**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

3 Washington Square Village
NEW YORK, NY 10012-1899
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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. 475 Soho, LLC d/b/a Dos Caminos SoHo, 475-477 W. Broadway 10012** (Corporate Change, OP – Restaurant SN#1131102)

**i. Whereas,** prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant signed and notarized an affidavit stating the licensee is seeking to file a Corporate Change application with the New York State Liquor Authority for an existing On-Premises Liquor License SN**#1131102** to reflect ownership changes in upper tier levels of the corporate structure only; the premises operates as a full-service restaurant with an outdoor dining area within the property line; and

**ii. Whereas,** the signed and notarized affidavit also stating that no changes will be made to the officers and directors of the Licensee entity; no changes will be made to the Method of Operation at the premises, including hours of operation; no changes will be made to physical premises or design, including any elements therein, such as bars, tables, chairs, etc.; and all stipulations, if any, currently on file with the SLA will remain in full force and effect; and

**ii. Whereas,** the existing restaurant On-Premises Liquor License is located in a mixed use building located on the corner of West Broadway and West Houston St. with interior and exterior seating totaling 66 tables and 195 table seats, 1 standup bar with 10 seats, and cocktail seat for 18 for a total of 223 seats; there is no sidewalk café but there is an existing outdoor seating area within the property line, there is an existing Certificate of Occupancy; and

**iii. Whereas,** the interior hours of operation will be from 11AM to 12AM 7 days a week (no patrons will remain after closing time); outdoor seating area/garden will close Sunday to Tuesday at 10PM, Wednesday to Thursday at 11PM and Friday and Saturday at 12AM; music will be quiet background

only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there is existing quiet ambient background music utilized in the outdoor area which will remain and will not be audible in any residences; and

**iv. Whereas,** the Applicant previously executed a stipulations 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 restaurant on premise liquor license stating that:

1. Premise will be advertised and operated as a full-service restaurant.
2. The interior hours of operation will be from 11AM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full-service restaurant, a full food menu will be available at all times and the kitchen will remain open 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 such a manner.
5. The premises will have no more than 3 televisions no larger than 46". There will be no projector TVs.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have DJs, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There may be DJs in the interior of the premises, but only for special events.
11. The outdoor seating area/garden will close Sunday to Tuesday at 10PM, Wednesday to Thursday at 11PM and Friday and Saturday at 12AM.
12. There is existing music in the outdoor area, which will continue to be quiet ambient, recorded background music only.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant On-Premises Liquor License **SN#1131102** for **475 SoHo, LLC, d/b/a Dos Caminos SoHo, 475-477 West Broadway 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 Restaurant 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. 675 Hudson Vault LLC, d/b/a Dos Caminos/Troy Liquor Bar, 675 Hudson St. 10014**
(Corporate Change, OP – Restaurant SN#1101314)

**i. Whereas,** prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant signed and notarized an affidavit stating the licensee is seeking to file a Corporate Change application with the New York State Liquor Authority for an existing On-Premises Liquor License SN#1101314 to reflect ownership changes in upper tier levels of the corporate structure only; the premises operates as a full-service restaurant with an outdoor dining area within the property line; and

**ii. Whereas,** the signed and notarized affidavit also stating that no changes will be made to the officers and directors of the Licensee entity; no changes will be made to the Method of Operation at the premises, including hours of operation; no changes will be made to physical premises or design, including any elements therein, such as bars, tables, chairs, etc.; and all stipulations, if any, currently on file with the SLA will remain in full force and effect; and

**iii. Whereas,** the existing restaurant On-Premises Liquor License is located in a mixed use building located on Hudson St. on the ground floor and basement with access from Ninth Avenue , there are 13 tables and 66 seats in the basement and 101 tables and 324 seats on the ground floor including the existing sidewalk café, there is 1 standup bar in the basement with no seats and 1 standup bar on the ground floor with 14 bar seats; the seating is as depicted on provided diagrams; there is an existing sidewalk café on both Hudson St and Ninth Avenue; there is an existing Temporary Certificate of Occupancy and Place of Assembly Permits for basement and ground floor; and

**iv. Whereas,** the hours of operation on the ground floor for Dos Caminos will be 11:30AM to 12AM Sunday to Thursday and 11:30AM to 1AM Friday and Saturday, the hours of operation in the basement for Troy Liquor Bar will be 6PM to 12AM Sunday to Wednesday, 6PM to 2AM Thursday, and 6PM to 4AM Friday and Saturday (no patrons will remain after closing time); music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no DJ on the ground floor, DJ only permitted in the basement, no live music; and

**v. Whereas,** the Applicant previously executed a stipulations 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 on premise liquor license stating that:

1. On the ground floor, Dos Caminos will be advertised and operated as a full-service restaurant, in the basement, Troy Liquor Bar will be operated as a bar.
2. The hours of operation on the ground floor for Dos Caminos will be 11:30AM to 12AM Sunday to Thursday and 11:30AM to 1AM Friday and Saturday. The hours of operation in the basement for Troy Liquor Bar will be 6PM to 12AM Sunday to Wednesday, 6PM to 2AM Thursday, and 6PM to 4AM Friday and Saturday. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full-service restaurant with a full food menu available at all times and the kitchen will remain open at all hours of operation on the ground floor and the basement will operate as a tavern with minimal food service requirements.
4. The premise has 2 existing televisions, which are no larger than 46 inches. There are no projectors.
5. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
6. The premises will operate their sidewalk café no later than 10 PM Sunday-Thursday and 11PM Friday-Saturday (no patrons will remain in sidewalk café after sidewalk café closing hour).
7. The premises will play background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at any time.
8. The premises will not have live music.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. DJs are permitted in the basement only. Music in the basement may be at a higher level but will still be background music only.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant On-Premises Liquor License **SN#1101314** for **675 Hudson Vault LLC, d/b/a Dos Caminos/Troy Liquor Bar, 675 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-Premises 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*
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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. Strip House Restaurant NY, LLC, d/b/a Strip House, 13 East 12th St. 10003** (Corporate Change OP – Restaurant SN#1256887)

**i. Whereas,** prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant signed and notarized an affidavit stating the licensee is seeking to file a Corporate Change application with the New York State Liquor Authority for an existing On-Premises Liquor License SN#1256887 to reflect ownership changes in upper tier levels of the corporate structure only; the premises operates as a full-service restaurant with an outdoor dining area within the property line; and

**ii. Whereas,** the signed and notarized affidavit also stating that no changes will be made to the officers and directors of the Licensee entity; no changes will be made to the Method of Operation at the premises, including hours of operation; no changes will be made to physical premises or design, including any elements therein, such as bars, tables, chairs, etc.; and all stipulations, if any, currently on file with the SLA will remain in full force and effect; and

**iii. Whereas,** the existing restaurant On-Premises Liquor License is located in a mixed-use building located on 12th Street for a roughly 3,000 sq. ft. premise with 33 tables and 106 seats and 1 standup bar with 12 seats on the interior for a total of 118 interior seats as depicted on the diagrams presented; there is an existing Certificate of Occupancy; and

**iii. Whereas,** the hours of operation will be from 5PM to 12AM 7 days a week (no patrons will remain after closing time); music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be

closed at 10PM except for patron ingress and egress, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

**iv. Whereas,** the Applicant previously executed a stipulations 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 restaurant on premise liquor license stating that:

1. Premise will be advertised and operated as a full-service restaurant – steak house.
2. The hours of operation will be from 5PM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full-service steak house restaurant, a full food menu will be available at all times and the kitchen will remain open 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 such a manner.
5. The premises will have no more than 1 television no larger than 46". There will be no projector TVs.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have DJs, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There is no sidewalk café.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant On-Premises Liquor License **SN#125688**7 for **Strip House Restaurant NY, LLC, d/b/a Strip House, 13 East 12th St. 10003**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. Strip House Restaurant NY, LLC, d/b/a Strip House Grill, 11 East 12th St. 10003** (Corporate Change OP – Restaurant SN#1258800)

**i. Whereas,** prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant signed and notarized an affidavit stating the licensee is seeking to file a Corporate Change application with the New York State Liquor Authority for an existing On-Premises Liquor License SN#1258800 to reflect ownership changes in upper tier levels of the corporate structure only; the premises operates as a full-service restaurant with an outdoor dining area within the property line; and

**ii. Whereas,** the signed and notarized affidavit also stating that no changes will be made to the officers and directors of the Licensee entity; no changes will be made to the Method of Operation at the premises, including hours of operation; no changes will be made to physical premises or design, including any elements therein, such as bars, tables, chairs, etc.; and all stipulations, if any, currently on file with the SLA will remain in full force and effect; and

**iii. Whereas,** the existing restaurant On-Premises Liquor License is located in a mixed-use building located on 12th Street with 17 tables and 35 seats and 1 standup bar with 14 seats for a total of 49 interior seats as depicted on the diagrams presented; there is an existing Certificate of Occupancy; and

**iv. Whereas,** the hours of operation will be from 5PM to 12AM 7 days a week (no patrons will remain after closing time); music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

**v. Whereas,** the Applicant previously executed a stipulations 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 restaurant on premise liquor license stating that:

1. Premise will be advertised and operated as a casual but sophisticated restaurant.
2. The hours of operation will be from 5PM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a casual restaurant, a full food menu will be available at all times and the kitchen will remain open 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 such a manner.
5. The premises will have no more than 1 television no larger than 46". There will be no projector TVs.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have DJs, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There is no sidewalk café.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant on-premise liquor license **SN#1258800** for **Strip House Restaurant NY, LLC, d/b/a Strip House Grill, 11 East 12th St. 10003, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. West 4th & Barrow, LLC d/b/a The Spaniard, 186 W. 4th St., Store #2, 190-192 West 4th Street 10014** (OP –Restaurant, Alteration to add adjoining storefront)

**i. Whereas,** the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an alteration application to the NYS Liquor Authority to add the adjoining storefront premises to the existing On-Premises Liquor License (SN#1293296) that has been operating since early 2017 for a neighborhood restaurant welcoming patrons with delicious fare in a warm and comfortable atmosphere located in the ground floor of a C1-5-zoned, 9-story mixed-use building (c. 1900) on West 4th Street between Barrow and Jones Streets (Block #590 / Lot #7502) located in the Greenwich Village Historic District; and

**ii. Whereas,** the instant application is to add the adjacent ground floor storefront premises to the East on West 4th Street; the adjacent storefront is approximately 2,500 sq. ft. with 1,750 sq. ft. on the ground floor and approximately 820 sq. ft. in the basement connected by an interior stairway with no patron use of the basement; the new combined space will have 36 tables with 104 seats and three (3) stand up bars with 38 seats and one counter with 11 seats, for a total patron occupancy of 153 seats; there are three (3) means of ingress and egress and four (4) patron bathrooms; and

**iii. Whereas**, as required in the existing stipulations, the Licensee met with the local block association, the Central Village Block Association (CVBA) prior to the CB2, Man. meeting and agreed to a number of additional terms and conditions with respect to the operation of the additional premises including that the Applicant agrees not to use, erect or construct any additional sidewalk or roadway seating than what is currently used under the Open Restaurants Program and that the street access door to this newly added storefront interior space will only be used for private events, otherwise patrons will

enter through the existing entrance on the corner of West 4th and Barrow Streets; those conditions and stipulations have been incorporated into the updated stipulation agreement as indicated below; the CVBA indicated that the Licensee continues to be a conscientious operator; and

**iv. Whereas,** the added storefront premises will be used as both an extension of the existing restaurant as well as a separate area for private events; when used for private events the doorway located at 186 West 4th Street may be used as an entrance, at all other times that doorway will only be used to serve as an additional exit from The Spaniard; when used as a private event space, the doorway joining the previously licensed premises to this additional space will be closed so that the premises at 186 West 4th functions as a separate private event room; and

**v. Whereas,** the Applicant has executed and has had notarized an updated Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of their On-Premises Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a neighborhood restaurant, welcoming families, couples, etc. with delicious fare in a warm and comfortable atmosphere.
2. The hours of operation will be 10AM to 4AM Saturdays and Sundays and 12PM to 4AM 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 neighborhood 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 <u>any</u> outdoor area for commercial purposes except for the previously licensed sidewalk café consisting of seven (7) tables and sixteen (16) seats and additional roadbed seating operating under the temporary Open Restaurants program consisting of approximately 78 seats. Sidewalk café is located immediately adjacent to the storefront and roadbed seating does not exceed the business frontage of licensed premises. No additional outdoor seating will be added to the premises with the addition of the adjacent store front.
6. Outdoor seating (temporary open restaurants program or permanent) will close no later than 11PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
7. All sidewalk café tables and roadbed seating will be reserved for dining guests ONLY. Licensee will make every effort to ensure the noise and disruption, if any, from the outdoor seating is as minimal as possible for neighbors and residents and will take active steps to ensure compliance.
8. Sidewalk café will have a railing or barrier fence along West 4th Street separating café from sidewalk.
9. Will have signage advising patrons to be mindful of neighbors.
10. The existing The Spaniard corner entrance on West 4th/Barrow Streets will be the advertised address of the premises and the only means of entrance to the restaurant. During private events in the 186 West 4th space, the doorway at that location will be used as both patron ingress and egress for those events. At all other times the doorway at 186 West 4th street may be used for patron egress <u>only</u> and will have security at the location to ensure proper use.
11. Any other additional sidewalk café furniture will be in agreement with CVBA, i.e., umbrellas, etc.
12. 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. There will be doorman and security personnel Thursday to Saturday and additionally as needed.
14. Will have no more than two (2) television(s) no larger than 60". There will be no projectors.
15. Will close <u>all</u> doors and windows at all times, allowing only for patron ingress and egress.

16. Will not install or have French doors, operable windows or open facades.
17. Will not make changes to the existing façade except to change signage or awning.
18. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
19. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
20. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
21. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
22. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
23. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for an alteration application to the existing On-Premises Liquor License for **West 4th & Barrow, LLC d/b/a The Spaniard, 186 W. 4th St., Store #2, 190-192 West 4th Street 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*
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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. Lao Ma Ma La Tang, Incorporated, 58 E. 8th St. 10003** (RW – Restaurant)

**i. Whereas,** the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for a new Restaurant Wine Liquor License to operate a Chinese restaurant focusing on Chinese foods including hot pot, hot spicy stew and other traditional Chinese; and

**ii Whereas,** the Applicant first appeared before CB2, Man. in May 2018 with this exact same application and executed a stipulations agreement that they agreed would be incorporated into the "Method of Operation" on the SLA Restaurant Wine License, that license having expired in March 2021, and

**iii. Whereas,** this application, being the same as the one reviewed in May 2018, is for a restaurant wine license; the premises is located in a in a mixed-use building located on the ground floor on the corner of East 8th Street and Mercer Street (Block #548/Lot #28) for a roughly 3,500 sq. ft. premise (2,000 sq. ft. ground floor and 1,500 sq. ft. basement – no patron use of basement), with 17 tables and 62 seats, there is no stand-up bar; there are no other outdoor seating areas and a Certificate of Occupancy was provided; and

**iv. Whereas**, the hours of operation will be from 7AM to 11PM 7 days a week (Sundays through Saturdays), there is no sidewalk café or roadbed seating included with this application, all doors and windows will be closed at 9PM, music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

**iv. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:

1. This application is for a Restaurant Wine license for a Chinese restaurant that will focus on Chinese food including hotpot, hot spicy stew and other traditional Chinese food.
2. The hours of operation will from 7AM to 11PM 7 days a week (Saturdays through Sundays). All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate a full-service restaurant; specifically a restaurant specializing in Chinese food as described with the kitchen open and full menu items available until closing every night.
4. The premises, or any portion of the premises will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. The premise will have not have televisions or projectors.
6. The premises will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes including sidewalk café or roadbed seating.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. All doors and windows will be closed at 9PM 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. There are existing sliding doors.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer and wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
17. Will appear before CB2, Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **<u>denial</u>** of the application for a Restaurant Wine License for **Lao Ma Ma La Tang, Incorporated, 58 E. 8th St. 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 Restaurant 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*
**Ritu Chattree,** *Assistant Secretary*

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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. Saito LLC, d/b/a Saito, 70–72 Kenmare Street – Store #5 and #6 10012** (RW – Restaurant)

**i. Whereas,** the Applicant and Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a new Restaurant Wine Liquor License; the Applicant will operate a full-service Japanese restaurant in the ground floor of a C6-1 zoned, six (6)-story mixed-use building constructed in 1900 on Kenmare Street between Mott and Mulberry Streets (Block #480/Lot #4), the building falling in the Special Little Italy District; and

**ii. Whereas,** the Applicant originally appeared before CB2, Manhattan's SLA Licensing Committees #1 and #2 in January 2021 for essentially the same application, at that time the location encompassing only 72 Kenmare Street, and executed a stipulation agreement that they agreed would be incorporated into the "Method of Operation" on the SLA Restaurant Wine License; since appearing at CB2, Man. and having not yet obtained a license at the NYSLA, the Applicant added the adjoining storefront location to the current premise, the adjoining premises had previously operated with a Restaurant Wine license (SN# 1277162) as Ramen Lab; the Applicant having not yet opened the restaurant and is therefore returning to CB2, Man. with a new application for a Restaurant Wine license for the combined spaces, the application being essentially the same as the prior application with the additional storefront allowing for an expanded kitchen, additional two patron seats and one additional bathroom; and

**ii. Whereas,** the storefront is approximately 1,575 sq. ft., comprised of an approximately 787 sq. ft ground floor connected by an interior staircase to an approximately 787 sq. ft. cellar for use by employees for storage purposes only; the space will have five (5) tables with ten (10) seats and one (1)

bar with ten (10) seats for a total seated occupancy of 20 persons; the premises has two (2) doors which will serve as patron ingress and egress and two (2) bathrooms; there is no sidewalk or roadbed seating at this time or other outdoor space for the service of alcohol; and

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

**v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service Japanese restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5:00 PM to 12:00 AM seven days a week (Sundays through Saturdays). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not have any televisions.
5. Will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes including sidewalk café or roadbed seating.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. Will close <u>all</u> doors and windows at all times.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will not seek to upgrade to a full On-Premises license in the future.
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 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.
15. Will appear before CB2, Man. for alteration to license prior o submitting plans for permanent sidewalk or roadbed seating.

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

Vote: Unanimous, with 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. Hoya W3, LLC, d/b/a Red Feather, 82 W. 3rd St., 1st Floor 10012** (OP – Restaurant)

**i. Whereas**, the Applicant appeared before CB2, Manhattan's SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for an On-Premises Liquor License for an Asian fusion restaurant located the first floor of a R7-2 with a C1-5-overlay-zoned, four (4)-story mixed-use building (c. 1903) on West 3rd Street between Thompson and Sullivan Streets (Block #539 / Lot #19) located in the South Village Historic District; and

**ii. Whereas,** the licensed premises is roughly 1,627 sq. ft.; there will be ten (10) tables with forty (40) seats and one (1) bar with ten (10) seats, for a total patron occupancy of fifty (50) seats; there are two (2) televisions no larger than 60" which will operate in "closed caption" mode without sound; there is one (1) entryway serving as patron ingress and egress and two (2) patron bathrooms; there will be no sidewalk café or roadbed seating; the location being slightly unusual in that although being located on the 1st floor according to the C of O, the establishment is located up a number of steps above the ground level, there being a separately licensed premises lactated in the basement; and

**iii. Whereas**, the hours of operation will be from 11AM to 11PM Saturdays through Sundays (7 days a week); all doors and windows will be closed by 10PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

**iv. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Liquor License, with those stipulations as follows:

1. Premises will be advertised as an Asian fusion restaurant.
2. The hours of operation will be 11AM to 1PMM 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 a restaurant focused on Chinese cuisine-inspired fusion dishes paired with wine, beer, sake and soju 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 sidewalk café or roadbed seating.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. Will have no more than two (2) television(s) 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 10PM every night, 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 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 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. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License for **Hoya W3, LLC, d/b/a Red Feather, 82 W. 3rd St., 1st Floor 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 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. Tartinery W3, LLC d/b/a Tartinery, 78 W. 3rd St. 10012** (OP – Restaurant) (DOT Open Restaurant Program sidewalk and roadbed)

**i. Whereas,** the Applicant and Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for a new Restaurant On-Premises Liquor License to operate a French sandwich shop serving tartines and salads and featuring Irving Farms coffees on the ground floor in a separate but connect area and offering the "Best Damn Breakfast Burrito" as a to-go item from the cellar of a four (4)-story residential building with ground floor retail (c. 1832, altered 2006, 2015) on West 3rd Street at the southwest corner of West 3rd and Thompson Streets (Block #539/Lot #21) in Greenwich Village, the building falling within the designated NYC Landmark South Village Historic District; and

**ii. Whereas,** the premises was previously licensed with a Tavern Wine license (SN# 1303099) by Irving Farm Coffee Roasters from 2017–2019, with fixed windows and no outdoor seating, which was preceded by two storefronts comprising of a deli and a laundromat, both of which served the surrounding local community; and

**iii. Whereas**, the two-story premises is roughly 3,500 sq. ft. (1,800 sq. ft. each on ground floor and 1,700 in the cellar, the floors connected by interior staircases); there is no common kitchen, where they plan to operate with three distinct and separate concepts included in the instant application:

- the first concept being Irving Farms coffee, which is separately owned and currently occupying the entire premises, will now become part of the instant application and occupy the northern part of the premises and retain the entry on the corner of West 3rd and Thompson Streets, with no interior seating or patron access to the other parts of the premises and proposed exterior

seating of two (2) tables with eight (8) seats on the West 3rd Street sidewalk and six (6) tables and twelve (12) seats of roadbed seating on West 3rd Street for a total of twenty (20) patron seats (all located in the exterior);

- the second concept being "Best Damn Breakfast Burrito" which will be operated as a "to-go" only operation located in the cellar and accessed via a stairway through the southern-most door on Thompson Street, with no interior cellar seating and exterior seating of four (4) tables and sixteen (16) seats across from the southern side of the premises in the roadbed on Thompson Street for a total of sixteen (16) patron seats (all located in the exterior);
- the third concept being Tartinery, a French sandwich shop serving tartines and salads with approximately four (4) other locations in Manhattan, the entrance being located on Thompson Street with seating of nineteen (19) tables and forty-eight (48) seats and one bar with ten (10) seats for a total of fifty-eight (58) interior seats and five (5) tables with sixteen (16) seats on the Thompson Street sidewalk and twenty-three (23) tables with forty-six (46) seats of roadbed seating on Thompson Street for a total of sixty-two (62) exterior seats;
- for a **total patron occupancy** of the instant application of 156 seats – fifty-eight (58) interior seats and ninety-eight (98) exterior seats; and

**iv. Whereas,** the Applicant seeks to renovate the space and will install operable or accordion style doors running along Thompson Street, and on West 3rd, which will completely open up the combination of the two storefronts (laundromat and deli) to the sidewalk and neighborhood, the operable doors proposed never existing previously at the combined storefront, creating a significant intrusion due to the expanded infill footprint on Thompson Street; and

**v. Whereas**, in addition to installation of the accordion doors, the Applicant also seeks to add 98 outdoor seats to the sidewalk and roadbed on Thompson Street, where no such outdoor seating, whether sidewalk or roadbed, has ever occurred, the addition of 98 outdoor patron seats on Thompson Street being an overwhelming intrusion to those living and residing on that street; and

**vi. Whereas,** the proposed hours of operation are Sunday to Saturday from 9AM to 12AM (7 days a week), on the interior is proposed to be quiet background only consisting of music from iPod/CDs, the Applicant further proposing to close the doors and windows by 8PM every night; 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, there will be private parties which may include seating in the exterior premises; and

**vii. Whereas,** the current Certificate of Occupancy dated 5/21/2018 states the cellar level will be used for storage, boiler room, gas meter room, tel room and utility room with no mention of kitchen prep or kitchen – questions being raised whether the use of the cellar for kitchen prep and a pick-up area for food is a permitted use of the space; and

**viii. Whereas,** the applicant's original outpost of Tartinery located at 209 Mulberry Street in CB2, Man. operated with a Restaurant Wine license (SN# 1215555) and no outdoor seating from approximately 2010–2019; there are currently four (4) outposts of Tartinery in Manhattan, none in CB2, Man., all of those locations are located in commercial districts with earlier closing hours; and

**ix. Whereas,** this location being on a narrow residential street and subject to the public interest standard, in an area where there are already 85 active, 5 pending and 27 inactive liquor licenses within 750' of the premises proposed to be licensed, a number of which are on this same block; there being concerns raised as to quality of life impacts of the addition of another On-Premises license at this

location, a location that has most recently been a coffee shop with a Tavern Wine license which included stipulations that agreed to no outdoor seating so as to limit the impact on the residents above, adjacent and across the street from the licensed premises; and

**x. Whereas,** concerns were raised about the vast amount of outdoor seating included with the instant application and its impact on the residential community, where none previously existed on the sidewalk and in the roadbed, the Applicant's business never being subject to the now waning Covid-10 pandemic, the Applicant then stating that the seating on West 3rd Street was going to be used by Irving Farms coffee and that 16 of the southern-most seats on Thompson Street were intended for use by "Best Damn Breakfast Burrito," neither of which has any wait staff for service to customers and the Burrito business being located exclusively in the basement without ground floor frontage, the Applicant unwilling to consider removing the roadbed seating, the current application seeking a much greater number of outdoor seating than interior seating, the roadbed structures proposed not being within the public interest, significantly affecting traffic conditions on a very narrow roadway, leaving little room for motor vehicles, trucks, bicycles and emergency vehicles to access the block, the large footprint of eating and drinking in the roadbed and on the sidewalk creating concerns for the elderly and disabled, the access and public thoroughfare being limited from the intrusions from the business, it being unclear if the applicant has exclusive control of the licensed premises given the multiple business owners and interconnected nature of the proposed premises and the inability to fully separate each demised business; and

**xi. Whereas,** additional concerns were raised regarding the "Best Damn Breakfast Burrito" being located in the basement, with no street-level frontage, for take-out only from the basement with patron access to the basement; this not being a component of the Tartinery concept but a separate concept all together and the impact that might have on other small ground floor restaurants in the area that offer takeout, particularly when the basement is presented as an ancillary use on the Certificate of Occupancy to the ground floor premises; and

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a On Premises License for **Tartinery W3, LLC d/b/a Tartinery, 78 W. 3rd St. 10012**; and

**THEREFORE, BE IT FURTHER RESOLVED** that should this application be 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; and

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

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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. Reyna Hospitality Group, Inc. d/b/a Reyna, 9 E. 13th St. 10003** (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 full-service restaurant serving Mediterranean fare located in the ground floor and cellar of a C6-1-zoned, six (6)-story mixed-use building (c. 1920) on East 13th Street between Fifth Ave and University Pl (Block #571 / Lot #7501); and

**ii. Whereas,** the interior ground floor premises is approximately 4,500 sq. ft. with approximately 2,000 sq. ft. on the ground floor and approximately 12,500 sq. ft. in the cellar ,the cellar being access by both an interior staircase and exterior doorway; on the ground floor there will be 22 tables with 76 seats and one (1) bar with eight (8) seats, and on the cellar there will be ten (10) tables with 56 seats and one (1) bar with eight (8) seats and four (4) karaoke rooms with six (6) seats for a total patron occupancy of 175 seats; there are two (2) doorways serving as patron ingress and egress and four (4) patron bathrooms; there will be roadbed seating operating under the Open Restaurants program not exceeding the business frontage of the licensed premises and consisting of four (4) tales and sixteen (16) patron seats; and

**iii. Whereas**, the storefront premise had been operated from approximately 2012–2020 under one on-premises liquor license (SN#1265127) as two businesses with the ground floor operating as a European style bistro called LeMidi and the cellar operating as a karaoke establishment called Karaoke Cave; and

**iv. Whereas**, the agreed to hours of operation for the ground floor are Sundays from 10AM to 12AM, Mondays through Thursdays from 11AM to 12AM, Fridays from 11AM to 2AM and Saturdays from 10AM to 2AM; the hours of the cellar are Sundays from 10AM to 12AM, Mondays 11AM to 12AM, Tuesdays through Thursdays from 11AM to 2AM, Fridays from 11AM to 3AM and Saturdays from 10AM to 3AM, these hours being consistent with the prior licensee; roadbed seating will end by 11PM nightly, there is no sidewalk seating included in this application; outside of the karaoke rooms in the cellar portion of the premises, music will be quiet background only generated from iPod/CDs with no DJs (i.e. no active manipulation of music – only passive prearranged music), there will be no promoted events, scheduled performances, outside promoters but there may be occasional private parties; and

**v. Whereas,** the Applicant performed outreach to the community and local Block Association, including holding a meeting via video-conference, for which speakers from the community praised the Applicant; nearby residents appeared to speak in favor of the application and stating that the layout and soundproofing of the establishment had prevented noise issues from the prior operator, as there were some concerns raised about the original requested 3:30AM closing hour, the Applicant agreed to close the cellar space at 3AM on Fridays and Saturdays; and

**v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Liquor License, with those stipulations as follows:

1. Premises will be advertised as Mediterranean restaurant.
2. The hours of operation on the ground floor are Sundays from 10AM to 12AM, Mondays through Thursdays from 11AM to 12AM, Fridays from 11AM to 2AM and Saturdays from 10AM to 2AM; the hours of the cellar are Sundays from 10AM to 12AM, Mondays 11AM to 12AM, Tuesdays through Thursdays from 11AM to 2AM, Fridays from 11AM to 3AM and Saturdays from 10AM to 3AM. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate full-service restaurant offering unique Mediterranean fare that combines flavors from Lebanon, Greece, Spain, Portugal, Turkey and France 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 certified roadbed seating operating under the temporary Open Restaurants program. Roadbed seating not exceeding the business frontage of licensed premises consists of four (4) tables and sixteen (16) patron seats. There is no sidewalk seating.
6. Roadbed seating will close no later than 11PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs. No sidewalk seating.
7. Will play quiet ambient recorded background music only, inclusive of any private parties or events, with the exception of the karaoke rooms located in the cellar level. No music will be audible in any adjacent residences anytime.
8. Will not have televisions.
9. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

12. Will 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 of bottles of beer or wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not 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. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License for **Reyna Hospitality Group, Inc. d/b/a Reyna, 9 E. 13th St. 10003, 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*
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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. Mari Makan Next Door, LLC fka Fadilla Latjuba Vongerichten (Entity to be Formed) d/b/a TBD, 22 Spring St. 10012** (OP-Restaurant)

**i. Whereas,** the Applicant and Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for a new On-Premises Liquor License to operate a small restaurant with a focus on European technique crudo dishes on the ground floor of a C6-2-zoned five (5)-story, mixed-use building (c. 1900) on Spring Street between Mott and Elizabeth Streets (Block #479/Lot#17), the building falling within the Special Little Italy District; and

**ii. Whereas,** the interior ground floor premises is approximately 1,300 sq. with 800 sq. ft. on the ground floor and approximately 500 sq. ft. in the basement connected by an interior stairway; there will be six (6) tables with twenty (20) seats and one (1) stand up bar with five (5) seats, for a total patron occupancy of twenty-five (25) seats; all service and patron areas will be on the ground floor, the basement being used for storage and food preparation; there is one (1) entryway used for both patron egress and ingress and one (1) patron bathroom; and

**iii. Whereas,** the premises, being located in the Special Little Italy District, is a previously unlicensed location which had been operated as a jewelry store from approximately 2017–2020; the Applicant also being the principal of Mari Makan, LLC d/b/a Wayan (SN#1303337) located next door at 20 Spring Street since; and

**iv. Whereas**, the hours of operation are 5:30PM to 11:0PM Sundays through Thursdays and 5:30PM to 12AM Fridays and Saturdays; there will be no televisions; music will be quiet background only consisting of music from iPod/CDs, no music will be audible in any adjacent residences at any time;

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, no sidewalk or roadbed seating; and

v. **Whereas,** the Temporary Certificate of Occupancy for the premises which expired almost two years ago in January/2019 lists retail for the ground floor and accessory storage for retail for the basement floor, the Applicant stating the landlord would change the use on the Certificate of Occupancy to indicate Eating and Drinking Establishment on the Ground Floor but did not present further details, the Alteration Type 1 Job for the new Certificate of Occupancy having been originally filed in 2013 but never completed; and

vi. **Whereas,** this location being a previously unlicensed location and subject to the 500-foot rule, requiring the Applicant to demonstrate that public interest and public convenience is served from the addition of yet another liquor license in this area, an area where there are already 89 active, 7 pending and 42 inactive liquor licenses within 750' of the premises proposed to be licensed; with so many vacant previously licensed storefronts in the immediate area there were serious concerns raised about licensing a small, previously unlicensed location and what impact that will have on the retail mix of the area, a storefront of this size providing an opportunity for smaller retailers to take a chance and that once the space is occupied by a restaurant, and the Certificate of Occupancy is changed, spaces typically remain restaurants; the Applicant stating that the public interest is the uniqueness of the style of food, the committee feeling that while the style of food unique for the area, its uniqueness is not dependent on the size or specific location of these premises;

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a new On- Premises Liquor License for **Mari Makan Next Door, LLC fka Fadilla Latjuba Vongerichten (Entity to be Formed) d/b/a TBD, 22 Spring St. 10012**; and

**THEREFORE, BE IT FURTHER RESOLVED** that should this application be 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; and

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

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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. B E F Restaurante, Inc. d/b/a Casa di Angelo, 146 Mulberry St., So. Store 10013** (OP – Restaurant)

**i. Whereas,** the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for an On-Premises Liquor License for an Italian restaurant and pizzeria located in the ground floor and basement of a C6-2G-zoned, six (6)-story mixed-use building (c. 1900) on Mulberry Street between Grand and Hester Streets (Block #237 / Lot #11) located in the Special Little Italy Historic District; and

**ii. Whereas,** the storefront premises was a well-known Italian restaurant which had been in operation since the early 1900's as Angelo of Mulberry Street (SN #1028396, exp. 2/28/2021), one of the partners of the instant application having been a waiter there for approximately 30 years; and

**iii. Whereas,** the interior premises is approximately 4,000 sq. ft. with 2,400 sq. ft. on the ground floor connected by an interior stairway to the approximately 2,400 sq. ft. basement; basement will be used for patron bathrooms, office and storage only, there will be no service to patrons in the basement; there will be 15 tables with 58 seats and one (1) stand up bar with eight (8) seats, for a total patron occupancy of 56 seats; there is one (1) entryway used for both patron egress and ingress and two (2) patron bathrooms; there will be roadbed seating directly in front of the licensed premises not to exceed 20 patron seats; there is no sidewalk seating; and

**iv. Whereas,** the hours of operation are 11AM to 11PM Sundays through Thursdays and 11AM to 12AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs, no music will be audible in any adjacent residences at any time; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

**v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Liquor License, with those stipulations as follows:

1. Premises will be advertised as a family restaurant and pizzeria offering authentic, homemade Italian food.
2. The hours of operation on the ground floor are 11AM to 11PM Sundays through Thursdays and 11AM to 12AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically an Italian restaurant with the kitchen open and full menu items available until closing every night.
4. 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 certified roadbed seating operating under the temporary Open Restaurants program. Roadbed seating not exceeding the business frontage of licensed premises will operate with no more than 20 patron seats. No exterior music, speakers or TVs. No sidewalk 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 all doors and windows at 9PM 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 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 sidewalk or roadbed seating operating under the temporary Open Restaurants program ends by 11PM (all patrons will be cleared by this hour and area closed).
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License for **B E F Restaurante, Inc. d/b/a Casa di Angelo, 146 Mulberry St., So. Store 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*
**Eugene Yoo,** *Secretary*
**Ritu Chattree,** *Assistant Secretary*

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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

**13. 1 Tyger, LLC d/b/a Tyger, 1 Howard St. 10013** (OP – Restaurant) (DOT Open Restaurant Permit) (Change/extend Hours of Operation)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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 **1 Tyger, LLC d/b/a Tyger, 1 Howard 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, Man., 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*
**Ritu Chattree,** *Assistant Secretary*

# Community Board No. 2, Manhattan

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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. MA.GE.GA Food, LLC d/b/a Coppola Café, 171 W. 4th St. 10014** (TW – Bar/Tavern) (Sidewalk Café)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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 **MA.GE.GA Food, LLC d/b/a Coppola Café, 171 W. 4th 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, Man., 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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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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15. Sushi Tomoe, Inc. 172 Thompson St. 10012** (RW – Restaurant)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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 Tomoe, Inc. 172 Thompson 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**16. Showfields NY 1, LLC d/b/a Showfields, 11 Bond St. 10012** (TW – Tavern/Wine)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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 **Showfields NY 1, LLC d/b/a Showfields, 11 Bond 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**17. 770 Kitchen, LLC d/b/a Sweet Rehab, 135 Sullivan St., So. Store 10012** (TW – Bar/Tavern)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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 **770 Kitchen, LLC d/b/a Sweet Rehab, 135 Sullivan St., So. Store 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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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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**18. Entity to be Formed by Joseph Mongeluzzi, d/b/a TBD, 210 Elizabeth St. 10012** (OP – Restaurant) (DJ) (Patio or Deck)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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 Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Entity to be Formed by Joseph Mongeluzzi, d/b/a TBD, 210 Elizabeth 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**19. Pro Action Holding, Ltd. NY, LLC d/b/a TBD, 195 Spring St. 10012** (OP – Restaurant) (Sidewalk Café)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Pro Action Holding, Ltd. NY, LLC d/b/a TBD, 195 Spring St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**20. PLANTA SOHO, LLC d/b/a PLANTA Cocina, 202 Prince St. 10012** (OP – Restaurant) (Patio or Deck) (Interior Laneway) (previously unlicensed location)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021 the Applicant requested **to lay over** this application to December/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;

**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 **PLANTA SOHO, LLC d/b/a PLANTA Cocina, 202 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*
**Eugene Yoo,** *Secretary*
**Ritu Chattree,** *Assistant Secretary*

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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**21. P.F. Chang's China Bistro, Inc. d/b/a P.F. Chang's China Bistro, 113 University Pl. 10003** (OP-Restaurant)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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 **P.F. Chang's China Bistro, Inc. d/b/a P.F. Chang's China Bistro, 113 University Pl. 10003, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, Man., 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*
**Ritu Chattree,** *Assistant Secretary*

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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**22. Metz Zutto Ramen II, Inc. d/b/a Zutto Japanese American Bar, 384 Broome St. 10013** (OP – Restaurant)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021 the Applicant requested **to lay over** this application to December/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;

**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 **Metz Zutto Ramen II, Inc. d/b/a Zutto Japanese American Bar, 384 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*
**Ritu Chattree,** *Assistant Secretary*

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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**23. Angelika Film Centers, LLC d/b/a Angelika Film Center & Café, Angelika New York, and Angelika Film Center, 18 West Houston St. aka 611 Broadway 10012** (OP –Bar/Tavern) (Movie Theater) (Class Change)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021 the Applicant requested **to lay over** this application to December/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;

**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 **Angelika Film Centers, LLC d/b/a Angelika Film Center & Café, Angelika New York, and Angelika Film Center, 18 West Houston St. aka 611 Broadway 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**24. Sam Miller Hospitality, LLC d/b/a Pending, 54 E. 13th St. 10014** (OP – Bar/Tavern) (DJ)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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 **Sam Miller Hospitality, LLC d/b/a Pending, 54 E. 13th 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, Man., 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*
**Ritu Chattree,** *Assistant Secretary*

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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**25. Astrea Management, Inc. d/b/a Uncle Ted's, 36 E. 8th St. 10003** (removal from 163 Bleecker St.) (OP – Restaurant)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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, 36 E. 8th St. 10003, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, Man., 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*
**Ritu Chattree,** *Assistant Secretary*

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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**26. Mareluna, LLC, d/b/a Mareluna, 137 Sullivan St. 10012** (RW-Restaurant – municipal extension)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to lay over** this application to December/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;

**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 **Mareluna, LLC, d/b/a Mareluna, 137 Sullivan 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**27. PGT Rest. Corp. d/b/a Slainte, 304 Bowery 10012** (OP-Bar/Tavern – Municipal Extension)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2021, the Applicant requested **to withdraw** this application from further consideration as the municipal extension was in operation prior to July 7, 2021, and was therefore not required to notify CB2, Man.

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

**28. 62 West Ninth Restaurant LLC dba & Son, 62 W. 9th St., New York, NY 10014** (New OP—Restaurant)

**i. Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new on premise liquor license to operate a full service steak house restaurant in the basement and first floor levels of a five story Greek revival rowhouse building (circa 1839) on the south side of West 9th Street three buildings from the intersection of Sixth Avenue in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas,** this storefront location previously operated as a full-service Italian Restaurant known as Café Apicii, located in a roughly 6,915 sq. ft. premise over three floors, subbasement, basement and first floors, with 14 tables and 58 table seats, 1 bar with 9 seats; there is 1 patron entrance located on West 9th Street, there will also be two exterior tables with four patrons seats within the property line at the basement level immediately in front of the licensed premise but there will be no other exterior areas for the service of alcohol, there will be no sidewalk café or roadbed seating, the premises does have operable windows but those windows were not opened during the operations of the prior restaurant; and,

**iii. Whereas,** the agreed-upon hours of operation for the interior will be Sunday to Wednesday from 10 AM to 12 AM and Thursday through Saturday from 12 PM to 2 AM, music in the interior will be quiet background only, the exterior seating within the property line will close by 11 PM every night, all doors and windows will be closed by 10 PM; there will be no sidewalk café, no roadbed service, no TVs, no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

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

1. The licensed premises will be advertised and operated as a full-service neighborhood restaurant focusing on steaks, salads and burgers with full menu items available until closing every night.
2. The hours of operation will be Sunday to Wednesday from 10 AM to 12 AM and Thursday 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. Will not operate a backyard garden or other outdoor area for commercial purposes except for two tables with four patron seats within the property line immediately in front of licensed premise. No sidewalk or roadbed seating.
6. Exterior seating will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
7. Will close all windows and doors by 10 PM every night.
8. No patron occupancy/service to any portion of the subbasement/cellar 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, DJ's, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not change any principals prior to submission of original application to SLA.
16. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
17. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**v. Whereas**, this application being subject to the 500-foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, the Applicant having entered into stipulations with the Community Board designed to prevent unreasonable intrusions to its neighbors and community, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of an application for On Premise License for **62 West Ninth Restaurant LLC dba & Son, 62 W. 9th St., New York, NY 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*
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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**29. Pine & Polk, LLC d/b/a Pine & Polk, Pacific Standard, 300 Spring St. 10013** (New OP — Restaurant)

**i. Whereas**, the Applicants and the Applicants' Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new on-premise liquor license to operate an artisanal retail market and restaurant within a ground floor store front located in a seven story residential condominium building (circa 2005) on Spring Street between Hudson and Greenwich Streets in Hudson Square; and,

**ii. Whereas,** this storefront location was previously operated as a restaurant known as Union Bar & Kitchen, the interior storefront being roughly a 3,127 sq. ft. premise (2,000 sq. ft. first floor and 1,000 sq. ft. basement, the basement being used for food prep/storage/lockers but not for patron service), with 11 tables and 35 table seats, 2 bars with 12 additional seats for a total patron seating occupancy for 47 patrons; there is 1 patron entrance and two bathrooms, storefront's infill being fixed and without French doors or operable windows, there will be a small sidewalk café with 5 tables and 10 seats, with all the tables being located immediately adjacent to and placed against the storefront's front façade; there will be no roadbed seating or structure built in the roadway or sidewalk on Spring Street; and,

**iii. Whereas**, there will also be a small retail store (220 sq. ft.) with a separate entrance on Spring Street which will also be connected to the restaurant on the interior, selling at retail food and culinary offerings, albeit operating as a single business with the adjacent eating and drinking component; and,

**iv. Whereas,** after conferring with the condominium ownership located directly above the premises to be licensed, the agreed-upon hours of operation for the interior will be Sunday to Thursday from 9 AM to 12 PM and on Fridays and Saturdays from 9 AM to 1 AM, music in the interior will be quiet background only, there will be no TVs, the sidewalk café will close by 11 PM every night, no d.j.'s, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

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

1. The licensed premises will be advertised and operated as a restaurant and bar with specialty retail food market with menu items available until closing every night.
2. The hours of operation will be Sunday to Thursday from 9 AM to 12 PM and on Fridays and Saturdays from 9 AM to 1 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. Will not operate a backyard garden or other outdoor area for commercial purposes except for sidewalk café operating under the temporary Outdoor Restaurants program located immediately adjacent to storefront with no more than 5 tables and 10 patron seats. No roadbed seating.
6. Sidewalk café will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
7. Will not install or have French doors, operable windows or open facades.
8. Will close all windows and doors by 10 PM every night.
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, DJ's, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
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.
16. Will not change any principals prior to submission of original application to SLA.
17. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**vi. Whereas**, this application being subject to the 500-foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, the Applicant having met with the Condominium Board and those Residents living in the Building where the licensed premises will be located, obtaining their support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of an application for On Premise License for **Pine & Polk, LLC d/b/a Pine & Polk, Pacific Standard, 300 Spring 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 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**30. Oak Tuscan Truffle Lounge, LLC d/b/a Oak Tuscan Truffle Lounge, 28 Greenwich Ave. 10014** (Upgrade from Tavern Wine to On Premise — Restaurant)

**i. Whereas**, the Applicant and the Applicants' Attorney appeared before CB2, Manhattan's SLA Licensing Committee seeking to upgrade to an existing tavern wine license to on premise liquor license while continuing to operate a truffle based small plate and pasta restaurant within a ground floor store front located in a five-story residential building (circa 1925) on Greenwich Avenue between West 10th and Charles Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas,** this business has been operating within this storefront location since 2018, and before 2018 was operated as a Bakery, this particular storefront never previously being operated with an on premise liquor license; and,

**iii. Whereas**, the interior storefront being small at roughly 420 sq ft., there is a confection kitchen, with 7 tables and 14 seats, there is one service bar with no patron seats, for a total interior seating occupancy of 14, there is 1 patron entrance, and one patron bathroom, the storefront's infill being fixed and without French doors or operable windows; and,

**iv. Whereas**, there will be a small sidewalk café with 2 tables and 4 seats, with all the tables being located immediately adjacent to and placed against the storefront's front façade; there will be no roadbed seating or structure built in the roadway or sidewalk on Greenwich Avenue; and,

**v. Whereas,** the hours of operation will not change and will continue to be 8AM to 12AM Sunday to Thursday and from 8AM to 1AM Friday to Saturday, music in the interior will continue to be quiet background only, the sidewalk café will close by 11 PM every night, there will be no TVs, dancing, DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**vi. Whereas**, in 2018 the Applicant did meet with and agreed to a set of stipulations with the Residents Coalition of 33 Greenwich Avenue and Jefferson Court Condominium, but despite such stipulations concerns were raised that the Applicant and Licensee had been operating in appropriately with exterior speakers, amplified music and curbside tables running along Greenwich Avenue during the Covid-19 pandemic; and,

**vii. Whereas**, despite such prior disruptions and concerns voiced, the Applicant reiterated his promise to his neighbors and local block association to abide by his agreed upon stipulations in the future, asserting that his past regressions were an exception due solely to the pandemic, the Residents Coalition of 33 Greenwich Avenue and Jefferson Court Condominium thereafter providing their support for this application contingent upon the Licensee's continued agreements made in good faith; and,

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

1. The licensed premises will be advertised and operated as a truffle based small plate and pasta restaurant with full menu items available until closing every night.
2. The hours of operation will be 8AM to 12AM Sunday to Thursday and from 8AM to 1AM Friday to Saturday. 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. Will not operate a backyard garden or other outdoor area for commercial purposes except for sidewalk café operating under the temporary Outdoor Restaurants program located immediately adjacent to storefront, with no more than 2 tables and 4 patron seats. No roadbed seating.
6. Sidewalk café will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
7. Will not install new French doors, operable windows or open facades.
8. The back door to common back yard will remain closed at all times; all other doors and windows will be closed by 9 pm.
9. Will manage patron street activities, i.e. patrons entering, exiting, making sure no smoking or congregating in front and adjacent to licensed premises.
10. No patron occupancy/service to any portion of the basement/cellar to licensed premises.
11. Will maintain all mechanical systems, venting and exhaust to minimize sound and odors.
12. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
13. 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 and security personnel/doorman.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
15. Will not make changes to the existing façade except to change signage or awning.
16. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.

17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
18. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
19. Will not change any principals prior to submission of original application to SLA.
20. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**ix. Whereas**, after the Applicant presented his Application to CB2, Man.'s SLA Committee, a resident living behind the rear door to the licensed premises presented a picture demonstrating that the rear door to the licensed premise was left open during operating hours in derogation of the licensee's stipulation to keep this door closed at all times, this action causing the local block association to thereafter withdraw its support for the instant application subsequent to Applicant's presentation to the SLA Committee; and,

**x. Whereas**, this application being subject to the 500-foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations in the future; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of an application for On Premise License for **Oak Tuscan Truffle Lounge, LLC d/b/a Oak Tuscan Truffle Lounge, 28 Greenwich Ave. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**31. 4T USA, Inc. d/b/a Mi Garba, 310 Bleecker St. 10014** (New OP — Restaurant)

**i. Whereas**, the Applicants and the Applicants' Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new On-Premise liquor license to operate a restaurant in a ground floor storefront within a four-story townhouse building (circa 1910) on Bleecker Street between Grove and Christopher Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas,** the storefront address sought to be licensed is 310 Bleecker Street, the storefront location having previously been operated by a helicopter tour and charter company (2019-2020) and before that as a retail clothing store (2011-2019), the same owner of this building also owning the adjacent building known at 308 Bleecker Street, with the storefront at 308 Bleecker Street currently being occupied by a jewelry store; and,

**iii. Whereas,** the storefront sought to be licensed is roughly 2,000 sq. ft. (2,000 sq. ft. first floor and 1,000 sq. ft. basement, the basement being used for storage and mechanical equipment but not designated for patron service), with 12 tables and 24 table seats, 1 bar with 6 additional seats for a total interior occupancy for 30 patrons, with 1 patron entrance on Bleecker Street and two bathrooms, the storefront's infill being fixed and without French doors or operable windows; and,

**iv. Whereas**, in addition to the licensed interior storefront at 310 Bleecker Street, the Applicant also seeks to operate and serve alcohol in an adjacent rear yard by means of a rear exit door, the rear yard in question being very large, a combination of the two rear yards at 308 and also 310 Bleecker Street, 308 being the rear yard to the adjacent jewelry store, the combined back yards being surrounded, on all sides by residential apartments; and,

**v.** **Whereas**, despite the large size of the combined rear yards, the Applicant plans on having only 3 tables with 12 seats in the rear yard, for dining purposes only, in attempt to match the occupancy levels for the interior portion of the storefront, the certificate of occupancy presented, which covers both buildings and storefronts at 308-310 Bleecker St., does not permit eating and drinking in the rear yard areas of either 308 or 310 Bleecker, much less the combination of the two yards, there also being concerns raised about proper egress, the Applicant's Architect who also appeared indicated occupancy was limited because there was only one means of egress in the building through the single storefront sought to be licensed (310 Bleecker) as there is no sprinkler system installed within the building, photos of the rear yard likewise showing fire escapes coming down the rear sides into the rear yards of the two separate buildings, the certificate of occupancy also indicating only 1 storefront across 308-310 Bleecker St. which is currently occupied by two separate business, the space to be licensed at 310 and the jewelry store at 308; and,

**vi.** **Whereas**, the proposed hours of operation for the interior are 11 AM to 11 PM, Sunday to Wednesday and 11 AM to 12 AM Thursday to Saturday, the proposed hours for the rear yard are 11 AM to 10 PM every day, there are no plans to utilize the sidewalk or roadbed in front, music on the interior will be background only; there will be no music in the rear yard; and,

**vii.** **Whereas**, there was significant opposition from the Community to this application, the West Village Resident's Association appearing in opposition, resident's living in and surrounding the combined rear yards in question, writing correspondence and appearing in opposition to the use of the combined rear yard, those in opposition speaking to the many residential bedrooms and apartments facing the proposed rear yard, advancing privacy and noise concerns, surrounded by the adjoining backyards of residents living on Grove, Bleecker and Barrow Streets, with the residential buildings presenting brick facades, establishing a donut that reflects and exacerbates noise, the impact being adverse and relentless, not just during dinner or evening hours but all day during the week and on weekends; and,

**viii.** **Whereas**, despite the opposition and objections raised as to the use of the ancillary rear yards, the Applicant was not willing to withdraw the rear yard from the application; and,

**ix.** **Whereas**, this application being subject to the 500-foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by adding another liquor license at this location, the immediate adjacent area being already saturated with multiple liquor licenses and late night drinking establishments, with there being 91 active licensed premises within 750 feet of the subject premises, in addition to 7 pending licenses and 40 inactive licenses, the Applicant not presenting a certificate of occupancy or letter of no objection from the NYC Dept. of Buildings permitting eating and drinking use/occupancy in the rear yard, there being no permit and no emergency egress in place for the use of the backyard, the licensing and service of alcohol into the rear yards establishing noise and privacy impacts surrounded by residential apartments, which has not previously existed, the Applicant refusing to consider removing the rear yard from the application, this use of the rear yard not being in the public interest, with the use of the exterior areas resulting in an unreasonable noise increase where there is and should continue to be a high expectation for privacy and quiet enjoyment;

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a new On-Premise liquor license for **4T USA, Inc. d/b/a Mi Garba, 310 Bleecker St. 10014**; and

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

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

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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**32. Bistrotier, LLC d/b/a/ Libertine, 684 Greenwich Street 10014** (New OP — Restaurant)

**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 French bistro-style restaurant in an R6-zoned, two-story mixed-use building constructed in 1900 on Greenwich St. at its intersection with Christopher St., northwest corner (situated between Christopher St. and W. 10th St.; Block #630/Lot #24), and located in the Greenwich Village Historic District; and

**ii. Whereas,** the Applicant will operate an all-day French bistro with a total premises of approximately 2712 sq. ft., comprised of a ground floor of approximately 1812 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 84 patron seats, comprised of 21 interior tables with 50 seats and 1 stand-up bar with 12 seats, for a total of 62 interior seats, and a sidewalk café (operated under the temporary Outdoor Restaurants program) with an additional 11 tables and 22 seats; the premises has 1 entrance/exit, and 1 bathroom; and

**iii. Whereas,** the Applicant's agreed-to hours of operation will be 8:00 AM to 1:00 AM seven 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 a French bistro restaurant.
2. The hours of operation will be from 8:00 AM to 1:00 AM seven days a week. The premises will open no later than the stated opening time and no patrons will remain after the stated closing time.
3. The Applicant will operate a full-service restaurant with all menu items available until closing every night.
4. The premises will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not operate a backyard garden or any other outdoor area for commercial purposes except for a sidewalk café operating under the temporary Outdoor Restaurants, which will be located immediately adjacent to the storefront with no more than 9 tables and 18 seats located on the Greenwich St. side and 2 tables and 4 seats on the Christopher St. side. There will be no roadbed seating.
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, inclusive of any private parties or events. 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 all 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.
19. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new Restaurant On Premises License in the name of **Bistrotier, LLC d/b/a/ Libertine, 684 Greenwich 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**33. Mino Wine Bar, LLC d/b/a Pending, 225 W. 12th St. 10014** (New OP — Restaurant/Wine Bar)

**i. Whereas,** the Applicant and the Applicant's Representative 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 French Restaurant in a corner storefront located in a five-story tenement styled apartment building (circa 1837) on the northeast corner of Greenwich Avenue and West 12th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas,** the corner storefront premise was previously operated for years as the Village Den with a restaurant wine license, the storefront location having never previously operated with an on premise liquor license; and

**iii. Whereas**, the ground floor storefront is roughly 2,500 sq. ft. (1,500 sq. ft. ground floor and 1,000 sq. ft. basement with the basement not being presented for patron service), the ground floor space having 27 tables with 54 patron seats, 1 stand-up bar with 12 seats for a total interior patron seating occupancy of 66 seats, with an single patron entrance on the corner of West 12th Street and Greenwich Avenue, 2 bathrooms, in addition to casement windows running along the front facade which open out to the sidewalk; a certificate of occupancy for the location was presented which permits a retail store, the Applicant indicating that a letter of no objection from the NYC DOB must still be obtained before the premises may be used in the manner being sought; and,

**iv. Whereas,** the hours of operation proposed were Sunday through Thursday from 12:00 PM to 12:00 AM and Fridays/Saturdays from 12:00 PM to 1:00 AM, interior music being at background levels only, with no dancing, TVs, DJs, no promoted events, no scheduled performances or cover fees, no security; and,

**v. Whereas**, the instant Application also includes the use a sidewalk café with 2 tables and 4 seats on Greenwich Avenue and 5 tables and 10 seats on West 12th Street, in addition to a roadway shed with 11 tables and 22 patron seats located in the roadbed on West 12th Street, albeit not located immediately in front of the premises to be licensed but instead down the roadway beyond the residential entrance of the residential building and in front of a nail salon located on the other side of the residential entrance to the residential building, there being an angled cross walk on West 12th immediately in front of the storefront sought to be licensed, the angled cross walk not permitting the shed to be placed in the roadbed immediately in front of the storefront, thereby requiring the wait staff to walk past and through the residential building entryway and overhead awning located over the public sidewalk and down the block in front of the nail salon in order to reach and serve patrons in the shed structure; and,

**vi. Whereas**, the roadbed shed is further located within and blocks a bike lane running along the sidewalk on the north side of West 12th Street while also being located immediately across the street from NYC's Aids Memorial; and,

**vii. Whereas**, the Applicants also operate a wine bar at 194-196 Spring Street St. Tropez Soho (TW Lic. #1313689) which has been the source of significant complaints during the summer of 2020 for large numbers of patrons being served and consuming alcohol purchased at the premises without food, seated but mostly standing, congregating while drinking outside, blocking the sidewalk for pedestrians, blocking the adjacent bikeway and roadway, the complaints having been presented with photographic and video evidence, of the resulting in a denial recommendation from this Community Board (October/2020) for on premise license; and

**viii. Whereas**, in addition there was opposition from the Community to this application, the West Village Resident's Association appearing in opposition, the community opposition focusing on the roadbed structure, and its inappropriate location in the roadway, this business being new, and not subject to the wanning pandemic, the saturation of liquor licenses in the area, this location having never held an on premises license in the past; and,

**ix. Whereas**, this application being subject to the 500-foot rule, requiring the Applicant to demonstrate that public interest and public convenience is served from the addition of yet another liquor license in this area, an area already greatly saturated with late night drinking establishments and liquor licenses, with there being 34 active licensed premises within 750 feet of the subject premises, in addition to 6 pending licenses and 20 inactive licenses, the addition of the roadbed structure in the bike lane, down the sidewalk and not immediately in front of the licensed premises being inappropriate, the Applicant past transgressions within this Community Board showing a disregard for the health and safety of those living in our community during a difficult time, the use and service of alcohol to the roadbed structure, where none previously existed, immediately across the street from the Aids Memorial not being in the public interest;

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a new on-premise liquor license for **Mino Wine Bar, LLC d/b/a Pending, 225 W. 12th St. 10014**; and

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

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

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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**34. 142 Carriage House LLC d/b/a Carriage House, 142 West 10th Street 10014** (New OP — Restaurant)

**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 fine-dining restaurant specializing in American cuisine in a R6 zoned, four-story mixed-use building constructed in 1887 on W. 10th St. between Waverly St. and Greenwich Ave. (Block #610/Lot #7502), and located in the Greenwich Village Historic District; and

**ii. Whereas,** the Applicant will operate a full-service fine-dining restaurant with a total ground floor premises of approximately 1900 sq. ft.; there will be a total of 68 patron seats, comprised of 15 tables with 56 seats and 1 stand-up bar with 12 seats; the premises will have no outdoor seating and has 1 entrance, 2 exits and 3 bathrooms; and

**iii. Whereas,** the Applicant's agreed-to hours of operation will be 4:00 PM to 11:00 PM Sundays, Mondays, Wednesdays, and Thursdays, 4:00 PM to 1:00 AM on Fridays and Saturdays, and closed on Tuesdays; 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; there will be no sidewalk café and no roadbed dining; and

**iv. Whereas,** the Applicants has done significant community outreach and has received strong neighborhood support, as a result of having entered into a stipulations agreement with the local block association; 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 full-service restaurant specializing in New American cuisine and employing fine dining techniques from France and Italy.
2. The hours of operation will be from 4:00 PM to 11:00 PM Sundays, Mondays, Wednesdays, and Thursdays, and 4:00 PM to 12:00 AM on Fridays and Saturdays. The business will be closed on Tuesdays. The premises will open no later than the stated opening time and no patrons will remain after the stated closing time.
3. The Applicant will operate a full-service restaurant, specifically a fine-dining restaurant specializing in New American cuisine and employing fine dining techniques from France and Italy, 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, including a sidewalk café and there will be no roadbed seating.
6. It will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. There will be no televisions.
8. The Applicant will not install or have French doors, operable windows or open façades.
9. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
10. There will be no patron occupancy/service to any portion of the basement of the licensed premises.
11. It will not make changes to the existing façade, except to change the signage or awning.
12. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
14. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
15. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. It will not change any of the business' principals prior to submission of the original application to the SLA.
17. 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 142 Carriage House LLC d/b/a Carriage House, 142 West 10th 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*
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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**35. Food First, LLC d/b/a Blue Ribbon Downing St. Bar, 34 Downing Street 10014** (Tavern OP – Alteration)

**i. Whereas,** the Applicant appeared before CB2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for an alteration to its existing Tavern On Premises License (LN 1179219, exp. 1/31/23) to permit a change to the floor plan currently on file; the Applicant will continue to operate a bar/restaurant in an R6-zoned, five-story mixed-use building constructed in 1888 on Downing St. at its intersection with Bedford St., southwest corner (situated between Bedford and Varick Sts.; Block #528/Lot #37), and located in the Greenwich Village Historic District; and

**ii. Whereas,** the Applicant operates a small bar/restaurant with a total premises of approximately 619 sq. ft., comprised of a ground floor of approximately 331 sq. ft. that is connected by an interior staircase to a basement (for use by employees only) of approximately 288 sq. ft.; the Applicant will be replacing a drink rail with 2 booths and adding 2 bar stools, resulting in a new total of 14 patron seats, comprised of 2 tables with 4 seats and 1 stand-up bar with 10 seats; the premises has 1 entrance/exit, and 1 bathroom; and

**iii. Whereas,** the Applicant's hours of operation will remain 12:00 PM to 2:00 AM seven 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; 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 Tavern On Premises License, with those stipulations as follows:

1. The premises will be advertised and will operate as a bar/restaurant.
2. The hours of operation will be from 12:00 PM to 2:00 AM seven days a week. The premises will open no later than the stated opening time and no patrons will remain after the stated closing time.
3. The Applicant will operate a bar/restaurant with food available until closing every night.
4. The premises will not operate as a Lounge 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, including a sidewalk café or roadbed seating.
6. It will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. It will not have televisions.
8. The Applicant will not install or have French doors, operable windows or open façades.
9. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
10. A seating system managed by the Applicant and the general manager will be set up to avoid the back-up of patrons on the street.
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 **denial** of the application for an alteration to an existing Tavern On Premises License (LN 1179219, exp. 1/31/23) in the name of **Food First, LLC d/b/a Blue Ribbon Downing St. Bar, 34 Downing 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 Tavern 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*
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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**36. Ruby's West Village, LLC d/b/a Ruby's Café, 225 W. 4th St. 10014** (New OP-Restaurant)

**i. Whereas,** the Applicant and the Applicant's Representative 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 Australian inspired restaurant and café in a storefront within a four-story mixed use townhouse building (circa 1910) with single story extension on a triangular corner of Seventh Avenue, West 4th and West 10th Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas,** the storefront premise was previously operated for years as The Riviera Cafe with an on-premise liquor license, the storefront location having two exterior extensions, the first running along West 4th Street leading to and around the corner with Seventh Avenue enclosed by metal fencing installed upon and running along and imbedded into the public sidewalk, with a single story enclosed glass structure extending out beyond the building line into the public sidewalk on Seventh Avenue, the glass structure operating for many years as an enclosed sidewalk café (17 tables & 36 seats pursuant to DCA #0629616), in addition to a second outdoor seating area just north of the glass enclosure, again extending into the domain of the public sidewalk with a metal fence enclosure over and imbedded into the public sidewalk; and

**iii. Whereas**, the ground floor storefront is roughly 4,835 sq. ft. (2,460 sq. ft. ground floor and 1,325 sq. ft. basement with the basement not being presented for patron service), the ground floor space being located in multiple buildings (225 and 229 West 4th St.) combined, with 31 tables with 68 patron seats, 1 stand-up bar with 10 seats, in addition to 16 tables and 32 seats the enclosed sidewalk café, with the enclosed sidewalk cafe not physically separated from the interior premises, for a total interior patron seating occupancy of 110 seats, with a single patron entrance into the enclosed café on Seventh Avenue

and 2 patron bathrooms; a certificate of occupancy presented which permits eating and drinking at 225 West 4th Street and at 229 West 4th Street but does not speak to any outdoor use or occupancy for either building address; and,

**iv. Whereas**, there is also a plan to install new operable doors running along the front facades of West 4th and West 7th Avenue which open out to the sidewalk; and,

**v. Whereas**, the exterior seating planned includes 11 tables and 22 seats on Seventh Avenue, 12 tables and 24 seats on West 4th Street and 6 tables with 12 seats on West 4th Street for a total exterior seating capacity of 60 patrons; all exterior areas will close by 11:00 PM and there will be no music played or speakers installed to the exterior; there will be no roadbed seating; and,

**v Whereas,** the interior hours of operation will be Sunday through Thursday from 9:00 AM to 12:00 AM and Fridays/Saturdays from 9:00 AM to 2:00 AM, interior music being at background levels only, with no dancing, TVs, DJs, no promoted events, no scheduled performances or cover fees, no security; and,

**vii. Whereas**, the Applicants also operate multiple Australian inspired cafes, bars and restaurants within lower Manhattan, including one on Mulberry Street, within Community Board, which has been the subject of significant complaints and multiple Community Board resolutions, followed by charges and civil penalties at the NYSLA (10/24/2018), this history causing and compelling residents living on Mulberry Street to appear in opposition to the instant application, as well as and in addition to the West 10th Street and Greenwich Ave Neighbors, a local block association, which cited a history of complaints generated at Ruby's The Happiest Hour, at the Applicant's other business in CB2, Man., located at 121 West 10th Street, which dates back to 2010 (f/k/a Ruby's United, LLC d/b/a Kingswood lic.#1193959), again resulting in violations and fines for failing to conform with all representations set forth in its application regarding dancing, the use of DJ music and impermissible use of its cellar; and,

**viii. Whereas**, the West Village Residents Association likewise appeared in opposition to this application, presenting a spread sheet representing the Applicant's history of liquor license violations and fines (totaling $57,000), including a license suspension, each of the Applicant's six licensed businesses in New York being the subject of fines and licensing violations, including violations of fire safety codes, by improperly or illegally extending onto the public sidewalk, failing to comply with conditions and stipulations, making changes/additions to corporate shareholders without notification, the unauthorized use of a cellar and several different types of violations of Covid-related executive orders; and,

**ix. Whereas**, one of the Applicants (Nicholas Mathers) now resides in California with his family, where he now operates four other eating and drinking establishments in the Los Angeles area; and,

**x. Whereas**, the history and magnitude of the Applicant's past conduct is sufficiently documented, its transgressions being sufficiently comprehensive and intentional, showing a total disregard for the health, well-being and safety of those living in our community and its customers, conduct which should not be rewarded with a new license at such an important and transformative location in this Community;

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a new on-premise liquor license for **Ruby's West Village, LLC d/b/a Ruby's Café, 225 W. 4th St. 10014**; and

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

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

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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**37. Barbuto West, LLC d/b/a Barbuto, 521 West Street (aka 113 Horatio Street) 10014** (Rest. OP – Corp. Change)

**i. Whereas,** the Applicant appeared before CB2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a corporate change of ownership to an existing Restaurant On-Premises License (LN 1319231, exp. 1/31/22) to remove a corporate parent from the existing business structure; the Applicant will continue to operate a full-service restaurant featuring rustic California-Italian cuisine in a C6-2A zoned, ten-story mixed-use building constructed in 1930 on West St. at its intersection with Horatio St., northeast corner (situated between West and Washington Sts.; Block #643/Lot #01), and located in the Greenwich Village Historic District; and

**ii. Whereas,** the Applicant will continue to operate a full-service restaurant with a total premises of approximately 5,765 sq. ft. comprised of a ground floor of approximately 3,586 sq. ft., a basement of approximately 1,799 sq. ft., and a sidewalk cafe of approximately 380 sq. ft.; the premises has 1 entrance, 2 exits and 5 bathrooms; and

**iii. Whereas,** the Applicant's hours of operation will remain 8:00 AM to 1:00 AM Sundays through Wednesdays, and 8:00 AM to 2:00 AM Thursdays through Saturdays; music will be quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and

**iv. Whereas,** in May 2019 the Applicant had executed and had notarized a Stipulations Agreement with CB2, Man. which will remain incorporated into the "Method of Operation" of the Restaurant On Premises License, with those stipulations as follows:

1. The establishment will be advertised and operated as a full-service restaurant serving breakfast, lunch and dinner.
2. There will be a maximum interior occupancy of 74 with maximum exterior occupancy of 14 at the loading dock. The hours of operation of the ground floor interior of the premises will be Sunday to Wednesday from 8AM to 1AM and Thursday to Saturday from 8AM to 2AM. All patrons will be cleared from the premises and no patrons will remain after stated closing time.
3. There is an exterior area for patron seating located on an old loading dock. There will be a maximum of 14 seats for licensed sidewalk café on the loading dock. The hours of operation of the exterior seating on the loading dock will be Sunday to Thursday from 8AM to 11PM and Friday to Saturday from 8AM to 12AM. All patrons will be cleared from the loading dock area and no patrons will remain after the stated closing time.
4. Other than a licensed sidewalk café, the premises will not operate a backyard garden or any outdoor area except for the seating on the loading dock for commercial purposes.
5. 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.
6. The premises will not permit dancing in any portion of the premises.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Licensee will obtain all required certificates, permits and related documents including a Certificate of Occupancy prior to opening and will keep current all certificates, permits and related documents.
10. Licensee will move the main entrance to the space from Horatio Street to West Street/10th Ave. and will make a good faith effort to obtain a new address for premises on West St./10th Avenue. Subject to availability, licensee will use, publicize and advertise the West St/10th Avenue address as the official address of the restaurant and will make best efforts to promote vehicle traffic to West St./10th Avenue for mapping or eating and dining applications. The Horatio entrance will be used only for deliveries, ADA and other special needs patrons, and emergency egress use.
11. There will be no French doors or operable windows on the Horatio Street side of the licensed premises.
12. All doors will remain closed after 10 pm except for patron ingress and egress.
13. The kitchen will remain open and the full food menu available until 30 minutes before closing time.
14. The premises and all mechanicals will comply with all NYC Noise Codes.
15. There will be no "bottle service" other than typical restaurant beer/wine by the bottle.
16. There will be no velvet ropes or barricades used to control patrons.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a corporate change to an existing Restaurant On Premises License (LN 1319231, exp. 1/31/22) in the name of **Barbuto West, LLC d/b/a Barbuto, 521 West Street (aka 113 Horatio 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*
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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**38**. **Grupo Gitano, LLC & Gitano NYC, LLC d/b/a Gitano's Garden of Love, 76 Varick St. 10003** (New Temporary/Seasonal OP-Exterior Restaurant and Bar)

**i. Whereas,** the Applicant and his Attorney appeared before CB2, Manhattan's SLA Licensing Committee in keeping with the existing stipulations agreement to present an application for a new season for their Temporary/Seasonal On Premise license to continue to operate an exterior, open air mezcal bar, cocktail lounge and restaurant surrounded by fencing on a roughly 23,465 sq. ft. lot with temporary structures bounded by Grand St. to the North, Varick St. to the West, Canal St. to the South and Duarte Square Park to the East; and,

**ii. Whereas**, the large 23,465 sq. ft lot has multiple temporary structures, plumbing, portable generators, wood burning grill, running water and electricity, toilets, refrigerated storage areas, kitchen; dry goods storage and garbage area, 400 table seats, including banquet seating and 100 tables, a long and extensive three-sided bar with 30 bar stools, an open cocktail lounge with lounge seating, with the primary entrance being on Grand street, where there are residential buildings overlooking the lot, with an occupancy of 500 patrons; and,

**iii. Whereas,** this is the fifth year in a row of temporary license applications sought for these exterior premises, the first application having been made in 2018 for a two-year period, this particular lot being owned by Trinity Real Estate, which owns millions of square feet of commercial space and ground leases in downtown Manhattan, and which in exchange for obtaining a significant rezoning of the Hudson Square area where they own many properties—reaping significant financial gain via an explosion of new developmental rights— agreed to build the core and shell of a greatly needed public school on this particular lot—but despite such agreement has never fulfilled its commitment to build the designated

public school, rather instead leasing the open lot for this large outdoor restaurant that has consistently drawn significant complaints over the years for its large club-like atmosphere and special events, overwhelming crowds and loud music; and,

**iv. Whereas**, despite agreeing to a significant number of stipulations governing this large outdoor eating and drinking venue in 2018, gaining the support of this Community Board based on its statements that the operations would only last two years so that a building and school would then follow, in addition to certain amenities to the community such as a "children's urban garden" and mediation circle, all of which have been displaced and removed within the first two years when the Applicant returned again in 2020 seeking not just an additional year of operation, but later hours, and a larger footprint for eating and drinking; and,

**v. Whereas**, the known and continuing complaints relating to this outdoor venue focused on loud music and sounds coming from the location consistent with or typical of a club type atmosphere, where live amplified music at entertainment sound levels occurred and where the licensed premise was advertised as "Jungle Gypsy Disco", with promoting parties with celebrities, advertising its "24,000 outdoor paradise" and "Soho's Mexican Jungle Bar" with promotional DJ-like sets and oversized disco ball, triggering a large number of 311 complaints relating to general construction, noise, poor air quality/odors/fumes, inadequate venting and loud music/parties, the licensed premises also having been shut down, albeit temporarily on multiple occasions by the City of NY for failing to install adequate ventilation (DEP), poor food handling (DOH) and inadequate sewage facilities (Sanitation); and,

**vi. Whereas**, the Applicant acknowledged in 2020 that many of the aforesaid problems stemmed from the operator retaining the former manager of the now shuttered Greenhouse nightclub (Varick St.) to manage the licensed premises over the past summer, the Manager in question having not been retain beyond 2020; and,

**vii. Whereas**, even though this Community Board provided its recommendation to the NYSLA to deny the changes requested in 2020 for this large outdoor venue, including the later hours until 12:00 AM during the week and 1:00 AM on the weekends, the NYSLA granted the seasonal license for another year (2020), approving the extended late night hours while also maintaining all the other agreed upon stipulations with this Community Board from 2018; and

**viii. Whereas**, a significant component of the approval was the assurances of the on-going business that it would operate with background music levels only, not exceeding 82 decibels and only in covered areas of the eating and drinking facilities and that all recommendations presented by the Applicant in its "Noise Investigation – Outdoor Plaza 74 Varick St." by Acoustilog, Inc. dated 2/12/2018 would be incorporated into the method of operation to prevent the club atmosphere music intrusions experienced in the past, and blamed on a former manager of the business, and to that extent they again reiterated their promises to follow their stipulations as to music, including that there would be no live music, no DJs permitted and no music that would be audible in any adjacent residences at any time; and,

**ix. Whereas**, when the instant renewal application was presented residents living across the street from the main entrance to the licensed open lot appeared both in opposition and in support of the application, the main objections having been raised to the club-like atmosphere, the use of bouncers at night and during the day, the large number of patrons lining up to enter, and to exit, crowding the sidewalk and hanging out near the main entrance, as well as the loud, club-like music coming from and being heard in the adjacent residences during the daytime and nighttime operations; and,

**x. Whereas**, the Applicant now resides in an apartment in one of the residential buildings located nearby, albeit within an apartment that does not face or is subject to the music and noise intrusions from the Garden of Love, presenting letters of support from his building, making it clear that he had the majority of residents, whether their apartments were directly affected or not by the Garden of Love, in support of his renewal application; and,

**xi. Whereas**, those in opposition spoke to a myriad of violations to the Licensee's method of operation as to music being at club-like entertainment levels, with a booming bass beat, the use of DJs to program and curate music, promoters, bouncers, ropes on the sidewalk and live music, all of which was emanating from the licensed premise in 2021, citing the weekly promotional activities of burlesque, gipsy disco and drag performances at the licensed premise, not necessarily being critical of the entertainment or promotions being undertaken but rather upset and critical because these are the types of activities which are conducted indoors for a reason, in a responsible manner, and not outside in an urban environment where people reside across the street; and,

**xii. Whereas**, when questioned about the music levels at the Garden of Love over 2021, the Applicant was unequivocal that the music levels at his business were always background only, and as a result could not be audible in any of the residences located directly across the street, while also denying that there had been on-going promotional events at the premise where the music may have been turned up for certain shows or promotions; and,

**xiii. Whereas**, those in opposition also produced video footage taken on multiple days over the summer of 2021 (https://www.youtube.com/watch?v=C1iw-8bh4_8) from across the street filmed from their apartment depicting the licensed premise operating during the day and during evening hours, the video footage demonstrating that the music levels emanating from the license open lot were producing music at entertainment levels, directly contradicting the Applicant and his supporters from the building, and consistent with certain members of the Committee who had visited and made their own observations about the unreasonable music levels; and,

**xiv. Whereas**, after hearing this application, CB2, Man.'s SLA Committee unanimously voted to recommend denial of this liquor license application in October/2021; and

**xv. Whereas**, thereafter the Applicant through his Counsel requested reconsideration, indicating that they would reappear the next month before CB2, Man. SLA Committee while also seeking to reinstate their hours of operation and stipulations originally agreed to in 2018, and bringing back their Acoustilog sound expert to reaffirm their original agreement to use a sound limiter and to maintain music at background levels for the upcoming 2022 season; and,

**xvi. Whereas**, upon representation it was learned that the Acoustilog sound expert, who as a part of the Licensee's original stipulations, never returned to the licensed premise to set up a limiter or return to measure the sound levels after the business had opened in 2018—as the Applicant had agreed to do to obtain approval of the license; and,

**xvii. Whereas,** each holiday season, there is an intervening use on the lot for a Christmas tree and holiday items vendor; and,

**xviii. Whereas**, this application being subject to the stipulations in place to satisfy the original 500-foot rule finding, requiring the Applicant to demonstrate that public interest and public convenience is served, the Applicant having repeatedly over the years failed to conform with all representations set forth in its original application regarding music levels, the use of live or DJ music located on an open lot in an urban setting with residences located nearby, it being the fifth extension of a temporary license which should

have been over after two years, the past transgressions and representations raising too many questions, the continuation of the Garden of Love not being in the public interest as was originally stated where a greatly needed public school should be built in its place or the space used to better serve the public or other needs in this area lacking significant open space, particularly with the advent of the temporary outdoor dining program which well serves the public need for outdoor dining in CB2, Man. and will continue to do so through 2022;

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a renewal of a temporary on-premise liquor license for **Grupo Gitano, LLC & Gitano NYC, LLC d/b/a Gitano's Garden of Love, 76 Varick St. 10003** for the reasons outlined above; and

**BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the SLA remaining consistent with the stipulations in place and previous hearings regarding this Licensee before the Members of the Authority.

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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

**39. Barbuto West, LLC d/b/a Barbuto, 521 West St. aka 113 Horatio St. 10014** (Alteration to OP-Restaurant) (Increase Occupancy to Sidewalk, First Floor and Cellar (laid over)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 4, 2021, the Applicant requested **to layover** this application to December/2021 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2, Man. should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Barbuto West, LLC d/b/a Barbuto, 521 West St. aka 113 Horatio 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, Man., 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**40. Laura Presbury One N K, LLC, d/b/a Bisou, 112 6th Ave. 10013** (New OP- Bar/Tapas) (Sidewalk Café) (laid over)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 4, 2021, the Applicant requested **to layover** this application to December/2021 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2, Man. should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Laura Presbury One N K, LLC, d/b/a Bisou, 112 6th Ave. 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, Man., 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**41. NY JJOONYBUZA, LLC d/b/a Oh K Dog & Egg Toast, 70 7th Ave. So. 10014 (RW-Restaurant)** (RW-Restaurant) (failed to appear)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 4, 2021, the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2, Man.;

**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 to **NY JJOONYBUZA, LLC d/b/a Oh K Dog & Egg Toast, 70 7th Ave. So. 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**42. 6 PTO3, Inc., 137 7th Ave. So. 10014** (OP-Restaurant) (laid over)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 4, 2021, the Applicant requested **to layover** this application to December/2021 affirming that they will not submit this application to the NYSLA for consideration without returning to CB2, Man. should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **6 PTO3, Inc., 137 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 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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December 10, 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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**43. Mr. Z Dim Sum, Inc. d/b/a TBD, 313 6th Ave. 10014** (OP-Restaurant) (laid over)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 4, 2021, the Applicant agreed **to lay over** this application to November/2021, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2, Man. should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Mr. Z Dim Sum, Inc. d/b/a TBD, 313 6th 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*
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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 November 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**44. 68 Perry Street Corp. d/b/a Corner Bistro, 331 W. 4th St. 10014** (OP-Restaurant) (Alteration to Include Live Music-Various) (Open Restaurants Program) (laid over)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 4, 2021, the Applicant agreed **to lay over** this application to December/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 **68 Perry Street Corp. d/b/a Corner Bistro, 331 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.

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