

Carter Booth, Chair
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Susan Kent, Second Vice Chair
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Antony Wong, Treasurer
Valerie De La Rosa, Secretary
Amy Brenna, Assistant Secretary

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

NoHo Cultural Society Inc. d/b/a Zero Bond, 0 Bond Street a/k/a 670 Broadway 10012 (CL# 1307607 – Alteration)

- 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 an alteration to their existing Club License (Lic. #1307607, exp 7/31/2022) to (1) expand the licensed premises from the 4th and 5th floor to include a small 300 sq. ft. portion of the ground floor which serves as the lobby / reception area for access to the upper floors of the currently existing licensed premises and to (2) add an additional service bar to the ground floor lobby/reception area; and

- ii. Whereas**, the premises is approximately 17,300 sq. ft. (lobby – 300 sq. ft. (currently unlicensed); 4th floor – 3,500 sq. ft.; 5th floor – 10,000 sq. ft.; and a 3,500 sq. ft., as yet “to be constructed”, 6th floor/enclosed rooftop addition – no plans have been filed to begin construction) and operates as a non-profit private members club, meeting hall and workspace with two accessory use restaurants (a sushi/omakase dining area and a brassiere) and bar and lounge areas operating in less than 5,000 sq. ft. of the licensed space in order to conform with applicable zoning regulations, the premises is currently located on the 4th and 5th floors of a commercially operated, landmarked, five-story building located on the northeast corner of Broadway and Bond Street (Block #530/Lot #1); extensive documentation accompanied the original application outlining the legal zoning use as a “meeting hall” for the 4th, 5th and the yet to be constructed 6th floors, including a letter from the Applicant’s land use attorney, which stated “that the dining areas, which are accessory uses, nevertheless would meet the restriction of being less than 5,000 sf in area (ZR 42-14(D)). As such, the Site’s dining areas would be permitted as of right on their own. Although members are permitted to take their food and drink throughout the facility, the

dining area is not the primary use for the space nor is the facility a restaurant. The dining area has its own designated space for those members who choose to eat and drink on site;” the description for use of the 4th and 5th floors on the Certificate of Occupancy is Meeting Hall; and,

iii. Whereas, the instant application is to extend the licensed premises from the existing partial 4th floor and 5th floor licensed premises to now include the ground floor lobby via the exclusive and contiguous elevator shaft and to add a service bar in what was previously a small office to the 300 sq. ft. lobby / entrance located at the Southeast corner of the building, which is located mid-block on Bond Street; the only street frontage for the premises is on Bond Street consisting of the approximately 10' double door entryway and the additional elevator shaft, the entire frontage being 24', the ground floor being an unlicensed exclusive entry/lobby for the elevator to the upper floors for members and guests of Zero Bond; and

iv. Whereas, the Applicant stated that there would continue to be no service of alcohol in the interior ground floor lobby/reception area, the lobby itself having no seating or tables or other area for eating and/or drinking and no relevant use that would necessitate a permanent alteration for a service bar or extension of the premises through the contiguous elevator shaft from the current partial 4th floor and 5th floor; and

v. Whereas, the applicant stated that the sole purpose of extending the licensed premises to the lobby/reception area and adding a service bar to the lobby is at this point the speculative approval of an outdoor dining area via the current NYC Open Restaurants program; the current guidelines for the NYC Open Restaurants program clearly stating among various requirements that “To be eligible to participate in Open Restaurants, your restaurant or food service business must: Be located on the ground floor;” the Applicant’s attorney explaining that in order to extend the license to the outdoor areas, the licensed premises must be contiguous to the street; the Applicant’s attorney further stating that the NYC Opening Restaurants Application was self-certified and therefore despite the clear guidelines requiring ground floor location that the presumption should be that the application would be approved if and when it was filed; and

vi. Whereas, the Applicant further stated that if approved to extend the licensed premises to the lobby/reception area and add a service bar that they would then be able to state that they would qualify as having a ground floor food service establishment eligible to offer food and alcohol service thereby making the Applicant eligible for outdoor dining through the NYC Open Restaurants program, notwithstanding that the ground floor area is a small lobby and reception area occupying 300 sq. ft. which serves as the exclusive entry area for Members and Guests to access the upper floors via a dedicated and private elevator; and

vii. Whereas, while sympathetic to the hardship experienced by the Applicant due to the Covid-19 pandemic, the ABC officer of the Applicant being a Community Board 2 member and a well-regarded and respected operator who also serves on the Board of the local Business Improvement District and Board of a local community benefit organization, Community Board 2 questions whether a non-profit private members club, meeting hall and workspace with eating and drinking accessory uses in limited areas of the premises all located on the 4th and 5th floors qualifies as a food establishment for the purposes of participating in the current NYC Open Restaurants program; and

viii. Whereas, it is unclear if the instant application (the extension of the premises to the ground floor lobby and reception area and the addition of a service bar to the lobby with no interior lobby service) would be considered as ground floor frontage for certification in the NYC Open Restaurants program; and

ix. Whereas, there were further concerns expressed as to whether it was in the public interest or the intent of the NYC Open Restaurants program to have a private members club take over public sidewalk and street space at no cost for the exclusive and sole purpose of serving their private members, the program being designed for restaurants and bars; the Applicant was willing to consider having a few tables available for nearby residents or members of the public; the issue being raised that the Applicant would be in violation of its Club License which only allows for service to members and their guests and disallows sales to members of the general public; and

x. Whereas, additional concerns were raised about the size of the outdoor dining, the street frontage of the building being 130 feet with 16-foot-wide sidewalks; the Applicant stating outdoor seating would be limited to no more than 75 persons; and

xi. Whereas, the intent of the NYC Open Restaurants program was to “expand outdoor seating options for ground floor, brick and mortar restaurants or bars... to help them rebound during the pandemic by using the sidewalk or curb lane adjacent to their business”; the reduced capacity of indoor dining being temporary in nature; the Applicant stating the reduced interior capacity being the reason the Applicant wished to participate in the NYC Open Restaurant program, that roadbed and/or sidewalk dining was never part of the business plan, the Applicant stating that the outdoor seating would be temporary in nature even though the alteration application seeks a permanent change to the licensed premises, and despite repeatedly being asked if he would put a time limit on the exterior eating and drinking was nonetheless unwilling to put any limit as to the length of time there would be roadbed and/or sidewalk seating beyond 2021; and

xii. Whereas, it was further unclear why the Applicant had not applied for the NYC Open Restaurant program (which has a streamlined application process which is fast and without fee to the applicant) to first determine eligibility for that program, that being the stated underlying reason for this application, prior to applying to extend the licensed premises to the ground floor and creating a service bar, both of which only determine the ability to serve alcohol in the outdoor area and would not dictate whether the outdoor area was eligible for the NYC Open Restaurant program; and

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application of a Club License for **NoHo Cultural Society, Inc. d/b/a Zero Bond, 0 Bond Street a/k/a 670 Broadway 10012**; and

THEREFORE, BE IT FURTHER RESOLVED that when the application is considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared so that it may appear before the Members of the Authority for determination and so that CB2, Man. may be heard on the alteration application; and

THEREFORE, BE IT FURTHER RESOLVED that CB2, Man. respectfully recommends the following stipulations be imposed should the Applicant receive a permit to participate in the NYC Open Restaurants program and the Members of the Authority consider the alteration application for NoHo Cultural Society Inc:

1. Any pandemic-related sidewalk and/or roadbed seating associated with the NYC Open Restaurants program be temporary in nature and end at the conclusion of the 2021 outdoor dining season unless the applicant returns to CB2, Manhattan prior to its continuance.

2. Any sidewalk and/or roadbed seating will end by 11:00 PM (all patrons will be cleared by this hour and the area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face the outside; there will be no televisions or monitors outside; there will be no other entertainment of any type.
3. Maximum total seating for sidewalk and/or roadbed areas will be limited to 75 patrons as stated by the Applicant.
4. There will be no eating and/or drinking in the interior lobby at any time.

Vote: Passed, with 30 Board members in favor, 13 in opposition (S. Aaron, W. Benesh, R. Caccappolo, C. Dawson, B. Kubovy-Weiss, J. Liff, M. Metzger, D. Miller, B. Pape R. Sanz, C. Sullivan, E. Yoo, A. Zeldin) and 1 recusal (S. Sartiano).

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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Maman Hudson Square, LLC d/b/a Maman, 375 Hudson Street, Suite 103, 10013
(OP – Restaurant)

- 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 an On-Premise Liquor License to operate a full service café and restaurant serving breakfast, lunch and dinner with food inspired by family traditions and featuring high-quality, locally sourced ingredients in addition to hosting events ranging from cooking classes to other types of classes such as creating and photographing floral arrangements as well as hosting birthday parties, bridal and baby showers in a space with a comfortable and rustic décor; and
- ii. Whereas**, the storefront is located in the ground floor of an M1-6 zoned, 21-story commercial office building on Hudson Street between King and West Houston Streets (Block #599/Lot #64) and is approximately 3,573 total sq. ft. with 3,073 sq. ft interior space consisting of 34 tables with 68 seats and one (1) food counter with no seats for take-out items, one door serving as ingress and egress and two (2) bathrooms; there is a 500 sq. ft. exterior sidewalk café in a Privately Owned Public Space as designated by the NYC Department of Buildings along King Street with 19 tables and 38 seats; and
- iii. Whereas**, the location was previously operated as a restaurant since 2015; with the instant application operating in a similar manner but with the addition of later evening hours in order to hold private events and accommodate evening diners; and
- vi. Whereas**, the Applicant's agreed to hours of operation are 7:30 AM to 11:00 PM Mondays through Fridays and 8:00 AM to 11:00 PM Saturdays and Sundays; music will be quiet background only consisting of music from iPod/CD's (i.e. no active manipulation of music – only passive

prearranged music), all doors and windows will be closed at all times, 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

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-Premise Liquor License, with those stipulations as follows:

1. The premises will be advertised and will operate as a café and restaurant.
2. The hours of operation will be from 7:30 AM to 11:00 PM Mondays through Fridays and 8:00 AM to 11:00 PM Saturday and Sundays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
3. The Applicant will operate a full-service restaurant, specifically a café, bakery and restaurant with food featuring locally sourced ingredients in addition to hosting events ranging from cooking classes, creating and photographing floral arrangements to birthday parties, bridal and baby showers 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 not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
8. Will close all doors and windows by 10:00 PM every night without exception, allowing only 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. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. 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 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 change any principals prior to submission of original application to SLA.
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 security personnel/doormen.
17. Will operate pandemic-related, temporary sidewalk café consisting of 19 tables / 38 seats in the Privately Owned Public Space along King Street no later than 11:00 PM (all tables and chairs will be removed at this hour). No speakers or music will be played outdoors and no interior speakers will be positioned to face outside.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise Liquor License in the name of **Maman Hudson Square, LLC d/b/a Maman, 375 Hudson Street, Suite 103, 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 44 Board members in favor.

Carter Booth, Chair
Daniel Miller, First Vice Chair
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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. LPB5, LLC d/b/a La Pecora Bianca, 817 Washington Street a/k/a 71 Gansevoort Street 10014 (OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for an On-Premise Liquor License to operate a full-service, casual, all-day Italian neighborhood restaurant with a focus on vegetables and house-made pasta in the ground floor of a M1-5 zoned, 3-story commercial building constructed in 1920 on the northeast corner of Washington and Gansevoort Streets (Block #644/Lot #30), the building falling within the Gansevoort Market Historic District; and

ii. Whereas, the storefront is approximately 5,285 sq. ft. (2,800 sq. ft on the ground floor and 2,285 sq. ft. in the basement, with no patron use of the basement), there will be 39 tables with 94 seats and one (1) bar with 18 seats, for a total patron occupancy of 112 persons; there is no patron seating in the basement, the basement being for storage purposes only; and

iii. Whereas, the location was previously operated as a restaurant since approximately 2013 with an extensive stipulation agreement due to issues with the previous tenant (since approx. 2007) regarding the operable doors and loud music being heard by area residents; the most recent tenant abiding by the stipulations agreement and being a welcome restaurant in the area; the instant application recognizing the problematic history and agreeing to enter into a similar stipulation agreement, the Applicant being known to the Community Board as a conscientious and successful restaurateur with another restaurant in the district and others in NYC; and

vi. Whereas, the Applicant's agreed to hours of operation are 8:00 AM to 11:00 PM Mondays through Wednesdays, 8:00 AM to 12:00 AM Thursdays and Fridays, 9:00 AM to 12:00 AM Saturdays and 9:00 AM to 11:00 PM Sundays; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), no music will be audible more than 15 feet from the premises at any time, all doors and windows will be closed at 10:00 PM every night, 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

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-Premise Liquor License, with those stipulations as follows:

1. The premises will be advertised and will operate as an all-day Italian restaurant.
2. The hours of operation will be from 8:00 AM to 11:00 PM Mondays through Wednesdays, 8:00 AM to 12:00 AM Thursdays and Fridays, 9:00 AM to 12:00 AM Saturdays and 9:00 AM to 11:00 PM Sundays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
3. The Applicant will operate a full-service restaurant, specifically a casual, all-day Italian neighborhood restaurant with a focus on vegetables and house-made pasta 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 not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Sidewalk café is not included in this application.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Music will NOT be audible from more than 15 feet from the premises at any time.
10. Will close all doors and windows by 10:00 PM every night, allowing only for patron ingress and egress.
11. Will not make changes to the existing façade except to change signage or awning.
12. It 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. 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 change any principals prior to submission of original application to SLA.
17. 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, security personnel / doormen.
18. Any pandemic-related, temporary sidewalk and/or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.
19. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.

20. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise Liquor License in the name of **LPB5 LLC d/b/a La Pecora Bianca, 817 Washington Street a/k/a 71 Gansevoort Street 10014**, **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 44 Board members in favor.

Carter Booth, Chair
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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 February 18, 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 REQUESTED HEARING:

4. Isabella 196 Spring, LLC d/b/a Piccola Cucina, 196 Spring St. 10012 (RW-Restaurant

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on February 2, 2021 the Applicant requested **to layover** this application to March/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 **Isabella 196 Spring, LLC d/b/a Piccola Cucina, 196 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 44 Board members in favor.

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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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. Maman Washington Square, LLC d/b/a Maman, 23 E. 10th Street – portion a//ka 67 University Place 10003 (OP-Restaurant) (Sidewalk Café)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on February 2, 2021 the Applicant requested **to layover** this application to March/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 Street – portion a//ka 67 University Place 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 44 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. LSMC, LLC d/b/a C. Dipalo, 151 Mott Street 10013 (Class Change –TW to OP)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 2, 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 **LSMC, LLC d/b/a C. Dipalo, 151 Mott Street 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. Pro Action NY, LLC d/b/a TBD, 195 Spring Street 10012 (OP-Restaurant) (Sidewalk Café)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on February 2, 2021 the Applicant requested to layover this application to March/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 **Pro Action NY, LLC d/b/a TBD, 195 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 44 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 244 Restaurant Group, LLC, d/b/a TBD, 244 W. 14th Street 10014 (OP-Restaurant) (Live Music –Acoustic and Singer, DJs)

Whereas, following this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 2, 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 **244 Restaurant Group, LLC, d/b/a TBD, 244 W. 14th Street 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 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Bleecker Street Bar Corp., 648 Broadway 10012 (OP-Bar/Tavern) (Security Personnel) (

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 2, 2021 the Applicant requested **to layover** this application to March/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 **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 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. GVI West Village, LLC d/b/a Vin Sur Vingt, 192 7th Ave. So. 10014 (New Tavern Wine License-Wine Bar)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a Tavern Wine license to operate a neighborhood French Wine Bar serving classic small plates, tartines, sandwiches, casseroles, salads and desserts within a ground floor commercial storefront located in a newly constructed 5-story residential building (circa 2019) on Seventh Avenue at the corner of West 11th Street, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise sought to be licensed has never been licensed for the service of alcohol or operated for eating or drinking purposes in the past, the building where it is located being new and recently constructed, the storefront having fixed facades, the interior being 1,193 sq. ft. in size, with two entrances, one bathroom and small convection kitchen; and,

iii. Whereas, the Applicant has operated within the confines of CB2, Man. for years and is moving locations, having previously operated a similar wine bar with identical method of operation around the corner on West 11th Street, the Applicant also operating five other locations in Manhattan using the same method of operation; and,

iv. Whereas, the interior premises will have 6 tables with 16 seats, 1 bar with 7 seats and 18 additional counter/eating window ledge seats for a total interior seating occupancy/capacity of 41, the hours of operation will be 11 AM to 1 AM on Sundays, 3 PM to 1 AM on Mondays, 3 PM to 2 AM Tuesday

through Saturday, music will be quiet background only, not audible in surrounding residences, no televisions, 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, there will be no licensed sidewalk café, no backyard garden or other outdoor area for commercial purposes (not including temporary sidewalk or roadbed seating due to Covid-19 Pandemic) and there will be no French or operable doors, all windows being fixed and not operable facing the sidewalk in front; 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 Tavern Wine License, with those stipulations as follows:

1. Premise will be advertised and operated as a wine bar serving classic small plates, tartines, sandwiches, casseroles, salads and desserts with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11 AM to 1 AM on Sundays, 3 PM to 1 AM on Mondays, 3 PM to 2 AM Tuesday 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. There will be no licensed sidewalk café.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including temporary sidewalk or roadbed seating due to Covid-19 Pandemic).
7. Will not install or have French doors, operable windows or open facades.
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 **GVI West Village, LLC d/b/a Vin Sur Vingt, 192 7th Ave. So. 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 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Christopher Street 73, LLC d/b/a Pending, 75 Christopher St. 10014 (New Tavern 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 Tavern Wine license to operate a billiards hall with ping pong tables and other games within a basement level commercial storefront located in a 3 story, mixed use building (Circa 1933) on Christopher Street near the corner of Seventh Avenue South, this building falling within NYC LPC's designated Greenwich Village Historic District in Greenwich Village; and,

ii. Whereas, the basement level premise sought to be licensed was previously operated for many years as a Feldor Billiards d/b/a Fat Cat Billiards, with an identical method of operation as being proposed here, the new owner wishing to preserve the existing business as the owners of Fat Cat decided to forgo operations during the Covid-19 Pandemic; and,

iii. Whereas, the interior basement premise is roughly 9,135 sq. ft., access is subgrade to the sidewalk via a wide stairway, where there will continue to be 9 tables with 40 patron seats, 1 bar with 18 additional seats, with 14 billiard tables, 9 ping tables, 1 shuffleboard table, 2 Foosball tables, in addition to board games and a small lounge area where music may be performed and two bathrooms; and,

iv. Whereas, there is no licensed sidewalk café permitted at this location and no other exterior areas for the service of alcohol in connection with the license, there are no French or operable doors and the space being entirely in the basement not having windows facing the exterior sidewalk or otherwise; and,

v. **Whereas**, the Applicant's hours of operation will be 2 PM to 4 AM Monday through Thursday and from 12 PM to 4 AM Friday through Sunday, there will be live jazz music at night played by jazz ensembles and at all other times music will be quiet background, there is existing soundproofing to the space and music will not be audible outside or in surrounding residences, there will be four televisions but those televisions will be used to show menus, billiard table availability or films for children birthday parties as there will continue to be children's events and birthday parties taking place during the daytime hours, there will be no DJ's, no dancing and no promoted events, entrance into the premises will be monitored so that no linges form on Christopher Street and there will be no velvet ropes or metal barricades on the public sidewalk in front; 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 Billiards Hall with ping pong tables, games, live jazz ensembles and live music in the evenings.
2. The hours of operation will be 2 PM to 4 AM Monday through Thursday and from 12 PM to 4 AM Friday through Sunday.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. There will be no more than 4 TVs but they will be used to show menus, pool table availability and perhaps films during children's birthday parties.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (including licensed sidewalk café).
6. All doors and windows will be closed at all times.
7. Will not install or have French doors, operable windows or open facades.
8. There will be live jazz music at night played by jazz ensembles, but all other music will be quiet background. 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. There will be no patron lines for entry permitted on sidewalk in front of premises.
15. Will not have dancing, DJs, promoted events, velvet ropes or metal barricades.
16. Will not upgrade to full liquor in future.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new restaurant wine license for **Christopher Street 73, LLC d/b/a Pending, 75 Christopher 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 Restaurant Wine License. **Vote: Unanimous, with 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Silkstoneone, LLC d/b/a TBD, 51 Bank St. aka 300 W. 4th St. (New OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a new On Premises license to operate a full-service restaurant focusing on vegetables and a raw bar in a ground floor storefront within a six-story mixed use building (circa 1905) in a residential zoned neighborhood at the corner of Bank and West 4th Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the corner storefront premise was operated as a wine bar (The Riddler from 2019 to 2020) with a tavern wine license, and prior to that operated by Hamilton Soda Fountain & Luncheonette, there being a letter of no objection from the NYC DOB permitting eating and drinking, the Applicant limiting the maximum occupancy of patrons to 28 at any time, the Applicant being well-known for operating restaurants in lower Manhattan; and,

iii. Whereas, the storefront premise is approximately 1,582 sq. ft. (ground floor 962 sq. ft. and basement 620 sq. ft.), the basement being for storage and not for patrons, there is one entrance and 2 exits with the only one patron being the double door entrance at the corner of Bank and West Fourth, one bathroom, all windows are fixed and there are no existing French doors or facades that open; and,

iv. Whereas, the proposed licensed premise will have 8 interior tables with 21 patron seats, one counter/bar with 7 patron seats and no TVs, all doors and windows will be closed at all times except for patron egress, the Applicant further agreeing to limit patron occupancy to 28 persons at all times; and,

v. **Whereas**, the hours of operation will be 11AM to 12AM Sunday through Wednesday and from 11 AM to 1 AM Thursday through Saturday, there will be quiet ambient recorded background music only, except on weekends when live jazz music, acoustical only (no brass or drums and without amplification) will occur, ending no later than 9 pm; no music will be audible in any adjacent residences anytime; and,

vi. **Whereas**, there will be no licensed sidewalk café, no backyard garden or other outdoor area for commercial purposes (not including temporary sidewalk or roadbed seating due to Covid-19 Pandemic); and,

vii. **Whereas**, the Applicant executed a stipulations agreement with CB2, Man. for the purpose of limiting the potential impacts of the business with its residential neighbors, those stipulations being agreed upon and incorporated into their method of operation on their Tavern Wine license, and those stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be from 11AM to 12AM Sunday through Wednesday and from 11 AM to 1 AM Thursday through Saturday.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license Temporary open restaurant roadbed seating due to Covid-19 pandemic).
6. Any future sidewalk or roadbed seating will occur on West Fourth Street roadbed only and not on Bank Street and will follow all outdoor dining rules and guidelines and end no later than 11 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.
7. Will not install or have French doors, operable windows or open facades.
8. The premises will play quiet ambient-recorded background music only, except on weekends when live jazz music, acoustical only (no brass or drums and without amplification) will be permitted ending no later than 9 pm. No music will be audible in any adjacent residences at any time.
9. The premises will not permit dancing.
10. Will close any windows and doors at all times except for patron egress.
11. There will be no licensed sidewalk café.
12. The premises will not have DJ's, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events, velvet ropes or metal barricades, security personnel/doormen, any event where cover fee is charged.
13. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
14. Will not make changes to the existing façade except to change signage or awning.
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 comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new on-premise license to **Silkstoneone, LLC d/b/a TBD, 51 Bank St. aka 300 W. 4th St. 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 On Premise License. **Vote: Unanimous, with 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. St. Jardim, LLC d/b/a St. Jardim, 183 W. 10th St. 10014 (New OP-Restaurant)

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 "neighborhood-centered restaurant/café" in a corner storefront located in a five-story residential apartment building (circa 1900) on northeast corner of West 10th and West 4th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the corner storefront premise was previously operated as a restaurant (Chez Sardine/Bar Sardine), at which time operable windows were installed at this location, albeit not on notice to this Community Board via alteration application, this particular location also being in a heavily-saturated area for liquor licenses, there being multiple licensed locations on every corner and side of this intersection or narrow roadways; and,

iii. Whereas, the ground floor storefront is roughly 1,000 sq. ft. with 4 tables and 16 seats, and one stand-up bar with 5 seats and one wall counter with 4 additional seats for a total patron seating for a total of 25 seats, there is a full-service kitchen, one bathroom and one entrance with double doors for patrons on West 10th Street, a certificate of occupancy permitting eating and drinking at this location being presented; and,

iv. Whereas, the hours of operation will be Sundays from 8:00AM to 12:00AM, Monday through Thursday from 7:00 AM to 12:00 AM, Fridays from 8:00 AM to 1:00 AM and Saturdays from 8:00AM to 1:00AM, all existing doors and windows will be closed every night at 9:00 PM (except for patron

ingress and egress), 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, there has never been any licensed sidewalk café or other service of alcohol to the exterior at this location, the sidewalks at this corner being narrow and heavily trafficked by pedestrians, the Applicant here seeking to place five two-person tables with 10 seats running immediately along the side of storefront, and more specifically two tables with four seats parallel with West 4th Street and three additional tables with six seats parallel to West 10th Street, the outdoor seating being requested on a temporary basis only due to the Covid Pandemic, and not permanently, the applicant thereafter presenting a diagram of such seating, the diagram raising questions as to whether the placement of the tables will conform to NYC Open Restaurant Program including all clearance requirements, the sidewalks being narrow on both West 4th and West 10th in front of this storefront; and,

vi. Whereas, the Applicant met with residents living directly above the licensed premises, as well as others living nearby and adjacent to the premises proposed to be licensed, not coming to a resolution on hours and the use of the outdoor tables on the sidewalk, there being opposition to this Application and objections raised, it being clear that the outdoor seating will have a significant impact on those living above and adjacent to the licensed premises where none previously existed, this application being subject to the 500 foot rule and public interest standard; and,

vii. Whereas, in light of said opposition and objections raised to this application, the Applicant agreed to hours of operation more consistent with a restaurant and clarified that it proposed exterior tables and service will only be temporary, not permanent, this Applicant's business not being subject to the pandemic at its outset, the pandemic subsiding currently with the advent of vaccines to the public, the Applicant agreeing to revert to interior service only after the uncertain nature of the pandemic subsides in the near future to meet the public interest standard imposed by this Application; and,

viii. 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. The licensed premise will be advertised and operated as a full-service Neighborhood Restaurant/Cafe.
2. The hours of operation are Sundays from 8:00AM to 12:00AM, Monday through Thursday from 7:00 AM to 12:00 AM, Fridays from 8:00 AM to 1:00 AM and Saturdays from 8:00AM to 1:00AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises, or any portion of the premises will not operate as a lounge, tavern or sports bar.
4. The premise will have not have televisions or projectors.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including temporary open restaurant sidewalk seating due to Covid-19 pandemic).
6. Any pandemic-related, temporary sidewalk 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. Outdoor seating on sidewalk will conform to NYC Open Restaurant Program including all clearance requirements and there will be no more than 3 tables with 6 seats on West 10th Street and 2 table with 4 seats on West 4th Street. There will be no roadbed seating. All tables and chairs will be removed by 11PM.
7. There will be no benches or planters placed on the sidewalk.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.

9. All doors and windows will be closed by 9:00 PM every night (except for patron ingress and egress).
10. Rooftop kitchen ventilation will be maintained and cleaned as required by NYC FD and NYC DOB rules.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. 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. The premises will not have dancing, DJ’s, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
17. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
18. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a new restaurant on-premise liquor license for **St. Jardim, LLC d/b/a St. Jardim, 183 W. 10th 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 44 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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March 25, 2021

***REVISED RESOLUTION-PLEASE SEE “BOLDED AND UNDERLINED” AREAS FOR CHANGES. IT IS A NEW/TRANSFER LICENSE, NOT AN EXISTING ONE.**

~~March 3, 2021~~

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. BFNY Enterprises, Inc. d/ b/a TBD, 569 Hudson St. 10014 (New OP- transfer of On Premise License)

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 transfer of an existing on premise liquor license to operate a “neighborhood restaurant” in a corner storefront located in a four story tenement style apartment building (circa 1900) on the northwest corner of Hudson Street and West 11th Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the corner storefront premise was previously operated for years as a restaurant (Philip Marie), a restaurant operating with closing hours daily by 12 AM, with fixed facades and a small sidewalk café on Hudson Street containing 9 tables and 18 seats on either side of the front door, the long-time operator of Phillip Marie closing after the advent of the Covid pandemic; and

iii. Whereas, the ground floor storefront is roughly 1,300 sq. ft., there is a basement but the square footage for the basement was not provided, instead a diagram of the basement was presented showing what appears to be a full-service kitchen, the ground floor space having 19 tables with 66 patron seats, 1 stand-up bar with 8 seats for a total patron seating of 74 seats, with two patron bathrooms and a single

patron entrance on Hudson Street, in addition to a side service entrance on West 11th Street (not for patron use), and despite the prior occupancy/use as a restaurant, neither a certificate of occupancy permitting eating nor letter of no objection from the NYC DOB was presented with this application; and,

iv. Whereas, the hours of operation initially proposed were Sunday through Saturday from 11:30AM to 2:00AM, with the Applicant later reducing those hours of operation from 11:30 AM to 12:00 AM Sunday through Saturday, the reduction being consistent with the prior restaurant's hours of operation, which closed by 12:00 AM every evening, this application being to transfer the existing operations and method of operation for the licensed premises, with all facades remaining fixed and without the installation of operable windows or French doors, music being at background levels only, with no DJ, no promoted events, no scheduled performances or cover fees, no security, no velvet ropes and no movable barriers on the sidewalk; and,

v. Whereas, there was significant opposition from the Community to this application, the West Village Resident's Association also appearing in opposition, the community opposition focusing on the Applicant's negative history operating as the sole licensee of the White Horse Tavern, the Tavern (SN# 1318058, 567 Hudson St. 10014) being located immediately across West 11th Street from the proposed premises to be licensed, the Applicant having only operated the White Horse Tavern for the last year, with the Tavern being the subject of disciplinary proceedings, significant fines and closure imposed by the NYSLA in July/2020 during the Covid pandemic; and,

vi. Whereas, during the pandemic the Applicant showed a reckless disregard for the safety of others during the pandemic by blatantly operating in derogation of the Emergency Degrees and Governor's Executive Orders relating to the reopening of its business during the pandemic in the Spring and Summer of 2020, by placing a full service bar on the sidewalk and installing an open platform/deck on the roadway in an "No Stopping Anytime Zone" in front, selling and serving alcohol for standing consumers, inviting hordes of people to drink on the sidewalk and in the bike lane without social distancing or being seated, crowding the sidewalk and bike lane, preventing clearance on the sidewalk for pedestrians, by serving alcohol and remaining open outside until 1-2 AM repeatedly and consistently refusing to close at the required closing time period of 11:00 PM, while ignoring the repeated requests and warnings made to it by the NYPD, requiring the local Sixth Precinct of the NYPD to repeatedly force the closing of the establishment after midnight; and,

vii. Whereas, such reckless disregard for the safety of others only attracted other licensed premises in the area and more specifically on Hudson Street to also forgo the rules set forth by the Governor's Executive Orders, such derogation ultimately done to obtain individual financial benefit while exacerbating the continuing pandemic at the expense of those many businesses which did follow the rules designed to prevent the spread of the virus; and,

viii. Whereas, despite the Applicant being given an opportunity to reopen the White Horse Tavern after paying significant fines for its recent transgressions, the White Horse Tavern being an iconic location with a significant history, its exterior operations continue to be non-compliant with the rules of the City of New York for outdoor dining designed to prevent the continued spread of the pandemic, the enclosed roadbed sheds being entirely enclosed on Hudson Street and on West 11th Street; and.

ix. Whereas, this application being subject to the 500 foot rule, requiring the Applicant to demonstrate that public interest and public convenience is served from the addition of yet another liquor license in this area, an area already greatly saturated with late night drinking establishments and liquor licenses, including the Applicant's other business located across the Street, a business given the continued privilege to remain open (and with hours of operation until 4 AM every night) despite the Applicant's past transgressions, the Applicant's past transgressions not supporting this application, those past

transgression still being very recent, within the last six months of bringing this particular application, those transgressions being dangerous to others, showing a reckless disregard for the health and safety of those living in the immediate area, the City of New York and beyond, with the health of those affected from such transgressions not being fully known, the Applicant still not demonstrating he can operate within the published guidelines set from by the State or City of New York; and,

***THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the transfer and new On Premise Liquor License application for BFNy Enterprises, Inc. d/b/a TBD, 569 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.

THEREFORE, BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2, Man. requests that the SLA conduct a 500-foot hearing.

Vote: Unanimous, with 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014 (OP-Tavern)
(Alteration to add previously unlicensed storefront to licensed premise)

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 an alteration of an on-premise liquor license for the purpose of expanding and adding an adjacent storefront located in the same building to licensed premise; and,

ii. Whereas, the Licensee and Applicant already operates a cigar bar in the south storefront of 636 Hudson Street, and plans to expand the bar to the north contiguous storefront, previously operated for years as a retail clothing boutique for women known as Annelore that closed by 7:00 PM, by building an interior doorway between the two storefronts, the two storefronts being located in a five-story tenement style apartment building (circa 1900) on Hudson Street between Horatio and Janes Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

iii. Whereas, no plans were provided for the existing cigar bar, which according to the Application is 900 sq. ft. (450 sq. ft. ground floor and 450 sq. ft. basement), has 1 bar with 12 seats, 6 tables with 18 patron seats for a total seating capacity of 30, with the second storefront to be added being half the size in appearance to the existing bar but still being described as being the same size as the existing bar, it being impossible to make any measurement of the combined space in that no diagram of the existing licensed premise was ever provided; and,

iv. Whereas, the plan is to operate the previously unlicensed north storefront from 3:00 PM to 3:00 AM Monday through Thursday and from 3:00 PM to 4:00 AM Friday through Sunday, albeit smoke free, in contradiction to the existing bar's legacy business, with six tables and 12 seats, two banquet

with 6 additional seats and one counter with five seats for a total patron seating occupancy of 22, with one bathroom, two TVs, all facades remaining fixed and without the installation of operable windows or French doors, music on the interior being at background levels only, with no d.j., no promoted events, no scheduled performances or cover fees, there is a sidewalk café with 4 tables and 8 seats; and

v. **Whereas**, neither a certificate of occupancy nor letter of no objection from the NYC DOB permitting eating and drinking was presented with this application for each storefront, or for the combination of the two storefronts; and,

iv. **Whereas**, there was extensive and significant opposition to this application was heard from the Community and those living across the Street, adjacent to and behind the existing licensed premise, there being years of problems with smoke exhaust coming from the ventilation systems of the existing cigar bar in the rear of the building, being so invasive and toxic that residents cannot open their windows, there likewise being extensive problems with late night noise coming from the exterior seating in front of the bar, the chairs and tables never being cleared through the late night and early morning hours, causing patrons and others seated in the exterior café after until 4:00 AM, that the operator/owner is never responsive to neighbor's complaints and that the entire storefront space is often rented out to third parties which throw large, noisy parties at the licensed premise; and,

v. **Whereas**, there were also complaints raised and photographs presented demonstrating a fully enclosed extension built in front of the licensed premises which extended out and over the public sidewalk from the building façade, the constructed extension taking over the public sidewalk, without permits and not conforming with the open restaurants guidelines, resulting in violations from the NYC DOB for constructing it without permits (Nov. 24, 2020), the non-conforming structure without ventilation and unsafe, an outdoor speaker installed inside; and,

vi. **Whereas**, this licensee also has a documented history of discriminating against his customers, with videos posted in social media (yelp and Instagram reviews) demonstrating racist rants against Black people; and,

vii. **Whereas**, the Applicant has not demonstrated that public interest and public convenience is served from the addition of the second storefront to the existing licensed premise, the storefront to be added has never been licensed for the service of alcohol, the prior business at the same location closing by 7:00 PM every night, the request here is to be open until 4:00 AM, this area and the immediate block being highly saturated with liquor licenses, there being 69 liquor licenses within 750 of the licensed premise, the immediate block having added new liquor licenses in the past 10 years, with this addition of yet another licensed storefront on this block there being a liquor license at 7 of the 9 total storefronts, the Applicant despite being given the privilege and opportunity to operate his business with late night hours while not demonstrating an ability to work with his neighbors or perform simple tasks to control noise, to be a good neighbor and to prevent unwanted intrusions upon others, the public interest not being served by permitting this Applicant to increase his footprint in this neighborhood; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application for the existing On-Premise License for **Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 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: Unanimous, with 44 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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March 3, 2021

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 February 18, 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 REQUESTED HEARING:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014 (OP-Bar/Restaurant—previously unlicensed location) (Failed to Appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 2021 the Applicant **failed to appear** for this application and provided no notice or reason for such failure, the indication being that the Applicant abandoned its application; 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 **The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Sabor Argentino Corp. d/b/a TBD, 57 7th Ave. So. 10014 (RW-Restaurant) (Sidewalk Café) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 **Sabor Argentino Corp. d/b/a TBD, 57 7th Ave. So. 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 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Francis Louis, LLC d/b/a Frankie's 570 Spuntino, 570 Hudson St. 10014 (OP-Restaurant) (Sidewalk Café) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 **Francis Louis, LLC d/b/a Frankie's 570 Spuntino, 570 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 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. C7 Ave. South, LLC d/b/a GST Tavern, 1 7th Ave. So. 10014 (OP-Restaurant) (Corporate Change) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 **C7 Ave. South, LLC d/b/a GST Tavern, 1 7th Ave. So. 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 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. 340 Bleecker, LLC d/b/a Amos on Bleecker, 340 Bleecker St. 10014 (OP-Restaurant) (Live Music-Acoustical) (To Allow Operable Windows (laid over**))**

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 **340 Bleecker, LLC d/b/a Amos on Bleecker, 340 Bleecker St. 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 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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March 3, 2021

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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. 178 Bleecker Café, LLC d/b/a Pending, 178 Bleecker St., 1stFl. 10012 (New OP-Restaurant) (Rear Yard) (Sidewalk Café) (previously unlicensed location) (Withdrawn)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 2021 the Applicant requested **to withdraw** 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,

Whereas, CB2, Man. has previously reviewed and taken a position on this application from this Applicant for this same location, and previously issued a resolution documenting its recommendation to deny this application for an on-premise license at its October 22, 2020 Board Meeting; and,

Whereas, that Recommendation can be found at (#17)) <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2020/11/10-October-2020-SLA-.pdf>

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 **178 Bleecker Café, LLC d/b/a Pending, 178 Bleecker St., 1stFl. 10012** and refers the NYSLA to this Board's prior decision and recommendations regarding this same location from October 22, 2020.

Vote: Unanimous, with 44 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. Velázquez, Congresswoman
Hon Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanaugh, 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