Jeanine Kiely, *Chair*
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Community Board No. 2, Manhattan
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Greenwich Village ❖ Little Italy ❖ SoHo ❖ NoHo ❖ Hudson Square ❖ Chinatown ❖ Gansevoort Market

June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **Thor James Hotel Leaseco, LLC, Highgate Hotels, LP, and 530 Lounge, LLC d/b/a Modernhaus Soho (fka The James New York Soho), Veranda, The Signature Room, Jumpin Jacks, and Jimmy, 23-27 Grand St. 1001**3 (OP–Hotel, Restaurant, Lounge and Event Space) (to Add Advertising Signage on the Outside of the Hotel)

i. Whereas, the Applicants and their Attorney appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for alterations to the exterior portions of an existing Hotel to permit advertising signage, the Hotel being a stand-alone 18 story building built in 2010 and located on Grand Street between Thompson Street and Sixth Avenue in Soho; and

ii. Whereas, the Applicants previously appeared before CB2, Man. in February 2020 to present an application to the NYS Liquor Authority for alterations to the interior and exterior portions of the Hotel which were unanimously denied by CB2, one of those alterations being to permit advertising signage; the resolution dated March 3, 2020 can be found below:

> ***8. The James Hotel Leaseco, LLC, Highgate Hotels, LP and 530 Loung,e LLC 23-27 Grand Street 10013*** *(Alteration and Change in Method of Operation for Existing Hotel)*
>
> ***i. Whereas****, the Applicants and their Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for alterations to the interior and exterior portions of an existing Hotel and to increase its late-night hours of operation in multiple interior and exterior portions of the Hotel, the Hotel being a stand-alone 18-story building built in 2010 and located/facing Grand and Thompson Streets, as well as Sixth Avenue in Soho; and,*

ii. ***Whereas**, the Applicants seek (**1**) to convert their existing restaurant on the cellar level to an event space to permit entertainment music levels, DJs, live music and dancing (all of which currently are not permitted), (**2**) to revoke and remove section 5(ii) of its prior MOU agreement with the surrounding Community Group to enable guests/patrons of the Hotel to enter on Grand Street currently prohibited in the prior MOU Agreement, an agreement which served to prevent impacts by the Hotel on Grand Street where there is a significant residential presence, (**3**) to extend its late-night hours of operation for their bar (known as Jimmy's Rooftop Lounge) with ancillary exterior rooftop terrace and pool area until 2 AM Sunday through Thursday and until 3 AM on Fridays and Saturdays, (**4**) to add an exterior service bar to the rooftop bar, (**5**) to extend its late night hours of operation for certain exterior terraces located on multiple lower level terraces of the Hotel (known as the Treehouse) until 2 AM Sunday through Saturday, (**6**) to extend its late-night hours of operation on its large ground floor terrace from 11 PM to 12 AM and to add a retractable roof to the terrace, (7) to extend its late-night hours in its existing cellar (currently operated as a full-service restaurant closing by 12 AM during the week and 1 AM on the weekends but as previously stated is being converted into an event space with DJs and live performance) until 2 AM Sunday through Saturday and (**8**) to revoke and remove MOU stipulation No. 10 from its prior MOU Agreement which currently prohibits advertising signage so that the Hotel can in the future install billboard advertisements on its property; and,*

iii. ***Whereas**, the Applicants and Attorney under the name "Jensen 27 Grand, LLC" had previously appeared in November 2016 before CB2 for a similar application but with hours of operation until 4AM for all areas of the Hotel, with DJs, Dancing, Live Music and Music in Outdoor areas etc. for which CB2, Man. had recommended denial, for which the 500-ft. hearing report recommended denial and as a result, the Members of the NYS Liquor Authority denied those applications at the August 16th, 2017 SLA Full Board Meeting; and,*

iv. ***Whereas**, the existing Hotel license for which the current Applicants seek to alter and change is governed by an extensive set of stipulations executed by the Hotel with a Community Group and with CB2, Man. in March 2013 that were incorporated into the Hotel's "method of operation" on its current liquor license; the current Hotel licensee having agreed to abide by such pre-existing stipulations and the pre-existing existing MOU upon license transfer application from October/2017, the current license (SN#1306380) being governed by the same stipulations which were agreed to in January 2010 and March 2010 when the Hotel was first licensed as a part of an agreement for the issuance of the liquor license; at the time the hotel was built in 2010, there was significant opposition and the stipulations agreement which was entered into in 2010 and 2013 represented what those in opposition felt was very generous terms in which the hotel could operate and generate a sufficient return while still maintaining a balance of Quality of Life, the building of the high rise Hotel with so many exterior terraces and outdoor venues dwarfing the surrounding residential building stock creating a significant impact on the existing local community; and,*

v. ***Whereas**, by way of history, a portion of this location prior to building and completion of the Hotel in 2010 was the location of the Moondance Diner (Dancing in the Moonlight, Inc.) which had a restaurant wine license SN# 10292851; and,*

vi. ***Whereas**, below are two previous resolutions passed by CB2, Man. in January and March 2010 referencing the Hotel's method of operation as currently licensed:*

At its Full Board meeting on January 21, 2010, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7. BCRE Grand Hotel, BCRE Grand Restaurant and BCRE Grand Bar, 23-31 Grand Street *(Thompson and 6th Avenue), NYC*

Whereas*, the applicant re-appeared before the committee; and,*

Whereas*, this application is for On Premise licenses for an upscale Hotel Lobby Bar, Cellar Floor Restaurant and Rooftop Bar collectively 5,600 s.f. (Hotel Bar is 1,000 s.f., Ground Floor Restaurant is 2,400 s.f. and Rooftop Bar is 2,200 s.f) on Grand Street between Thompson and 6h Avenue; and,*

Whereas*, this application is for 20 table seats with a maximum legal capacity of 50 persons for the Hotel Lobby Bar; and 85 table seats, 1 bar with 12 bar seats and a maximum legal capacity of 92 persons for the Cellar Floor Restaurant; and 50 table seats, 1 bar with 15 bar seats and a maximum legal capacity of 150 persons for the Rooftop Bar; and,*

Whereas*, the applicant stated the hours of operation are 7:00 a.m. – 12:00 a.m. Sunday – Wednesday and 7:00 a.m. – 1:00 a.m. Thursday – Saturday for the Hotel Lobby Bar and Cellar Restaurant; and 7:00 a.m. – 1:00 a.m. Sunday – Wednesday and 7:00 a.m. – 2:00 a.m. Thursday – Saturday for the Rooftop Bar; there will not be a sidewalk café application and no backyard garden; music will be background and live only for the Cellar Floor Restaurant; and music will be background only in the Rooftop Bar and played exclusively in the enclosed area; and music will be background and DJ only for the Hotel Lobby Bar, and,*

Whereas*, the applicant has reached out to members of the community prior to presenting this application; and,*

Whereas*, the applicant has agreed to the following set of stipulations:*

1. *The applicant has agreed to no amplified music of any kind in any of the outdoor areas.*
2. *The applicant has agreed that during evening hours the restaurant exit will be on 6th Avenue; and the applicant will direct its customers to this exit.*
3. *The applicant has agreed to have a taxi line on 6th Avenue to reduce traffic on Grand Street.*
4. *The applicant has agreed to conduct sound tests on the Rooftop Bar.*
5. *The applicant has agreed to community outreach measures including but not limited to hosting a monthly meeting with nearby residents.*
6. *The applicant has ag reed to have food service available during all hours of operation.*
8. *The applicant has agreed to not seek or apply for a Cabaret License.*
9. *The applicant has agreed to arrange a discussion with acoustical consultants to address soundproofing for the neighboring building.*

Whereas*, the applicant has agreed to abide by the regulations associated with all New York City Departments and safety organizations and will obtain all required certificates, permits and related documents; and,*

Whereas*, several members of the community appeared to express their willingness to work with the applicant under the proposed operating guidelines; and,*

Whereas*, the applicant has executed an agreement with the community, and that agreement is attached;*

THEREFORE, BE IT RESOLVED *that CB#2, Man. recommends denial to the proposed On Premise license for* ***BCRE Grand Hotel, BCRE Grand Restaurant and BCRE Grand Bar, 23-31 Grand Street*** *unless the conditions agreed to by applicant relating to the sixth*

and seventh "whereas" clauses are incorporated into the "Method of Operation" on the SLA On Premise license.

Vote: Passed, with 35 Board members in favor and 2 in opposition (D. Diether, I. Dutton).

AND

At its Full Board meeting on March 18th, 2010, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

***3. BCRE Grand Café, LLC, d/b/a TBD, 25 Grand St.** (Thompson and 6th Avenue), NYC*

***Whereas**, the applicant appeared before the committee; and,*

***Whereas**, this application is for On Premise license for a 3,100 s.f. (700 s.f. interior and 2,400 s.f. exterior) Plaza Café in an upscale Hotel on Grand Street between Thompson and 6th Avenue with 130 table seats, 1 bar with 30 bar seats and a maximum legal capacity of 191 (60 persons interior and 131 persons exterior); and,*

***Whereas**, the applicant stated the hours of operation for the proposed Plaza Café Lower Terrace are Sunday - Wednesday from 7:00 a.m. – 12:00 a.m. and Thursday – Saturday from 7:00 a.m. – 1:00 a.m.; and the hours of operation for the proposed Plaza Café Upper Terrace are Seven Days a Week from 7:00 a.m. – 11:00 p.m.; there will not be a sidewalk café application but will include a backyard garden; music will be background for the interior space only and no amplified music of any kind for the exterior spaces; and,*

***Whereas**, the applicant has reached out to members of the community prior to presenting this application; and,*

***Whereas**, the applicant has agreed to all the stipulations in the fully executed Memorandum of Understanding with members of the community and attached herein; and,*

***Whereas**, the applicant has agreed to abide by the regulations associated with all New York City Departments and safety organizations and will obtain all required certificates, permits and related documents; and,*

***Whereas**, no one appeared in opposition from the community; and,*

***THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial to the proposed On Premise license for BCRE Grand Café, LLC, d/b/a TBD, 25 Grand St. unless the conditions agreed to by applicant relating to the fifth and sixth "whereas" clauses are incorporated into the "Method of Operation" on the SLA On Premise license.*

Vote: Passed, with 37 Board members in favor, and 1 in opposition (D. Diether).

***vii. Whereas**, the previously existing method of operation listed was memorialized in stipulations agreements with CB2, Man. dated 3/14/2013 and again on October 27, 2017; and,*

***viii. Whereas**, members of the Community appeared in opposition to this application, including a member of the original Community Group, there being complaints recently made that the Hotel was operating with live music and DJs on the ground floor exterior terrace in derogation of their existing stipulations, the exterior space being operated as the Gitano Jungle Room, also operating the restaurant in the cellar space (now requested to be converted into an event space), those appearing stating that the Hotel has not respected or adhered to the existing stipulations, the existing stipulations for the Hotel not permitting music of any kind in any exterior locations, that originally before the Hotel started operating*

there were significant concerns that outdoor music would come in the future, with dancing, and later hours of operation now being confronted; the representative of the local Community Group stating that the original terms were very generous and represented a good faith agreement between the parties, that the current application is the same or similar extension/expansion of late-night hours on multiple sections of the Hotel's exterior previously denied by the NYSLA; for the current application addressed by this resolution, the Applicant stated in very clear terms in Oct 2017 that this would not be the case and that they would adhere to all stipulations and representations as outlined in this resolution; and,

ix. ***Whereas****, when confronted with the complaints of exterior music at entertainment levels on the exterior terrace of the Hotel, the Applicants did not deny that this had occurred indicating instead that Hotel's new operators would be taking over the terrace space and would abide by its prior agreements in the future; and,*

x. ***Whereas****, while CB2, Man. has no objections to adding a retractable rooftop to the exterior ground floor terrace or interior conversion of restaurant to event space, CB2, Man. feels strongly that the existing exterior hours of operation for the Hotel, and existing MOU should remain in place and not be altered or changed in any manner, that no exterior bars or service bars should be permitted anywhere at the Hotel, that operations on the exterior terraces and rooftop terrace until 12 AM, 2 AM and 3 AM are totally inappropriate and entirely inconsistent with other Hotel operations within CB2's Community, for good and reasonable reasons, that the original stipulations and agreements were extremely generous and beneficial to the Hotel from the outset, and that instead if the interior hours are expanded at all, the existing exterior hours on the rooftop and other terraces should be reduced to no later than 11 PM, with no music permitted at any time on the exterior, with all doors and windows to such exterior spaces being closed at all times except for patron egress, and the Hotel should not be permitted to alter their current egress into the cellar event space on Grand Street as that will have a significant impact on the existing community, there having been changes that have narrowed Grand Street since the inception of the hotel by inclusion of a new protected bike lane; and*

xi. ***Whereas****, in addition to the existing MOU, the Hotel's existing stipulations are currently as follows:*

1. *The Hotel will operate 24 hours a day/7 days a week.*
2. *The 17th floor rooftop level bar will operate Monday to Wednesday from 5PM to 1AM, Thursday to Saturday from 3PM to 2AM and Sunday from 3PM to 1AM.*
3. *The basement cellar restaurant will operate Sunday to Wednesday from 7AM to 12AM and Thursday to Saturday from 7AM to 1AM.*
4. *The ground floor interior bar will operate Sunday to Wednesday from 7AM to 12AM and Thursday to Saturday from 7AM to 1AM.*
5. *The exterior terrace attached to the ground floor restaurant will operate from 7AM to 11PM 7 days a week. No patrons will remain after the indicated closing times with the service of alcohol commencing no earlier than 10AM in any of the above areas.*
6. *The other exterior lower terraces (known as the Tree House) will close by 12 AM Sunday through Wednesday and by 1 AM Thursday through Saturday.*
7. *There will be no outdoor music of any kind.*
8. *There will be no DJs or live music and music volumes within the interior Hotel will be at background levels only.*
9. *All doors will remain closed at all times when not in active use.*
10. *There will be no use of the entrance doors to Hotel as agreed to in MOU.*

THEREFORE, BE IT RESOLVED *that CB2, Man. recommends denial for The James Hotel Leaseco LLC, Highgate Hotels LP and 530 Lounge, LLC 23-27 Grand Street 10013 on its application seeking an alteration and change in method of operation for its existing Hotel OP license.*

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

Vote: Unanimous, with 41 Board members in favor.

iii. Whereas, there was a determination at the July 15, 2020 Full Board meeting of the NYSLA on this application that resulted in the following changes to the stipulations:

Approved Hours:

1. The Interior Cellar Event Space will operate from 7 AM to 1 AM Sunday through Wednesday and 7 AM to 2 AM Thursday through Saturday.
2. The upper exterior terrace above Grand Street will close by 11 PM Saturday through Sunday (7 days a week)
3. The interior ground floor restaurant space adjacent to the exterior garden restaurant with retractable enclosere will operate from 7 AM to 1 AM Sunday to Wednesday and 7 AM to 2 AM Thursday to Saturday.
4. The rooftop bar, restaurant, lounge, pool and Jimmy's interior and exterior space will operate from 5 PM to 1 AM Monday to Wednesday, 3 PM to 2 AM Thursday to Saturday, 3PM to 1 AM Sundays.

Approved Seating:

1. Ground Floor Interior hotel: 1 table with 5 seats
2. Upper Exterior Terrace next to upper interior restaurant: 6 tables with 13 seats
3. Upper Interior Restaurant: 8 tables and 26 seats; customer bar (19'-7") with 11 bar stools
4. Exterior Garden Restaurant: exterior garden restaurant with a retractable enclosure has 21 tables and 78 seats; exterior customer bar (17'-9") with no bar stools.
5. Exterior Treehouse level: 12 tables and 32 seats
6. Upper Exterior Treehouse: 14 tables and 38 seats
7. Interior Cellar Private Event Space: maximum number of tables for an event is 11 tables; maximum number of seats for an event is 100 seats. There is a customer bar of 21'-5"
8. Roof Terrace, 18th Floor / Jimmy's: interior has 14 tables and 39 seats, interior customer bar is 23'-9" with 9 bar stools; exterior has 14 tables and 36 seats with a service bar of 6' for a total number of 28 table and 84 seats
9. Hotel Interior 2nd Floor: 11 tables and 32 seats with a 4' service bar.

There is a grand total of seating as follows: Interior – 52 tables and 280 seats; Exterior – 46 tables and 119 seats; 20 bar stools.

iv. Whereas, the Applicant reached out to "Moondance Community Group" and reached an agreement with them to amend the June 21, 2010 Memorandum of Understanding ("MOU") between Grand Street Hotel, LLC, Grand Street Restaurant, LLC and grand Street Bar, LLC, doing business as the James Hotel, and "Moondance Community Group" that prohibited advertising signage to now permit advertising signage, the amended MOU dated March 29, 2021 being incorporated into the Hotel Liquor License; and

v. Whereas, despite the agreement on advertising signage, the Applicant plans to have dancing in the Interior Cellar Private Event Space even though there is no permit to do so, the certificate of occupancy not permitting dancing at the location, the Community Board raising this issue with the Applicant and his counsel, the Community Board thereafter following up with counsel to obtain an answer as to whether they will agree to get the proper permits in place before allowing dancing in the hotel, the Applicant and Attorney not providing a response in good faith;

THEREFORE BE IT RESOLVED, while CB2, Man. has no objection to amending the MOU dated June 21, 2010 to Permit Advertising Signage, CB2, Man. recommends **denia**l of the instant application **unless** the Applicant provides the necessary permits to operate with dancing in its hotel.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 113 Mulberry Restaurant, LLC d/b/a Manero's Pizza, 113 Mulberry St. 10013 (Alteration to OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an alteration to an On-Premises Liquor License to add the rear courtyard area to their current On-Premises license (Lic # 1330790) for a family-style restaurant focusing on Napoli-style pizza located in a C6-2G-5 zoned six-story, 1920 mixed-use building on Mulberry Street between Canal and Hester Streets (Block #206 / Lot #23) in the Little Italy Historic District; and

ii. Whereas, the Applicant came before CB2, Man. SLA Committee in April 2020 for an On-Premises license at these premises that included the courtyard space towards the rear of the building and adjourned the matter and presentation in an attempt to obtain the proper permits for the exterior courtyard space but was not able to do so, and upon reappearing in June 2020 fully acknowledged an inability to obtain the proper permits from the NYC DOB to operate in the courtyard space and rear portions of the building; the application, diagram and floor plans presented in June 2020 for the licensed premises did not include that courtyard or any other exterior space for the service of alcohol other than a small sidewalk café at the front of the licensed premises, the rear sections of the premises being designated in the floor plans for storage purposes only, a letter of no objection being presented from January 5, 2001 for the interior premises only; and

iii. **Whereas**, at the June 2020 full board meeting of CB2 Man. the Applicant was approved for an On-Premises license for the ground-floor premises of approximately 1,600 sq. ft..; with five (5) tables with 14 seats, and one (1) bar with 8 seats, for a total of 22 interior seats; and there will be a sidewalk café with 4 tables and 8 chairs; there will be two (2) entrances, two (2) exits, and two (2) bathrooms; and

iv. **Whereas**, the instant application is again seeking to add the rear courtyard to the licensed premises in addition to removing a storage room and adding additional interior seating; the applicant presenting revised diagrams and floor plans which includes the rear courtyard but has still not obtained the proper permits from the NYC DOB to operate in the courtyard space and rear portions of the building; the Applicant being asked to return when they have obtained the proper permits and have also done outreach to the surrounding residents who will be impacted by use of the rear courtyard; and

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application for **113 Mulberry Restaurant LLC, d/b/a Manero's Pizza, 113 Mulberry St. 10013** until such time as the Applicant obtains the proper permits for the rear courtyard and returns to CB2 Manhattan to present the application.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Bea's Tavern, Inc. d/b/a Botanica Bar, 47 E. Houston St. 10012
(Alteration to OP-Bar/Tavern subject to Covid-Related Executive Orders)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee #1 to present an alteration application to the NYS Liquor Authority to add a vacant lot adjacent to the Applicant's current Bar/Tavern operating with an On-Premises license located in the basement of a C6-3 zoned, five (5)-story, mixed-use building on Houston Street between Mulberry and Mott Streets (Block #50 / Lot #21); and

ii. Whereas, the Applicant seeks to operate in the vacant lot located at 49 E. Houston Street which is not contiguous with the existing bar and is a separate and distinct address from the building in which the bar is located; and

iii. Whereas, the Applicant also plans to have a separate and distinct entrance to the vacant lot from the public sidewalk, the vacant lot not being immediately adjacent to the entrance of the bar, there being a residential entrance to 47 E. Houston Street between the vacant lot and entrance to the licensed bar, the existing bar's interior space being roughly 1,800 sq. ft. in size, with operating hours from 4:00 PM to 4:00 AM every day/night of the week; and

iv. Whereas, the instant application is to add a large, non-contiguous and unmeasured vacant lot to the licensed premises where there are proposed to be 14 tables with 44 seats and a portable bathroom; the proposed hours of operation for the outdoor vacant lot being Fridays through Sundays 12:00 PM to 11:00 PM and Mondays through Wednesdays 4:00 PM to 11:00 PM; and

v. Whereas, the Applicant indicates there is a door in the rear of 47 E. Houston which will be used to serve those drinking in the vacant lot, but has provided no photos to demonstrate how this would be done or that it can be done, there being questions raised about proper access to the adjacent vacant lot with insufficient information being provided to decide if it can even be done, the Applicant not making any attempt to obtain the necessary permits from the NYC DOB to demonstrate how this could ever be done on any coherent legal basis; and

vi. Whereas, there is currently wood-covered fencing separating the vacant lot from the sidewalk; the diagram of the instant application indicating a gate being added to that fencing with an interior hostess stand for patron entry to the proposed outdoor seating area; patron seating for the interior bar/lounge and pandemic-related, temporary roadbed seating is managed by a different hostess located at the 47 E. Houston location; the Applicant stating that patrons would not use the interior rear doorway to travel between the two spaces aside from possible use of the interior bathroom by patrons in the proposed outdoor area; and

vii. Whereas, under the Executive Orders of the Covid-19 pandemic, the bar has been operating with a hostess stand and display bar on the sidewalk to take orders for both their temporary, pandemic-related roadbed seating and to-go orders; the Committee received letters complaining of sidewalk congestion, a party atmosphere and late night operations; there are residential windows to the back of the vacant lot with concerns that this large outdoor area will be disruptive to adjacent residents; the front of the premises being non-contiguous and the vacant lot outdoor space being operated with a separate hostess stand and therefore operating separately from the currently licensed premises, aside from the sharing of preparation of food and beverage; and

viii. Whereas, additional concerns were raised at to the lack of outreach and notice provided to residents living in the rear and sides of the vacant lot, no photos were provided to alleviate those concerns, the buildings on both sides of the vacant lot being made of brick where noise, music and sound will reverberate, the application for the non-contiguous vacant lot not meeting the 500-foot rule requiring that all new licenses meet the public interest standard; and

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application for **Bea's Tavern, Inc. d/b/a Botanica Bar 10012** as presented, and

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

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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Bob Gormley, *District Manager*

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. APQ Union Square NY, LLC d/b/a Le Pain Quotidien, 65-69 Bleecker Street, West Store, New York, New York 10012 (Restaurant Wine)

i. Whereas, the Applicant's Director of Operations and Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a change of ownership/new Restaurant Wine license to continue to operate a Belgian-style bakery café restaurant located in a M1-5B-zoned, thirteen-story, mixed-use building (c. 1897) on Bleeker Street between Broadway and Lafayette Streets (block #529/lot #72) in the NoHo Historic District; and

ii. Whereas, the interior ground floor premises is approximately 4,400 sq. ft., with 2,900 sq. ft. on the ground floor and an additional 1,500 square feet in the basement connected by an interior stairway with no patron access or use of the basement space; there are a total of 20 tables with 68 seats and no bar; there is one (1) entrance that serves as both patron ingress and egress, there are three (3) bathrooms; there is no sidewalk café at this time; and

iii. Whereas, the proposed method of operation is the same and mostly unchanged from the prior operations and the Applicants agreed to a new stipulation agreement with CB2, Man. which is consistent with the prior stipulations at this same location and those stipulations are as follows:

1. Premises will be advertised and operated as a casual, full-service restaurant.
2. The hours of operation will be 7:30 AM to 9:00 PM; Sundays through Saturdays. No patrons will remain after stated closing time.
3. Will operate with a full-service restaurant focused on healthy and organic foods with fresh, seasonal ingredients with an emphasis on community (communal tables) with the kitchen open and full menu items available until closing every night. (May have cooking classes that extend

past closing but under no circumstances would the licensed premises have patrons dining or attending classes after 9:00 PM.)

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 licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Sidewalk café is not included with this application.
8. Will play quiet ambient, recorded background music only, inclusive of any private parties, classes or events. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at 10 PM every night 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 wine products.
15. Applicant or successors 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/door staff.
18. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
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 Restaurant Wine license for **APQ Union Square NY, LLC d/b/a Le Pain Quotidien, 65-69 Bleecker Street, West Store, New York, New York 10012, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

Community Board No. 2, Manhattan

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. Sullivan Taqueria, LLC, 71 Sullivan Street, South Store 10012 (New TW-Bar/Tavern)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License; the Applicant will operate a small taqueria serving homestyle authentic Mexican cuisine in the ground floor of a M1-5B-zoned, six (6)-story mixed-use building constructed in 1897 and altered in 1986 on Sullivan Street between Broome and Spring Streets (Block #489/Lot#8) located in the Sullivan-Thompson Historic District; and

ii. Whereas, the previously unlicensed, ground floor storefront location is approximately 250–300 sq. ft. and will have approximately two (2) tables with four (4) seats and no bar for a total seated occupancy of four (4) persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; and

iii. Whereas, the Applicant has been operating a Mediterranean restaurant in the North storefront of this building for about ten years, albeit without a liquor license, and has a dog daycare business about a block away which he has operated for around 20 years; the Applicant being a well-respected member of the local community; and

iv. Whereas, members of the community wrote and gave testimony both in favor of and opposed to this application; those speaking in opposition were not against the Applicant but were concerned with another licensed premises, concerns that have been exacerbated by the large number of pandemic-related outdoor dining structures throughout the neighborhood; and

v. **Whereas**, the instant application is for very limited seating, no bar and early hours; the service of wine and beer being an amenity to the Mexican cuisine; the Applicant agreeing to obtain a Letter of No Objection or Certificate of Occupancy permitting eating and drinking at the proposed licensed premises; and

vi. **Whereas,** the Applicant's agreed to hours of operation are 11:00 AM to 9:00 PM seven days a week (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 are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the "Method of Operation" of the Tavern Wine License, with those stipulations as follows:

1. Will be advertised and operated as a casual restaurant serving home style, authentic Mexican cuisine with an emphasis on local and organic ingredients.
2. The hours of operation will be from 11:00 AM to 9:00 PM seven days a week (Sundays through Saturdays). (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
3. Will operate with less than a full-service kitchen, but will serve food during all hours of operation.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. 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 keep all doors and windows closed at all times, 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 provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to issuance of license.
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. Applicant or successors 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 **Sullivan Taqueria, LLC, 71 Sullivan Street, South Store 10012 unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premises License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. KwangHo Lee on behalf of Entity To Be Determined d/b/a Momoya SoHo, 47 Prince Street aka 259 Mulberry Street 10012 (Restaurant Wine)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing #1 Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine Liquor License; the Applicant will operate a full-service, fine dining, Japanese restaurant in the entirety of a M1-5B zoned, two (2)-story commercial building constructed in 2013 on Prince Street between Mulberry and Lafayette Streets (Block #510/Lot#25); and

ii. Whereas, the premises is approximately 4,400 sq. ft. (1,900 sq. ft on the 1st Floor, 588 sq. ft. on the Mezzanine, and 1,908 sq. ft. on the basement, all floors connected by an interior staircase); the 1st Floor consists of 11 tables and 44 seats with one (1) bar with 21 seats, the Mezzanine consists of 12 tables with 36 seats for a total seated occupancy of 101 persons; there are two (2) entrances/exits on the 1st Floor; there are four (4) bathrooms, three (3) located in the basement, one of which is for employees and one (1) ADA bathroom located on the 1st Floor; basement premises will be for preparation/cooking, and storage purposes only without patron occupancy aside from bathroom use; there is no DCA sidewalk café at this time or other outdoor space for the service of alcohol; and

iii. Whereas, there are two other outposts of the Momoya restaurant brand, a family-owned business, in Manhattan; neither of the principals of the instant application hold the license at those locations but both have experience in those locations as either the chef or manager; and

iv. Whereas, the stand-alone building has floor to ceiling operable windows and/or doors on both levels of the entire Mulberry Street façade and is located directly across the street from the St. Patrick's Old Cathedral, the St. Michael's Chapel and the Old Saint Patrick's Rectory and the surrounding

residential buildings are predominantly 100-year-old tenement and loft style buildings whose residents experienced a significant negative impact on their quality of life during the tenure of the previous licensed occupant, Miss Paradis; in recognition of this, the current Applicant agreeing to keep all doors and windows closed at **ALL** times aside from patron ingress and egress; and

v. Whereas, the Applicant's agreed to hours of operation are 10:00 AM to 12:00 AM seven days a week (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 are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no private parties, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

vi. Whereas, there is no licensed sidewalk café with this application and no service of alcohol to any other exterior areas in connection with the license aside from the possibility of pandemic-related roadbed seating along Mulberry Streets, there being concerns raised by residents that, if replicated in this location, the solid construction of many of the temporary roadbed structures seen elsewhere in the neighborhood will have a negative impact on the church across the street which is a national historic monument; the Applicant agreeing that, if participating in the temporary, pandemic-related roadbed dining program, only umbrellas or the like would be used as overhead cover for patrons with no "enclosed" structures being built; 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 Restaurant Wine License, with those stipulations as follows:

1. Will be advertised and operated as a Japanese fine dining restaurant.
2. The hours of operation will be from 10:00 AM to 12:00 AM seven days a week (Sundays through Saturdays). (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
3. Will operate a full-service restaurant, specifically Japanese fine dining with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will 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. A 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 at all times, allowing only for patron ingress and egress.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not change any principals prior to submission of original application to SLA.

16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel / doormen.
17. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); will not consist of fully built structures (i.e., overhead covering will be from umbrellas only); no speakers or music played outdoors and no interior speakers positioned to face outside.
18. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
19. 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 Liquor License in the name of **KwangHo Lee d/b/a Momoya SoHo, 47 Prince Street 10012 unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premises License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. Easy Victor, LLC d/b/a Bumble Brew, 98 Kenmare Street 10012 (OP-Restaurant) (Sidewalk Café)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing #1 Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate an all-day café serving small bites for breakfast, lunch and dinner and will serve as a place for the participants of the online dating service Bumble to meet within a six (6)-story mixed-use tenement apartment building (circa 1900) with 30 residential apartments located above the premises on Kenmare St. (Block #481/Lot #32) in the Nolita neighborhood; and

ii. Whereas, the interior of the two-story premises is 5,000 sq. ft., with 2,400 sq. ft. on the ground floor, and 2,600 sq. ft. on the lower level; and also has an outside sidewalk café; the premises has one (1) entrance/exit, five (5) bathrooms (four in the lower level, one on the ground floor); the ground floor having 19 tables with 76 seats, one (1) bar with ten seats and one (1) counter with four (4) seats and the lower level having three (3) tables each with eight (8) seats, one (1) table with three (3) seats one (1) bar with 11 seats and one (1) table in a green room with three seats for a total seated capacity of 134; and

iii. Whereas, applicant stipulates a maximum occupancy of 124 (although the floor plans indicate actual occupancy including employees of 150), and has indicated that they will/have applied for a Public Assembly permit; and

iv. **Whereas**, there will be no TVs, and the hours of operation will be from 7:30 AM to 11:30 PM on Sundays and 7:30 AM to 12:00 AM Mondays through Saturdays; music will be quiet, background music from iPod/CDs, there will be soundproofing via an acoustic ceiling; there will be no DJs or live music, there will be private parties but no scheduled performances or events with a cover charge; and

v. **Whereas**, one of the primary principals of the instant application is also the principle of another restaurant within CB2, Man., Elmer Kennedy, LLC d/b/a Pasquale Jones, at 86 Kenmare St., located in the same building as this application at 96 Kenmare St. where they have been the target of frequent community complaints for their failure to uphold stipulations made to the community board including operating hours, window closing hours, and keeping music inaudible in the surrounding residential apartments; and

vi. **Whereas**, the Applicant, who is partnering with Bumble for the instant application to offer a physical location to extend their brand (Bumble being a public company that "empowers users to connect with confidence whether dating, networking, or meeting friends online" through their internet app) appeared before CB2, Man. in December 2019 for essentially the same application, at which time members of the local neighborhood including the 86 Kenmare St. Tenant's Association President and other tenants of the building appeared all in opposition to this application, citing continuous violations with the operator's previously agreed upon stipulations at the next door location as to closing times, music levels, the failure to close the sidewalk café or the operable windows by the agreed upon times, while also presenting a petition in opposition with signatures from 22 of the 30 residential apartments from the building, there being a significant amount of distrust against the current operator; at the December 2019 CB2, Manhattan Full Board meeting the application was unanimously denied; and

vi. **Whereas**, the instant Application has reduced the seating from the prior application and is now describing the lower level as a private dining room where it was previously going to be used as a lounge, although the floor plans provided still describe it as a lounge with three large tables, a bar and a green room; and

vii. **Whereas**, members of the local neighborhood, including the 86 Kenmare St. Tenant's Association President, again appeared to speak against this application with no one speaking in favor of it; they cited ongoing issues with noise, music and congregating on the sidewalks occurring over the past year during the Covid-19 pandemic; and

xv. **Whereas**, the community board is concerned with the lack of adherence by the Applicant to the current methods of operations at Pasquale Jones, and their lack of earnestly being good neighbors in resolving the noise and other negative quality of life issues with residents at 86 Kenmare Street; and

ix. **Whereas**, the board recognizes the impact that an establishment operated by a high-profile Applicant partnering with a well-recognized brand being operated in the ground floor of a residential tenement building will have on tenants already suffering from the ongoing, well-documented and quite serious negative impacts of the neighboring eating and drinking establishment run by the Applicant; and

x. **Whereas**, the board is also concerned how the applicant will operate the premises at 96 Kenmare Street when they will *de-facto* have taken over the entire building's ground floor space when operating both Bumble Brew and Pasquale Jones simultaneously;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** for **Easy Victor, LLC, d/b/a Bumble Brew, 98 Kenmare Street. 10012** of its application seeking a new On-Premises liquor license; and

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

THEREFORE, BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2, Man. requests that the SLA conduct a 500-foot hearing because the premises has never been licensed for the service of alcohol at any point in the past.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. TT & B Restaurant, Inc. d/b/a Be La'Amore Restaurant, 171 Mulberry Street 10013 (OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a full service, family restaurant serving Italian food on the ground floor of a C6-2-zoned, six (6)-story commercial building (c. 1901) on Mulberry Street between Broome and Grand Streets (Block #471/Lot #17); and

ii. Whereas, the storefront is approximately 2,800 sq. ft. (2,100 sq. ft. on the ground floor and 700 sq. ft. in the basement, there is no patron use of the basement), there will be 13 tables with 38 seats and one (1) bar with 11 seats, for a total patron occupancy of 49 persons; the basement is used for storage purposes only, there is no patron seating in the basement; there is one (1) entryway used for patron egress and ingress and two (2) patron bathrooms; and

iii. Whereas, the storefront location was operated until recently in a similar manner as an Italian restaurant in conjunction with the adjacent premises at 167 and 169 Mulberry Street with closing hours of 1:00 AM seven days a week (Sundays through Saturdays); the Applicant having an establishment a few doors to the West of the instant application at 163 Mulberry Street with a Restaurant Wine license (Lic. # 1267728) and having the same method of operation as the instant application; and

iv. Whereas, the Applicant's agreed to hours of operation are 12:00 PM to 11:00 AM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CDs, no music will be audible in any adjacent residences at any time; all doors and windows will be closed at 10:00

PM every night; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

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-Premise Liquor License, with those stipulations as follows:

1. The premises will be advertised and will operated as a full-service Italian restaurant.
2. The hours of operation will be from 12:00 PM to 11:00 PM Sundays through Saturdays. (Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)
3. Will operate a full-service restaurant, specifically an Italian restaurant with the kitchen open and full menu items available until closing every night.
4. The premises 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 10:00 PM every night, 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. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to SLA.
17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel / doormen.
18. Any pandemic-related, temporary sidewalk and/or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.
19. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
20. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise Liquor License in the name of **TT & B Restaurant, Inc. d/b/a Be La'Amore Restaurant, 171 Mulberry Street 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premise License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 248 West Culinary, LLC d/b/a TBD, 248 W. 14th Street 10011 (OP-Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a high-end Mediterranean restaurant in a C6-2-zoned, five (5)-story, mixed-use building (c. 1909) on 14th Street between Seventh and Eighth Avenues (Block #618/Lot #9); and

ii. Whereas, the storefront location is approximately 3,600 sq. ft., (1,800 sq. ft. on the ground floor and 1,800 sq. ft. in the cellar, the cellar being accessed by two interior staircases); there will be approximately nine (9) tables with 44 seats, two (2) banquets with approximately 48 seats and one (1) bar with approximately 15 seats on the ground floor and approximately four (4) banquets with 40 seats and one (1) bar with approximately 10 seats in the cellar for a total patron seating of approximately 157 patrons; the kitchen, office and storage is located in the cellar level; there is one (1) bathroom on the ground floor and four (4) bathrooms in the cellar; there are two (2) entry areas used for patron ingress and egress with one entry opening to a vestibule and one on the eastern side of the building that leads to a stairway directly to the cellar level; there is one interior stairwell in the middle interior of the premises that leads to the cellar; and

iii. Whereas, the premises had previously been operated as a tavern and sports bar from 2014–2018; and

iv. Whereas, the instant application is to operate both floors of the premises as a full-service, high-end Mediterranean restaurant with the kitchen open and full menu items available until closing every night; the Applicant's agreed to hours of operation are12:00 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 at all times; although the floor plans showed a DJ booth on each floor, the Applicant stated that was an error and agreed that there will be no DJs at any time including during any private parties; 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 Mediterranean restaurant.
2. The hours of operation will be from are12:00 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 Mediterranean restaurant 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 <u>any</u> 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. Will play quiet ambient recorded background music only, inclusive or any private parties or events. No music will be audible in any adjacent residences anytime.
9. Will close <u>all</u> doors and windows at 10:00 PM every night, 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 wine products.
15. Applicant or successors 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. 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 searing will be removed once the program authorizing it expires.
20. 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 **248 West Culinary, LLC d/b/a TBD, 248 W. 14th Street 10011**, **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 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

10. Corp. to be Formed by Chad Noel d/b/a Pot Pies, 165 Bleecker St. 10012 (RW – Pizza Restaurant) (Covid Temporary Sidewalk Seating)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 2021 the Applicant requested **to layover** this application to June/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 **Corp. to be Formed by Chad Noel d/b/a Pot Pies, 165 Bleecker 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 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. 357 W. Broadway, LLC, 357 W. Broadway 10013 (OP-Restaurant) (Patio or Deck) (Sidewalk Café)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 2021 the Applicant requested **to layover** this application to June/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 **357 W. Broadway, LLC, 357 W. Broadway 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. 753 Washington Trattoria, Inc. d/b/a Malaparte, 753 Washington St. (Existing RW- Change in Ownership of Corporation)

i. Whereas, the Applicant Sebastian Widmann appeared before CB2, Manhattan's SLA Licensing Committee to present an application for a change in ownership by removing one Officer/shareholder from the underlying Corporation that holds the Restaurant Wine license, so that Applicant would be the sole shareholder, with the establishment being located within a 1,000 sq. ft. ground floor storefront in a 4 story townhouse (circa 1905) at the corner of Washington and Bethune Streets, the building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, this Applicant will continue to operate his full-service restaurant with the same method of operation with hours of operation from 5:30 PM to 12 AM Sunday through Saturday, albeit without any agreement on stipulations with the Community, there being questions raised in the past regarding the Applicant's decision to replace and reconstruct the entire front façade of the storefront, opening up the entire Washington Street side to the public sidewalk in front without first seeking permission to do so via alteration application, the Applicant in the past also not agreeing to reasonable late night hours of operation for closing that façade and the sidewalk café located on Washington Street, there being noise complaints regarding the Washington Street side of his exterior operations by neighbors and community members; and,

iii. Whereas, despite such complaints and multiple attempts in the past to resolve these issues with the Applicant via stipulations agreement, the Applicant has refused to agree to any stipulations to help resolve the problems he created by altering his front façade without permission and operating on the sidewalk in an unreasonable manner, especially when this Applicant also operates a large exterior sidewalk café located along his storefront on Bethune Street; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a change of ownership/corporate change application for an existing Restaurant Wine License for **753 Washington Trattoria, Inc. d/b/a Malaparte, 753 Washington St. 10014 unless** the Applicant returns to CB2 Manhattan, works out an agreement to operate the current business with the proper and necessary stipulations in place; and

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

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

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. West Village Pasta, LLC d/b/a Pasta by Hudson, 12 Perry St., Space 5 10014 (New Tavern Wine—Previously Unlicensed location)

i. Whereas. the Applicant appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a Tavern Wine license to operate an Italian Restaurant that will focus on pastas within a ground floor storefront located in a six-story building (circa 1908) with residential above, located on Seventh Avenue South closest to its intersection with Waverly Place, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise sought to be licensed has not previously been licensed for the service of alcohol or for eating and drinking purposes, the storefront being small with fixed facades at the front, the interior premise being roughly 480 sq. ft, with an interior stairway leading to a basement space roughly 420 sq. ft., with no accessory patron use in the basement, there being one bathroom on the ground floor, 1 bar with 9 seats and 1 table with five 5 seats for a grand total of 14 interior seats, the Applicant will seek to operate pursuant to the open restaurant's program, albeit on a temporary basis at this time, the Applicant presenting a DOB filing from its BIS website which indicates there is a "letter of no objection" for eating and drinking issued for 12 Perry Street as of September 22, 2020 but there is no way to confirm that the letter of no objection was assigned to this particular storefront, there being five additional storefronts at the ground floor level of 12 Perry Street; and,

iii. Whereas, the hours of operation are Sunday to Thursday from 11 AM to 12 AM and Friday to Saturday from 11 AM. to 1 AM (all patrons will be cleared and no patrons will remain after stated closing times), music is quiet background only consisting of music from iPod/CDs (i.e. no active manipulation

of music – only passive prearranged music), there are no operable French doors, there will be no DJ, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers and there will be no T.V.s; and,

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

1. Premise will be advertised and operated an Italian Restaurant that will focus on pastas.
2. The hours of operation will be Sunday to Thursday from 11AM to 12AM and Friday and Saturday from 11AM to 1AM. 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 permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including pandemic-related, temporary sidewalk or roadbed seating).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have DJs, live music, or promoted events.
9. The Premises will not have French doors, operable windows or open facades.
10. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
11. Will not make changes to the existing façade except to change signage or awning.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. 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.
16. All pandemic-related temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
17. 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 an application for a Restaurant Wine License for **West Village Pasta, LLC d/b/a Pasta by Hudson, 12 Perry St., Space 5 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 Wine License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. CATO Wine, LLC d/b/a Temperance Wine Bar, 38-40 Carmine St. 10014 (New Tavern Wine**)**

i. Whereas, the Applicant and the Applicant's attorney appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to operate a high-end modern Wine Bar in the in a ground floor storefront on Carmine Street between Bedford and Bleecker Streets within the West Village Historic District; and

ii. Whereas, the storefront premises to be licensed is to be located in a four-story residential townhouse building in a R6 residentially-zoned area, the ground floor space would be approximately 1,500 sq. ft. and the basement space (with employee access only) would be approximately 1,500 sq. ft. for a combined interior space of 3,000 sq. ft.; and

iii. Whereas, the premises was previously operated as a Asian restaurant (Baba Garden, LLC) with a restaurant wine license, the Applicant plans to alter that method of operation to the extent that they will be adding a large stand-up bar and removing a full-service kitchen, the existing storefront premises has operable French doors running along the front façade of the building, the planned interior premises will include 13 tables with 35 patron seats, 1 stand up bar with 13 seats and 4 additional counter seats for a combined internal seating of 52; and,

iv. Whereas, in October/2020 the Applicant previously appeared before CB2, Man. for this Application, the Application at that time including the proposed licensing of a rear yard, the Applicant at that time not providing any permit, letter of no objection or certificate of occupancy for use of the rear yard for eating and drinking purposes; and,

v. Whereas, without any permit for use of the rear yard, the Applicant chose to move forward without the necessary permits leading to CB2, Man. recommending denial of the application to the NYSLA, the reasons and position taken by this Board so stated in its resolution from October/2020; and,

vi. Whereas, since October/2020 the Applicant has met with the NYC DOB and now returns for reconsideration, withdrawing its plans to use the rear yard on any permanent basis, the Applicant acknowledging that the NYC DOB has since October/2020 refused to extend eating and drinking uses/occupancy to the rear yard, the NYC DOB's letter of no objection (LNO) for these premises dated 9/23/2020 only providing for use of the First (1st) Floor for Eating or Drinking Establishment, Use Group 6, on the interior, and does not provide for use/occupancy in the rear yard, the Applicant withdrawing the use of the rear yard from the instant application to the extent that it will no longer seek to use the exterior rear yard space on a permanent basis in the future; and.

vii. Whereas, despite there being no permit to use the rear yard on a permanent basis, the Applicant now proposes to use the rear yard on a temporary basis only, until the Covid 19 pandemic has subsided and NYC emergency executive orders 126 and 128 are withdrawn, superseded or ended, by decree or otherwise, the temporary use of the rear yard being of a limited privilege and term extended by emergency decree only, and based on that limited, temporary term contingency there will be 22 exterior patron seats using one (1) counter, and three (3) tables with one (1) table being used in a communal manner, with operating hours from 10AM to 10PM every day/evening; and,

viii. Whereas, the proposed interior hours of operation will be Sunday to Tuesday from 10AM to 12AM, and Wednesday to Saturday from 10 AM to 1 AM, all patrons will be cleared and no patrons will remain after stated closing times, music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there are no operable windows or French doors, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TVs; and,

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

1. The licensed premises will be advertised and operated as a playful, modern wine bar with an extensive by-the-glass wine list.
2. Will operate with less than a full-service kitchen, but will serve food during all hours of operation.
3. The interior hours of operation will be Sunday to Tuesday from 10AM to 12AM, and Wednesday to Saturday from 10 AM to 1 AM; No patrons will remain after stated closing time.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including pandemic-related, temporary use of rear yard, sidewalk or roadbed seating).
6. Will operate backyard garden on temporary basis only, the temporary basis ending and only until pandemic related NYC emergency executive orders 126 and/or 128 are rescinded or lapse, no music and no later than 10:00 PM (all patrons and staff will be cleared at this hour and area closed).
7. Will not have televisions.
8. Sidewalk café is not included with this application.

9. Will play quiet ambient recorded background music only from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music). No music will be audible in any adjacent residences at any time. There will be no speakers or music in the backyard at any time.
10. Will close all doors and windows at 10PM every night.
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." No pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein
17. 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/door staff.
18. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11PM (all patrons will be cleared by this hour and area closed); any structure will be open and not enclosed, 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. This location is located in a residentially zoned area.
20. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining. Will abide by all NYC Open Restaurants regulations.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an application for a Restaurant Wine License for **CATO Wine, LLC d/b/a Temperance Wine Bar, 38-40 Carmine 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 Wine License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014 (New RW-Bar/Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new restaurant wine license to operate a craft beer bar and restaurant in a small ground floor storefront within a 5-story apartment building (circa 1885) on Christopher Street between Bedford and Bleecker Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, this Application, as originally presented, was for an on premise license but after meeting with CB2, Man. SLA Licensing Committee, and after it becoming clear upon presentation that the application did not satisfy the 500-foot rule requiring the Applicant to demonstrate that a public interest be served, and with the guidance of Counsel, also appearing, the Applicant withdrew such application for on premise license, instead requesting and converting her Application from On Premise to Restaurant Wine license at the same premises; and,

iii. Whereas, upon said agreement to convert this Application from On Premise to Restaurant Wine, the Applicant's Attorney so stated in good faith that the previous application for on premise license filed with the NYSLA will either be withdrawn or converted to Restaurant Wine; and,

iv. Whereas, the premises to be licensed was previously operated as an Indian restaurant (Karahi Indian Cuisine) with a restaurant wine license, but has never operated with on premise license, the Applicant not presenting a certificate of occupancy or letter of no objection permitting eating and drinking for the subject storefront; and,

v. Whereas, the Applicant has already made changes to the front facade of the storefront premises without the permission of the City's Landmarking Preservation Commission, those changes taking place without approval including the removal of the historic infill and fixed façade window to the storefront reminiscent of and consistent with all other storefronts running along Christopher Street, the fixed window façade being improperly replaced with a take-out service window for the business; and,

vi. Whereas, with the Applicant being made aware of the failure to obtain landmarking approval, the changes raising significant concerns about the destruction of the historical fabric of the landmarked neighborhood, not to mention the quality of life impacts created by the operation of a window being left in an open position during operations of the drinking establishment, and in light of such the Applicant has agreed not to operate the window, to keep it closed at all times and to seek the proper permits from Landmarks, if it is even possible, to correct the improper conversion that has already taken place; and,

vii. Whereas, the premises to be licensed is roughly 600 sq. ft, with 1 stand up bar with 10 seats, 4 tables with 10 table seats for a total interior seating capacity of 20 patrons; there is one patron entrance and one bathroom, there is a kitchen and there will be 6 TVs installed in the interior premises; and,

viii. Whereas, the proposed hours of operation will be Sunday to Saturday from 2PM to 12AM, all patrons will be cleared and no patrons will remain after stated closing times, there is no backyard garden or other exterior areas for the service of alcohol, interior 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 operable windows or French doors, there will be no DJ, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

ix. 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 wine license stating that:

1. Premise will be advertised and operated a beer bar and restaurant.
2. The hours of operation will be Sunday to Saturday from 2PM to 12AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will have no more than 6 television(s) no larger than 20" (there will be no projectors)
4. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
5. The premises will not permit dancing.
6. Will maintain all doors and windows in a closed position at all times, allowing only for patron ingress and egress.
7. There will be no sidewalk seating on the exterior front.
8. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including pandemic-related roadbed seating).
9. The premises will not have DJs, live music, or promoted events.
10. The Premises will not have/operate with French doors, operable windows or open facades.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
12. Will not make changes to the existing façade except to change signage or awning. Will obtain NY Landmark permits for any changes undertaken to front façade of storefront.
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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.
17. All pandemic-related temporary roadbed seating will be removed once the program authorizing it expires.
18. Applicant or successors will appear before CB2, Manhattan prior to submitting plans for permanent roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an application for a Restaurant Wine License for **The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher 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 Wine License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. La Dolce Vita, LLC d/b/a Cala Scarpetta, 18 9th Ave. 10014 (New OP-Restaurant)

i. Whereas, the Applicants and their Attorney appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new on premise liquor license to operate an upscale, full-service restaurant focusing on Italian cuisine within the thirteen story (c.2003) Gansevoort Hotel on Ninth Avenue/Hudson Street between Little West 12th / Gansevoort Street and 13th Streets in the historic Meatpacking District; and,

ii. Whereas, the proposed ground floor and mezzanine premises to be licensed is an extension of the Gansevoort Hotel, with direct access from the interior Hotel, but which will also operate with its frontage and primary entrance running primarily along Hudson Street, the large 11,395 sq. ft. footprint (with 3,176 sq. ft. cellar, 7,190 sq. ft. first floor, 1,900 sq. ft. Mezzanine and 900 sq. ft. exterior terrace) having previously operated as the Provocateur nightclub (God Save the King, LLC SN#1234694) generating significant complaints and problems spanning two decades, with the complaints and problems stemming from by amplified, entertainment level music using DJs drawing excessively large crowds, coupled with the use of the mechanical glass rooftop at the premise, ultimately resulting in numerous disciplinary proceedings and fines levied by the NYSLA; and,

iii. Whereas, the Applicants are the operators of LDV Hospitality, which run numerous full service restaurants in NYC, including Scarpetta, American Cut and Dolce Italian, having a good reputation, the Applicants further approaching and meeting with local neighbors and community groups, working in-kind with those neighbors, coming to an amicable agreement on stipulations designed to prevent the unwelcome noise and quality of life intrusions encountered at this location in the past, the Applicant creating trust with its neighbors during such meetings; and,

iv. Whereas, the premises to be licensed will have 84 tables and 304 seats, 2 stand-up bars with 20 seats for a total interior patron seating of 324 seats, there will be seasonal dining within the property line that will end every night by 10 PM, there will be operable windows but those windows will be limited only to the West 13th Street corner of the restaurant, with those windows closing by 10 PM every night, there will continue to be a retractable roof over the Mezzanine space on the southern portion of restaurant, with that retractable roof being closed every night by 10 PM, there will be a patron entrance on Hudson Street but there will be no sidewalk café or roadbed dinning now or in the future; and,

v. Whereas, the hours of operation will be Sunday to Saturday from 12:00 PM to 1:00 AM, all exterior dinning will be seasonal and end by 10 PM every night, all doors and windows, including retractable roof, will be closed by 10:00 PM; and,

vi. Whereas, there will be live music acoustical music performance on the weekends, limited to the Grille Room and to hours between 12 PM and 5 PM, at which time all doors leading from/to this particular space will be closed; music otherwise and during all other hours of operation on the interior will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

vii. 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. Will operate a full service, upscale restaurant that will serve Italian inspired seafood fare with kitchen open and full menu items available until closing every night.
2. The hours of operation are Sunday to Saturday from 12:00 PM to 1:00 AM with the last seating for dinner being 11:00 PM every night. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises, or any portion of the premises will not operate as a lounge, tavern or sports bar.
4. The premise will have not have televisions or projectors.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes except for outdoor seating area within property line in front of licensed premises that will be operated on seasonal basis.
6. Seasonal exterior outdoor seating within the property line on the eastern, Hudson Street side will end every night by 10:00 PM.
7. No propane heaters will be permitted.
8. Will not have a licensed Sidewalk café now or in the future.
9. Will play quiet ambient recorded background music on the interior, inclusive of any private parties or events, except for live, non-amplified music, acoustical only, on Saturdays and Sundays within the interior Grille room, limited to hours between12 PM and 5 PM, at which time all doors leading to other interior dining areas will be closed. No music or noise will be audible at any point from any point 20 feet from the Restaurant's boundaries.
10. Will close retractable rooftop by 10 PM every night.
11. All doors will be closed by 10 PM every night except for patron ingress and egress.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". No pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.

16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. The premises will not have dancing, DJs, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
18. Will engage an acoustical engineer to advise on soundproofing methods and measures and will consult with nearby residents.
19. Will have security Sunday through Wednesday between 6 PM and 12 AM and Thursday through Saturday between 6 PM and 1 AM.
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 a new restaurant on-premise liquor license for **La Dolce Vita, LLC d/b/a Cala Scarpetta, 18 9th Ave. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Cornucopia Cruise Line NY, LLC, d/b/a Destiny, Cornucopia Cruise Line NY, LLC, d/b/a Horizons Edge, Cornucopia Cruise Line NY, LLC, d/b/a Sundancer and Cornucopia Cruise Line NY, LLC, d/b/a Majesty, Pier 40, 353 West St. 10014 (New Vessel/Boat/Ship)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Vessel Liquor licenses for four ships, Destiny, Horizon's Edge, Sundancer and Majesty to operate chartered Hudson River cruises originating from and docked at Pier 40 in Hudson River Park on the West side of Manhattan at West Houston Street and West St.; and,

ii. Whereas, each ship has four floors and roughly 8,100 sq. ft., each are docked on the northern and western perimeters of Pier 40, and will operate for parties, events and dinner cruising on the Hudson River in and about New York and New Jersey harbor area, each vessel currently holding all USCG permits; and,

ii. Whereas, the Applicant's hours of operation are Sunday through Saturday from 6 pm to 1 am; there will open air decks; music will be by DJ and from iPod/CDs at entertainment and at background levels, the Applicant agreeing to specific stipulations regarding music as indicated below; and,

iii. Whereas, complaints have been received and observations were shared prior to and at the meeting by members of the community and members of CB2, Man. in regards to the music volume levels played on the previously licensed vessels owned and operated by Hornblower NY, LLC, when those ships are docked at Pier 40, when they disembark Pier 40 and when they return to Pier 40, the harmful quality of life impacts having been a persistent problem for the surrounding residential buildings, and to other users of the park, to disruptions to small music performances on Pier 46 and other users such as participatory dance groups; and,

iv. Whereas, despite such historical complaints to the vessel operators at Pier 40, there was no one designated from the owners/proprietors of the ships in resolve and mitigate these persistent, on-going problems, the Applicant (Mustafa Kilic) and his family having significant experience operating similar cruise ships across the Hudson River out of Hoboken and Jersey City, acknowledging an understanding of these persistent problems in the past by prior operators at pier 40, stating affirmatively that none of his ships will be playing music at entertainment levels while embarking or disembarking from pier 40, further agreeing to be individually responsible for any complaints that may come up and arise in the future, and agreeing to address those concerns should they come up directly and in a responsible manner; 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 Restaurant On Premises License, with those stipulations as follows:

1. The licensed vessels will be operated as an event ad dinner boat rental business on open waters with passenger embark/disembark at Pier 40.
2. The hours of operation will be from 6:30 PM to 1 AM 7 days a week. All disembarking patrons will disembark by 1:00 AM through Pier 40 and its parking lot and will not be permitted into Hudson River Park after closing time of 1:00 AM.
3. When docked and/or during embarking or disembarking of passengers from Pier 40, will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
4. All vessels will cease playing music within .5 nautical mile of shoreline and/or pier 40 (for all vessel approaching/leaving pier 40 for purposes of dockage or berthing vessels at Pier 40).
5. Owner will provide dedicated, updated and shared contact number for members of the Community and Community Board 2 to contact the cruise line directly should there be noise complaints or other problems.
6. All noise complaints will be immediately shared with all managers and staff to prevent unreasonable noise intrusions to residents living nearby.There will be designated parking in Pier 40 for each event/cruise.
7. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
8. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
9. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
10. Will not change any principals prior to submission of original application to SLA. brew

THEREFORE BE IT RESOLVED that CB2, Man. recommends **DENIAL** of a Vessel Liquor License for **Cornucopia Cruise Line NY, LLC, d/b/a Destiny, Cornucopia Cruise Line NY, LLC, d/b/a Horizons Edge, Cornucopia Cruise Line NY, LLC, d/b/a Sundancer and Cornucopia Cruise Line NY, LLC, d/b/a Majesty, Pier 40, 353 West 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 Vessel Liquor License.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

18. Bedford Street Wine Bar, LLC d/b/a TBD, 37A Bedford St. 10014 (TW-Bar/Tavern) (Previously Unlicensed) **(withdrawn)**

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 6, 2021 the Applicant's Counsel 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 for **Bedford Street Wine Bar, LLC d/b/a TBD, 37A Bedford 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 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Allen Chan or Entity to be Formed d/b/a Uno Nove Otto, 117 Perry St. (New OP) **(laid over)**

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 6, 2021 the Applicant requested **to layover** this application to June/2021 to conduct further outreach with the Community, 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 **Allen Chan or Entity to be Formed d/b/a Uno Nove Otto, 117 Perry St. until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. 6 Glasses, LLC d/b/a 6 Glasses Apart, 37A Bedford St. 10014 (RW-Restaurant) **(Withdrawn)**

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 6, 2021 the Applicant 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;

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 **6 Glasses, LLC d/b/a 6 Glasses Apart, 37A Bedford 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 concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011 (New OP-Bar/Tavern) **(Laid Over)**

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 6, 2021 the Applicant requested **to lay over** this application to June/2021, 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;

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 **Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011 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 concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Entity to be Formed by Curt Huegel d/b/a TBD, 225 W. 4th St. 10014 (New OP-Restaurant) (Live Music-TBD) (Open Restaurants Program) **(laid over)**

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 6, 2021 the Applicant requested **to lay over** this application to June/2021, 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 **Entity to be Formed by Curt Huegel d/b/a TBD, 225 W. 4th 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 concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

Jeanine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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June 7, 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 May 20, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. L'Antica Pizzeria da Michele NYC, LLC d/b/a Pending, 81 Greenwich Ave. aka 2 Bank St. 10014 (New OP-Restaurant) (Live Music-Acoustic) (Sidewalk Café) **(laid over)**

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 6, 2021 the Applicant requested **to lay over** this application to June/2021, 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 **L'Antica Pizzeria da Michele NYC, LLC d/b/a Pending, 81 Greenwich Ave. aka 2 Bank St. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor

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

Sincerely,

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

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

Jeanine Kiely, Chair
Community Board #2, Manhattan

JK/fa

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