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Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

March 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. Simo Pizza LLC d/b/a Simo Pizza, 75 University Place 10003 (New RW – Restaurant)

- i. Whereas**, the Applicant and their Counsel appeared before CB2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License for a Pizzeria located at 75 University Place between East 10th and East 11th Streets; and
- ii. Whereas**, Simo Pizza will operate as a fast-casual specialty Neapolitan Pizza restaurant using ingredients from Napoli and serving individual pizzas, salads and desserts in a 2-story licensed premises of approximately 2,000 sq ft which is comprised of a ground floor space of approximately 1,000 sq ft with 3 tables and 24 seats, and a basement prep area of 1000 sq. ft., and there is no access to the basement by patrons; and
- iii. Whereas**, the applicant currently operates two other restaurants within CB2, one being the first Simo Pizza in Manhattan; and
- iv. Whereas**, no one from the community appeared to speak for or against this applicant; and
- v. Whereas**, the Applicant appeared before CB2, Man. in December 2019 with the same application but was later unable to move forward with the plans due to the COVID-19 pandemic; and
- vi. Whereas**, the Applicant's agreed hours of operation will be 11:00 AM to 11:00 PM seven (7) days a week; music will be quiet ambient background only; no music will be audible in any adjacent residences anytime; and

vii. Whereas, the Applicant will close all doors and windows at 9:00 PM every night; and

viii. Whereas, there are no operable doors or windows and the applicant has no plans to install French doors or accordion windows or windows that open; and

ix. Whereas, the applicant executed a stipulations agreement with CB2 Man. that will be submitted to the SLA and the applicant agreed those stipulations would be attached and incorporated into the method of operation as a part of the restaurant wine license stating that:

1. The premises will be advertised and operated as a specialty pizza restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11:00 AM to 11:00 PM, seven (7) days a week. All patrons will be cleared and no patrons will remain after stated closing times.
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. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
6. A sidewalk café is not included in this application.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. All doors and windows will be closed by 9:00 PM every night.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and 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 beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not change any principals prior to submission of original application to SLA.
15. The premises will not have dancing, DJ’s, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
16. Any pandemic-related, 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.
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 Wine license for **Simo Pizza LLC, d/b/a Simo Pizza, 75 University Place 10003** **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 SLA 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



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March 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Maman Washington Square LLC d/b/a Maman, 23 East 10th Street aka 67 University Place 10003 (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 a new On-Premises Liquor License. Maman, with another location in the West Village and two more downtown, opened this full-service café and restaurant in this previously licensed location (LL Chinese Restaurant Holdings, LLC d/b/a Lucky Lee's) on February 8, 2021. Maman is continuing the tradition of its founders Benjamin Sormonte and Elisa Marshall — serving breakfast, lunch and dinner with food inspired by family traditions and featuring high-quality, locally sourced ingredients. Maman will also host events ranging from cake decorating, learning how to make cheese fondue, creating and photographing floral arrangements to birthday parties, bridal showers and baby showers; and

ii. Whereas, the storefront is located in the elevated ground floor of a C1-7-zoned, 14-story mixed use building on University Street between 10th and 11th Streets (Block #562/Lot #1) and is roughly 1,900 sq. ft. premise (1,300 sq. ft. ground floor connected to a 600 sq. ft. cellar by an interior staircase with no patron use of basement); there are seven (7) tables with 24 seats, one (1) stand up bar/food counter with zero (0) seats for takeout items, one (1) patron bathroom and one (1) door which will serve as patron ingress and egress; there is also a temporary, pandemic-related 200 sq. ft. exterior sidewalk café with four (4) tables and eight (8) seats for a combined total number of seats of 32; there are no other outdoor seating areas and a Certificate of Occupancy was provided; and

iii. 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 with an advertised closing time no later than 9:00 PM and an understanding that the later closing time is in place to accommodate the private events; 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 no later than 9:00 PM daily, 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, concerns were raised regarding the use of a sidewalk café and its impacts on the surrounding residential community especially in relation to an On-Premises Liquor License; the "outdoor" seating by the prior restaurant being located on the ground floor "balconies" which are an extension of the above street-level ground floor restaurant as opposed to being on the sidewalk itself as the instant application is doing for temporary, pandemic-related seating; the Applicant agreeing to return to CB2, Manhattan's SLA Committee prior to applying for a permanent sidewalk café; 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 Liquor License, with those stipulations as follows:

1. 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
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 Saturdays and Sundays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
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, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Will close all doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
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 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. 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 or security personnel / doormen.
18. Any pandemic-related, 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.
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 Restaurant Liquor License in the name of **Maman Washington Square, LLC d/b/a Maman, 23 East 10th Street aka 67 University Place 10003** **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-Premises 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*
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Director
Licensing Issuance Division
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163 W. 125th Street
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Dear Sir/Madam:

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

3. Bleecker Street Bar Corp. d/b/a Bleecker Street Bar, 648 Broadway 10012 (New OP – Bar/Tavern)

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 the removal of an On-Premises Liquor License (Lic. # 1025041, exp 10/31/2021) from 58 Bleecker Street and a new On-Premises Liquor License to open and operate a neighborhood bar/tavern at 648 Broadway in an M1-5B zoned, 12-story, mixed-use building (c. 1900) on Broadway between Bleecker and Bond Streets (Block #529/Lot #3); and

ii. Whereas, the storefront is approximately 5,000 sq. ft., comprised of a ground floor of 2,500 sq. ft. connected by an interior staircase (for use by employees only) to a cellar of approximately 2,500 sq. ft., which will be used for kitchen and storage purposes only; the space will have approximately 20 tables with 94 seats and one (1) stand-up bar with 24 seats with additional patron seating around the front counter and rear pool tables and dart board for a total occupancy of approximately 150 seats and overall patron occupancy of not more than 180 persons; and

iii. Whereas, the Applicant seeks to remove the license from the bar/tavern which they have owned and operated at 56-58 Bleecker Street and move around the corner to 648 Broadway (285 ft. away); the applicant operated at that location for over 30 years until August 2020 without stipulated hours and was often open until 4:00 AM and has been a long-standing, locally owned business and part of the NoHo neighborhood for over three (3) decades; and

iv. Whereas, when questioned about the Applicant’s prior location and the reasons they sought to move to this new location, the Applicant explained that with the COVID-19 restrictions, new circumstances and other changes it was impossible for them to meet the rent requirements at their Bleecker St. location and that this new location around the corner was chosen because of its proximity to their prior location allowing them to remain in the same immediate neighborhood, in addition to the landlord of the new building and applicant having worked out a financially feasible leasing arrangement; and

v. Whereas, the storefront location of the instant application at 648 Broadway is located in a 10-story building with one residential unit on the eighth floor, the ground floor having operated as a retail store from 2009–2011, thereafter as a deli/café with buffet style service operating with a Restaurant Wine license from approximately 2011 to 2014, was mostly vacant in 2014 with a pop up retail store during Halloween, followed by a pop up, month-to-month clothing retail store (2015–2019) before being vacant since mid-2019; the immediate area of several blocks on Broadway have had a higher vacancy rate than the Broadway corridor in SoHo to the south; this location is located within NoHo which is zoned as a manufacturing district (zoning M1-5B) which prohibits this use as of right on the ground floor or eating and drinking establishments larger than 5,000 sq. ft., but the landlord had sought and received a special permit to operate a retail space on the ground floor and basement in 1992 as allowed and provided for under the current zoning act; the zoning across the street on Broadway is commercial (C6-2) which allows eating and drinking establishments as of right; and

vi. Whereas, the Applicant first appeared before CB2 Man.’s SLA Committee in January/2021 seeking an On-Premises License with 4:00 AM closing hours seven (7) days a week, consistent with their license at their location at 58 Bleecker St. that they are seeking to move; CB2 received correspondence and heard testimony from residents living in the immediate area both in favor and in opposition to the licensing of these premises, some residents opposed being directly impacted and living in the building immediately adjacent to the premises proposed to be licensed; a NoHo Bowery Stakeholders representative also appeared at the meeting requesting a number of concessions from the Applicant including a reduction in hours and many stipulations which protect the quality of life of immediate surrounding neighbors; it being apparent to CB2 and there being a request by the Applicant to lay the instant application over in an effort to work with representatives from adjacent buildings and a representative of the NoHo Bowery Stakeholders on a stipulations agreement and to better understand where there was and was not agreement in the proposed method of operation at the new location; and

vii. Whereas, the Applicant appeared at CB2 Man.’s SLA Committee in February 2021 to present an update on furthering discussions with adjacent building representatives and a representative of the NoHo Bowery Stakeholders and again requested to lay the instant application over while they continued discussions with area residents, it becoming apparent that most issues were agreed upon except two critical areas — hours of operation and overall occupancy; and

viii. Whereas, during this month’s March CB2, Man.’s SLA Committee meeting, the NoHo Bowery Stakeholders forwarded and presented a memorandum summarizing and outlining the results of the more than six (6) calls/meetings the Applicant held with concerned resident/owners and indicating the areas where there was and was not agreement regarding the terms of the instant application; this memorandum illustrating that the hours of operation with a 4:00 AM closing time seven (7) days a week and a desired patron capacity of over 200 were the remaining overriding concerns; and

ix. Whereas, residents of the immediate area also appeared and wrote CB2, Man. both in favor and against the instant application, including the Presidents or representatives of two large co-op buildings located across the street and a building with 14 units next door to the location who both wrote in opposition; and

x. Whereas, issues that were raised by those in opposition to the application included that the location had not been previously licensed, that this area on Broadway was substantively different than the previous area 280 ft. away on the corner of Crosby St. and Bleecker St., that this location on Broadway was overwhelmingly residential in character despite it being a commercial district; that, while it appeared that this operator had no violations or known complaints, their patrons were responsible for public urination and vomiting along Crosby Street and regular rowdy late night behavior, notwithstanding the issues with homeless encampments, there were concerns of late-night noise on Broadway as a result of patrons smoking outside and coming and going, the building immediately next door being in opposition to a bar at this location regardless of hours or patron capacity; and

xi. Whereas, some Committee Members from CB2 Man.'s SLA Committee questioned the 4:00 AM closing time from Thursdays to Saturdays in light of the opposition presented by those directly impacted by the Bar being relocated to a location that has not previously had an On-Premises License, those Committee Members suggesting the better alternative would be for a 2:00 AM closing during these same nights; and

xii. Whereas, issues raised by those in support included that this establishment has been part of the fabric of the community and part of the identity of NoHo for 30 years, that moving 280 feet around the corner to Broadway was appropriate and would allow them to continue as part of the neighborhood, that the principles were highly experienced and that they had a security firm that they had worked with for many years, that this location was first and foremost a neighborhood bar and operated as such, that the dart leagues and pool leagues were unique in the area at this point, most other similar establishments having long vacated the area; many found the late-night hours favorable and expressed that this business specifically was one of the few long-standing late-night neighborhood bars that actually serviced the local community and very specifically some local 2nd shift workers; and

xiii. Whereas, the applicant provided compelling testimony including a team of principles with many years of experience and the ability to responsibly operate the establishment at later hours as evidenced by having no official complaints while being known as a late-night neighborhood bar, often with a regular group of locals and local 2nd shift workers; it should be pointed out many proclaim they will become this type of establishment without evidence, the applicant having operated this same business around the corner for 30 years; and

xiv. Whereas, after discussion and to meet concerns of the committee and residents, the application being subject to the public interest standard of the 500 foot rule, the applicant agreed to stipulate to reduce the proposed hours of operation for the instant application to 11:00AM to 2:00 AM Sundays through Wednesdays and 11:00 AM to 4:00 AM Thursdays through Saturdays; and was specifically willing to limit overall patron occupancy to not more than 180 persons exclusive of staff; the premises will have approximately 20 tables with 94 seats and one (1) stand-up bar with 24 seats with additional patron seating around the front counter and rear pool tables and dart boards; and

xv. **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 Liquor License, with those stipulations as follows:

Prior to Opening

1. Will obtain a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for the store front premises proposed as well as a Place of Assembly Certificate of Operation prior to issuance of license. Will keep both current at all times.
2. Will install a double vestibule in the interior of the premises at the entryway.
3. Will strongly advocate installation of a landmark-approved double awning above the entryway on Broadway.
4. The Applicant will install a sound system following the recommendations made by Acoustilog in their January 22, 2021 report to the Applicant regarding speaker size and arrangement, limits on volume, speaker placement, etc. This report was created following acoustic tests done in the premises on January 20, 2021. No speakers will be within six (6) feet of the front door. There will be no subwoofers. Speakers will not be mounted directly against the ceiling or any walls. A limiter will be installed and locked with a password to prevent the sound system from exceeding a pre-determined sound level.
 - a. The Applicant will conduct a second sound evaluation prior to opening that will establish a permitted maximum volume for the venue’s interior sound system after testing at the north walls of the residencies at 644 Broadway. It is advisable that this testing occur after 6:00 p.m. when there is less ambient noise on Broadway. The permitted maximum volume will then be regulated by the installed limiter.
5. There will be a new condenser installed for the HVAC system. In the event of any excessive exterior HVAC system sound, a testing period will be established for not less than one week during normal hours of daytime and evening operation. Affected residents with property contiguous to the building agree to make available and provide access to at least one unit and/or building for the installation and monitoring of sound meter device(s).

Upon Opening

6. The premises will operate as a tavern / bar with less than a full-service kitchen serving food items such as burgers, fried chicken, salads and snacks until closing each night. The hours of operation are 11:00 AM to 2:00 AM Sundays* through Wednesdays and 11:00 AM to 4:00 AM Thursdays through Saturdays.

*The premises will operate from 11:00 AM. to 4:00 AM on the Sundays that are part of the following holiday weekends when the observed holiday falls on or between Thursday through Monday: New Year’s Day, Martin Luther King Day, Presidents’ Day, Memorial Day, Independence Day, Labor Day, Indigenous Peoples’ Day, Veterans Day and Thanksgiving.
7. The maximum patron occupancy will be 180 persons (exclusive of staff).
8. There will be no patron use of the basement. All wet garbage stored in the basement will be placed in vermin-proof containers. There will be regular extermination services provided by Crown Sparrow Pest Control, or a similar service should they no longer be available.
9. There will only be one (1) stand-up bar with 24 seats, approximately 20 tables with 94 seats and additional patron seating around the front counter, pool tables and dart board.
10. There will be no more than seven (7) televisions no larger than 65”, there will be one projector, dart boards and no more than two (2) pool tables.
11. Will not operate a backyard garden or any outdoor area including any pandemic-related temporary or any permanent sidewalk or roadbed seating for commercial purposes.

12. Will not utilize lighted signage on the interior or exterior front windows or within 18'8" of the interior doorway.
13. The entry double vestibule will be used to minimize any sound escaping to the exterior sidewalk, with all doors closed at all times except for patron ingress and egress. There will be no other operable doors or windows aside from the emergency exit.
14. Will use pipe receptacles by the exterior entrance for discarding of smoking materials. There will be no sand buckets and a maximum of two (2) pipe receptacles.
15. All garbage and refuse will be stored internally in a protected storage area and taken directly to Broadway to hauler no earlier than 7:00 AM. There will be no use of Jones Alley at any time.
16. There will be daily street cleaning to wash and scrub down the sidewalk outside the premises no later than 8:00 AM or as close to that time as possible should hauler pick-up occur later.
17. **Security:** will utilize the services of Iron Flag Security Services, or a similar service should Iron Flag Security no longer be available, in the following manner:
 - Sundays / Mondays: minimum one (1) security person
 - Tuesdays / Wednesdays: minimum two (2) security persons
 - Thursday–Saturdays: minimum three (3) security persons

Security Schedule

Mondays – Fridays: starting no later than 5:00 PM to closing

Saturdays / Sundays: starting no later than 1:00 PM to closing

Video Surveillance – 24/7 on Broadway

18. Will not have unlimited drink or unlimited food and drink specials or discounted shots.
19. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products. There will be no pitchers of pre-made cocktails. There may be pitchers of sangria or beer.
20. All food will be prepared via convection or microwave ovens or air-frying. There will be no venting and all equipment to be used will follow DOB guidelines for a non-vented kitchen.
21. There will be no dancing, no promoted events, no scheduled performances or events where a cover fee is charged, no live music; there will be no DJs with the exception of events as described below.
22. There will be a maximum of six (6) events per year with DJs to accommodate event contractor requests (weddings, birthday parties, etc.). This stipulation additionally limits buy-out events to three (3) per year. These events will follow all other stipulations, including limitations on sound. There will be no additional speakers used at any event.
23. Will provide advance notification to building liaisons of 644 Broadway, 652 Broadway, 77 Bleecker Street, 88 Bleecker Street, 1-5 Bond Street and President of NoHo-Bowery Stakeholders for any events and will detail protocols to protect neighbors from unusual disturbance.
24. The premises will be operated so as to comply with all NYC Noise Code standards. No music will be audible in any adjacent residences at any time.
 - a. If any reasonable complaint is made to the Applicant and any measures taken to remedy the complaint prove insufficient to resolve the issue, Applicant agrees to, at their own expense, conduct additional sound testing to assure that any amplified or non-amplified sound or HVAC system sound does not exceed regulations outside or inside the contiguous residences beyond NYC noise code.
25. Applicant will assign at least one person (“Community Liaison”) who will be available to speak with residents and/or NoHo-Bowery Stakeholders through a designated phone number during normal weekday business hours concerning any matter related to compliance with these stipulations or other complaints that might arise.

26. A copy of the executed stipulations will be kept in the immediate vicinity of the liquor license and will be presented to appropriate persons anytime police respond regarding quality-of-life or public safety issues covered in the stipulations agreement or any inspections are conducted covering areas outlined in the stipulations agreement.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a removal and new On-Premises Liquor License in the name of **Bleecker Street Bar Corp. d/b/a Bleecker Street Bar, at 648 Broadway, New York, NY 10012**, 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” for their On-Premises Liquor License; and

THEREFORE BE IT FURTHER RESOLVED that CB2, Man. recognizes that there continues to be opposition to the application and requests that, despite the affirmative recommendation of approval with stipulations, this application be placed before the Members of the Authority for final determination.

Vote: Passed, with 31 Board members in favor, 12 in opposition (K. Berger, R. Chattree, R. Ely, S. Gammie, L. Rakoff, S. Russo, F. Sigel, G. Silvera Seamans, S. Smith, C. Spence, S. Wittenberg, A. Wong) and 1 abstention (A. Zeldin).

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

4. EK1 NY Inc. d/b/a Newsbar, 107 University Place 10003 (New RW – Café)

- i. Whereas**, the Applicant the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a coffee shop, café and newsstand in an C1-7-zoned, six (6)-story, mixed use building (c. 1940) on University Place between East 12th and East 13th Streets (Bock #564/Lot #4); and
- ii. Whereas**, the previously unlicensed storefront location is approximately 1,618 sq. ft., with 1,122 sq. ft. on the ground floor store level connected by an interior staircase to an additional 496 sq. ft. in the basement (for use by employees only); the premises will have four (4) tables with 12 seats with one (1) stand-up bar/food counter with zero (0) seats; there is one (1) door which will serve as patron ingress and egress and one (1) bathroom; the Applicant presented a valid Certificate of Occupancy for the premises; there is no sidewalk café included with this application; and
- iii. Whereas**, the Applicant's agreed to hours of operation will be Sundays from 8:00 AM to 6:00 PM and Mondays through Saturdays from 7:00 AM to 6:00 PM; music will be quiet background only consisting of music from iPod/CD's); there will be no wait service to the outdoor benches and no consumption of alcohol by patrons seated on the outdoor benches; 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 Restaurant Wine License, with those stipulations as follows:

1. Premise will be advertised and operated as a coffee shop, café and newsstand.
2. The hours of operation will be Sundays from 8:00 AM to 6:00 PM and Mondays through Saturdays from 7:00 AM to 6:00 PM. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate as less than a full-service restaurant but will serve food during all hours of operation.
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 not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Sidewalk café is not included in this application.
8. Any outdoor benches will be placed parallel and adjacent to the licensed premises.
9. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will close all doors and windows at 6:00 PM every night, allowing only for patron ingress and egress.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and 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 service of alcohol to patrons seated on outdoor benches and patrons may not purchase alcohol inside for consumption on outdoor benches.
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 change any principals prior to submission of original application to SLA.
19. 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 doorman.
20. Any pandemic-related, temporary sidewalk or roadbed seating ends by 6:00 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.
21. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
22. 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 Restaurant Wine license in the name of **EK1 NY Inc. d/b/a Newsbar, 107 University Place 10003**, **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-Premises 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

Community Board No. 2, Manhattan

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March 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 244 Mulberry Street – North Store, 10013 (Transfer, New OP – Restaurant)

- i. Whereas**, the Applicant the Applicant's Attorney appeared before CB2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service neighborhood restaurant serving American comfort for breakfast, lunch and dinner in an C6-2-zoned, seven (7)-story, mixed use building (c. 1900) on Mulberry Street between Spring and Prince Streets (Bock #494/Lot #15); and
- ii. Whereas**, the premises has been operated as The Grey Dog with a Restaurant Wine license (#1256468) since 2011; the Applicants being part owners of that business and managing the day to day operations since inception; the instant application is the result of the Applicants becoming majority owners of the business and seeking an On-Premises Liquor License; and
- iii. Whereas**, The Grey Dog Mulberry will continue to operate as a full-service neighborhood restaurant serving breakfast, lunch and dinner in a licensed premises of approximately 2,800 sq. ft. which is comprised of a ground floor space including a partially enclosed outdoor space which is located within the property line in the entry area, with 24 tables and 50 seats, and one (1) stand up bar with no (0) seats which is used as a service counter only; and
- iv. Whereas**, the hours of operation will be 7:00 AM to 12:00 AM Sundays through Saturdays; 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 stand up bars and all food and alcohol

service will be by waitstaff to seated patrons only; all doors and windows will close by 9:00 PM every night (or as soon thereafter as reasonably practicable without disturbing a seated patron); there are no TVs; 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

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. Premise will be advertised and operated as a neighborhood restaurant serving American comfort food.
2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will operate a full-service restaurant serving healthy American comfort food for breakfast, lunch and dinner with the kitchen open and the full menu 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.
4. Will not have any stand-up bars.
5. All food and alcohol service will be to seated patrons by wait staff only.
6. Will not have televisions.
7. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
8. Will not have a sidewalk café now or in the future.
9. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will close all doors and windows at 9:00 PM (or as soon thereafter as reasonably practicable without disturbing a seated patron) 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. 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.”
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 change any principals prior to submission of original application to SLA.
17. 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 doorman.
18. There will be no service to patrons on sidewalk, will not have exterior counters.
19. Any pandemic-related, 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. All pandemic-related, temporary sidewalk and/or roadbed searing will be removed once the program authorizing it expires.
21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License in the name of **Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 244 Mulberry Street – North Store 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-Premises 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 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Moose Goose Holding, Inc. d/b/a The Grey Dog University, 90 University Place, 10003
(Transfer, New OP – Restaurant)

- i. Whereas**, the Applicant the Applicant's Attorney appeared before CB2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full service neighborhood restaurant serving American comfort for breakfast, lunch and dinner in an C1-7 zoned, three (3)-story, mixed use building (c. 1940) on University Place between East 11th and East 12th Streets (Bock #569/Lot #22); and
- ii. Whereas**, the premises has been operated as The Grey Dog with a Restaurant Wine license (#1188724) since 2007; the Applicants being part owners of that business and managing the day to day operations since inception; the instant application is the result of the Applicants becoming majority owners of the business and seeking an On-Premises Liquor License; and
- iii. Whereas**, The Grey Dog Mulberry will continue to operate as a full-service neighborhood restaurant serving breakfast, lunch and dinner in a licensed premises of approximately 2,200 sq. ft. which is comprised of a ground floor space of 1,100 sq. ft. connected by an interior staircase to a cellar space of 1,100 sq ft. which is used for the kitchen and storage with no patron access; there are 16 tables and 34 seats, and one (1) stand up bar with no (0) seats which is used as a service counter only; and

iv. Whereas, when reviewing this application with the applicant he indicated, though uncommon, he previously would serve beer by the pitcher to his customers and planned to continue to do so in the future despite concerns being raised about promoting the purchase of inexpensive pitchers of beer for college students, the applicant assuring the Committee that this type of activity would not take place at his business; and

v. Whereas, the hours of operation will be 7:00 AM to 12:00 AM Sundays through Saturdays; 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 stand up bars and all food and alcohol service will be by waitstaff to seated patrons only; will not promote drinks containing spirits on sidewalk A-frames and/or folding “sandwich boards”; all doors and windows will close by 9:00 PM every night; there are no TVs; 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

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. Premise will be advertised and operated as a neighborhood restaurant serving American comfort food.
2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will operate a full-service restaurant serving healthy American comfort food for breakfast, lunch and dinner with the kitchen open and the full menu 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.
4. Will not have any stand-up bars.
5. All food and alcohol service will be to seated patrons by wait staff only.
6. Will not have televisions.
7. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
8. Will not have a sidewalk café now or in the future.
9. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will close all doors and windows at 9:00 PM every night, allowing only for patron ingress and egress.
11. Will not install or have French doors, operable windows or open façades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
15. Will not promote drinks containing spirits on sidewalk A-frames and/or folding “sandwich boards.”
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 change any principals prior to submission of original application to SLA.
19. 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 doorman.
20. Any pandemic-related, 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.
21. All pandemic-related, temporary sidewalk and/or roadbed searing will be removed once the program authorizing it expires.
21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License in the name of **Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 90 University Place, New York NY 10003**, **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-Premises 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*
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March 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **The Spot Barbershop Bond & Bowery, LLC d/b/a The Spot, 332 Bowery 10012** (New OP – Previously Unlicensed Location)
 - i. **Whereas**, the Applicant’s Attorney and Applicant’s General Counsel appeared before CB2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new On-Premises Liquor License to operate a barber shop in a ground floor storefront located in a four story brick townhouse building (circa 1915) on Bowery between Bond and Great Jones Streets in NoHo; and,
 - ii. **Whereas**, this storefront was operated for years as various retail stores, the most recent being the flagship store for Burkelman, a retailer selling lifestyle products for the home, this particular location having never been licensed for the service of alcohol or for eating and drinking, the Applicant presenting a certificate of occupancy allowing for a store, use group 6; and
 - iii. **Whereas**, the ground floor storefront is roughly 2,200 sq. ft., there is no kitchen or food prep venue, there is a basement but the existence of the lower level basement space was not initially disclosed on the submitted questionnaire, the square footage for the basement not being provided, at the front portion of the premises there will be a full-service bar open to the public serving an assortment of high-end drinks (rum, vodka, whisky, gin), wine and beer products with nine (9) seats, food service will be minimal, described as “snacks”, in addition to one bathroom and twelve

haircutting stations in the rear space separated by a fixed full barrier with rolling door; local health regulations prohibit the consumption of food or beverages in areas specifically designated to cut hair including prohibiting patrons from being served food or drink while seated in barber chairs and having their hair cut; and

iv. Whereas, the hours of operation will be Sunday through Saturday from 9:00 AM to 9:00 PM, there will be two TVs, music being at background levels only, there being no exterior areas for the service of alcohol, no promoted events, no scheduled performances or cover fees; and

v. Whereas, there was opposition from the Community to this application, the NoHo Bowery Stakeholders, representing 25 individuals and 38 residents/owners contiguous to this storefront address, to the granting of a full liquor license at this location, concerned that after a license is granted at this location it will pave the way for another late-night drinking establishment at the location in the future, citing the growth of liquor licenses in this area and the excessive saturation of existing liquor license establishments, the adjacent storefront to this location having only recently obtained a new On-Premises license for the very first time in 2019, a search of the area on the NYSLA mapping system demonstrating 59 active On-Premises Liquor Licenses with a 750-foot radius and as many as 200 within a 1,500 sq. ft.-radius of this particular storefront; and

vi. Whereas, this application being subject to the 500 foot rule requiring the Applicant to satisfy the public interest standard for adding another licensed establishment in this area, the area already being saturated with licensed establishments, there being questions raised about the appropriateness of the full service bar, serving mixed drinks and hard spirits in a barbershop, the Applicant not willing to consider, in the alternative, a beer and wine license instead of full service liquor; and

vii. Whereas, the Applicant operates other barbershops in Miami, Florida where the service of alcohol is provided complimentary to guests and local laws allow the service of drinks to customers while they are seated in barber chairs and do not require separations into two areas, the Applicant's CEO being quoted in a news article promoting their expansion and franchising efforts in other cities, including SoHo/NoHo, where it plans to open "an exclusive 2,400 sq. ft. two-story shop with a private cellar directly beneath it...[which will] be transformed into a private lounge and club for members to congregate while enjoying premium spirits", the Applicant's attorney when confronted with this news article acknowledging the unidentified basement space to the instant storefront at 332 Bowery but denying that the basement was a part of their application at this time; and

viii. Whereas, while the concept of a barbershop with complimentary drinks is not the primary objection being raised by this application, there being no known license in NYS that can provide for the service of distilled spirits in a hair salon or barbershop in the manner requested here, even though it is acknowledged that a complementary drink, alcoholic or non-alcoholic, is often provided at hair salons and/or barber shops, albeit done without a liquor license; rather it is the requirement being presented here that the barber shop also operate as a full-service bar serving distilled spirits that is objectionable, when a beer and wine license would be more appropriate and reasonably provides for a similar experience as what is being sought in this application, and would not be subject to the 500 foot standard which must be met before the issuance of the license, a standard that was implemented to limit the impact of such licensing in an urban setting as currently exists here; and

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the alteration application for the existing On-Premises License for **The Spot Barbershop Bond & Bowery LLC d/b/a The Spot, 332 Bowery 10012**; and

BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB2, Manhattan 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 requests that the SLA conduct a 500-foot hearing.

Vote: Passed, with 37 Board members in favor, 5 in opposition (J. Kiely, M. Metzger, B. Pape, S. Russo, R. Sanz) and 2 abstentions (D. Gruber, A. Zeldin).

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

8. AW Hospitality LLC, d/b/a TBD, 244 West 14th Street 10014 (New 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 a new On-Premises Liquor License to operate a full-service, high-end steakhouse restaurant in the ground floor and basement of a C6-2A-zoned, 2-story commercial building (c. 1920) on West 14th Street between 7th and 8th Avenues (Bock #618/Lot #10); and

ii. Whereas, the storefront is approximately 9,730 sq. ft. (4,865 sq. ft. on the ground floor and 4,865 sq. ft. in the cellar, the cellar being accessed by two interior staircases); there will be approximately 27 tables with 54 seats, five (5) banquets with approximately 36 seats and one (1) bar with approximately 10 seats on the ground floor and approximately 33 tables with 66 seats and one (1) bar with approximately 10 seats in the cellar for total patron seating of approximately 176 persons but not to exceed 200 patrons; the kitchen is located on the ground floor with offices and storage in the cellar level; contrary to the plans presented, there will be no karaoke bar or photo booth in the licensed premises; there are three (3) bathrooms on the ground floor and two (2) bathrooms in the cellar; there is one (1) entry area with four doors opening to a vestibule that will be used for patron ingress and egress; there is one interior stairwell in the eastern-most side of the vestibule leading to the cellar and another stairwell in the rear of the premises that leads to the cellar; and

iii. Whereas, the premises had previously been operated as the nightclub Up and Down from 2009 until 2020, receiving multiple disciplinary actions and community complaints; and

iv. Whereas, the instant application is to operate both floors of the premises as a full-service, high-end steakhouse restaurant with the kitchen open and full menu items available until closing every night; the Applicant's agreed to hours of operation are 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays; music will be quiet ambient background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music) throughout the entire licensed premises with the exception of private parties in the basement, at which time there may be occasional live music in the form of a jazz trio, flamenco guitarist or acoustic trio or a DJ; 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 Liquor License, with those stipulations as follows:

1. Premise will be advertised and operated as a high-end steakhouse.
2. The hours of operation will be from are 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays. No patrons will remain after stated closing time.
3. Will operate a full-service restaurant on both floors of the premises, specifically a high-end Steakhouse with the kitchen open and the full menu 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 not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient recorded background music only throughout entire licensed premise with the exception of private parties in the basement, at which time there may be occasional live music and/or a DJ. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open façades.
11. 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. No patron lines/ID checks on sidewalk. ID/Security checks to take place inside licensed premises.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and 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 wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not change any principals prior to submission of original application to SLA.
19. Will not have: dancing, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
20. Any pandemic-related, 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.

21. All pandemic-related, temporary sidewalk and/or roadbed searing will be removed once the program authorizing it expires.

21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License in the name of **AW Hospitality LLC, d/b/a TBD, 244 West 14th 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-Premises 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 31, 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 March 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:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 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-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 **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.

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

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 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-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 **Pro Action NY, LLC d/b/a TBD, 195 Spring St. 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 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Moose Goose Holding, Inc. d/b/a The Grey Dog MacDougal, 79 MacDougal Street 10012
(New OP – Restaurant)

Whereas, following this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 2, 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 Man. 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 **Moose Goose Holding, Inc. d/b/a The Grey Dog MacDougal, 79 MacDougal 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.

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

12. Sum Yung Gai, LLC d/b/a TBD, 17 E. 12th St. 10003 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 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-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 **Sum Yung Gai, LLC d/b/a TBD, 17 E. 12th 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 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 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. An Entity to be Formed by Justin Grant d/b/a TBD, 356 Bowery 10012 (OP-Bar/Tavern) (DJ)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 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-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 **An Entity to be Formed by Justin Grant d/b/a TBD, 356 Bowery 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 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Sabor Argentino Corp. d/b/a TBD, 57 Seventh Avenue South 10014 (New Restaurant Wine)

- i. Whereas**, the Applicant appeared before CB2, Manhattan’s SLA Licensing committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a “family friendly restaurant” serving “Argentine cuisine,” within a ground floor storefront in an C2-6 zoned 1928 four-story mixed-use building (block 587, Lot 20) on Seventh Avenue South, between Morton and Commerce Street in the NYC Landmarks Commission designated Greenwich Village Historic District; and,
- ii. Whereas**, the storefront location to be licensed is 700 Sq. Ft., and will have 5 tables with 14 seats and one (1) stand-up bar with 3 seats, for a total of 17 seats; the Applicant has a LNO from NYC Department of Buildings for this use; and,
- iii. Whereas**, the applicant stipulated that hours of operation from 11AM to 12 AM, Sunday to Saturday, seven days a week; and, that all doors and windows face Seventh Avenue South and will be closed by 11PM every evening; and, that entertainment would be background music only not audible outside the premises; and, that there would be no televisions; and,
- iv. 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 “family friendly restaurant introducing Argentine cuisine to the neighborhood.”
2. Premise hours of operations will be 11 AM to 12 AM, Sunday-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 as a full-service restaurant serving Argentine cuisine 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. (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. A sidewalk café is not included in this application.
8. Premises 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.
9. Premises will close all doors and windows at 11 PM every night, allowing only for patron ingress and egress.
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 sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Applicant will not change principals prior to submission of original application to the SLA.
16. 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.
17. Any pandemic-related, temporary sidewalk or roadbed seating will end by 11 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.
18. All pandemic-related temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
19. Applicant or successors will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new Tavern Wine license for **Sabor Argentino Corp. d/b/a TBD, 57 Seventh Avenue South 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 its 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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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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Wine & Vintages, Inc. d/b/a Cork, 69 Thompson Street 10012 (Tavern Wine—Wine Bar)

Whereas, the Applicant appeared before CB2, Manhattan’s SLA Licensing committee to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate a “wine and tapas bar” serving “small plates and cheese boards,” within a ground floor storefront in an R7-2 zoned 1900 five-story, mixed-use walk-up building (block 489, Lot 32) on Thompson Street, between Broome and Spring Streets in the NYC Landmarks Commission designated Sullivan-Thompson Historic District; and,

Whereas, the storefront location to be licensed is exactly 1000 sq. ft., and will have 10 tables with 20 seats and one (1) stand-up bar with 8 seats, for a total of 28 seats; and applicant has specified an occupancy of 40; and has a LNO from NYC Department of Buildings for this use; and,

Whereas, the applicant stipulated that hours of operation from 11AM to 11 PM Sunday, and 11AM to 12 AM Monday to Saturday; and, that all doors and windows will be closed by 10PM every evening; and, that entertainment would be background music only, and not audible outside the premises; and, that there would be no televisions; 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 “wine bar with small plates and charcuterie boards.”

2. Premise hours of operations will be 11 AM to 11 PM Sunday and 11 AM to 12 AM Monday to Saturday. **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 operations.
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 (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. A sidewalk café is not included in this application.
8. Premises 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.
9. Premises will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
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 sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Applicant will not change principals prior to submission of original application to the SLA.
16. 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.
17. Any pandemic-related, temporary sidewalk or roadbed seating will end by 11 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.
18. All pandemic-related temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
19. Applicant or successors will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new Tavern Wine license for **Wine & Vintages Inc. d/b/a Cork, 69 Thompson Street 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 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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Director
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NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

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

16. Church Key Tavern NYC, LLC d/b/a T/B/A 118 Greenwich Ave. a/k/a 234 West 13th Street 10011 (New OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan’s SLA Licensing Committee to present an application to the NYS Liquor Authority for a new On Premises license to operate a full-service restaurant focusing on steaks, seafood, with raw bar, flatbreads, pizza and American fare in a ground floor storefront within a five-story apartment building (circa 1890) at the corner of Greenwich Ave. and West 13th Streets, this storefront forming a point at this intersection with the storefront having facades facing both Greenwich Ave. and West 13th 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 full-service restaurant (Rosso Pomodoro 2014 to 2020) with an on-premise license; and,

iii. Whereas, the storefront premise is approximately 3,300 sq. ft. (ground floor 2,100 sq. ft. and basement 1,200 sq. ft.), the basement being for storage and accessory use only to patron bathrooms—no patron service or seating), there is three doorways to enter/exit and a fourth for emergency exit only, all of which are located on Greenwich Avenue, with two bathrooms in the basement, there are some windows that open on Greenwich Avenue but those windows, if opened during business hours will be closed by 10 pm every evening, the Applicant will not be installing new operable windows or French doors to its front facades; and,

iv. Whereas, questions were raised regarding the Applicant's application materials submitted to CB2, Man., the number of patron seating and diagram submitted not corresponding and being inconsistent with each other, there being concerns raised as to whether the Applicant would be operating as a bar and not a full service restaurant, the Applicant in reply making it absolutely clear his intent was to operate as a full service restaurant, the Applicant thereafter providing an updated questionnaire to CB 2 Man. to clarify the patron capacity to the restaurant for the proposed licensed premise, with 29 interior tables with 103 table seats, one stand up bar with 11 patron seats and 4 additional seats at a pizza counter for a total seating capacity of 118; and,

v. Whereas, the hours of operation will be 10AM to 12AM on Sundays, 11 AM to 12 AM Monday through Wednesday and from 11 AM to 1 AM Thursday through Saturday, there will be quiet ambient recorded background music only and 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 10AM to 12AM on Sundays, 11 AM to 12 AM Monday 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 have no more than two televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or temporary open restaurant roadbed seating due to Covid-19 pandemic).
6. Any future sidewalk or roadbed seating 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. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
8. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.
9. Will not install or have French doors, operable windows or open facades.
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 permit dancing.
12. Will close any windows and doors by 10 pm every night except for patron egress.
13. There will be no licensed sidewalk café.
14. The premises will not have DJs, 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.
15. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
16. Will not make changes to the existing façade except to change signage or awning.

17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine or beer products.
18. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
19. 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 **Church Key Tavern NYC, LLC d/b/a T/B/A 118 Greenwich Ave. a/k/a 234 West 13th Street 10011** **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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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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Ama Hospitality Group, LLC d/b/a Ama on Downing, 39 Downing St. 10014 (New OP-Restaurant)

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 new on premise liquor license to operate a "full-service family restaurant" with Asian raw bar serving seafood in a R-6 zoned 6-story, mixed use tenement style building (circa 1900) on Downing Street between Bedford Street and Varick Street (block #528 lot #77), in a building also known as 31 Bedford Street in Greenwich Village, the building falls within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the two-story premise is approximately 2,000 sq. ft., with 1,400 sq. ft. on the ground floor store level and an additional 600 sq. ft. in the basement, and a Certificate of Occupancy consistent with the proposed usage, the premises to be licensed having previously been operated as a Restaurant known as Wind Rose, and before that as Mas Farmhouse, with a similar method of operation as currently being proposed in the instant application; and,

iii. Whereas, the premises will have 24 tables with 55 patron seats, one (1) bar with 6 seats and a window counter with 6 additional seats for a total patron seating capacity of 68 seats, and all seating and service will be on the ground floor, with the basement being used for storage and ancillary purposes only and off limits to patrons; there being one door for patron egress to and from the restaurant, there are no outdoor areas for the service of alcohol and there will not be a sidewalk café now or in the future; and,

iv. Whereas, the hours of operation will be Sunday through Wednesday from 1100AM to 12:00AM and from 11:00 AM to 1:00 AM Thursday through Saturday, all existing doors and windows will remain fixed and closed at all times (except the single front door for patron ingress and egress only), music will be 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 scheduled performances or cover fees, no velvet ropes, no movable barriers and no TVs; 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. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be 11 AM to 12 AM 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 have no 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 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. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
8. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.
9. Will not install or have French doors, operable windows or open facades.
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 permit dancing.
12. All doors and windows will be closed at all times except for patron egress via a single doorway.
13. There will be no licensed sidewalk café.
14. 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.
15. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
16. Will not make changes to the existing façade except to change signage or awning.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
18. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
19. 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 restaurant on-premise liquor license for **Ama Hospitality Group, LLC d/b/a Ama on Downing, 39 Downing 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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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 March 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:

18. Herm, LLC, 203 Spring St. 10012 (OP-Bar/Tavern) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 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 **Herm, LLC, 203 Spring St. 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
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Director
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NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

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

19. 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 March 5, 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, Manhattan 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
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March 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 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,

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
Amy Brenna, Assistant Secretary

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

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March 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 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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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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. 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 March 5, 2021 the Applicant failed to appear but after the meeting the Applicant's Representative indicated a mistake in not appearing and requested to **lay over** this matter another 30 days so that the Applicant can appear and fully present this application to CB2, Man., the Attorney affirming that the applicant will not submit this application to the NYSLA for consideration without returning to CB2, Manhattan; 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 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. 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 March 5, 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, Man. 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 31, 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 March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. Four Green Fields, LLC d/b/a Agave, 130 Seventh Ave. So. 10014 (OP-Café) (Summer Seasonal) (Sidewalk Café-DOT Open Restaurants) (Withdrawn prior to meeting)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 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,

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 **Four Green Fields, LLC d/b/a Agave, 130 Seventh 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.

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 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