Jeannine 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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Community Board No. 2, Manhattan
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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. Mulberry Street Bar, LLC, 176-½ Mulberry St. 10013 (Existing OP-Bar/Tavern – Corporate Change)

i. Whereas, the Applicant and Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Corporate Change to the existing bar/restaurant OP license (SN #1141555) for their local bar and restaurant located in the Special Little Italy District in a C6-2G zoned, five (5)-story, mixed-use building (c. 1896) on Mulberry Street between Broome and Grand Streets (Block #471 / Lot #36); and

ii. Whereas, the interior one (1)-story premises are 1,100 sq. ft and has a total of eight (8) tables with thirty (30) seats and one (1) bar with twelve (12) seats; there will be no change in the method of operation; and

iii. Whereas, a member of the community appeared to complain about karaoke occurring outside on the street on a weekly basis late into the evening, amplified sound not being permitted outside without the proper permits, the Applicant not having those permits and agreeing to no longer sponsor or participate in karaoke outside without obtaining the proper permits; and

iv. Whereas, the proposed method of operation remains the same and the Applicant agreed to a new stipulation agreement with CB2, Man. which is consistent with but more extensive than the prior stipulations at this location and those stipulations are as follows:

1. Premises will be advertised and operated as a local bar and restaurant.
2. The hours of operation will be 12PM to 2AM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.

3. Will operate a full-service restaurant, specifically an Italian restaurant and bar 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 operate a backyard garden or any outdoor area for commercial purposes except for licensed sidewalk café and temporary roadbed seating.
6. Will operate a sidewalk café consisting of four (4) tables with sixteen (16) patron seats will be located adjacent to the storefront and will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
7. Karaoke is permitted only in the interior of the establishment and only on Saturday nights.
8. Will not participate in any karaoke taking place on the outside of the licensed premises.
9. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will have no more than 3 television(s) no larger than 50". There will be no projectors.
11. Will close all doors and windows at 10PM every night and anytime there is amplified music and/or karaoke, allowing only for patron ingress and egress.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
16. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
19. Any pandemic-related, temporary roadbed seating will consist of not more than twenty (20) patron seats and will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays (all patrons will be cleared by this hour and area closed) and will be on a temporary basis only, the temporary basis ending when NYC emergency executive orders 126 and/or 128 are rescinded, lapse, or are superseded.
20. Licensee will file an alteration application with the NYSLA and appear before CB#2 Manhattan with a 30-day notice prior to submitting an application for any permanent outdoor seating in the roadbed.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to Existing OP–Bar/Tavern Application for **Mulberry Street Bar, LLC, 176-½ Mulberry St. 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On-Premises License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Festive & Co. Holding, Inc. fka Entity to be Formed by Brenna Gilbert d/b/a Champers Social Club, 430 Broome St. 10013 (BW – Café)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 to present an application for new Beer and Wine license to operate a café and boutique bar located in a M1-5B-zoned, five (5)-story, mixed-use building (c. 1895, altered 1988) on Broome Street between Crosby and Lafayette Streets (Block #482 / Lot #7503) in the SoHo-Cast Iron Historic District Extension; and

ii. Whereas, the interior ground floor premises is approximately 2,696 sq. ft., with 1,477 sq. ft. on the ground floor and an additional 1,219 sq. ft. in the basement connected by an interior stairway; there are a total of ten (10) tables with thirty-six (36) seats and one bar with six (6) seats in the southern/Broome St. side of the ground floor and one (1) table with fourteen (14) seats in a private dining area in the cellar; approximately 748 sq. ft. of the northern side of the ground floor, connected to the café via a 4' passageway, will be used for related retail and workshops; there is one (1) entrance on Crosby Street used for patron ingress and egress to the retail area, there is one (1) additional entrance on Broome Street that serves as both patron ingress and egress to the café, there are two (2) bathrooms on the cellar level; and

iii. Whereas, the Applicant will have an unenclosed sidewalk café as part of the Open Restaurants Program of approximately 145 sq. ft. located immediately adjacent to the storefront on Crosby Street, with no more than five (5) tables and eleven (11) seats, there will be no other service of alcohol to any other exterior location, including the roadbed and service to the sidewalk café will close no later than 10PM Saturdays through Sundays (7 days a week) with no orders taken later than 9PM; and

iv. Whereas, the service of alcohol will be only to seated patrons in the café, cellar private dining room or the outdoor sidewalk café; patrons will not be permitted to carry drinks from the ground floor café into the retail area, the intention being that they will operate independently of each other and each will be accessed via their respective entrances; and

v. Whereas, there is a separate exterior stairway on Crosby Street with direct access to the basement which residents pointed out had been used in the past to access an illegal club operating in the cellar causing quality of life disturbances to the nearby residents, the Applicant agreeing to keep the stairway locked and alarmed and only used for receiving shipments or for exiting in emergencies; and

vi. Whereas, the agreed to hours of operation are 8AM to 12AM Saturdays through Sundays (7 days a week); music will be quiet background only consisting of music from iPod/CDs, no music will be audible in any adjacent residences at any; all doors and windows will be closed at 10PM every night; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

vii. Whereas, the Applicant executed a stipulation agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the license as follows:

1. Premises will be advertised and operated as an all-day café with a selection of champagnes, wine and small bites.
2. The hours of operation will be 8AM to 12PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during al hours of operation.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes except for licensed sidewalk café located immediately adjacent to the storefront on Crosby Street with no more than five (5) tables and eleven (11) seats.
6. Sidewalk café will stop taking orders by 9PM and close no later than 10PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs. No roadbed seating.
7. Service of alcohol will be only to seated patrons in the café, basement private dining room or outdoor sidewalk café. There will be no alcohol service in the retail area of the permises.
8. The exterior stairs to the basement will be locked, alarmed and only used to receive shipments or for emergency exit.
9. Trash will be stored on premise during the day and placed neatly on the street for nightly removal.
10. Will play quiet ambient recorded background music only, inclusive of any private parties, workshops or events. No music will be audible in any adjacent residences anytime.
11. Will not have televisions.
12. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.

15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not change any principals prior to submission of original application to NYSLA.
19. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Beer and Wine License for **Festive & Co. Holding, Inc. fka Entity to be Formed by Brenna Gilbert d/b/a Champers Social Club, 430 Broome St. 10013, 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 Beer and Wine License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Serafina To Go at 8th Street, LLC d/b/a TBD, 63 W. 8th St. a/k/a 402 6th Ave. 10011 (New BW – Restaurant)

i. Whereas, a corporate representative of the Applicant appeared before CB2, Manhattan's SLA Licensing Committee #1 to present an application for new Beer and Wine license to operate a quick service Italian Restaurant in a C4-5-zoned with a LC overlay, four (4)-story, mixed-use building (c. 1951) on West 8th Street at the Northeast corner of Sixth Avenue and West 8th Street (Block #572 / Lot #1) in the Greenwich Village Historic District; and

ii. Whereas, the interior ground floor premises is approximately 720 sq. ft., there will be seven (7) tables with twenty-two (22) seats and one (1) food counter with no seats, for a total patron occupancy of twenty-two (22) persons; there is one (1) entryway used for both patron egress and ingress and one (1) patron bathroom; and

iii. Whereas, the storefront is a previously unlicensed location, the prior tenant being a juice bar; the Applicant owning and operating numerous restaurants in Manhattan with one being in CB2, Man.; the format of the instant application varies from the other restaurants as this will be a majority takeout business; and

iv. Whereas, the 30-day notice did not indicate any outdoor use but the supplied CB2 questionnaire indicated there would be sidewalk café seating on West 8th Street, sidewalk cafés not being permitted on West 8th Street prior to the Open Restaurants Program, and objections raised by local residents of adding another liquor license in an area with 22 licenses within 500' of the instant application especially when the primary business is for takeout food service and the negative impact on quality of

life that the current roadbed dining is having on residents; the Applicant hearing those concerns and intending to participate in the Open Restaurants Program on a temporary basis only with twelve (12) seats on the sidewalk immediately adjacent to the building on West 8th Street and no seats in the roadbed; and

v. Whereas, the instant application being for a "grab and go" format where customers would get the food and drink at the counter and seat themselves either in the restaurant or outside with no wait staff; there being concerns raised that service in outdoor areas needed to be by wait staff, Applicant then agreeing to have wait staff; additional concerns raised that the layout diagram supplied indicated that access to the kitchen was via a separate entrance on West 8th Street, there being no direct access to the kitchen from the interior of the restaurant, the diagram indicating only a pizza oven on the interior of the restaurant, the Applicant stating that much of the food would be pre-made; and

vi. Whereas, the agreed to hours of operation are 11:30AM to 11PM Saturdays through Sundays (7 days a week); music will be quiet background only consisting of music from iPod/CDs, no music will be audible in any adjacent residences at any; all doors and windows will be closed at 10PM every night; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

vii. Whereas, the Applicant executed a stipulation 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 license as follows:

1. Premises will be advertised and operated as quick service Italian restaurant.
2. The hours of operation will be 11:30AM to 11PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during al hours of operation.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes except for licensed sidewalk café located immediately adjacent to the storefront on West 8th Street with no more than twelve (12) seats.
6. Sidewalk café will be served by wait staff and will close no later than 10PM. All tables and chairs will be removed at this hour. No exterior music speakers or TVs. No roadbed seating.
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will not have televisions.
9. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades.
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 seating and drinking for store front premises proposed to be licensed prior to issuance of license.

14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to NYSLA.
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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Beer and Wine License for **Serafina To Go at 8th Street, LLC d/b/a TBD, 63 W. 8th St. a/k/a 402 6th Ave. 10011, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Beer and Wine License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. John Wine, LLC d/b/a Fugazi-Mangia E Bevi, 40-56 University Pl., Store A 10003 (New TW – Bar/Tavern

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee #1 to present an application for new Tavern Wine license to operate an Italian bistro in a C1-7-zoned, fourteen (14)-story, block-long, mixed-use building (c. 1926, altered 1981) on University Place between East 9th and East 10th Streets (Block #567 / Lot #19); the premises being previously unlicensed; and

ii. Whereas, the interior ground floor premises is approximately 650 sq. ft., there will be five (5) tables with twenty (20) seats and one (1) stand up bar with four (4) seats, for a total patron occupancy of twenty-two (22) seats; there will be roadbed seating on University Place consisting of four (4) tables and sixteen (16) seats, the building management not permitting any sidewalk seating; there is one (1) entryway used for both patron egress and ingress and one (1) patron bathroom; and

ii. Whereas, the agreed to hours of operation are 12PM to 11PM Saturdays through Sundays (7 days a week); music will be quiet background only consisting of music from iPod/CDs, no music will be audible in any adjacent residences at any; all doors and windows will be closed at 10PM 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

iv. Whereas, the Applicant executed a stipulation 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 license as follows:

1. Premises will be advertised and operated as an Italian bistro with small- to medium-sized mostly cold gourmet dishes.
2. The hours of operation will be 12PM to 11PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during al hours of operation.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a sidewalk café.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will 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. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not change any principals prior to submission of original application to NYSLA.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. Any pandemic-related, temporary roadbed seating will consist of four (4) tables with sixteen (16) patron seats on University Street, will close no later than 11PM (all patrons will be cleared by this hour and area closed) and will be on a temporary basis only, the temporary basis ending when NYC emergency executive orders 126 and/or 128 are rescinded, lapse, or are superseded. There will be no exterior music, speakers or TVs.
17. Licensee will file an alteration application with the NYSLA and appear before CB2, Man. with a 30-day notice prior to submitting an application for any permanent outdoor seating in the roadbed.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **<u>denial</u>** of the application for a new Tavern Wine License for **John Wine, LLC d/b/a Fugazi-Mangia E Bevi, 40-56 University Pl., Store A 10003, <u>unless</u>** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Tavern Wine License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 357 W. Broadway, LLC, d/b/a The Residence + Cavi-AIR Cafe, 357 W. Broadway 10012
(OP-Restaurant) (Patio or Deck) (Sidewalk Café)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a full-service restaurant and caviar and champagne lounge located in the entirety of a M1-5A zoned, three (3)-story commercial building (c. 1825) on West Broadway between Broome and Grand Streets (Block #475 / Lot #10) located in the SoHo-Cast Iron Historic District; and

ii. Whereas, the full building has been undergoing a renovation to expand the previously ground floor only restaurant to the 2nd and 3rd floor, roof and rear yard; the interior premises is approximately 1,599 sq. ft. on the ground floor, 1,209 sq. ft. on the second floor and 670 sq. ft. on the third floor, the renovation also consisting of the addition of an exterior rooftop area of approximately 609 sq. ft. on the third floor; the interior premises being connected by two staircases, one in the front part of the premises and another in the middle rear of the premises which also leads to the exterior third floor rooftop; and

iii. Whereas, the proposed method of operation varies between floors; the ground floor will function as a full-service restaurant with weekly rotating guest chefs, there will be eight (8) tables with twenty eight (28) seats, one (1) counter with three (3) seats and one (1) bar with eight (8) seats for a total of thirty nine (39) seats on the ground floor; the 2nd floor will function as a deli goods alimentary as well as caviar for tasting and/or purchase, there will be one banquette with three (3) tables and ten (10) seats and one bar/island with eight (8) seats for a total of eighteen (18) seats on the 2nd floor; the 3rd floor will be an intimate caviar, champagne and cocktail lounge, there will be two (2) tables with eight (8) seats, a large banquette with five (5) tables and twelve (12) seats and one (1) bar with eight (8) seats

for a total of twenty eight (28) seats on the 3rd floor interior, the floor plans indicating an additional 28 seats on the exterior rooftop; the provided questionnaire listing the total overall number of seats in the premises to be 136; there are two (2) doorways serving as both patron ingress and egress, there is one (1) bathroom on each floor for a total of three (3) bathrooms; there is a kitchen on both the ground and 2nd floors; and

iv. Whereas, after meeting with a local block association (West Broadway Block Association) the Applicant agreed that there would be no open rooftop bar or use of the rooftop, there would be no live music and/or DJs, the premises would close at 12PM with last call being at 11PM Saturdays through Sundays (seven days a week); and

v. Whereas, in 2018 the Applicant appeared before and was recommended for approval by CB2, Man. (and subsequently the NYSLA) for a RW license (Badhair, LLC SN#1315500) for a multi-floor establishment at another location and signed and executed a detailed stipulation agreement which included agreeing to only have live acoustic piano on the weekends in the basement venue operating under a separate dba as accessory to the establishment with no drums, no brass, no electric guitars or bass instruments and no scheduled performances, no events where a cover fee is charged, yet the premises were in fact opened and operated openly as a full Jazz Club and written up in publications such as the online local food media Eater New York on June 11, 2019 in an article titled "Nightlife Hitmaker Ariel Arce Opens a Seductive Retro Jazz Club in Soho" with a photo showing piano, trumpet, upright bass and drums and article stating there will be two shows a night with a cover charge of $20; the premises own website also stating two shows a night Wednesday through Saturday with a cover charge of $20 and using a similar photo; Yelp reviews from Fall 2019 also mentioning scheduled performances, jazz bands and showing different photos that included drums, brass instruments and upright bass; the elements regarding operation of live music in that stipulation agreement being a critical element of CB2's recommendation which allowed the license to be approved by the SLA absent an appearance before the Full Board; and

vi. Whereas, when presented with questions about operations at the other location including disregard of those explicit stipulations she agreed to with her attorney present and which she memorialized in the executed agreement, the Applicant did not deny operating a basement jazz club and simply stated there had been no complaints and did not offer to remedy the situation or further explanation; and

vii. Whereas, this application being subject to the 500-foot rule requiring the Applicant to satisfy the public interest standard for adding another licensed establishment in this area, the area already being saturated with licensed establishments (29 licensed establishments within 500'), a stipulation agreement being a standard method of establishing public interest, there being real concerns raised about possible outdoor rooftop use despite any stipulations agreements that might be entered into based on the past history of the Applicant blatantly disregarding stipulations agreement, the third floor rooftop coming before and approved by CB2, Man. Landmarks Committee in June/2021 for a formal build out with access via both an interior stairway from all floors and a doorway from the third floor and a clear quality of life impact should that area be operated as part of the licensed premises and no other reason the applicant would not operate the area except their representations; and

viii. Whereas, licensees are only as good as their own words and actions;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the OP–Restaurant Application for **357 W. Broadway, LLC, d/b/a The Residence + Cavi-AIR Cafe, 357 W. Broadway 10012;** and

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

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 2021

Director
Licensing Issuance Division
NY State Liquor Authority
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Entity to be Formed by James Wright d/b/a 59 Grand, 59 Grand St. 10013 (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 for an all-day bistro and cocktail bar located in ground floor of a M1-5A-zoned, four (4)-story mixed-use building (c. 1915) on Grand Street between Wooster Street and West Broadway (Block #228 / Lot #25) located in the SoHo-Cast Iron Historic District; and

ii. Whereas, the interior ground floor premises is approximately 1,700 sq. ft. with 1,200 sq. ft. on the ground floor and approximately 500 sq. ft. in the basement connected by an interior stairway; there will be twenty-four (24) tables with sixty (60) seats and one (1) stand up bar with six (6) seats, for a total patron occupancy of sixty-six (66) seats; all service and patron areas will be on the ground floor; there is one (1) entryway used for both patron egress and ingress and two (2) patron bathrooms; and

iii. Whereas, the Applicant originally appearing before CB2, Man. in June 2021 with a similar application but was requesting 4AM hours on the weekends, DJs and outdoor seating; concerns being raised about the quality of life for neighboring residents, there being many more restaurants and bars in the area now than there were back in 1989 (currently 24 active licenses within 750') as well as more traffic and late-night noise; the Applicant laying over the application; and

iv. Whereas, upon returning to CB2, Man., the Applicant agreed to not have any outdoor seating, to close at 2AM each night and that music would be at background levels only, the agreed to hours of operation are 12PM to 2AM Saturdays through Sundays (7 days a week); music will be quiet background only consisting of music from iPod/CDs, DJs may be used for programming music only,

no music will be audible in any adjacent residences at any; all doors and windows will be closed at 10PM every night; there will be no dancing, 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 executed a stipulation 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 license as follows:

1. Premises will be advertised and all-day bistro and cocktail bar.
2. The hours of operation will be 12PM to 2AM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically an all-day bistro and cocktail bar serving contemporary takes on classic bistro fare with an emphasis on fresh, quality ingredients 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 including licensed sidewalk café or any roadbed seating.
7. Will play quiet ambient recorded background music only at all times, inclusive of any private parties. DJ may be used only for programming music at which times music will remain at a quiet background level. No music will be audible in any adjacent residences anytime.
8. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. 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 fo bottles of beer or wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to NYSLA.
17. Will not have: dancing, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License for **Entity to be Formed by James Wright d/b/a 59 Grand, 59 Grand St. 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On-Premises License.

Vote: Unanimous, with 37 Board membes in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. DLA Restaurants, LLC d/b/a Mermaid Mexican, 79-81 MacDougal St., So. Store 10012 (OP – Restaurant)

i. Whereas, the Applicant appeared before CB 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a Mexican restaurant located in ground floor of a R7-2-zoned, five (5)-story mixed-use building (c. 1910) on MacDougal Street between Bleecker and Houston Streets (Block #526 / Lot #28) located in the South Village Historic District; and

ii. Whereas, the interior ground floor premises is approximately 2,000 sq. ft. with approximately 1,500 sq. ft. on the ground floor and approximately 500 sq. ft. in the basement which is accessed by an exterior sidewalk hatch; there will be twenty-four (24) tables with fifty-eight (58) seats and one (1) stand up bar with eight (8) seats, for a total patron occupancy of sixty-six (66) seats; all service and patron areas will be on the ground floor; there is one (1) entryway and two (2) exits and two (2) patron bathrooms; and

iii. Whereas, the Applicant who has a number of restaurants in Manhattan had operated Mermaid Oyster Bar with an On-Premises License (SN# 1197286) at this location from 2007 but closed it in 2020 due to the hardships faced during the Covid-19 pandemic; the instant application will operate with a similar method of operation as the prior restaurant but with a Mexican focus on food; unlike the previous operation, the Applicant intends to participate in the Open Restaurants Program with two (2) tables on the sidewalk and four (4) tables on the roadbed; and

iv. Whereas, the Applicant executed a stipulation 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 license as follows:

1. Premises will be advertised as a Mexican restaurant.
2. The hours of operation will be 11AM to 12AM Saturdays and Sundays and 4:30PM to 12AM Mondays through Fridays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically a Mexican restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or **any** outdoor area for commercial purposes except for **temporary** sidewalk and roadbed seating.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will 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.
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 fo bottles of beer or wine products.
14. 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 NYSLA.
16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
17. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11PM (all patrons will be cleared by this hour and area closed) outside and will be on a temporary basis only, the temporary basis ending when NYC emergency executive orders 126 and/or 128 are rescinded, lapse, or are superseded; no speakers or music played outdoors and no interior speakers positioned to face outside. Any sidewalk seating will be adjacent to the licensed premises only, there will be no seating on sidewalk curbside.
18. Licensee will file an alteration application with the NYSLA and appear before CB2 Manhattan with a 30-day notice prior to submitting an application for any permanent outdoor seating in either the sidewalk or roadbed.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License for **DLA Restaurants, LLC d/b/a Mermaid Mexican, 79-81 MacDougal St., So. Store 10012, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On-Premises License.

Vote: Unanimous, with 37 in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Two Guys and a Fish Tank, LLC fka Entity to be Formed by Michael Azzolina d/b/a Cecchi's, 105 W. 13thSt. 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 for a neighborhood restaurant located in the ground floor of a C6-2, R6-zoned, sixteen (16)-story mixed-use building (c. 1961) on West 13th Street between Sixth and Seventh Avenues (Block #609 / Lot #47); and

ii. Whereas, the interior ground floor premises is approximately 4,138 sq. ft. with approximately 3,300 sq. ft. on the ground floor and approximately 1,135 sq. ft. in the basement, the basement being access by an interior staircase; there will be 28 tables with 104 seats and one (1) stand up bar with twelve (12) seats, for a total patron occupancy of 117 seats; all service and patron areas will be on the ground floor; there is one (1) entryway and two (2) exits and three (3) patron bathrooms; and

iii. Whereas, the storefront premise had been operated from the early 80's until 2019 as a popular neighborhood full-service restaurant, Café Loup, with an On-Premises license; the Applicant is not planning to make major changes to the interior or exterior of the premises, the method of operation being consistent with the prior operation of the premises; and

iv. Whereas, the agreed to hours of operation are 11:00AM to 12:00AM Sundays, 11:30AM to 12:00AM Mondays through Thursdays, 11:30AM to 2:00AM Fridays and 11:00AM to 2:00AM Saturdays; music will be quiet background only consisting of music from iPod/CDs, no music will be

audible in any adjacent residences at any; all doors and windows will be closed at all times; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

v. **Whereas**, the Applicant executed a stipulation 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 license as follows:

1. Premises will be advertised as a neighborhood restaurant.
2. The hours of operation will be 11:00AM to 12:00AM Sundays, 11:30AM to 12:00AM Mondays through Thursdays, 11:30AM to 2:00AM Fridays and 11:00AM to 2:00AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically a classic West Village neighborhood restaurant and cocktail bar 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 operate a backyard garden or **any** outdoor area for commercial purposes including licensed sidewalk café or any roadbed seating.
6. 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.
7. Will have no more than one (1) television no larger than 60". There will be no projectors and TV will operate in "closed caption" mode only (without sound).
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open façades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will obtain a Place of Assembly Certificate of Occupancy permitting proposed occupancy 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 fo bottles of beer or wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to NYSLA.
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. 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-Premises Liquor License for **Two Guys and a Fish Tank, LLC fka Entity to be Formed by Michael Azzolina d/b/a Cecchi's, 105 W. 13th St. 10011, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On-Premises License.

Vote: Passed, with 36 Board members in favor and 1 recusal (S. Kent).

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 28 Seventh Avenue South, LLC d/b/a Sassy, 28 7thAve. So. 10014 (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 French restaurant and café in the entirety of a two (2)-story commercial building (c. 1920) ground floor of a C2-6 -zoned, two (2)-story commercial building (c. 1921) on 7th Avenue South between Bedford and Leroy Streets (Block #583 / Lot #38) in the Greenwich Village Historic District; and

ii. Whereas, the licensed premises will include approximately 1,500 sq. ft. on the ground floor and 1,000 sq. ft on the 2nd floor/mezzanine connected by an interior staircase, the basement not included in the license; there will be eight (8) tables with thirty-nine (39) seats and one (1) stand up bar with four (4) seats on the ground floor and four (4) tables with eight (8) seats on the 2nd floor/mezzanine for a total of 51 patron seats; there is one (1) entryway used for both patron egress and ingress and two (2) patron bathrooms; and

iii. Whereas, the licensed premises will have an unenclosed sidewalk café located immediately adjacent to storefront with no more than seven (7) tables and fourteen (14) seats, there will be no other service of alcohol to any other exterior location, including the roadbed; the front façade, windows and doors will remain fixed and not operable; and

iv. Whereas, the agreed to hours of operation are 11AM to 12AM Sundays through Wednesdays and 11AM to 1AM Thursdays 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; all doors and

windows will be closed at all times; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

v. **Whereas**, the Applicant appeared before and was recommended for approval by CB2, Man. in January 2019 for a new Catering On-Premises Liquor License having a similar method of operation, that application including DJs on a limited basis and no outdoor dining; the Applicant not moving forward with that application at the NYSLA; the instant application having no DJs or live music or operable windows; and

vi. **Whereas**, the Applicant executed a stipulation 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 license as follows:

1. Premises will be advertised as a French café.
2. The hours of operation will be 11AM to 12AM Sundays through Wednesdays and 11AM to 1AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically a French café with dishes that are characterized by an adaptation of classic French Cuisine Bourgeoise 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 except for a licensed sidewalk café located immediately adjacent to the storefront premises with no more than seven (7) tables and fourteen (14) patron seats.
7. Sidewalk café will close no later than 11PM. Al tables and chairs will be removed at this hour. No exterior music, speakers or TVs. No roadbed seating.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close <u>all</u> doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open façades.
11. Will 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 fo 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 NYSLA.
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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License for **28 Seventh Avenue South, LLC d/b/a Sassy, 28 7thAve. So. 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 On-Premises License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 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. West 4th & Barrow, LLC, d/b/a The Spaniard, 190 W. 4th St. 10014 (OP-Restaurant) (RW – Pizza Restaurant) (Open Restaurant Space) (Add the Adjacent Space-188 W. 4th St.)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 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; 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 **West 4th & Barrow, LLC, d/b/a The Spaniard, 190 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 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Gommy 01, Inc. d/b/a Twohands Corndogs, 95 MacDougal St., Store B, 10012 (RBC-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 6, 2021 the Applicant requested **to lay over** this application to August/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 **Gommy 01, Inc. d/b/a Twohands Corndogs, 95 MacDougal St., Store B, 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 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. 177 NEP, Inc. d/b/a Famous Ben's Pizza, 177 Spring St. 10012 (RW – Pizza Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 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 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 **177 NEP, Inc. d/b/a Famous Ben's Pizza, 177 Spring St. 10012, 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 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Morumaki Corp., 47 8th Ave. 10014 (RW-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 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; 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 **Morumaki Corp., 47 8th Ave. 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 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011 (OP – Bar/Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 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 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 **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 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Piacere Enterprises, LLC, 351 Broome St. 10013 (RW– Restaurant) (Upgrade to OP – Restaurant) (Sidewalk Café)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 6, 2021 the Applicant requested **to lay over** this application to August/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 **Piacere Enterprises, LLC, 351 Broome St. 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 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Chobani Café, LLC, 152 Prince St. 10012 (OP-Café) (Sidewalk Café) (previously unlicensed location) **No Show/failed to appear**

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 6, 2021 the Applicant **failed to appear** regarding this application and provided no information as to its failure to appear;

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 **Chobani Café, LLC, 152 Prince 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 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Sinsky, LLC d/b/a Pending, 61 W. 8th St. 10011 (OP – Restaurant) (DOT Open Restaurants Permit)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 6, 2021 the Applicant requested **to lay over** this application to August/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 **Sinsky, LLC d/b/a Pending, 61 W. 8th St. 10011, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Cocktail King, Inc., 191 Grand St. 10013 (OP – Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 6, 2021 the Applicant requested **to lay over** this application to August/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 **Cocktail King, Inc., 191 Grand St. 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 37 Board members in favor.

Jeannine 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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August 12, 2021

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

Dear Sir/Madam:

At its Full Board meeting on July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Red Grass, LLC d/b/a Do Not Feed Alligators, 337 Bleecker St. 10014 (OP – Bar/Tavern) (Patio or Deck) (Live Music and DJ) (Previously Unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 6, 2021 the Applicant requested **to lay over** this application to August/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 **Red Grass, LLC d/b/a Do Not Feed Alligators, 337 Bleecker St. 10014, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Astrea Management, Inc. d/b/a Uncle Ted's, 61 W. 8th St. (from 163 Bleecker St.) 10011
(Removal and Relocation, OP – Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 6, 2021 the Applicant requested **to lay over** this application to August/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 **Astrea Management, Inc. d/b/a Uncle Ted's, 61 W. 8th St. (from 163 Bleecker St.) 10011, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Moz Restaurant, Inc. d/b/a Meme Mediterranean, 581 Hudson St. 10014 (Existing OP-Change in Ownership of Corporation)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee to present an application for a change in ownership of an existing corporation that holds the on-premise liquor license in a ground floor storefront in a 5 story residential building (circa 1900) on the corner of Hudson and Bank Street, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the ground floor storefront is roughly 1,150 sq. ft, (600 sq. ft. ground floor and 500 sq. ft. basement), there is a sidewalk café on both Hudson and Bank Streets, with a roadbed shanty on Bank Street, there are tables set up along the curb line on both Hudson and Bank Streets, not providing an eight foot passageway, the Applicant and his Attorney refusing to provide a questionnaire or written application to CB2, Man. to review, there being no existing stipuations in place for the licensed premise when the application was first presented to CB2, Man. in 2009, the Applicant seeking to take over and buy out his existing partner to continue to operate the licensed premises as a restaurant, the Applicant planning to continue to operate with the same method of operation as a full service restaurant; and,

iii. Whereas, when the Licensee originally appeared before CB2, Man. in September/2009, CB2, Man. issued a resolution approving the license based on the proposed method of operation submitted at that time, to operate as a full-service restaurant within the interior premises with ancillary sidewalk café on Hudson Street only, with 36 interior table seats, one bar with 4 seats for a maximum legal capacity of 45 persons, with music being background only within the interior premises, the approved hours of operation being from 12:00 PM to 12:00 AM Monday through Thursday, 10:00 AM to 1:00 AM on Fridays and Saturdays and from 10:00 AM to 12:00 AM Sundays: and,

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of an application for a corporate change to an existing On Premise License for **Moz Restaurant, Inc. d/b/a Meme Mediterranean, 581 Hudson St. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions proposed and agreed to by the Applicant above and in 2009 at the onset of the issuance of the license are incorporated into and continue to be the "Method of Operation" for the SLA On Premise License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Den NoHo, LLC, d/b/a Bandits, 44 Bedford St. 10014 (OP – Existing Bar; Review of Method of Operation for Exterior)

i. Whereas, the Licensee (Lic. # 1331125), Gavin Mosley, was requested to appear and did appear before CB2, Man., with a Manager of the licensed premises, after there being many complaints from residents living in the surrounding neighborhood regarding the Bar's on-going operations on the exterior; and

ii. Whereas, this Bar has only operated for a few months, having opened in May/2021 as a diner/dive bar hybrid within a 4-story, 1860's townhouse building in a residential neighborhood on Bedford Street at the southeast corner of Bedford Street and Leroy Street (aka 38 Leroy Street, Block #586/Lot #5) in the Greenwich Village Historic District Extension II, the licensed establishment permitted from the outset to be operating at 100% capacity on the interior, having opened after the Covid-19 Pandemic has receded; and,

iii. Whereas, when the Licensee originally appeared before CB2, Man. for its new license in July/2020, the Bar, which was never subject to the Covid Pandemic, agreed in its stipulations, for the purpose of establishing the public interest standard required by the 500 foot rule, that it would not operate a backyard garden or any outdoor area for commercial purposes, would operate with quiet background music only, and would close all doors at all times except for patron ingress and egress; and,

iv. Whereas, despite never being subject to the Covid Pandemic and being allowed to be at 100% capacity on the interior, the Licensee is violating its previously agreed upon stipulations which prohibited the sale of alcohol to any exterior premises and is now taking advantage of and manipulating those agreed up on stipulations via the City of New York's "open restaurant" program to serve alcohol on the exterior,

using a previously unused (and not identified for such use in its original application) side door on Leroy St. to serve patrons outside, placing tables and chairs on the sidewalk on both Leroy and Bedford Streets and having built two covered structures in the roadbed, one on Leroy Street with eight rows of bench seating, installing electrical conduits for lighting fixtures and speakers for playing music, and a second structure on Bedford, posing a safety concern in that the structure blocks operators of vehicles on Bedford Street from viewing the stop sign located on the curb line at the intersection of Bedford at Leroy Street; and,

v. **Whereas**, longtime residents living adjacent to and across the street from the licensed bar appeared to voice numerous quality of life problems stemming from the exterior operations of the Bar, patrons to the bar being allowed to drink on the sidewalks, surrounding the corner premise, unseated, creating a bar-like atmosphere with music being played through exterior speakers, well-past midnight, on the exterior surrounds, the doors to the establishment being left open at all times, there being concerns about rat infestation, establishing unreasonable and significant intrusions on their lives, in addition to the the grave concerns for pedestrian safety and vehicle traffic at the immediate intersection posed by the newly built structure blocking and obstructing the stop sign; and,

vi. **Whereas**, the Licensee had previously executed and had notarized a Stipulations Agreement with CB2, Man. which was already incorporated into its existing Method of Operation on its On-premise License, with those stipulations as follows:

1. Premise will be advertised and operated as a neighborhood restaurant and tavern serving food during all hours of operation.
2. The hours of operation will be Sunday to Wednesday from 11:00 AM to 2:00 AM and Thursday to Saturday from 11:00 AM to 4:00 AM.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will have no more than three (3) televisions no larger than 46" (there will be no projectors).
5. Will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes.
6. Will not have a sidewalk café now or in the future.
7. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime
8. Will close <u>all</u> doors at all times except for patron ingress and egress.
9. All windows will be closed by 9:00 PM every night OR <u>anytime</u> that televisions have sound on.
10. Will not install operable French doors.
11. Will comply with all landmarks requirements before installing new windows.
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. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.

vii. **Whereas**, to ameliorate the current problems and complaints being voiced, CB2, Man. has recommended additional, supplemental stipuations to the Licensee as follows:

All Existing and previously agreed upon Stipulations will remain in place. This Supplemental Stipulation agreement is for the sole purpose of operating on a temporary basis in the roadbed space immediately adjacent to and in front of the licensed premise.

16. Will operate roadbed dining on temporary basis only, the temporary basis ending when and only until pandemic related NYC emergency executive orders 126 and/or 128 are rescinded or lapse, no music/speakers or TVs and will close no later than 10:00 PM Sunday through Thursday and no later than 11:00 PM on Fridays and Saturdays. (all patrons and staff will be cleared at this hour and area closed).

viii. Whereas, to date the License has agreed in principle to execute the supplemental stipulation agreement but has not yet done so; and

THEREFORE BE IT RESOLVED that CB2, Man. refers this matter to the New York State Liquor Authority for any and all further investigation and actions it may deem appropriate and necessary in light of the exterior operations, the Licensee's violations, if any, of its prior stipulations imbedded and incorporated into its licensee, and to address the quality of life concerns voiced regarding to the on-going operations.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Results Breakfast, LLC d/b/a Breakfast by Salt's Cure, 27-½ Morton St. 10014 (New Restaurant Wine)

i. Whereas, the Applicants appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new Restaurant Wine liquor license to operate a full-service California sourced and inspired restaurant in a ground floor storefront within a 6 story, residential building (Circa 1910) on Morton Street between Seventh Avenue South and Bedford Street (block #587 lot #1) in Greenwich Village; the building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the two-story premises are approximately 1,400 sq. ft., with 800 sq. ft. on the ground floor store level and an additional 600 sq. ft. in the basement (basement not for patron uses) with a maximum occupancy of 74, and the proposed usage appears to be consistent with the zoning; and

iii. Whereas, the new restaurant will operate with a very similar, if not the same method of operation as the restaurant previously occupying this same storefront, the new owner/operators being from California, with existing restaurants in that State, looking to open a new restaurant in New York City, with two bathrooms, 14 tables and 28 seats, one (1) stand-up bar with 6 seats, for a total of 34 interior seats, all service and patron areas will be on the ground floor, the basement being restricted to staff; and,

iv. Whereas, consistent with the prior license at this particular location, the licensed premises will have an unenclosed sidewalk café of roughly 136 sq. ft., located immediately adjacent to storefront on Seventh Avenue, with no more than (8) tables and 16 seats, there will be no other service of alcohol to any other exterior location, including the roadbed, the front façade, windows and doors will remain fixed and not operable, as they currently are; and,

v. Whereas, the hours of operation will be Sunday to Thursday from 7 AM to 11 PM and Friday to Saturday from 7 AM. to 12 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 will be no TVs, all doors and windows will be closed by 10 PM every night, there will be no DJs, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and,

iv. Whereas, the Applicant executed a stipulation agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the license as follows:

1. The licensed premises will be advertised and operated as a full-service restaurant with full menu items available until closing every night.
2. The hours of operation will be Sunday to Thursday from 7 AM to 11 PM and Friday to Saturday from 7 AM. to 12 AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes except for licensed sidewalk café located immediately adjacent to storefront with no more than 8 tables and 16 patron seats. No roadbed dinning.
6. Sidewalk café will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers.
7. Will not install or have French doors, operable windows or open facades.
8. No patron occupancy/service to any portion of basement to licensed premises.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
10. The premises will not have : Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
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.
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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an application for a new Restaurant Wine License for **Results Breakfast, LLC d/b/a Breakfast by Salt's Cure, 27-½ Morton 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 On Premise License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. L'Antica Pizzeria da Michele NYC, LLC d/b/a Pending, 81 Greenwich Ave. aka 2 Bank St. 10014 (New On Premise — Restaurant with service to sidewalk cafe)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new on premise liquor license to operate a full service fine dining Italian restaurant within a ground floor storefront and ancillary basement level two floor footprint, within a six-story building (built in 1926) located at the corner of Greenwich Avenue and Bank Street, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii Whereas, the storefront premise had been previously operated in the past as a full-service restaurant with an On-Premise license and licensed sidewalk café by Barraca and Melibea Restaurants, the Applicant is planning to make layout changes to the interior but not the exterior of the premises other than a new awning, the method of operation being consistent with the prior operation of the premises; and,

iii. Whereas, issues were raised with the Applicant regarding changes to the basement space in the past by the prior operators at this location, with an alteration/renovation have occurred, placing a full service kitchen in the basement, concerns being raised to the Applicant whereby a review of the NYC DOB records on the BIS website indicating it may be difficult to secure a place of assembly permit required by the NYC Fire Department to operate with a patron occupancy in excess of 75 or more; and,

iv. Whereas, the storefront premise has a large interior footprint on two floors, including a roughly 2800 sq. ft. first floor, and another 2800 sq. ft. in the basement, with 57 total interior tables with 174 patron seats, 2 stand up bars with17 patron seats for a total interior patron capacity of 191, there are 3 entrance/exits, there are six bathrooms for patrons, and one television; and,

v. Whereas, consistent with the prior license at this particular location, the licensed premises will have an unenclosed sidewalk café, roughly 300 sq. ft. located immediately adjacent to the front facade on the Greenwich Avenue side of the licensed premise only, with no more that 17 exterior tables and 34 seats, there will be no other outdoor areas for the service of alcohol, including the roadbed, the front façade, windows and doors will remain fixed and not operable, as they currently are; and,

vi. Whereas, concerns have been voiced by the community in the past at this location, about noise and patrons on Bank Street, the Applicant indicating and agreeing that there would be no furniture placed on the Bank Street side of the licensed premise, including the platform located thereat, the doors located on Bank Street will not be used by patrons except for emergency egress, the patron entrance for the restaurant will continue to be located at the corner of Bank and Greenwich Streets, any social media attention or advertising will identify the address on Greenwich Street only, and there will be no social media mention of corresponding Bank Street address for the licensed premise; and,

vii. Whereas, the hours of operation will be Sunday through Thursday from 7:00 AM to 1:00 AM, and Fridays and Saturdays from 7:00 AM to 2:00 AM, there will be some occasional live music, although acoustical only, by means of piano or guitar music, no drums, no horns and no amplifications, and at all other times, music will be background only; and,

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

1. The licensed premise will be advertised and operated as a full-service fine dining restaurant with full menu items available until closing every night.
2. The hours of operation will be 7:00 AM to 1:00 AM, and Fridays and Saturdays from 7:00 AM to 2:00 AM. 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. Will not operate a backyard garden or other outdoor area for commercial purposes except for a licensed sidewalk café located immediately adjacent to the storefront on the Greenwich Ave. side only, with no more than 17 tables and 34 patron seats. No roadbed dinning.
5. Sidewalk café will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers.
6. There will be no chairs, tables or furniture placed on the Bank Street side, on the platform or otherwise.
7. The advertised address will be 81 Greenwich Ave. and social media, websites and all listings will identify the entrance and address on Greenwich Avenue only, no social media or website will mention the Bank Street address.
8. Will not install or have French doors, operable windows or open facades.
9. Will close <u>all</u> doors and windows at all times and except for patron ingress and egress.
10. All patron egress will be through existing main doorway only, located at corner or Bank Street and Greenwich; no patron use of doorways on Bank Street.
11. The lower basement level will be used for kitchen and fine dining purposes only.
12. Live Music will be permitted occasionally, acoustic only (guitar or piano), no amplification, no horns, drums; at all other times, 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.
13. Will have no more than 1 television. No projectors; closed caption mode only; no sound. The premises will have no televisions.

14. Will close all doors and windows at all times and except for patron ingress and egress. All patron egress will be through existing main doorway only, located at corner or Bank Street and Greenwich; no patron use of doorways on Bank Street.
15. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
16. Will appear before CB2 Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates**.**
18. Will not change any principals prior to submission of original application to SLA.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for a new On Premise license to **L'Antica Pizzeria da Michele NYC, LLC d/b/a Pending, 81 Greenwich Ave. aka 2 Bank St. 10014 unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the On Premise License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. 518 Hudson Street LLC d/b/a Justine's, 518 Hudson Street 10014 (New Rest. OP)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new Restaurant On Premises License; the Applicant will operate a restaurant built on the concept of farm to table fare and serving a menu of locally sourced, artisanal ingredients in a C1-6 zoned, four-story mixed-use building constructed in 1826 on Hudson Street at its intersection with W. 10th Street, southeast corner (Block #619/Lot #09), and located in the Greenwich Village Historic District; and

ii. Whereas, the Applicant will operate a full-service restaurant with a total interior premises of approximately 2000 sq. ft., comprised of a ground floor of approximately 1,100 sq. ft. that is connected by an interior staircase to a basement (for use by employees only) of approximately 900 sq. ft.; there will be a total of 52 patron seats, comprised of 8 tables with 34 seats and 1 stand-up bar with 8 seats, for a total of 42 interior seats, and a sidewalk café with and additional 4 tables and 8 seats; the premises has 1 entrance/exit and 2 bathrooms; and

iii. Whereas, the Applicant's agreed-to hours of operation will be 12:00 PM to 12:00 AM Mondays through Saturdays, and 12:00 PM to 10:00 PM on Sundays; music will be quiet recorded background only; there will be no DJs, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; the sidewalk café will close by 11:00 PM every night and there will be no roadbed dining; and

iv. Whereas, the Applicant, who had initially appeared before CB2, Manhattan's SLA Committee in June and at that time consented to a layover in order to respond concerns over its outdoor seating plan, has agreed to reduce the size of its sidewalk café and to remove all outdoor seating on the W. 10th Street side of the premises, 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 premises will be advertised and will operate as a restaurant serving farm to table fare.
2. The hours of operation will be from 12:00 PM to 12:00 AM Mondays through Saturdays, and 12:00 PM to 10:00 PM on Sundays.
3. The Applicant will operate a full-service restaurant, specifically a restaurant partnering with local farms, dairies, and artisans, with the kitchen open and the full menu available until closing every night.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not have televisions.
6. It will not operate a backyard garden or any other outdoor area for commercial purposes except for a licensed sidewalk café located immediately adjacent to the storefront, with no more than 4 tables and 8 seats. There will be no roadbed dining.
7. The sidewalk café will close by 11:00 PM every night, with all chairs and tables removed at closing. No exterior music/speakers are allowed; no structures are permitted.
8. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. There will be no televisions.
10. The Applicant will not install or have French doors, operable windows or open façades.
11. It will close <u>all</u> doors and windows by 10:00 PM every night without exception, allowing only for patron ingress and egress
12. There will be no patron occupancy/service to any portion of the basement of the licensed premises.
13. It will not make changes to the existing façade, except to change the signage or awning.
14. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
15. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
16. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
17. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. It will not change any of the business' principals prior to submission of the original application to the SLA.
19. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant On Premises License in the name of **518 Hudson Street LLC d/b/a Justine's, 518 Hudson Street 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA Restaurant On Premises License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Ferdi Restaurant, LLC d/b/a/ Ferdi's, 15 Seventh Avenue South 10014 (New Rest. OP)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new Restaurant On-Premises License; the Applicant will operate a restaurant serving Italian cuisine in a C2-6 zoned, six-story mixed-use building constructed in 1900 on Seventh Ave. South between Leroy and Carmine Streets (Block #582/Lot #26); and

ii. Whereas, the Applicant will operate a full-service restaurant with a total premises of approximately 1,610 sq. ft., comprised of a ground floor of approximately 700 sq. ft. that is connected by an interior staircase to a basement (for use by employees only) of also approximately 700 sq. ft., and a sidewalk cafe of approximately 210 sq. ft; there will be a total of 50 patron seats, comprised of 11 tables with 30 seats and 1 stand-up bar with 4 seats, for a total of 34 interior seats, and a sidewalk café with and additional 8 tables and 16 seats; the premises has 1 entrance/exit and 1 bathroom; and

iii. Whereas, the Applicant's agreed-to hours of operation will be 11:00 AM to 12:00 AM, 7 days a week; music will be quiet recorded background only; there will be no DJs, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; the sidewalk café will close by 11:00 PM every night and there will be no roadbed dining; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the "Method of Operation" of the Restaurant On-Premises License, with those stipulations as follows:

1. The premises will be advertised and will operate as an Italian restaurant.
2. The hours of operation will be from 11:00 AM to 12:00 AM seven (7) days a week.

3. The Applicant will operate a full-service restaurant, specifically a family-operated restaurant serving Italian fare, with the kitchen open and the full menu available until closing every night.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not operate a backyard garden or any other outdoor area for commercial purposes except for a licensed sidewalk café located immediately adjacent to the storefront, with no more than 8 tables and 16 seats. There will be no roadbed dining.
6. The sidewalk café will close by 11:00 PM every night, with all chairs and tables removed at closing. No exterior music/speakers are allowed.
7. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. There will be no televisions.
9. The Applicant will not install or have French doors, operable windows or open façades.
10. It will close <u>all</u> doors and windows by 10:00 PM every night without exception, allowing only for patron ingress and egress
11. There will be no patron occupancy/service to any portion of the basement of the licensed premises.
12. It will not make changes to the existing façade, except to change the signage or awning.
13. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
15. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
16. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. It will not change any of the business' principals prior to submission of the original application to the SLA.
18. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **<u>denial</u>** of the application for a new Restaurant On Premises License to **Ferdi Restaurant, LLC d/b/a/ Ferdi's, 15 Seventh Avenue South 10014**, **<u>unless</u>** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA Restaurant On Premises License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. FYS Gourmet, Inc. d/b/a Feed Your Soul, 117 7th Ave. So. 10014 (New TW-Restaurant) (Live Music-Jazz/Blues) (Security Personnel) (Sidewalk Café)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate a gourmet supermarket that will sell prepared hot and cold food products to go with designated interior areas for eating and drinking and sidewalk café, within a six-story mixed-use building on Seventh Avenue South between West 10th and Christopher Sts. and is located in the Greenwich Village Historic District; and

ii. Whereas, the Applicant is also the owner of the building where the supermarket is planned, this ground floor location proposed to be licensed was previously occupied and operated for close to a decade as a full service gourmet supermarket known as Gourmet Garage (2010-2018), and has not previously been licensed for the service of alcohol, the location being roughly 6,100 sq. ft. (4,600 sq. ft. ground floor and 1,500 sq. ft. basement), with three bathrooms, two entrances/exits, four shopping aisles, two additional dry produce stations, a large circular deli and service station designated for the sale of fish, cheeses, breads, meats, cakes and desserts, and multiple refrigeration locations for the sale of produce, in addition to one table with four seats and the installation of one food counter with 12 patron seats at the northern edge of the storefront, for a total of 16 interior seats, the front façade will be fixed and there will be no operable doors or windows except for the two main entrances/exits to the Supermarket, no roadbed dinning but there will be a sidewalk café immediately adjacent to the storefront with 14 tables and 28 seats; and,

iii. Whereas, the Applicant's proposed hours of operation are 8:00 AM to 12:00 AM seven (7) days a week; music will be quiet background only; there will be no DJs, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and

iv. Whereas, while the presence in the community of a new supermarket could be observed as a welcome addition, the Applicant's initial application for an OP License was strongly opposed by members of the Community and CB2, Manhattan's SLA Committee due to the impacts of yet another OP License in a locale already surrounded by and greatly saturated with licensed establishments, all of which having also expanded their licensed footprints to the outside, on the sidewalk and in the roadbeds, causing a significant burden to residents living in the area and to anyone seeking sufficient space to simply walk down the public sidewalks without being pushed out onto subway grates or bike lanes, the sidewalks having been overwhelms with outdoor seating running along Seventh Avenue where this location with sidewalk café is being proposed; and.

v. Whereas, in response to the aforementioned opposition and concerns raised, the Applicant agreed to withdraw its application for on premise license and instead amended its application for a Tavern Wine license with the same, proposed method of operations, the Tavern Wine license being more appropriate for an establishment of the type the Applicant proposes, and not being subject to the 500-foot rule and the public interest standard; and,

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

1. The premises will be advertised and operated as a Gourmet Supermarket with prepared foods available to eat on the premises or available to go.
2 The hours of operation will be from 8:00 AM to 12:00 AM seven (7) days a week.
3. There will be prepared food for purchase at all hours of operation.
4. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
5. There will be no televisions.
6. The Applicant will play quiet ambient recorded background music only; no music will be audible in any adjacent residences at any time.
7. All doors and windows will be kept closed at all times.
8. The Applicant will not install French doors, operable windows, or open façades.
9. Will not operate a backyard garden or any outdoor area for commercial purposes except for a licensed sidewalk café located adjacent to the storefront with no more than 14 tables and 28 patron seats.
10. Sidewalk Café will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers. No roadbed dinning.
11. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
12. It will not have unlimited drink or unlimited food & and drink specials; it will not have "boozy brunches" or serve pitchers of beer.
13. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
14. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.

15. It 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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License to **FYS Gourmet, Inc. d/b/a Feed Your Soul, 117 7th Ave. So. 10014 unless** the statements presented by the Applicant are accurate and complete and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" on the SLA Restaurant License.

Vote: Passed, with 35 Board members in favor, and 2 in opposition (C. Booth, D. Raftery).

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. LLC to be Formed by Tsion Bensusan, d/b/a Arthur's Tavern, **57 Grove St. 10014** (New OP—Bar/Tavern with Live Music-Jazz)

i. Whereas, the Applicant's Brother and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing committee to present a new application for an On Premise liquor license to operate a Tavern with the intent of continuing the operations of a long-established Jazz Club & Tavern in a 3-story 1930 mixed-use building on Grove Street between Seventh Avenue South and Bleecker Street (block #591 lot #61) in Greenwich Village; the building falls within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the Applicant's family owns the building and operates other jazz clubs in Greenwich Village, the two-story premise is approximately 800 sq. ft., with 450 sq. ft. on the ground floor store level and an additional 350 sq. ft. in the basement, there is no kitchen and food service is limited, with a maximum occupancy of 74; there is a Certificate of Occupancy consistent with the usage; and,

iii. Whereas, the premises has 12 tables with an aggregate of 26 seats and 1 bar with 7 seats, and a stage counter with 6 seats for total patron seating of 39, all service and patron areas will be on the ground floor, the basement being restricted to staff only; there is no sidewalk café and no exterior areas for the service of alcohol, no sidewalk or roadbed drinking, all doors and windows will remain fixed and closed at all times, and no changes to the exterior facade; and,

iv. Whereas, the applicants stipulated that no change in the character or method of operation of the existing Jazz Club and Tavern will occur; hours will be 6:00 p.m. to 4:00 a.m. Sunday through Saturday; there will be a live entertainment level music; and

v. Whereas, the Applicant executed a stipulation 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 license stating that:

1. Premise will be advertised and operated as a Tavern Jazz Club.
2. The hours of operation will be Sunday to Saturday from 6 PM to 4 AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes. No sidewalk café. No roadbed dinning.
6. Will not install or have French doors, operable windows or open facades.
7. No patron occupancy/service to any portion of basement to licensed premises.
8. The premises will not have: Dancing, DJs, promoted events, any event where cover fee is charged, velvet ropes or metal barricades.
9. There will be nightly live jazz shows, otherwise music will be background only.
10. There will be security on the weekends.
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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On Premises License to **LLC to be Formed by Tsion Bensusan, d/b/a Arthur's Tavern**, **57 Grove St. 10014 unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On Premises License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. Moon Flower West, LLC d/b/a Moon Flower, 201-205 W. 11th St. 10014 (New Tavern Wine—Wine Bar)

i. Whereas, the Applicants and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new Tavern Wine liquor license to operate a Wine Bar in a ground floor storefront within a 6-story, residential building (Circa 1920) on West 11th Street between Greenwich Avenue and Waverly Place in Greenwich Village; the building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the premises to be licensed was previously operated as a wine bar (Vin Sur Vingt) with a tavern wine license, with a fixed facades and no exterior areas for the service of alcohol, the ground floor store level interior premise being small at roughly 400 sq. ft., there is no kitchen, with one bathroom, 6 tables and 15 seats, one (1) stand-up bar with 11 seats and 5 additional counter seats, for a total of 31 interior seats, all service and patron areas will be on the ground floor, there being no basement; and,

iii. Whereas, consistent with the prior license at this particular location, the licensed premises will not operate a backyard garden or any outdoor area for commercial purposes, including the roadbed, the front façade, windows and doors will remain fixed and not operable, as they currently are; and,

iv. Whereas, the hours of operation will be Sunday and Mondays from 12 PM to 12 AM and Tuesday through Saturday from 12 PM. to 2 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 will be no TVs, all doors and windows will be closed by 10 PM every night, there will be no DJ, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and,

iv. Whereas, the Applicant executed a stipulation agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the license as follows:

1. The licensed premises will be advertised and operated as a wine bar restaurant with less than a full-service kitchen but will serve food during all hours of operation.
2. The hours of operation will be Sunday and Mondays from 12 PM to 12 AM and Tuesday through Saturday from 12 PM. to 2 AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes. No roadbed dinning.
6. There will be no Sidewalk café.
7. Will not install or have French doors, operable windows or open facades.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will not install or have French doors, operable windows or open facades.
10. The premises 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.
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.
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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an application for a new Restaurant Wine License for **Moon Flower West, LLC d/b/a Moon Flower, 201-205 W. 11th 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 On Premise License.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Maneken Corp. d/b/a Oscar's Place, 466 Hudson St. 10014 (New On Premise — Restaurant with service to sidewalk cafe)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing committee to present an application for a new on-premise liquor license to continue to operate a full-service restaurant specializing in Belgium and British fare in a street level storefront located within a six-story residential building on Hudson Street between Grove and Barrow Streets in Greenwich Village; the building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, this Restaurant has been at this location for many years operating with a restaurant wine license (SN#1029434), the location being roughly 800 sq. ft premise with 8 tables with 16 seats, no standup bars, 1 service bar, one bathroom, the front façade being fixed without operable windows or French doors, the licensed premise having operated in the past with 6 tables and 12 seats in a seasonal, Department of Consumer Affairs licensed sidewalk café, the Applicant and existing licensees having also operated through the Covid Pandemic with a small roadbed seating area with an additional four tables and eight seats, there is an existing Certificate of Occupancy; and,

iii. Whereas, the hours of operation will continue to be Sunday through Saturday from 10:00 am to 11 pm (all patrons will be cleared and no patrons will remain after stated closing times), music will be quiet background only consisting of recorded 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, no TVs; and,

iv. Whereas, the existing principals of the business and licensees executed a stipulations agreement with CB2, Man. that they have agreed to submit to the SLA and agreed would be attached and incorporated in to the existing method of operation on the new Restaurant On Premise Liquor License stating that:

1. The premises will be advertised and operated as a ful- service restaurant, specifically a "modern European restaurant".
2. The hours of operation will be Sunday through Saturday from 10:00 am to 11 pm. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any other outdoor area for commercial purposes except for a licensed sidewalk café located immediately adjacent to the storefront, with no more than 6 tables and 12 seats. No curbside dining.
6. Sidewalk Café will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers.
7. Will operate roadbed dinning on temporary basis only, the temporary basis ending when and only until pandemic related NYC emergency executive orders 126 and/or 128 are rescinded or lapse, no music/speakers and will close no later than 11:00 (all patrons and staff will be cleared at this hour and area closed).
8. Will not install or have French doors, operable windows or open facades.
9. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
10. The premises will close all doors and windows at 10PM every night allowing only for patron ingress and egress.
11. The premises will not have DJs, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
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. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new on premise liquor license for **Maneken Corp., d/b/a Oscar's Place, 466 Hudson St. 10014 unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the "Method of Operation" on the SLA On Premise liquor license.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 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:

21. Twelve Spring Street Rest. Corp. d/b/a The Vig Bar, 12 Spring St. 10012 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2021 the Applicant requested **to layover** this application to August/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 **Twelve Spring Street Rest. Corp. d/b/a The Vig Bar, 12 Spring St. 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. 131 7AV S, LLC d/b/a Flip Sigi, 131 7th Ave. So. 10014 (RW-Restaurant) (Sidewalk Café) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2021 the Applicant requested **to layover** this application to August/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 **131 7AV S, LLC d/b/a Flip Sigi, 131 7th Ave. So. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Sushi on West 10th Street, LLC d/b/a Sushi on Jones, 210 W. 10th St. 10014 (New OP/upgrade from TW—adding additional storefront, previously unlicensed) (Laid Over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2021 the Applicant requested **to lay over** this application to August/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 **Sushi on West 10th Street, LLC d/b/a Sushi on Jones, 210 W. 10th 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 37 Board members in favor

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. Corp. to be Formed by Mark Gibson d/b/a TBD, 186 W. 4th St. 10014 (New OP) (Security Personnel) (Open Restaurant Space) (previously unlicensed location) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 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 **Corp. to be Formed by Mark Gibson d/b/a TBD, 186 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 the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Happiness Eating, LLC, 556 Hudson St. 10014 (New RW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2021 the Applicant requested **to lay over** this application to August/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 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Corp. to be Formed by Andrew Nelson d/b/a Death by Pizza, LLC, 240 W. 14th St. 10011 (New OP-Restaurant) (DJ) (Live Music) (Patron Dancing) (Patio or Deck) (Sidewalk Café) (withdrawn)

Whereas, after this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2021 the Applicant's Attorney requested **to withdraw** this application from further consideration after the Committee recommended to deny the license, indicating in writing that they will not submit this application to the NYSLA for consideration; 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 Andrew Nelson d/b/a Death by Pizza, LLC, 240 W. 14th 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 the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Jeannine 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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August 12, 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 July 27, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. 401 West Property Owner, LLC d/b/a TBD, 401 West St. 10014 (OP-Restaurant) (Grnd. Fl. & Cellar) (Live Music-Piano) (Courtyard) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2021 the Applicant agreed **to lay over** this application to August/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 **401 West Property Owner, LLC d/b/a TBD, 401 West 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 37 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

Jeannine 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