 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 met with local surrounding residents including representatives of the Patchin Place Neighborhood Block Association; the primary area of concern was the operation of the rear yard garden which is surrounded by a large number of residential windows; local residents and the block association have had discussions with previous applicants and were familiar with the many issues of operating this rear yard garden; and,

v. **Whereas**, the Applicant also met with the West 10th Street Block Association and agreed to the same stipulations and method of operation as currently existing; and,

vi. Whereas, objections were raised by the local Block Associations regarding the Applicant's use of the sidewalk during the Covid Pandemic, such use not following the guidelines and rules published by the City of New York for temporary occupancy, as seats and tables were running along the curb in additional to running along the building, making it difficult for pedestrians traversing the sidewalk through the patron seats and tables; and,

vii. Whereas, a community member also appeared, reporting ongoing noise emanating from the rear garden, the noise and disturbance appearing to be consistent with or associated with parties taking place in the rear yard, the Applicant agreeing that no further parties would be permitted in the rear yard area in the future; and,

viii. Whereas, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the restaurant wine license stating that:

1. The licensed premises will be advertised and will operate as a full-service restaurant.
2. The hours of operation will be from 12PM to 12AM Sunday through Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. It will not have televisions.
5. The backyard garden will be for dining purposes only, there will be no music, no speakers, no private parties, no bars and with mitigation enclosure, rear yard will open no earlier than 12 PM and no later than 10 PM every day/night (all patrons and staff will be cleared at this hour, area closed and lights turned off.)
6. It will not have a licensed sidewalk café.
7. The Applicant will play quiet ambient recorded background music in the interior only. No music will be audible in any adjacent residences at any time.
8. It will not install or utilize French doors, operable windows or open facades.
9. It will close <u>all</u> doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
10. It will not make changes to the existing façade except to remove wood paneling and restore it to its original façade.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
12. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
13. The Applicant will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

15. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Any future sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a transfer and upgrade to On Premises Liquor License for **Sabiangboon 8, Inc. d/b/a Pinto Garden, 117 West 10th St. 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 On Premise License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

30. Tourneau, LLC d/b/a Rolex, 33 Ninth Avenue 10014 (Bottle Club—Watch Retail Store)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new Bottle Club License to provide complimentary drinks to retail customers while operating a Rolex/Tourneau watch store, the retail watch business being located within a six-story commercial building built in 1910 in a M1-5 zoning district in the Meatpacking District area of Manhattan; and,

ii. Whereas, the retail store is 3,941 sq. ft. on the ground floor, was previously operated as a Dean and DeLuca specialty food store, and before that was occupied by a restaurant, the Applicant limiting its alcoholic beverages to wine products only, no spirits or hard liquor will be served, the service taking place at a small bar with 5 seats; and,

iii. Whereas, the storefront premise does not have French doors or operable windows on the front façade, and there is no sidewalk cafe; and,

iv. Whereas, the method of operation will as a retail store for the purpose of selling Rolex watches, the service of alcoholic beverages being complimentary to its customers during store hours of operation from 11:00 AM to 6:00 PM on Sunday and 10 AM to 7 PM Monday through Saturday, with no TVs, and music will be background only; and,

vi. Whereas, the Applicant executing a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their Bottle Club License. They are as follows:

1. Will operate as a high-end retail watch store.
2. The hours of operation will be from 11:00 AM to 6:00 PM Sunday and 10:00 AM to 7:00 Monday through Saturday.
3. Service of alcohol will be limited to wine products with two drink maximum; no spirits.
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
8. There will be no licensed sidewalk café or roadbed seating.
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. The premises will not have DJs, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for an Bottle Club license to **Tourneau, LLC, 33 Ninth Avenue, NY, NY 10014 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" for their Bottle Club license.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. Hudson Corner LLC d/b/a Bar'tusi and L'Artusi Via Porta, 522 Hudson St. 10014 (New OP-Restaurant with Sidewalk Café)

i. Whereas, the Applicants and their Attorney appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new on-premise liquor license to operate a restaurant with ancillary sandwich shop within two combined commercial storefronts located in a five story residential apartment building (circa 1949) on Hudson Street at the corner of West 10th street, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the Applicants are long-time owners and operators of L'Artusi, a full-service restaurant located a half block away on West 10th Street, and have opened and operated other restaurants in CB2, Man. in the past, this combined storefront location having previously operated as a full-service restaurant, albeit only since 2015, the most recent licensee occupying only one of the two storefronts, one storefront away the corner of West 10th Street; and,

iii. Whereas, the combination of the two storefronts is roughly 2,700 sq. ft. (1,350 sq. ft. ground floor and 1,350 sq. ft .basement – no patron use of basement), with 4 tables and 10 seats, and one stand-up bar with 12 seats in the corner storefront, and 2 counters with 12 additional counter in the second, interior storefront for a total patron seating for a total of 34 seats, a full service kitchen being located in the interior storefront, the interior storefront being utilized as a sandwich shop during the day time and the corner storefront being used for restaurant seating, there being doors located on Hudson street for both storefronts, the front façade being fixed without operable windows or French doors, the Applicant having no plans and further agreeing not to alter the front facade; and,

iv. Whereas, the hours of operation will be Sunday to Wednesday from 8:00AM to 12:00AM and Thursday to Saturday from 8:00AM to 1:00AM, there will be a future sidewalk cafe, all doors and windows will be closed at all times except for patron ingress and egress, there are no operable windows, 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,

v. Whereas, the applicant executed a 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. This application is for a restaurant on-premise liquor license for a farm to table casual American restaurant.
2. The hours of operation are Sunday from 10:30AM to 11:30PM, Monday to Wednesday from 11:30AM to 11:30 PM, Thursday and Friday from 11:30AM to 12:30AM and Saturday from 10:30AM to 12:30AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate a full service restaurant serving Italian cuisine with the kitchen open and full menu items available until closing every night.
4. The premises, or any portion of the premises will not operate as a lounge, tavern or sports bar.
5. The premise will have not have televisions or projectors.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
7. Any future sidewalk café will operate no later than 11PM on Saturdays and Sundays and no later 11 PM every night (all tables and chairs will be removed by 11PM.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. All doors will be closed at all times except for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades. All windows will remain fixed windows.
11. Will not make changes to the existing façade except to change signage or awning.
12. Any future sidewalk or roadbed seating will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no speakers positioned to face outside.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". No pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. The premises will not have dancing, DJ's, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new restaurant on-premise liquor license for **Hudson Corner LLC d/b/a Bar'tusi and L'Artusi Via Porta, 522 Hudson St. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise Liquor License.
Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. TMSI, Inc. and USE LX, LLC d/b/a Intersect by Lexus, 412 W. 14th St. (Alteration and Change in Method of Operation)

i. Whereas. the Applicant/Licensee and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an alteration and a change in their existing method of operation to their on-premise liquor license; and,

ii. Whereas, the Licensee already operates a promotional retail space for the Lexus Automobile brand, the space being located three floors of a commercial building on West 14th Street between Ninth Avenue and Washington Street in the Meatpacking District of Manhattan; and,

iii. Whereas, the license premises currently operates with restaurant, lounge and event spaces, the Licensee seeking to alter the first floor of the their licensed premise from auto display room complemented with a small café to a dinning/lounge space with 15 tables and 41 seats and 6 additional counter seats, and further to permit the service of spirits on the first floor rather than limited to beer and wine products, no other changes being requested; and,
\
iv. Whereas, the Applicant updated it existing stipulations agreement to reflect the alteration and change in method of operation and has executed and has had notarized a new 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. It is understood that any variation to these stipulations will require re-application and full Community Board and State Liquor Authority review.

2. The areas where food and beverages will be served are divided into 3 distinct spaces. No alcohol will be served before 10AM in any area. Food and beverage service will be provided according to the following:

    a) 1st floor Café for dinning/lounge space: 7AM – 12AM daily. The cafe accommodates 15 tables for 41 seated guests and one counter with 6 counter seats. Alcohol/Spirits, in addition to beer and wine, may be served.
    b) 2nd Floor Sitting Area & Bar: 11AM–l2AM. The sitting area will accommodate 31 seated guests and 44 standing patrons.
    c) 2nd Floor Eatery: 11AM–12AM. The restaurant will accommodate 62 seated guests which includes 12 private dining seats. The last reservation will be at 10PM.
    d) 3rd Floor Event Space will accommodate a maximum of 103 guests. All events will end by 11PM.
    e) When used for/in conjunction with events, the 1st floor and/or 2nd floors will close at.

3. There will be no guest entry after 11PM.
4. All guests will leave all areas by 1AM.
5. There will be no more than 350 guests at any one time between all 3 floors.
6. All food and beverage service/catering will be provided by Union Square Events.
7. All third floor events will be programed/booked by Lexus/Toyota directly—when not programed the 3rd floor event space will be closed.
8. 3rd Floor office space will be used by the applicant and Lexus/Toyota-based associates. The flexible community space will be made available to community-based organizations.
9. There will be no 3rd party promoters I0. There will be no bottle service
11. There will be no unlimited food and drink specials, boozy brunches.
12. Music will be quiet background music from IPod or similar device on all floors except during private/invitation only events.
13. There will be no DJs or live music except during private/invitation-only events
14. Doors remain closed at all times
15. There will be no queuing on the sidewalk
16. There will be no use of ropes or barricades
17. There will be no application for a cabaret license
18. There will be no application for a sidewalk cafe
19. There will be no application for alcohol service on the roof
20. There will be no transfer of the license; the on-premise license will be surrendered upon leaving the space.
21. Should there be a change in the food service operator, Toyota Motor Sales, USA will select an operator of commensurate quality and reputation and notify the Community Board
22. Proper Security will be employed for events and to address potential noise and traffic concerns
23. Lexus/Toyota (TMSI / USE LX) will work with neighboring garages to encourage use of valet service away from 14th Street proper and investigate providing shuttle bus service
24. Lexus/Toyota (TMSI / USE LX) will continue to investigate ways to alleviate traffic congestion, both in relationship to its site and for the broader community
25. Appropriate sound proofing measures will be taken as recommended by the contracted sound consultant

26. Signs will be posted adjacent to the main entrance advising patrons to "Please respect our neighbors by lowering your voice", or similar language . (If possible with respect to NYCLPC)
27. There will be a refrigerated garbage room and all waste will be stored in an interior space before it is brought out for removal (exact time of removal will be coordinated with existing carting companies in conjunction with existing pick up routes).

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration/change in method of operation application for **TMSI, Inc. and USE LX, LLC d/b/a Intersect by Lexus, 412 W. 14th St. 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 their On Premise Liquor License.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

33. Pier55, Inc. and Savory Labs, LLC d/b/a Little Island, Pier 55 in Hudson River Park 10014 (BW-Public Park-Amphitheater)

i. Whereas, the Applicants and their Attorney appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a Tavern Wine license to operate a new three acre extension to the Hudson River Park, the extension of the existing public park being built upon cement pylons over the Hudson River, designated as Little Island, where a 689 seat waterfront Amphitheater has been built in addition to new park land, including trees, lawns, a myriad of walking pathways and stairs traversing a series of hills, a glade area with bleacher/grandstand style tier seating supplemented by a sloped grassy area immediately above it, in addition to multiple lookouts with views of the Hudson River and beyond, the new park area being located across the West Side Highway or West Street generally south of West 14th across from the Meatpacking District and the southern end of the elevated High Line Park; and,

ii. Whereas, the Little Island extension to the Hudson River Park will have the same hours as the entire Park, operated by the Hudson River Park Trust, from 6:00 am to 1:00 am every day/night of the week; and,

iii. Whereas, except for one 344 sq. ft. section of the new public park designated as the "Southwest Lookout"—the new park's highest elevation—the instant application is for the service of alcoholic beverages throughout the entire three-acre park from 11:00 am to 11:00 pm every day/night; and,

iv. Whereas, the Hudson River Park Rules prohibit the sale and consumption of alcohol beverages by anyone in any playground, beach, swimming pool or other park area or facility except where specifically permitted by the Hudson River Trust; and,

v. **Whereas**, the lease agreement between the Hudson River Trust and Pier 55 Inc. states that Pier 55 Inc. shall have the right, subject to applicable law and the limitations set forth herein, to operate concessions on the Premises, to license or otherwise permit concessionaires to operate on the Premises, and to otherwise generate concession revenues on the Premises (including, through the sale of food, beverages and merchandise related to Permitted Events or Tenant's Fundraising Events) and shall have the right to conduct or permit Farmers Market or similar activities at the Premises, subject to applicable law. **During days on which there are no Permitted Events or Tenant's Fundraising Events, Tenant may allow up to four (4)** food trucks or other food vehicles, mobile vending carts, venues for the sale of merchandise related to Permitted Events, ice cream sales facilities, **venues for the sale of food and beverages (alcoholic and non-alcoholic),** booths or other concessions (each, a "Concessionaire Unit") to operate on the Premises; provided that (x) all such Concessionaire Units shall be of an appearance and size reasonably appropriate to their surroundings…"

vi. **Whereas**, the lease agreement also goes into detail regarding permitted and tenant fundraising events occurring on Little Island, **permitted events** being broadly stated to encompass and support the arts-based programming of Pier 55 Inc., including public performances, music concerts, dramatic works and theater, public readings or talks, art and dance performance, art displays, film or movie presentations or shows, the presentation of works of art, displays exhibitions, whether live, recorded or in combination, the arts-based programing and events being entirely consistent with the Hudson River Trust Act and consistent with the Hudson River Park Trust's mission to plan, develop, operate and maintain the Park for the benefit of the public; and,

vii. **Whereas**, there are four (4) customer bars located on Pier 55/Little Island for the sale of Alcoholic beverages, the first being located at the "NW lookout" of the Island Park next to the Amphitheater, this particular customer bar being utilized for serving alcoholic beverages in conjunction with ticketed or permitted events taking place in the Amphitheater, those permitted events in the amphitheater having a finite time period encompassing the permitted event planned; and,

viii. **Whereas**, there is a second concession or customer bar located at the Glade area with bleacher/grandstand style tier seating, again the customer bar being open only for the service of alcohol beverages during permitted events taking place at the smaller glade venue; and,

ix. **Whereas**, the remaining two customer bars for the service of alcoholic beverages are both located in the Main Plaza, a large 12,107 sq. ft. space, at or near ground level to the Park encompassing a large portion of the Park extending across the Island from its northern edge to the Glade area on the southern perimeter, these two remaining customer bars being open and providing and/or delivering the service of alcoholic beverages to all points of the public park until 11 pm every night; and,

x. **Whereas**, within the Main Plaza, there will be 100 tables and 300 patron seats for eating and drinking purposes, the tables and chairs being in close proximity and ancillary to the customer bars/concession stands and public bathrooms, the Applicant further planning to install speakers playing background or ambient music levels in and around this particular area; and,

xi. **Whereas**, members of the community living in the immediate area impacted by the instant application, appeared in opposition to this application voicing concerns about the unlimited nature of the service of alcoholic beverages throughout the public park, the late night hours of 11 pm being too late requesting that it be by one hour after sundown during the week, that the number of events planned in the park should likewise be limited, with the current number of such ticketed events impacting the immediate area being undefined as currently proposed, and with the anticipated success of the programming and events drawing large crowds of people, those large crowds spilling across and into the Meatpacking area, with those events and crowds projecting a significant impact on the level of vehicle

traffic in and about the Meatpacking area, an area never planned or designed for being the destination location that it has transformed into over the last 15 years, the only path of vehicle traffic flow being circular, directing traffic congestion and endless, ancillary noise generated around and through this area on the very narrow, cobblestone streets to the South, having significant negative impacts on those living there; and,

xii. Whereas, Members were likewise concerned with the unlimited service and consumption of alcoholic beverages through all sections of the Park, the proposal being inconsistent with a public park and inconsistent with the terms of its permit in that such lease "allows for up to 4 "venues" within the Park for the service of food and alcoholic beverages, the entire park not being consistent with such allowance, the permit instead allowing for "up to 4" such venues, with each such venue being located within a section or area of the park for this specific purpose, the purpose of a venue being a designated, finite space where an organized event or concert takes place, and does not specifically permit or allow for the service and consumption of alcoholic beverages to take place in all sections of the Park; and,

xiii. Whereas, the vast majority of alcoholic consumption being proposed in this application will occur on Little Island when no permitted events are taking place; and,

xiv. Whereas, in response to the concerns voiced by the immediate community living near and impacted by the licensing of the approximately 3-acre public park for alcoholic service and consumption, CB2, Man. proposed a compromise to the Applicant, the compromise being to limit the service and consumption of alcohol to the 12,107 sq. ft. Main Plaza, where the tables and chair, bathrooms and concessions are planned, the area being sufficiently expansive and defined for this purpose, there being methods of informing the public using the concessions for the service of alcohol on menus, on signage at the concessions and/or on the tables, with the other and remaining areas of the remaining park not being for the service and consumption of alcoholic beverages; and,

xv. Whereas, limiting the service and consumption of alcoholic beverages at the Main Plaza will also allow for Park users to enjoy the Park and its public spaces without the concern or the imposition imposed by there being the consumption of alcohol beverages in virtually all locations of the Park, while also giving the other park users the privilege of enjoying alcoholic beverages in a designated area of the Park that can properly support that activity while not offending and/or impacting all users, this compromise being consistent with other similarly situated public spaces or parks, including the Hudson River Park where Little Island has been added, as well as the Highline Park or the Delacorte Theater, the consumption of alcoholic beverages not being unlimited in terms of each Public Park's geography, there being permitted spaces within the larger park spaces for such consumption; and,

xvi. Whereas, this proposed compromise would not limit the Applicant's request to license the service and consumption of alcoholic beverages to those areas of Little Island reasonably necessary to support the Applicant's permitted events and/or planned fundraising events, as those events are more fully described herein and in the Applicant's lease agreement with the Hudson River Park Trust; and,

xvii. Whereas, when such compromise was proposed to the Applicant, the Applicant refused to compromise on the proposed limitation, instead insisting that the service and consumption of alcoholic beverages not be limited to any geographical areas within the entire Park space until 11 pm every night;

THEREFORE, BE IT RESOLVED that without further compromise on the licensing application by **Pier55, Inc. and Savory Labs, LLC d/b/a Little Island, Pier 55 in Hudson River Park 10014** CB2, Man. recommends **denial** of the Tavern Wine application as presented; and,

THEREFORE, BE IT FURTHER RESOLVED that when application be considered by the SLA, CB2, Man. respectfully requests that this item be calendared so that it may appear before the Full Board of the SLA and be heard on the license application; and,

THEREFORE, BE IT FURTHER RESOLVED that CB2, Man. recommends the following stipulations be imposed on any future Tavern Wine license for **Pier55, Inc. and Savory Labs, LLC d/b/a Little Island, Pier 55 in Hudson River Park 10014**:

1. There will be four locations where alcoholic beverages will be available for sale to the public. They are (2) two customer bars in the Main Plaza; (1) one customer bar in the Glade; and (1) one customer bar in the Northwest Overlook.

2. When no permitted events or fund-raising events are taking place on Little Island, the service, delivery and consumption of alcoholic beverages will be limited to the Main Plaza area of Little Island as that area is defined and described on the diagrams submitted to Community Board 2 Manhattan in this application, such diagrams being annexed to this agreement for future reference.

3. When no permitted events or fund-raising events are taking place on Little Island, Tte customer bars selling alcoholic beverages on the Main Plaza will close no later than 10 pm from Sunday through Thursday and no later than 11 pm on Fridays and Saturdays. No beer or wine will be sold before 11 am.

4. The remaining two customer bars located at the Glade and Northwest Outlook will be operated in conjunction with permitted events and fund-raising events scheduled in advance by the operator Pier 55 Inc.

5. All permitted and fund-raising events at Little Island will be announced and scheduled in advance, such schedule being published to the general public consistent with the terms of its lease agreement with the Hudson River Park Trust.

6. Permitted events and scheduled events will be those described in Pier 55 Inc.'s lease agreement with the Hudson River Trust, such agreement and terms therein being incorporated into this stipulation agreement for that limited purpose.

7. The customer bar in the Northwest Overlook will be used in connection with events in the amphitheater between one hour before ticketed events and fifteen minutes after the start of the event. When not in use, the bar will be stored in the undercroft.

8. The customer bar in the Glade will be open during permitted events and fund-raising event planned scheduled in that area. When not in use, the bar will be stored in the undercroft.

9. There will be a service bar in the Amphitheatre during permitted events an hour prior to a performance and closing 15 minutes after the start of the performance. It is not accessible to the public but is for staff only.

10. Permitted events in the amphitheater will end by midnight.

11. There will be no third party booked private events on Little Island. Permitted events will be open to the public.

12. There will be licensed security throughout the entire year, 24 hours a day/ 7 days a week. From May 1 through September 30, there will be additional security on weekends. Little Island will engage an outside New York State licensed security company with properly trained staff.

13. Little Island will have security cameras that operate 24/7, and two blue light tower assistance call boxes, one south of the Main Plaza, the other outside the Amphitheater. The call boxes are maintained by the NYPD. Little Island will be adequately lit for the safety of the public.

14. Little Island will always employ Visitor Experience staff to monitor the premises when it is open. The two access points to Little island will be staffed at all times. Staff, including security, will be attired to be easily identifiable by the public. Staff will also be posted on the Esplanade during weekends.

15. All Visitor Experience staff, security, and all food and beverage employees will be TIPS trained and certified.

16. No alcoholic beverages may be brought into or taken out of Little Island.

17. No pitchers of beer or bottles of wine will be sold or permitted.

18. Instructions will be given to event ticket holders on how to arrive and depart Little Island with information on point for drop offs, and other methods of public transportation.

19. No patron or customer will be allowed to order or purchase more than two alcoholic drinks at a time. Staff will ID patrons as required.

20. There will be no happy hour; no promoted events featuring alcoholic beverages and no unlimited drink specials.

***Vote: Passed, with 31 Board members in favor, 10 in opposition (A. Azcuy, W. Benesh, R. Caccappolo, C. Dawson, J.P. DeVerna, D. Miller, R. Sanz, S. Sartiano, K. Shea, A. Zeldin), 1 abstention (S. Aaron) and 1 recusal (R. Rothstein).**

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

34. Corp. to be formed by Christopher Nelson d/b/a TBD, 95 7th Ave. So. 10014 (OP-Restaurant) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 7, 2021 the Applicant requested **to layover** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

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 **Corp. to be formed by Christopher Nelson d/b/a TBD, 95 7th Ave. So. 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

55. Corp. to be formed by Steven Bensusan, 117 7th Ave. So. 10014 (OP – Restaurant) (sidewalk café) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7, 2021 the Applicant requested **to layover** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

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 **Corp. to be formed by Steven Bensusan, 117 7th Ave. So. 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

36. The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014 (OP-Bar/Restaurant—previously unlicensed location) (Garden/Grounds) (Freestanding Covered Structure-NYC Open Sidewalks Program Post-Covid) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 7, 2021 the Applicant requested **to layover** this application from further consideration at this time, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

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 **David James or Entity to be formed, 33 W. 8 th 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 43 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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February 2, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

37. Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014 (OP-Tavern with Sidewalk Café; to add adjacent storefront--previously unlicensed location--to contiguous space) (Laid over at Meeting by Attorney, Applicant did not appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 7, 2021 the Applicant failed to appear so the Applicant's Attorney requested to **lay over** this matter another 30 days so that the Applicant can appear and fully present this application to Community Board 2, the Attorney affirming that the applicant will not submit this application to the NYSLA for consideration without returning to CB2, Man.; and,

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 **Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,

Donna Raftery, Chair
SLA Licensing 1 Committee
Community Board #2, Manhattan

Robert Ely, Chair
SLA Licensing 2 Committee
Community Board #2, Manhattan

Carter Booth, Chair
Community Board #2, Manhattan

CB/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velàzquez, Congresswoman
Hon Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly Member
Hon. Yuh-Line Niou, NY State Assembly Member
Hon. Scott Stringer, NYC Comptroller
Hon. Gale Brewer, Man. Borough President
Hon. Corey Johnson, NYC Council Speaker
Hon. Margaret Chin, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Adam Roberts, Deputy Commissioner of Licensing, NY State Liquor Authority