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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Ritu Chattree, *Assistant Secretary*

Community Board No. 2, Manhattan
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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. Shiki Omakase, Inc. d/b/a Shiki Omakase, 71 W. Houston St. 10012 (New Restaurant Wine)

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 for a new Restaurant Wine Liquor License to operate a full-service omakase-style Japanese restaurant in the ground floor of a M1-5A zoned, two (6)-story mixed-use building (circa 1987) on West Houston Street between West Broadway and Wooster Streets (Block #515/Lot #15), the building falling in the SoHo Cast Iron Historic District; and

ii. Whereas, the ground floor storefront is approximately 500 sq. ft.; there will be four (4) tables and eight (8) seats and one (1) sushi bar with thirteen seats for a total seated occupancy of 21 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathrooms; there is no sidewalk or roadbed seating or other outdoor space for the service of alcohol; and

ii. Whereas; the premises, located in a block-long, two (2) story building of retail establishments, was occupied by Birch Coffee and previously unlicensed; and

iii. Whereas, the Applicant's agreed to hours of operation are 12:00 PM to 11:00 PM 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 , no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; the Applicant has been open and operating the restaurant since September/2021; 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. 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 12:00 PM to 11:00 PM 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 operate a backyard garden or <u>any</u> outdoor area for commercial purposes including sidewalk café or roadbed seating.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have any televisions.
7. Will close <u>all</u> doors and windows at 10:00 PM every night, allowing only for patron ingress and egress.
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 comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have any of the following: dancing, , 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 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 new Restaurant Wine License in the name of **Shiki Omakase, Inc. d/b/a Shiki Omakase, 71 W. Houston St. 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 NYSLA 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*
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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Magic Lime, Inc., d/b/a Bings & Noodles, 240 Sullivan St. 10012 (New Restaurant Wine

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 for a new Restaurant Wine Liquor License to operate a full-service family restaurant focusing on Asian cuisine in the ground floor of a R7-2 zoned, seven (7)-story mixed-use building (circa 1900) on Sullivan Street between West 3rd and Bleecker Streets (Block #540/Lot #23), the building falling in the South Village Historic District; and

ii. Whereas, the ground floor storefront is approximately 500 sq. ft.; there will be three (3) tables with ten (10) seats and two (2) food counters with ten (10) seats for a total seated occupancy of 20 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathrooms; there is no sidewalk or roadbed seating or other outdoor space for the service of alcohol; and

ii. Whereas; the premises has been unlicensed for approximately the past 10 years, operating as Taste of Mexico, and prior to that was licensed under Bacckus Japanese Snack House; and

iii. Whereas, the Applicant's agreed to hours of operation are 7:00 AM to 11:00 PM 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 , no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. 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 restaurant focused on Asian cuisine with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 7:00 AM to 11:00 PM 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 operate a backyard garden or <u>any</u> outdoor area for commercial purposes including sidewalk café or roadbed seating.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have any televisions.
7. Will close <u>all</u> doors and windows at 10:00 PM every night, allowing only for patron ingress and egress.
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 comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have any of the following: dancing, , 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 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 new Restaurant Wine License in the name of **Magic Lime, Inc., d/b/a Bings & Noodles, 240 Sullivan St. 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 NYSLA 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*
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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Astrea Management, Inc. d/b/a Uncle Ted's, 36 E. 8th St. 10003 (Removal from 163 Bleecker St.) (New 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 a Removal and Relocation of an On-Premises Liquor License for a Chinese restaurant located the first floor of a C1-7 zoned, three (3)-story commercial building (c. 1940) on East 8th Street between University Place and Greene Streets (Block #548 / Lot #12; and

ii. Whereas, the Applicant had operated another restaurant of the same name at 163 Bleecker Street in CB2, Man. from 2013 until May 22, 2021 when the restaurant was destroyed in what became a 5-alarm fire, in part because, according to FDNY UFA twitter "Responding firefighters dealt with outdoor dining configurations which delayed them from arriving to the scene sooner and also obstructed them upon arrival"; this application is a removal of the license from that location in conjunction with the new On-Premises license; and

iii. Whereas, the licensed premises is roughly 1,200 sq. ft.; there will be 15 tables with 60 seats and one (1) bar with six (6) seats, for a total patron occupancy of 66 seats; there is one (1) televisions no larger than 65" 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; and

iv. Whereas, the hours of operation will be from 11AM to 12AM 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, , live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; 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 and operated as a full-service family restaurant with a focus on Chinese cuisine with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11:00 AM 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 operate a backyard garden or <u>any</u> outdoor area for commercial purposes including sidewalk café or roadbed seating.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will have no more than one (1) TV not larger than 65". There will be no projectors and TV will operate in "closed caption" mode only (without sound).
7. Will close <u>all</u> doors and windows at 10:00 PM every night, allowing only for patron ingress and egress.
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 comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have any of the following: dancing, , 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 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 new On-Premises Liquor License in the name of **Astrea Management, Inc. d/b/a Uncle Ted's, 36 E. 8th St. 10003**, **<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 NYSLA 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*
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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 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 (New OP – Bar/Tavern — Movie Theater with Café) (Class Change)

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 an upgrade from a Tavern Wine License operating a café on the main floor lobby in the movie theater to an On-Premises Liquor License which will also include service of alcohol from the basement concession and allow consumption in theater auditoriums; the premises located on the corner of West Houston and Mercer Streets in Greenwich Village, the building falling within NYC LPC's designated Greenwich Village Historic District; and

ii. Whereas, the movie theater has been at this location for years providing independent movies, theatre is approximately 16,240 sq. ft. in total, the café on the main/first floor being roughly 3,480 sq. ft. and will have 23 tables with 50 table seats, one food counter/bar with no seats and no stand up bars for a seat capacity of 50 patrons in the café; the basement is approximately 12,760 sq. ft., there is one concession/bar counter with no seats and no stand up bars, there are 1,165 auditorium seats and one tray-table per seat for a total of 1,165 try-tables, there is one entrance used for patron ingress and egress and one controlled ADA elevator, there are two bathrooms; and

iv. Whereas, the hours of operation will be from 10:00AM to 11:00PM Sundays through Thursdays and from 10:00AM to 1:00AM Fridays and Saturdays, the sale of alcohol to patrons for seating outside the café area (i.e. in the auditorium) ends ½ hour after the start of the latest screening, all exterior facades will be fixed and there will be no future operable doors or windows planned, no , no promoted events, live music or TV's, no sidewalk café or other outdoor areas for the service of alcohol; and

v. Whereas, alcohol concessions are limited to one drink per ID at a time; food and drink purchased to bring into the auditorium will be served with a tray-table which fits into theatre seat, employees will be walking through theatre every 20 to 30 minutes to monitor what's going on and there will be security on the weekends and as needed during the week, there will be employees at the escalator area to make sure that no drinks purchased in the basement concession are being brought upstairs or outside; and

vi. 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 and operated as a movie theater with ancillary café on its main floor.
2. The hours of operation will be 10:00 AM to 11:00 PM Mondays through Thursdays and 10:00 AM to 1:00 AM Fridays and Saturdays. Sale of alcohol to patrons for consumption in the auditorium ends ½ hour after the start of the latest screening.
3. Will have a one drink limit per customer per transaction.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
5. Will not operate a backyard garden or <u>any</u> outdoor area for commercial purposes including sidewalk café or roadbed seating.
6. Will play quiet ambient recorded background music only.
7. Will not have televisions.
8. Will close <u>all</u> doors and windows at all times.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
13. 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 have any of the following: dancing, , live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. 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 **<u>denial</u>** of the application for a new On-Premises Liquor License in the name of **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**, **<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 NYSLA 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 116 West Houston Chefscape NYC, LLC d/b/a Thaimee Love, 116 W. Houston St. 10012 (New OP – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney 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 a Thai restaurant located on the first floor of a R7-2 zoned, six (6)-story mixed-use building (c. 1900) on Houston Street between Sullivan and Thompson Streets (Block #525 / Lot #29) located in the South Village Historic District; and

ii. Whereas, the premises, previously occupied by François Payard Bakery from 2010 to 2018, is roughly 1,400 sq. ft. comprised of approximately 1,100 sq. ft. on the ground floor connected by an interior staircase to an approximately 300 sq. ft. basement for use by employees for storage purposes only; there will be nine (9) tables with thirty (30) seats and one (1) bar with no seats for a total patron occupancy of thirty (30) seats; there is one (1) entryway and two (2) exists and one (1) patron bathroom; 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 is an ADA lift into the lobby of the building that can be used for ADA access; and

iii. Whereas, the restaurant opened in October/2021, the hours of operation will be from 11AM to 12AM Sundays through Thursdays and 11AM to 1AM Fridays and Saturdays; 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, , live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, it appears clear that the applicant's premises is within 200 feet of the Church of St. Anthony of Padua located directly across the street on the corner of West Houston St. and Sullivan Streets, the primary address being 155 Sullivan Street, with its main entrance on Sullivan Street and an elevator entrance directly across the street on West Houston Street just East of the corner which is kept open and operational for all Parishioners during Church services and other operating hours; the Church measuring 197' from the center of the Sullivan St. church façade to the center of the proposed premises using Google maps, both locations having doors which are closer used for parishioners and regular patron ingress and egress; 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 and operated as a Thai restaurant.
2. The hours of operation will be 11AM to 12AM Sundays through Thursdays and 11AM to 1AM 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 a Thai restaurant serving high-end cocktails 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open 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 have: dancing, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
16. 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 **<u>denial</u>** of the application for a new On-Premises Liquor License for **116 West Houston Chefscape NYC, LLC d/b/a Thaimee Love, 116 W. Houston St. 10012, <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 On-Premises License; and

THEREFORE BE IT FURTHER RESOLVED that CB2, Man. recommends the State Liquor Authority measure and calculate the distance between 116 West Houston Street to the Church of St. Anthony of Padua to determine whether the distance between the applicant's premises and the church violates the 200 ft. rule; and

THEREFORE BE IT FURTHER RESOLVED that should the NYSLA find that the premises does violate the 200-ft. rule, CB2, Man. recommends approval of a Restaurant Wine license at this location with the above-mentioned stipulations.

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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

i. Whereas, the Applicant and the Applicant's Attorney 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 a Japanese restaurant located on the first floor of a C6-2G zoned, six (6)-story mixed-use building (c. 1900) on Broome Street between Mulberry and Mott Streets (Block #480 / Lot #41) located in the Special Little Italy District; and

ii. Whereas, the ground floor premises is roughly 1,850 sq. ft. comprised of approximately 985 sq. ft. on the ground floor connected by an interior staircase to an approximately 820 sq. ft. basement for use by employees for storage purposes only; there will be nine (9) tables with twenty (20) seats and one (1) bar with seven (7) seats for a total patron occupancy of twenty-seven (27) seats; there is one (1) entrance and two (2) exists and two (2) patron bathrooms; there will be no sidewalk café or roadbed seating; and

iii. Whereas, the hours of operation will be from 11AM to 10PM Sundays through Thursdays and 11AM to 12AM Fridays and Saturdays; 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, , 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 and operated as a Japanese restaurant.
2. The hours of operation will be 11AM to 10PM 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 a Japanese 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
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 65". 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. No patron occupancy/service to any portion of the basement of licensed premises.
10. All service of alcohol will be to seated patrons in the dining area which is located in the rear of the licensed premises.
11. Will not install or have French doors, operable windows or open façades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will not have: dancing, , live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
18. 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 **Metz Zutto Ramen II, Inc. d/b/a Zutto Japanese American Bar, 384 Broome St. 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. Showfields NY 1, LLC d/b/a Showfields, 11 Bond St. 10012 (TW–Retail Space)

i. Whereas, the Applicants and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for a new Tavern Wine license for serving within their multi-floor retail store space in a M1-5B zoned, four (4)-story, mixed-use 1913 building at 11 Bond Street between Lafayette Street and Broadway (Block #529/Lot #15) also known as 348 Lafayette, the entrances to the building are located on Lafayette St.; the building is located in the NYC Landmarks Commission designated NoHo Historic District; and

ii. Whereas, the four-story premises are approximately 10,108 sq. ft., and applicant seeks a license the entire premises with service of alcohol occurring exclusively from the ground floor standup bar in the café only, there being no service bars, and patrons carrying their drinks throughout the 4-story premises, the licensed premise includes the 2,760 sq. ft. ground floor level with café and retail space, the 2,820 sq ft 2nd floor with retail space, the 2,820 sq ft 3rd floor with retail space and a slide for patrons to the 2nd floor, and a 1,709 sq. ft. 4th floor interior which is used as an event space, the 4th floor exterior terrace/rooftop being specifically excluded from the licensed premises but currently used for private events, DJ events, concerts and regular events with alcohol; private events not being explained in any of the application materials; and

iii. Whereas, the premises will have on the ground floor two (2) tables with eight (8) table seats and 1 bar with no seats, standing only on the 2nd and 3rd floors, with retail kiosks throughout floors 1 through 3, with the 4th floor interior event space having one (1) table with 16 table seats and one (1) table with five (5) couch seats for total of 21 patron seats on the 4th floor (which exceeds the 18 person maximum on the expired TCO) and an aggregate total of 29 seats in the premises; and

iv. Whereas, the premises in question was granted a variance by the NYC Board of Standards and Appeals (BSA) in 2016 (2016-4178-BZ CEQR #16-BSA-114M) to allow retail use (Use Group 6) on the ground floor which is not allowed as of right in this zoning district; the approval of the application by the BSA as indicated in their Resolution was contingent upon the "condition that all work shall substantially conform to drawings filed with this application marked 'Received June 2, 2017'—Twelve (12) sheets," those plans marked "Received June 2, 2017" include plans as indicated in the BSA Resolution showing the "enclosure of the open space at the fourth floor roof to create a full fourth floor"; the BSA Resolution also states that "the applicant states that it agrees **not to locate an eating and drinking establishment on the rooftop**, but does not agree to the prohibition of eating and drinking establishments throughout the entire building; and agrees that there shall be no below-grade selling space, that **the roof shall be landscaped and maintained without any event space or public access**, that the applicant will communicate with neighbors during conversion of the building, that illumination will not cast light in to residential windows and be reduced within one hour or closing or by 10PM, whichever is earlier;" and

v. Whereas Showfields model while not presented as part of the application, relies on renting 43 kiosk spaces to other brands and retailers who then offer their products and services for sale; Showfields also offers multi-use spaces and hosts product launches for those who rent their kiosks or spaces as well as regularly renting space for other private events and parties, gym classes, or influencer events, outdoor and indoor music concerts, outdoor DJ parties, many occurring while the premises has not had proper permits in place including a certificate of occupancy and causing significant quality of life impacts; despite not clearly indicating in their application that the location often operates as a catering facility often with one day liquor permits, a catering menu was provided to CB2, Man. as part of this application; and,

vi. Whereas, the Applicant first appeared before CB2, Man. in January 2019 for a RW License – Retail Space operating in a similar manner to the instant application presented for all four floors, with a denial recommendation by CB2, Man., submitted the application to the SLA and subsequently withdrew; the Applicant again appeared before CB2, Man. in December 2019 for a RW License – Retail on floors 1–3 and OP/Catering License on the 4th floor rooftop (both enclosed and unenclosed area) both with denial recommendations by CB2, Man., a recommendation not to approve by the Administrative Law Judge from the 500 ft**.** hearing for the catering license, both applications again being withdrawn; and

vii. Whereas, while this instant application is for beer and wine only, it is essentially the same as the past applications albeit this time the Applicant is not asking to use the exterior part of the 4th floor rooftop for alcohol service, the issues and concerns raised at the past meetings have only been exacerbated during the past two years and CB2 encourages review of those resolutions for historical events occurring prior to those applications; and

viii. Whereas, despite repeated requests from CB2, Man., the applicant has not provided any documentation or explanation as to why they are not complying with the conditions outlined in the BSA Variance Resolution; an expired temporary certificate of occupancy being presented dated 11/27/2019 which allows only for a retail store on floors 1–4 but does not permit eating and drinking uses/occupancy; the most recent TCO on DOB website expired 4/13/21; and

ix. Whereas, in June/2021 NYC DOB issued a number of violations including ECB Violation 35577530L "altered/changed building occupied without a valid certificate of occupancy," ECB Violation 35577533R "failure to comply with special permits, variance certifications or authorizations.(2016) note: per BSA calander#2016-4178-bz with BSA approved plans received/dated June 2,2017.the fourth floor of building is to be extended to crete [sic] an entire 4th floor as shown on

BSA plans, and exists/remains as a partial 4th floor, contrary to BSA plans.," and ECB Violation 35577531N "obstructed egress passageway, "; there continues to be an ongoing DOB audit of the building; and,

x. Whereas, also in July/2021, Selldorf, the Architect of Record for the building reiterated the original BSA commitments as a response to the DOB notice of objections issued on 6/29/21 (BIS Doc #122629003): those being (4) the BSA's approval was granted based upon: (A) the proposed UG6; (B) the owner agreed not to locate eating and drinking establishments on the roof top; (C) roof terrace will be only for landscaping. plans provided for amendment are contrary to BSA approved plans and narrative. resubmit to BSA for review and approval. And the Architect further stated "As per the approved BSA drawings, commercial use group 6 for retail is approved by having 13.014.2 square feet. There is to be no eating and drinking establishment within this building. The Fourth Floor is only to be used for the employees and the rooftop terrace is to be landscaped."; the instant application significantly contradicting the Building's Architects statements to the New York City Department of Buildings and the applicant stating that they are not aware of such correspondence and nevertheless do not agree; and,

xi. Whereas, there continues to be strong opposition, particularly regarding the active use of rooftops, among immediately impacted residents including owners in the adjacent buildings and those with windows directly overlooking the rooftop space; despite these same issues being raised two years ago, parties on the rooftop with full alcohol and have continued to occur on a regular basis with events listed on Showfields website in addition to private events with nearby residents supplying photos taken over multiple days over many months, additionally there are daytime activities such as exercise classes that are heard in the residential apartments; there continues to be large speakers placed outside that the local precinct has continually asked to be removed; and

xii. Whereas, the presented hours of operation until 2AM are well beyond any acceptable accessory use for food and drink for events for a 4-story retail store with regular closing hours of 8PM and are beyond the 1AM hours that the Applicant presented in December/2019; the residential building next door being directly adjacent to and immediately impacted by sound coming through the 100 year old common wall between the buildings not originally designed for the type of cohabiting mixed uses/occupancy between residential and commercial event space proposed, residents with families, appearing in opposition stating convincingly that they can hear the loud music and loud bass sounds coming through the wall from the events already taking place; and

xiii. Whereas, based on the Applicant's past history, repeated contradictory statements and that the Applicant has made no effort to adjust its method of operation in the two years since last appearing before CB2, Man. despite repeated reasonable complaints and requests, the Applicant showing repeated disregard for rules and regulations, stating permits are in place when they are not and making no attempt to work with the community, there is no reason to believe the Applicant would comply with any stipulations or limit the sale of alcohol to the permitted time periods or areas or is capable of properly supervising and managing a licensed premises;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Tavern Wine application for **Showfields NY 1, LLC, d/b/a Showfields, 11 Bond 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 to appear before the Full Board of the SLA.

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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 1 Tyger, LLC d/b/a Tyger, 1 Howard Street, NY, NY 10013 (OP–Restaurant, Change in Method of Operation—Extension of Hours)

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 Change in Method of Operation to extend the hours of operation on both the interior premises and outside sidewalk and roadway seating to operate a full-service Southeast Asian Restaurant serving lunch and dinner in a commercial two story building (circa 1915) on the corner of Howard and Centre Streets; and

ii. Whereas, the Applicant previously appeared before CB2, Man. in February/2020, the month prior to NYC closures due to the Covid-19 pandemic, and was approved for an On-Premises Liquor License application to operate their restaurant in a 3,000 sq. ft. ground floor interior premises at the corner of Howard and Centre Streets; the approved interior seating being 70 patron seats and hours of operation being 12:00PM to 12:00AM Sundays through Wednesdays and 12:00PM to 1:00AM Thursdays through Saturdays, with the stated method of operation as a restaurant with no TVs and quiet background music; and

iii. Whereas, the Application included a licensed sidewalk café with six (6) tables and 24 seats and closing hours of no later than 10:00PM Sundays through Thursdays and 11:00PM Fridays and Saturdays; and

iv. Whereas, the instant application is for hours of operation from 12:00PM to 2:00AM Sundays through Saturdays (7 days a week) on the interior; and 12:00PM to 12:00AM Sundays through Saturdays (7 days a week) on the exterior sidewalk and roadbed seating operating as part of the temporary Open Restaurants program; and

v. Whereas, as part of the Open Restaurants program there are 28 tables with 52 seats within a high-end, completely enclosed structure with functional doors on the sidewalk — essentially an enclosed sidewalk café — and six (6) tables with 36 seats divided between two (2) enclosed roadbed structures for a total of 88 seats on the exterior, all on Centre Street which have currently been closing at midnight; and

vi. Whereas, there were comments from the Committee and members of the public regarding the sidewalk feeling very uncomfortable for pedestrians walking between the enclosed sidewalk café and the enclosed roadbed structures, especially when crowds were outside waiting to enter the restaurant; there were also questions regarding if the mandatory 8' clearance for pedestrians on the sidewalk was being maintained; and

vii. Whereas, members of the Committee pointed out that there were also speakers playing music in the roadbed structures as well as inside the sidewalk structure, the Applicant was unaware they were not permitted and agreed to remove them; and

viii. Whereas, under the NYSLA Guidance on COVID-Related Closing Times, dated May 17, 2021, "the 12:00 midnight closing time for outdoor dining areas is lifted; this means that outdoor areas must close **at the earlier** of any stipulated closing time on the business license or the county on premises closing time.", in the case of the instant application the outdoor hours would revert to the previously stipulated earlier hours, the Applicant being under the incorrect impression that they were in compliance with the Open Restaurants program by closing at midnight; and

viii. Whereas, when the Applicant originally appeared before CB2, Man. there was opposition to the application, with those in opposition voicing concerns regarding the added noise from the restaurant operating with open facades and the late-night operations proposed; and

ix. Whereas, the Applicant provided approximately 70 signatures in support of this application with only one signature being from Centre Street, which was from a commercial building and one nearby resident on Lafayette Street; and

ix. Whereas, while the Applicant agreed to lower the requested hours to an 11PM closing for the outdoor seating 7 days a week, due to the tremendous increase in outdoor seating over the original sidewalk café application (an increase of 3.6x) and the impact of that many more patrons coming and going into the exterior spaces in addition to the outdoor seating being in large, enclosed structures confining the pedestrian thoroughfare, the Committee had concerns about the impact this is already having on nearby residents, workers and visitors and felt that the impacts would only be exacerbated with any further increase in hours;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Change in Method of Operation to the existing On-Premises Liquor License application for **1 Tyger, LLC d/b/a Tyger, 1 Howard Street, NY, NY 10013**; and

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

Vote: Unanimous, with 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 1 Tyger, LLC d/b/a Tyger, 1 Howard Street, NY, NY 10013 (OP–Restaurant, Alteration Application—Expand to Adjacent Storefront) — Amended Resolution

i. Whereas, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for an Alteration Application to expand into the adjacent **previously unlicensed** storefront and increase capacity to their On-Premises Restaurant Liquor License to operate a full-service Southeast Asian Restaurant serving lunch and dinner in a commercial two story building (circa 1915) on the corner of Howard and Centre Streets; and

ii. Whereas, the Applicant previously appeared before CB2, Man. in February/2020, the month prior to NYC closures due to the Covid-19 pandemic, and was approved for an On-Premises Liquor License application to operate their restaurant in a 3,000 sq. ft. ground floor interior premises at the corner of Howard and Centre Streets; with interior seating of 17 tables and 36 seats, six (6) banquettes with 24 seats and one (1) bar with 10 seats for a total of 70 patron seats, the Applicant agreeing at the time to reduce these patron seat numbers so as to not exceed 74 persons including staff, which is his obligation as the Letter of No Objection from the NYC Buildings Dept. dated April 19, 2017 prohibits a greater occupancy and were submitted with consistent floor plans to the liquor authority, those plans having not been modified; and

iii. Whereas, the ***combined premises*** of the instant application will have 77 tables with 129 seats and two (2) bars with 27 seats for a total patron occupancy of 156 seats, there are two (2) entries and two (2) exits and four (4) patron bathrooms; and

iv. Whereas, the ***added storefront*** will have one (1) bar with 16 seats and one banquette with six (6) tables and 12 seats for a total of 28 patron seats, there will be an additional kitchen and two (2) bathrooms and will connect to the existing premises through an interior passageway; there will be three (3) tables and six (6) seats on the sidewalk adjacent to the building as part of the temporary Open Restaurants program;

v. Whereas, the ***existing licensed premises*** will increase seating by 58 seats bringing the total number of seats in the current premises to 128 patron seats, there will be 23 tables and 46 seats on the sidewalk adjacent to the building and six (6) tables and 36 patron seats in the roadbed seating not exceeding the business frontage of licensed premises; and

vi. Whereas, a Place of Assembly Certificate of Operation dated 9/21/2021 for an Eating and Drinking establishment for 170 persons was included in the instant application; and

vii. Whereas, during the course of the meeting it was determined that the Applicant had already expanded the interior seating of the existing premises above the 70 person maximum that was part of the method of operation of the original application in derogation of their approved seating plan on file with the SLA agreements and plans submitted to CB2, Man., and while the Public Assembly Certificate was received in September/2021, the Applicant has been operating in violation of their liquor license by not filing an Alteration Application and receiving approval for the increased capacity before physically expanding the interior seating; and

viii. Whereas, the Applicant previously self-certified for outdoor dining as part of the Open Restaurants program; there are 23 tables with 46 seats within a high-end, completely enclosed structure with functional doors on the sidewalk — essentially an enclosed sidewalk café — and six (6) tables with 36 seats divided between two (2) enclosed roadbed structures for a total of 88 seats on the exterior, all on Centre Street, that being a tremendous increase in outdoor seating over the original sidewalk café application which was approved by CB2, Man. for six (6) tables and 24 seats; and

ix. Whereas, the Applicant stated that due to Covid-19 the business has had a tremendous increase in takeout meals as well as the increase in outdoor seating through the Open Restaurants program and that the primary reason for adding the adjacent storefront to the licensed premises was to add an expanded kitchen as well as provide a space for walk-in diners as the majority of their regular business is by reservation; and

x. Whereas, the Applicant provided approximately 70 signatures in support of the application with only one signature being from Centre Street, which was from a commercial building and one nearby resident on Lafayette Street; and

xi. Whereas, it was apparent to members of the Committee that the current need for an additional kitchen was in large part due to the substantial number of temporary outdoor dining patrons and there were concerns about the impact the outdoor dining is having on the local community due to more patrons coming and going into exterior spaces in addition to the outdoor seating being in large, completely enclosed structures constricting the pedestrian thoroughfare and contrary to the public health benefits offered by proper open air dining; and

xii. Whereas, some Committee members feeling strongly that the outdoor seating was too extensive and burdensome to the community and therefore did not support adding anything further to the licensed premises and would vote to deny the application; other Committee members viewed the instant application as a separate and distinct matter that was adding the bulk of the additional seating to the existing interior premises, expanding the ability to cook more meals and was not adding any

additional outdoor seating and would vote to deny / unless with stipulations that included reverting to the original interior seating diagram/capacity until such time as the Alteration Application was approved by the NYSLA in addition to all the other originally signed stipulations;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the Alteration Application to the On-Premises Liquor License for **1 Tyger, LLC d/b/a The Tyger, 1 Howard St, NY, NY 10013 unless** the statements presented by the Applicant are accurate and complete, and that the below-stated conditions and stipulations are agreed to by the Applicant and are incorporated into the "Method of Operation" on the SLA On-Premises Liquor License:

1. Premises will operate and be advertised as a full-service Southeast Asian Restaurant.
2. The interior hours of operation will be from 12:00PM to 12:00AM Sundays through Wednesdays and 12:00PM to 1:00AM Fridays and Saturday. No patrons will remain after stated closing times.
3. The premises, or any portion of the premises, will not operate as a lounge, tavern or sports bar.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Centre Street. Sidewalk café is located immediately adjacent to the storefront with no more than 26 tables and 52 patron seats (of which 3 tables and 6 seats are located directly in front of the added storefront to the southern end of the licensed premises) and roadbed seating not exceeding the business frontage of licensed premises with 6 tables and 36 patron seats.
6. Sidewalk café and roadbed seating will close no later than 10:00PM Sundays through Thursdays and no later than 11:00PM Fridays and Saturday. All tables and chairs will be cleared and secured at this hour. No exterior music, speakers or TVs. No patrons left in the sidewalk café or roadbed after closing.
7. Will close all doors and windows by 9:00PM every evening.
8. Will play quiet, ambient recorded background music only. No subwoofers. No music will be audible in any adjacent residences at any time.
9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
10. Will not offer unlimited drink, or unlimited food and drink specials (including no "boozy brunches"), nor will it sell pitchers of beer.
11. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
12. Will not have dancing, , live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman
13. Will not permit occupancy of more than 74 persons, including staff, at any time until such time as this Alteration Application is approved by the NYSLA.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein and for alteration to license prior to submitting plans for permanent sidewalk and/or roadbed seating.

Vote: Passed, with 21 Board members in favor, and 17 in opposition (K. Berger, K. Bordonaro, A. Brenna, R. Chattree, R. Ely, M. Fitzgerald, C. Flynn, D. Gruber, S. Kent, J. Liff, D. Miller, B. Pape, L. Rakoff, R. Rothstein, S. Wittenberg, A. Wong, E. Yoo**).**

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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

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 bar and lounge with contemporary, casual dining located in the cellar, ground (1st) and 2nd floors of a C6-1-zoned, seven (7)-story mixed-use building (c. 1930) on East 13th Street between and University Place and Broadway (Block #564 / Lot #11); and

ii. Whereas, the interior ground (1st) and 2nd floor premises is approximately 3,952 sq. ft. with approximately 2,015 sq. ft. on the ground floor and approximately 1,937 sq. ft. in the 2nd floor accessed by an interior staircase, there is no patron use of the cellar which is access through an interior staircase and no square footage was provided; on the ground floor there will be approximately 21 tables with 46 seats and one (1) bar with eight (8) seats for a seated occupancy of 54, and on the cellar there will be approximately 33 tables with 76 seats and three banquets with 18 seats for a seated occupancy of 94 seats and a total seated patron occupancy of 148; there is one (1) doorway serving as patron ingress and egress and two (2) exits and five (5) patron bathrooms; there will be no sidewalk or roadbed; and

iii. Whereas, the agreed to hours of operation are Sundays through Wednesday from 11AM to 12:30AM, Thursdays from 11AM to 1:30AM and Fridays and Saturdays from 11AM to 2:30AM; these hours being consistent with the prior licensee; music will be quiet background only generated from iPod/CDs, there may be but music will remain at background level only, there will be no more than three (3) TVs no larger than 65" that will operate in "closed caption" mode (without sound), there will be no promoted events, scheduled performances, outside promoters but there may be occasional private parties; and

iv. Whereas, the Applicant did outreach to the nearby community including meeting in the premises with the next door neighbor as there had been noise issues with the prior occupant who operated a karaoke bar in the premises, members of the community living around the "donut" in the rear of the premises also appeared and spoke of past issues with noise coming from the HVAC system that the prior occupant was supposed to fix but did not; the Applicant having already been made award of those issues and committed to work with an acoustical engineer; and

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 met with neighboring residents, 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; and

vi. 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 and operated as a bar and lounge with contemporary, casual dining featuring classic and specialty cocktails, wine, small plates and beer.
2. The hours of operation Sundays through Wednesday from 11AM to 12:30AM, Thursdays from 11AM to 1:30AM and Fridays and Saturdays from 11AM to 2:30AM. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Will not operate as Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. There may be a DJ, but music will remain at background levels. No music will be audible in any adjacent residences anytime.
7. Will have no more than three (3) television(s) no larger than 65". There will be no projectors and TV will operate in "closed caption" mode only (without sound).
8. Will stagger reservations to prevent full occupancy of premises exiting onto the street at the same time and disrupting nearby residents.
9. **Soundproofing:** The Applicant shall hire a certified acoustical consultant to make recommendations such that that the Establishment will meet or exceed the current New York City Noise Code guidelines for residential areas. The Applicant shall use its best efforts to soundproof the Establishment according to said recommendations to ensure that noise (including, but not limited to, noise generated by any sound reproduction equipment, by patrons and staff and by commercial equipment such as HVAC equipment, air handlers, compressors and fans) does not escape from the Establishment in any direction and meets or exceeds New York City noise code. Subsequent to any necessary soundproofing, the Applicant shall hire a certified acoustical consultant to perform a "Commissioning Test" to ensure that such measures are installed correctly. The operator shall install sound abatement equipment over the HVAC units in the courtyard. The Applicant shall install sound abatement equipment in the basement as recommended, if necessary.
10. The applicant will construct a double door vestibule that prevents noise from escaping onto the sidewalk and shall keep the doors closed at all times.
11. No patron occupancy/service to any portion of the basement of licensed premises.

12. No patron or employee usage of the rear courtyard of the licensed premises except for the purposes of servicing and maintaining any equipment located there. The applicant will ensure that all rear doors, windows and other openings remain closed and locked unless otherwise required by governmental regulation.
13. Will not install or have French doors, operable windows or open facades
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
17. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
19. Will not have: dancing, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
20. 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 **Sam Miller Hospitality, LLC d/b/a Pending, 54 E. 13th 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 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. The Bar on Mulberry, LLC d/b/a The Mulberry, 240 Mulberry St. 10012 (New OP – Bar/Tavern)

i. Whereas, the Applicant and the Applicant's Attorney 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 a cocktail lounge located on the basement level of a C6-2 zoned, six (6)-story mixed-use building (c. 1901) on Mulberry Street between Prince and Spring Streets (Block #494 / Lot #9) located in the Special Little Italy District; and

ii. Whereas, the premises is roughly 1,200 sq. ft.; there will be 13 tables with 49 seats and one (1) bar with six (6) seats for a total patron occupancy of 55 seats; there is one (1) entryway which serves as patron ingress and egress and two (2) patron bathrooms; there will be no sidewalk café or roadbed seating; and

iii. Whereas, the hours of operation will be from 12PM to 2AM Sundays through Saturdays (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, 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 and operated as an upscale cocktail lounge

2. The hours of operation will be 12PM to 2AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. Will ensure there is no congregating on the sidewalk.
10. Will not install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: dancing, 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 **<u>denial</u>** of the application for a new On-Premises Liquor License for **The Bar on Mulberry, LLC d/b/a The Mulberry, 240 Mulberry St. 10012, <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 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. The Elk Mott, LLC d/b/a The Elk, 228 Mott St.10012 (RW –Tavern)

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 Tavern Wine License to operate a neighborhood coffee shop and general store in a six (6)-story tenement building (c. 1900) on Mott Street between Prince and Spring Streets (Block #493/Lot #9), the building falling within the Special Little Italy District; and

ii. Whereas, the interior ground floor premises is approximately 500 sq. ft.; there is no interior seating, one (1) food counter and one (1) patron bathroom, one (1) entry used for both patron egress and ingress; and

iii. Whereas, the hours of operation will be from 8AM to 8PM Sundays through Wednesdays and 8AM to 10PM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, , live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, the premises is a previously unlicensed location which had been operated as a coffee shop for the past ten or more years; and

v. Whereas, there will be a roadbed structure with seating consisting of three (3) tables with seven (7) seats and one counter with six (6) seats; concerns being raised that the roadbed structure exceeds the permitted width being that of the licensed premises, approximately 13', the Applicant agreeing to stipulate not to exceed the business frontage; and

vi. Whereas, due to discrepancies in the application between indicated number of seats and interior floor plan with no seats, the Applicant upon being asked to clarify the interior seating stated that there is **no** interior seating of any kind, that all seating and service by wait staff will take place in the roadbed as part of the temporary Open Restaurants program; should the roadbed seating no longer be permitted in the same manner in the permanent program, the Applicant will re-think their proposed business model; and

vii. Whereas, NYS legislation (S.6353-A/A.7733) allows for the service of alcoholic beverages on contiguous and non-contiguous outdoor municipal property by SLA licensees with on premises retail privileges, the Applicant seeking a Tavern Wine license in order to expand onto the municipal property without having any interior premises for which the service of alcohol will take place; and

THEREFORE, BE IT RESOLVED that based on the lack of any interior service, CB2, Man. recommends **denial** of a new Tavern Wine license for **The Elk Mott, LLC d/b/a The Elk, 228 Mott St.10012** as presented, and

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

Vote: 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Little Rest, LLC, d/b/a To be Determined, 290 Elizabeth 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 Restaurant On-Premises Liquor License to operate an upscale French Italian bistro and bakery in a four (4)-story tenement building with ground floor retail (c. 1878) on Elizabeth Street between West Houston to the south and Bleecker Street to the north (Block #521/Lot #64) in Greenwich Village, the building falls within the designated NYC Landmark NoHo East Historic District; and

ii. Whereas, the interior ground floor premises is approximately 3,040 sq. ft. (1,350 sq. ft. the ground floor and 1,690 in the cellar, the floors connected by an interior staircase with no patron use of the cellar at this time); there will be 13 tables with 39 seats and one (1) bar with 13 seats for a total of 52 patron seats and 74 total occupancy; there is one (1) patron bathroom, one (1) patron entry used for both patron egress and ingress at this time, a 2nd patron entrance with stairway to be added for additional patron basement seating in the future; there is no Certificate of Occupancy for the building and no letter of no objection was presented indicating restaurant use of the ground floor and basement; and

iii. Whereas, the premises is a previously unlicensed location which had been operated as a commercial bakery for close to 100 years, the most recent occupant being Parisi Bakery since 1974, operating a wholesale only bread bakery; and

iv. Whereas, the proposed hours of operation are 9AM to 12AM Sundays through Thursdays and 9AM to 1AM Fridays through Saturdays; there will be no televisions; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, no DJ, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff and no outdoor seating; and

v. Whereas, the Applicant owns and operates a destination, Michelin-starred establishment, The Musket Room (OP# 1268066), on the block of Elizabeth Street south of Houston Street and describes the instant application as being an extension of said premises that will also serve as a bakery for both establishments; and

vi. Whereas, the block of Elizabeth Street where the instant application is located is a relatively short block at approximately 315' and mostly residential in nature, the western side of the block consisting of an arts center and large mixed-used building (c. 1991) with some ground floor retail and upper floor residences, the eastern side consisting mostly of old tenement buildings with ground floor residences; there being one late night, neighborhood bar which has been open since the mid 80's (at that time providing a feeling of safety by adding some late night activity) adjacent to the instant application to the south and a high-end, reservation- and dinner-only restaurant wine Japanese Omakase restaurant to the north, the remaining commercial establishments on the block being two hair salons; this block of Elizabeth Street retaining the quiet, residential quality (with the exception of some late night revelers from the bar) that is no longer found on the blocks of Elizabeth Street south of Houston Street; and

vii. Whereas, the Applicant stated that they would revitalize the wood burning ovens which are currently not operable and move all production for bread and pastries out of their other restaurant over to this location to service both locations, that they would further renovate the premises to accommodate the restaurant and bar on the ground floor and storage in the cellar with the goal of eventually opening a private dining room in the cellar for an additional 10–12 patrons and up to additional 74 occupancy; the plans also indicating a new separate entry being added directly to the cellar to replace the current sidewalk hatch but the premises being in a landmark district the renovation would need landmarks approval; and

viii. Whereas, there is a residential hallway that can be accessed through the restaurant premises, the Applicant stating that should they go forward in the future with their plans for a private dining room downstairs, use of that hallway might provide the required second means of egress; additional concerns being raised by residents of the building that the hallway might be used for storage of trash or deliveries; and

ix. Whereas, residents of the building noted there were issues of fumes, venting, noise, music and lack of water pressure with the prior wholesale bakery, that there was no sound insulation throughout the 1878 tenement building and that no renovations had been done to the building over at least 4 decades, the space never having been operated as a retail space throughout that time period only as a wholesale bread bakery; the Applicant agreeing to raise new mechanicals to the roof, install insulation, run a new vent stack for the kitchen to the roof, bring in a new water line, etc. but did not show any plans for doing that sort of extensive renovation, nor were there any plans from an acoustical engineer regarding sound traveling throughout the 1878 tenement building; these being credible and very real concerns in buildings of this type of age and construction; and

x. Whereas, the previous owners of the bakery also owned the building until earlier this year, having a contentious relationship with the rent stabilized tenants in the building, the bakery or employees also being involved in two well publicized large scale drug operation arrests; the building having recently been sold to a new owner and delivered vacant of the ground floor bakery, but including three rent stabilized units including the two units directly above the ground floor commercial space; and,

xi. Whereas, in addition, residents from the building and those on the block who spoke at the meeting were concerned about the impact the addition of an all-day and evening establishment would have on their quality of life and the change it would make to the character of the block by increasing quality of life issues to this part of Elizabeth Street, including more for hire vehicle traffic, to a location that was not only previously unlicensed but was also not operating as a destination retail space and was not open to patrons in the evenings and that is located on a narrow one lane block; and

xii. Whereas, there was confusion during the meeting about residents being either in favor or not in favor of the instant application, the Committee had letters from residents raising concerns about licensing the premises, hours of operation and noise, the Applicant stating that some of those same residents were in favor of the application, the committee having received letters in opposition, and with some of those residents unable to attend the meeting it was difficult to decipher; the letters in favor of the application were mostly from those not living on the block and that had either a business relationship with the Applicant, or spoke to reputation of the Applicant but not to the specifics of the issues with this particular unrenovated 1878 tenement building and location; and

xiii. Whereas, issues were raised both by the Committee and nearby residents regarding the late night hours, including from some writing in favor of the application with the caveat of an 11PM closing supporting the daytime nature of the business; the Applicant willing to reduce the hours to 12AM, 7 days a week but not 11PM, stressing that they needed to accommodate a 9:30PM seating as they do at their other location, with a last call at 11:30PM despite their early opening at 9am, Breakfast, Lunch and Dinner and separate Bakery business, pointing out the next door restaurant has a closing time of 12:30AM, despite that restaurant being located in a previously licensed location, operating with a restaurant wine license and having a completely different method of operation as a high-end dinner reservations-only Japanese yakitori restaurant, and that the long-standing neighborhood bar is open late, without recognizing the impacts that another late-night licensed premises by well-known Michelin ranked operators will have on this particular block, there being other vacant previously licensed locations available in the area; and

xiv. Whereas, there was also confusion regarding how much of their operation was going to be a bakery and for what purposes, the Applicant capitalizing on the history of a wholesale commercial bread bakery initially stating the bakery would support both of their restaurants and later stating that there would also be a retail component to the instant application, there being no retail area indicated on the floor plans provided; additionally, comments from some members of the community were in favor of the application because they would be retaining a wholesale bakery and adding retail at the location yet the application as presented did not include a wholesale operation nor a retail area, instead the focus of the interior being a stand up bar with stools around which the table seats are located, it being unclear to members of the Committee why there was such disparity regarding method of operation if the bakery aspect were a retail focal point; and

xv. Whereas, this application being subject to the 500 foot rule requiring the Applicant to satisfy the public interest standard for adding another licensed establishment in this area, the immediate adjacent area being already saturated with multiple liquor licenses and late night drinking establishments, with there being 47 active licensed premises within 750 feet of the subject premises, in addition to 4 pending licenses, the Applicant not presenting any specific plans for how the building will be

renovated to ensure proper insulation for noise from both the restaurant itself and HVAC and venting equipment on the residents in the building — some of whom are rent stabilized, there being concerns raised how another eating and drinking establishment will tip the balance on this short, residential block; and

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a On-Premises License for **Little Rest, LLC, d/b/a To be Determined, 290 Elizabeth St. 10012**; and

THEREFORE, BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2 Manhattan 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.

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 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*
Ritu Chattree, *Assistant Secretary*

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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. 337B West Broadway, LLC d/b/a Mezcal & Amaro, 337B W. Broadway 10013 (OP – Coffee & Cocktail Bar)

i. Whereas, the Applicant and the Applicant's Attorney 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 a coffee shop and cocktail lounge located on the ground floor of a M1-5A zoned, two (2)-story commercial building (c. 1910) on West Broadway between Grand and Broome Streets (Block #475 / Lot #1) located in the SoHo-Cast Iron Historic District; and

ii. Whereas, the premises is roughly 1,070 sq. ft.; there will be 11 tables with 26 seats and one (1) bar with 10 seats for a total patron occupancy of 36 seats; there is one (1) entryway which serves as patron ingress and egress and two (2) patron bathrooms; there will be no sidewalk café or roadbed seating; and

iii. Whereas, the hours of operation will be from 7AM to 2AM Sundays through Saturdays (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, , live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, the instant Application also includes both sidewalk and roadbed seating as part of the temporary Open Restaurants program, there being a roadbed structure already in front of the premises; there will be two (2) tables and four (4) seats adjacent to the building and seven (7) tables and 14 seats in the roadbed located directly in front of and not exceeding the licensed premises; all outdoor seating will end at 11PM and all patrons will be cleared from the area by this time; and

v. Whereas, there premises has operable doors across the entirety of the front of the premises and concerns were raised about the impact the open doors will have on nearby residents, including those directly across the street, that noise being compounded by the additional outdoor seating; the Applicant agreeing to close the doors by 10PM nightly; 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 and operated as a coffee shop and cocktail lounge
2. The hours of operation will be 7AM to 2AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or other outdoor area for commercial purposes except for sidewalk café and roadbed seating operating under the temporary Open Restaurants program on West Broadway. Sidewalk café is located immediately adjacent to the storefront with no more than two (2) tables and four (4) patron seats and roadbed seating not exceeding the business frontage of licensed premises with seven (7) tables and fourteen (14) patron seats.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No speakers will be positioned on the interior facing the sidewalk and none placed directly adjacent to the operable front façade. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: dancing, , live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
15. 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); no exterior music, speakers or TVs.
16. 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 **337B West Broadway, LLC d/b/a Mezcal & Amaro, 337B W. Broadway 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On-Premises License.

Vote: Unanimous, with 37 Board members in favor.

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

Antony Wong, *Treasurer*
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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. 1 W3, LLC d/b/a TBD, 1 W. 3rd St. 10012 (OP – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney 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 a community driven restaurant on the ground floor of a C6-2 zoned, 12-story mixed-use building (c. 1908, altered 1980) on West 3rd Street between Broadway and Mercer Streets (Block #535 / Lot #7501) located in the NoHo Historic District; and

ii. Whereas, the premises is 3,400 sq. ft. with 1,700 sq. ft. on the ground floor connected by an interior staircase to a 1,700 sq. ft. basement with no patron use of the basement; there will be 16 tables with 50 seats and one (1) bar with 13 seats for a total patron occupancy of 63 seats; there is one (1) entryway and two (2) exits and two (2) patron bathrooms; there will be no sidewalk café or roadbed seating; and

iii. Whereas, the hours of operation will be from 11AM to 2AM Sundays through Saturdays (7 days a week); all doors and windows will be closed by 10PM nightly; there will be no more than six (6) TVs no larger than 65", music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, , live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, the restaurant and bar, located near NYU, will be the celebration of the global connection, diversity and cultural moments of importance realized through athletics; the restaurant will be strongly rooted in supporting community events and philanthropic endeavors that utilize athletics as

a guiding principle to teach foundational life skills and empower youth; a percentage of proceeds will benefit the following organizations: Seed Project, Dream Play Learn Grow, Boys & Girls Club of Harlem; 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 and operated as a community-driven restaurant and bar.
2. The hours of operation will be 11AM to 2AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate full-service restaurant, specifically a community-driven 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 (although sports will be shown on the TVs) or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
7. Will have no more than six (6) television(s) no larger than 65". There will be no projectors.
8. Will close <u>all</u> doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. No patron occupancy/service to any portion of the basement of licensed premises.
10. Will not install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: dancing, 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 **<u>denial</u>** of the application for a new On-Premises Liquor License for **1 W3, LLC d/b/a TBD, 1 W. 3rd St. 10012, <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 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*

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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. La Rubia Raw Bar f/k/a La Rubia Corp. d/b/a La Rubia, 11 Howard St. 10013 (OP – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney 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 all-day café, raw bar and cocktail bar on the ground floor of a M1-5B zoned, 14-story full-service transient hotel (c. 1966) on the southwest corner of Howard and Lafayette Streets (Block #209 / Lot #19); and

ii. Whereas, the ground floor premises is 1,100 sq. ft. with 11 tables with 35 seats and one (1) bar with six (6) seats for a total patron occupancy of 41 seats; there are two (2) entryways and two (2) exits and two (2) patron bathrooms; there will be six (6) tables and 12 seats on the sidewalk immediately adjacent to the building on Howard Street as part of the temporary Open Restaurants program; and

iii. Whereas, the hours of operation will be from 8AM to 11PM Sundays through Tuesdays, 8AM to 12AM Wednesdays and Thursdays and 8AM to 2AM Fridays and Saturdays; the sidewalk café will close no later than 11PM; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, , live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, concerns were raised about the impact to the neighborhood of adding another liquor license to the hotel which already has an upscale, restaurant which is open for meals from breakfast through dinner and a separate evening and late night bar; the instant Application being presented as a place where guests can get coffee and sandwiches to go or dine in during the day and will transition to

a raw bar with cocktails in the evening; there being a food prep area with refrigeration but no kitchen, the bathrooms being located on the ground floor of the hotel but outside of the footprint of the instant application; and

v. Whereas, no one from the community came to speak either for or against the application; 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 and operated as an all-day café and evening raw bar with a Latin American twist.
2. The hours of operation will be 8AM to 11PM Sundays through Tuesdays, 8AM to 12AM Wednesdays and Thursdays and 8AM to 2AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Will not operate as a Lounge, Tavern or Sports Bar (although sports will be shown on the TVs) 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 sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront with no more than six (6) tables and twelve (12) patron seats. No roadbed seating.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will not install or have French doors, operable windows or open façades.
9. Will not make changes to the existing façade except to change signage or awning and add an operable door on Howard Street for the service of coffee.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: dancing, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
15. 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); no exterior music, speakers or TVs.
16. 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 **La Rubia Raw Bar f/k/a La Rubia Corp. d/b/a La Rubia, 11 Howard St. 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On-Premises License.

Vote: Unanimous, with 37 Board members in favor.

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

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

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January 3, 2022

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 December 21, 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 AT THEIR REQUESTED HEARING:

17. Sullivan Street Partners 1, LLC d/b/a Bar Moga, 128 W. Houston St. 10014 (OP-Restaurant) (Corporate Change)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to lay over** this application for a corporate change application to January/2022 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 **Sullivan Street Partners 1, LLC d/b/a Bar Moga, 128 W. Houston St. 10014, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. 20X Hospitality, LLC d/b/a Spicy Moon Vegan Szechuan, 68 W. 3rd St. 10012 (OP-Restaurant) (Corporate Change)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to lay over** this application for a corporate change application to January/2022 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 **20X Hospitality, LLC d/b/a Spicy Moon Vegan Szechuan, 68 W. 3rd 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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NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. 151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012 (OP-Bar/Tavern) (Live Music-Acoustic, Jazz, Rock) (Sidewalk Café) (To Add Additional Bar)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to lay over** this application for a alteration application to add an additional bar, to January/2022 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 **151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 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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NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Honeybrains Lafayette, LLC d/b/a Honeybrains, 372 Lafayette St., So. Store 10012 (RW-Fast Casual Restaurant) (Sidewalk Café) (previously unlicensed)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to lay over** this application for a new restaurant wine application to January/2022 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 **Honeybrains Lafayette, LLC d/b/a Honeybrains, 372 Lafayette 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*
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NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Naya University, LLC, 83 University Pl. 10012 (RW – Fast Casual Restaurant) (Sidewalk Cafe)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to lay over** this application for a new restaurant wine application to January/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Naya University, LLC, 83 University Pl. 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*
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NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Shikan Sushi, LLC, 96 W. Houston St. 10012 (RW-Sushi Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to lay over** this application for a new restaurant wine application to January/2022 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 **Shikan Sushi, LLC, 96 W. Houston 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*
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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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Pop Up Grocer, Inc. d/b/a Pop Up Grocer, 659 Broadway 10012 (RW-Gourmet Grocery and Café) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to withdraw** this application for a new restaurant wine application 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 **Pop Up Grocer, Inc. d/b/a Pop Up Grocer, 659 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*
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NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. Skybird Hospitality Partners, LLC d/b/a Pending, 109 Mulberry St. 10012 (RW-Restaurant) (DJ) (Live Music-Jazz, Piano, Background) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to lay over** this application for a new restaurant wine application to January/2,022 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 **Skybird Hospitality Partners, LLC d/b/a Pending, 109 Mulberry 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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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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. 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 December 7th, 2021, the Applicant requested **to lay over** this application for a new on-premise liquor license application to January/2022 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 **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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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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Slowear New York, Ltd. d/b/a Slowear, 330 Lafayette St. 10012 (OP-Bottle Club)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 202,1 the Applicant requested **to lay over** this application for a new on-premise bottle club license application to January/2022 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, bottle club 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 **Slowear New York, Ltd. d/b/a Slowear, 330 Lafayette 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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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. King Jade Garden, Inc. d/b/a Lady Chow's Kitchen, 171 Hester St. 10013 (OP-Restaurant) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021, the Applicant requested **to lay over** this application for a new on-premise liquor license application to January/2022 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 **King Jade Garden, Inc. d/b/a Lady Chow's Kitchen, 171 Hester St. 10013, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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January 3, 2022

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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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. Corp. to be Formed by Brice Jones, 406 Broome St. 10013 (OP-Restaurant) (DJ) (Security Personnel)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 202,1 the Applicant requested **to withdraw** this application for a new on-premise liquor license application 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 **Corp. to be Formed by Brice Jones, 406 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. Entity to be Formed by Ahtesham Rizvi d/b/a Chote Miya, 379 Broome St. 10013 (OP-Restaurant) (Rear Yard) (previously unlicensed)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7th, 2021 the Applicant requested **to withdraw** this application for a new on-premise liquor license application 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 **Entity to be Formed by Ahtesham Rizvi d/b/a Chote Miya, 379 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

30. Tomoe Sushi Inc. d/b/a Tomo21, 172 Thompson St. 10012 (New Restaurant Wine)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new restaurant wine liquor license to operate a traditional sushi restaurant in the ground floor storefront in a six-story residential tenement style building (circa 1910) on Thompson Street between Houston and Bleecker Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, this storefront location was previously operated with the same method of operation, the new owners being part of the management team from the prior owners, the storefront being roughly 800 sq. ft., with 13 tables and 26 table seats, 2 sushi bar/counters with an additional 6 seats for a total of 32 patron seats, the storefront façade/infill being fixed where there are no operable windows or doors other than the single patron entrance/exit door; and,

iii. Whereas, the hours of operation for the interior will be Sunday to Saturday from 11 AM to 11 PM every day/night, music in the interior will be quiet background only, no TVs, no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, there will be no sidewalk café/seating but the Applicant's predecessor operated with roadbed seating under the temporary Outdoor Restaurants program, with roadbed structures have been built not just in front of the licensed storefront but beyond the storefront and down the Thompson Street inconsistent with the temporary outdoor restaurants program, the Applicant agreeing to remove the structures and roadbed service not contiguous with or immediately in front of the storefront to be licensed; 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 restaurant wine license stating that:

1. The licensed premises will be advertised and operated as a traditional Japanese, full-service restaurant with full menu items available until closing every night.
2. The hours of operation will be Sunday to Saturday from 11 AM to 11 PM every day/night. 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 roadbed seating operating under the temporary Outdoor Restaurants program located immediately in front of and adjacent to storefront with no more than 7 tables and 14 patron seats. No sidewalk 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 not install or have French doors, operable windows or open facades.
8. Will close any/all windows and doors by 10 PM every night.
9. No patron occupancy/service to any portion of the subbasement/cellar to licensed premises.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. The premises will not 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.
12. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
13. Will not make changes to the existing façade except to change signage or awning.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to SLA.
17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
18. 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 **denial** of an application for a Restaurant Wine License for **Tomoe Sushi Inc. d/b/a Tomo21, 172 Thompson St. 10012 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 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. NY JJOONYBUZA, LLC d/b/a Oh K Dog & Egg Toast, 70 7th Ave. So. 10014 (New Restaurant Wine)

i. Whereas, the Applicants and the Applicants' Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new restaurant wine liquor license to operate a small restaurant serving Korean street food within a ground floor store front located in a one-story building (circa 1950) on the west side of 7th Avenue South between Commerce and Barrow Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, this storefront location was previously operated with a similar method of operation as a restaurant specializing in Asian Ramen cuisine, the interior storefront being roughly a 800 sq. ft. premise (400 sq. ft. first floor and 400 sq. ft. basement, the basement being used for food prep/storage only), with 4 tables and 8 table seats, 1 counter with 7 additional seats for a total patron seating occupancy for 15 patrons; there is 1 patron entrance and 1 bathroom, the storefront's infill being fixed and without French doors or operable windows; and,

iii. Whereas, the Applicant has already been operating with some sidewalk and roadbed seating under the temporary Outdoor Restaurants program, and wishes to continue the small sidewalk café with 2 tables and 4 seats, and roadbed seating with an additional 2 tables and 4 seats, both the café and roadbed seating being located immediately adjacent to and placed against the storefront's front façade; and,

iv. Whereas, the hours of operation for the interior will be Sunday through Saturday from 10 AM to 10 PM, music in the interior will be quiet background only, there will be no TVs, the sidewalk café and roadway seating will close by 10 PM every night, there will be no DJs, 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 restaurant wine license stating that:

1. The licensed premises will be advertised and operated as a Korean inspired restaurant specializing in Korean street foods with menu items available until closing every night.
2. The hours of operation will be Sunday through Saturday from 10 AM to 10 PM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. Will not operate a backyard garden or other outdoor area for commercial purposes except for sidewalk café and roadbed seating operating under the temporary Outdoor Restaurants program located immediately adjacent to and in front of the storefront to be licensed with no more than 2 tables and 4 patron seats on the sidewalk and no more than 2 tables and 4 patron seats in the roadbed.
6. Sidewalk café/roadbed seating will close by 10 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. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. 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.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
11. Will not make changes to the existing façade except to change signage or awning.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not change any principals prior to submission of original application to SLA.
16. 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 **denial** of an application for a Restaurant Wine License for **NY JJOONYBUZA, LLC d/b/a Oh K Dog & Egg Toast, 70 7th Ave. So. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. One N K, LLC d/b/a Bisou located at 112-114, 6th Ave. New York, NY 10013 (New Tavern Wine)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee for a new restaurant wine liquor license to operate a neighborhood café and meeting house within a ground floor store front located in a five-story tenement style residential building (circa 1900) on north side of Watts Street near the corner of 6th Avenue in Soho; and,

ii. Whereas, this storefront location was previously operated with a similar method of operation as a restaurant specializing in Asian-inspired Restaurant Mooncakes, the interior storefront being roughly a 630 sq. ft. ground floor premise only, with 7 tables and 22 table seats, 1 counter with 9 additional seats for a total patron seating occupancy for 31 patrons; there is 1 patron entrance and 1 bathroom, the storefront's infill being fixed and without French doors or operable windows; and,

iii. Whereas, the Applicant seeks to operate with some sidewalk café seating on the exterior under the temporary Outdoor Restaurants program with no more than 5 tables and 14 seats, the seating being located immediately adjacent to and placed against the storefront's front façade; and,

iv. Whereas, the hours of operation for the interior will be Sunday through Thursday from 9 AM to 12 AM and Fridays/Saturdays from 9 AM to 1 AM, music in the interior will be quiet background only, there will be no TVs, the sidewalk café seating will close by 11 PM every night, there will be no DJs, 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 restaurant wine license stating that:

1. The licensed premises will be advertised and operated as a neighborhood café and meeting house with menu items available until closing every night.
2. The hours of operation will be Sunday through Thursday from 9 AM to 12 AM and Fridays/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 under the temporary Outdoor Restaurants program located immediately adjacent to and in front of the storefront to be licensed with no more than 5 tables and 14 patron seats on the sidewalk.
6. Sidewalk café seating will close/end 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. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. 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.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
11. Will not make changes to the existing façade except to change signage or awning.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not change any principals prior to submission of original application to SLA.
16. 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 **denial** of an application for a Restaurant Wine License for **One N K, LLC d/b/a Bisou located at 112-114, 6th Ave. New York, NY 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 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

33. 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 full service 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 was previously 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, this is the second application by this Applicant for these same storefront premises, the first and previous application undertaken a month prior, that application also seeking to operate and serve alcohol in an adjacent back yard, 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, there being no permit to use the rear yard for eating and drinking purposes, the combined back yards being surrounded, on all sides by residential apartments, the use of the rear yard being opposed by many

and not being in the public interest, the application resulting in a deny recommendation from this Community Board, the Applicant now coming back a month later after serving a new 30-day notice removing the rear yard from the instant application; and

v. Whereas, the proposed hours of operation for the interior are 11 AM to 12 AM, Sunday to Wednesday and 11 AM to 1 AM Thursday to Saturday, the Applicant is also requesting to operate with seating on the exterior under the temporary Outdoor Restaurants program with no more than 2 tables and 4 seats, the seating being located immediately adjacent to and placed in front of the storefront's façade; and,

vi. Whereas, the sidewalk café seating will close by 11 PM every night, there will be no TVs and music on the interior will be quiet background consisting of music from iPod/CDs; there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

vii. Whereas, after and subject to the removal of the rear yard from the instant application, residents living in the community reversed their opposition and appeared in support of the application; 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 an Italian restaurant with menu items available until closing every night.
2. The hours of operation will be Sunday through Thursday from 11 AM to 12 AM, Sunday to Wednesday and 11 AM to 1 AM Thursday 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 seating under the temporary Outdoor Restaurants program located immediately adjacent to and in front of the storefront to be licensed with no more than 2 tables and 4 patron seats on the sidewalk. No roadbed seating.
6. Sidewalk café seating will close/end by 10 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. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. 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.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
11. Will not make changes to the existing façade except to change signage or awning.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

15. Will not change any principals prior to submission of original application to SLA.
16. 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 **denial** of an application for a On Premise Liquor License for **4T USA, Inc. d/b/a Mi Garba, 310 Bleecker St. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On Premise License.

Vote: Unanimous, with 37 Board members in favor.

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

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

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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

34. P.F. Chang's China Bistro, Inc. d/b/a P.F. Chang's China Bistro, 113 University Pl. 10003 (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 Asian-style restaurant within a corner ground floor storefront in an eleven-story commercial building constructed in 1940 on University Place at the southeast corner of East 12th St. located in Greenwich Village; and

ii. Whereas, the Applicant will operate a full-service restaurant using the same restaurant concept as what currently exists in its 13 other licensed business locations in the State of New York, the premises to be licensed being roughly 4,777 sq. ft., comprised of a ground floor of 3,470 sq. ft., a mezzanine level of 1,848 sq. ft. and basement of 1,307 sq. ft., there will be 28 tables with 143 seats and 1 stand-up bar with 7 seats, 4 additional counter seats for a total of 154 patron seats, there are operable doors located on both on East 12 Street and on University place, but there will be no service of alcohol to any exterior areas; and

iii. Whereas, the Applicant's hours of operation will be from 11:00 AM to 12:00 AM Sunday through Thursday and from 11:00 AM to 1:00 AM Fridays and Saturdays, 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 operable doors will be closed by 10:00 PM every night; and

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

1. The premises will be advertised and will operate as an Asian-style family restaurant.
2. The hours of operation will be from 11:00 AM to 12:00 AM Sunday through Thursday and from 11:00 AM to 1:00 AM Fridays and Saturdays. 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. There will be no backyard garden or any other outdoor area for commercial purposes.
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 more than 4 televisions.
8. All doors and windows will be closed every night by 10:00 PM.
9. There will be no patron occupancy/service to any portion of the basement of the licensed premises.
10. It will not make changes to the existing façade, except to change the signage or awning.
11. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
13. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
14. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will keep backdoor leading to courtyard shut at all times. The courtyard will not be used by patrons/customers and will not be used to store trash/refuse.
16. It will not have any of the following: dancing, , live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. 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 **P.F. Chang's China Bistro, Inc. d/b/a P.F. Chang's China Bistro, 113 University Pl. 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new restaurant wine license to operate a 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. (1500 sq. ft. ground floor and 1000 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 1 tables and 2 seats on Greenwich Avenue and 6 tables and 12 seats on West 12th Street, there will be no roadway dining, the Applicant having removed a roadway dinning shed erected during the Covid Pandemic on West 12th Street, not in front of the storefront but rather down the roadway 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 and bike lane on West 12th immediately in front of the storefront sought to be licensed, the angled cross walk and bike lane not permitting the large dining shed to be erected or located in the roadbed immediately in front of the storefront; and,

vi. Whereas, this is the second application by this Applicant for these same storefront premises, the first and previous application undertaken a month prior, that application also seeking to operate and serve alcohol to the aforementioned sidewalk shed, now removed, the Applicant not establishing that the public interest would be served, the application resulting in a deny recommendation from this Community Board, for reasons previously articulated in a resolution forwarded to the NYSLA from November/2021, the Applicant now coming back a month later after serving a new 30-day notice for Restaurant Wine and removing the improperly located roadbed shed; 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 French restaurant with menu items available until closing every night.
2. The hours of operation will be Sunday through Thursday from 11 AM to 12 AM, Sunday to Wednesday and 11 AM to 1 AM Thursday 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 under the temporary Outdoor Restaurants program located immediately adjacent to and in front of the storefront to be licensed with no more than 1 table and 2 patron seats on Greenwich Ave. and no more than 6 tables and 12 seats on West 12th Street. No Roadbed seating.
6. Sidewalk café seating will close/end by 10:30 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 doors and operable windows 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, DJs, 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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an application for a Restaurant Wine License for **Mino Wine Bar, LLC d/b/a Pending, 225 W. 12th St. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant Wine License.

Vote: Unanimous, with 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

36. Jay's Nickels and Dimes, Inc. d/b/a Westville, 333 Hudson St. 10013 (New OP — Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new On-Premise liquor license to continue to operate a family style restaurant in a corner storefront located in a ten-story commercial office building (circa 1926) on the southwest corner of Hudson Street and Charlton Street in Hudson Square; and,

ii. Whereas, the corner storefront premise was previously operated since 2012 by the Applicant, the Applicant now adding long-time managers of the business as shareholders, the method of operation not changing, this being a long-standing business that maintained its food delivery service to the community during the Covid 19 pandemic; and

iii. Whereas, the Applicant will continue to operate a full-service restaurant with a total ground floor premises of approximately 3,840 sq. ft. (2,640 sq. ft. ground floor and 1,200 sq. ft. basement with the basement not being presented for patron service), the ground floor space having a total of 96 interior patron seats, comprised of 30 tables with 80 seats and 1 stand-up bar with 16 seats; the premises will have no outdoor seating and has 1 entrance, 2 exits and 3 bathrooms; and

iv. Whereas, the Applicant seeks to continue to operate with sidewalk café and roadway seating on the exterior under the temporary Outdoor Restaurants program with no more than located immediately adjacent to storefront with no more than 17 tables and 34 patron seats., with the roadbed seating taking place on Charlton Street only, there being a bike lane on Hudson Street running along the curb line and roadbed, the Applicant having agreed to remove the existing roadway shed used during the pandemic on Hudson Street, the shed to be removed not being erected and located directly in front of the licensed premises as required by the open restaurant program; and,

v. Whereas, the Applicant's hours of operation will be from 11:00 AM to 12:00 AM Sunday through Wednesday and from 11:00 AM to 1:00 AM Thursday through Saturday, 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

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

1. The licensed premises will be advertised and operated as a family style, full-service restaurant with full menu items available until closing every night.
2. The hours of operation will be 11:00 AM to 12:00 AM Sunday through Wednesday and from 11:00 AM to 1:00 AM Thursday through 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 seating on the Hudson St. side only and roadbed seating on the Charlton Street side only, operating under the temporary Outdoor Restaurants program, such seating being located immediately in front of and adjacent to storefront with no more than 17 tables and 34 patron seats.
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 not install or have French doors, operable windows or open facades.
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, DJs, 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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant On Premises License in the name of **Jay's Nickels and Dimes, Inc. d/b/a Westville, 333 Hudson St. 10013 unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

37. PLANTA SOHO, LLC d/b/a PLANTA Cocina, 202 Prince St. 10012 (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 consisting of an exterior rear yard combined with a ground floor storefront within a six-story apartment building (circa 1960) on the southeast corner of Prince Street and Sixth Avenue, the building's front facing Father Fagen Park, falling within a residential zoned area (R7-2) with this building also being located within NYC LPC's designated South Village Historic District; and

ii. Whereas, the storefront address sought to be licensed is actually 202 Sixth Avenue, not 202 Prince Street, the storefront location having for decades operated as a small grocery store serving the local neighborhood with its entrance on Sixth Avenue, the same owner of this building also owning an adjacent residential building in the rear of 202 Sixth, known at 200 Prince Street, the exterior yard sought to be licensed consisting of a large open space located between the westside of 200 Prince Street and rear of 202 Sixth Avenue, the exterior yard space facing Prince Street, being currently occupied and operated as the Prince Flower Shop, an open-air retail flower market closing by 9 PM every night, a business which has occupied this exterior space for many years; and,

iii. Whereas, the storefront and open yard space to be licensed has never previously been occupied or operated for eating and drinking uses/purposes, and has never operated with an on premise liquor license for this purpose, the plan by the Applicant and Building's Owner is to evict and displace the retail flower shop, while also creating an exterior entrance to the licensed premise on Prince Street where the Flower Shop is operating, leading into this large open yard area—an area which has been described as an alley way by the Applicant even though there is no road or driveway—the exterior area in question being surrounded on all sides by the back sides of a significant number of large residential apartment buildings

with addresses facing Sixth Avenue, Prince and Sullivan Streets, the certificate of occupancy for both buildings at 202 Sixth Avenue and 200 Prince Street not permitting eating and drinking use/occupancy in the rear yard area sandwiched between the two residential buildings; and,

iv. Whereas, the Applicant, which owns and operates other plant based restaurants in Miami, Toronto and NYC, also plans to perform a gut-renovation of the grocery store, installing a kitchen, ventilation, exhaust and other mechanical systems on the back side of the residential building to operate the restaurant, the interior of the storefront being roughly 2,500 sq. ft., with 40 tables and 54 table seats, 1 bar with 7 additional seats for a total interior occupancy for 61 patrons, with patrons entering/exiting via the rear yard area on Prince Street, where there will be an additional 16 exterior tables and 34 exterior patron seats, where patrons will be eating and drinking while other patrons would be welcomed, would wait to be seated and would travel through the yard to enter and/or to exit the interior restaurant via doors on the back side of existing storefront, creating multiple negative impacts on the surrounding residential community not previously encountered at this location; and,

v. Whereas, the proposed hours of operation for the interior are 11 AM to 11 PM, Sunday to Thursday and 11 AM to 12 AM Fridays and Saturdays, music on the interior is to be background levels, with prerecorded music and speakers installed throughout the interior space, the proposed hours for the rear yard are 11 AM to 11 PM every day/night Sunday through Saturday—even though the exterior will remain open and operate with lighting and other intrusions until closing in that the exterior yard will also be transformed into a patron entrance/exit—the Applicant also seeking to install speakers and a sound system in the rear yard area to play, again with what the Applicant deems as background, recorded music in the rear yard space; and,

vi. Whereas, there was significant opposition from the Community to this application, with resident's living in, exposed to and surrounding the exterior rear yard in question, writing correspondence and appearing in opposition to the use of the exterior 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 Sullivan Street, Prince Street and Sixth Avenue affronting Father Fagen Park, with the residential buildings presenting hard brick facades, establishing a doughnut configuration of residential buildings where the building facades reflect and exacerbates sound against and out into the residential doughnut, affecting many, the impact being adverse and relentless, not just during dinner or evening hours but all day during the week, and on weekends when all day brunch is very popular, with concerns raised regarding noise and foul smells coming from the inevitable installation of mechanical and exhaust systems on the residential building; and,

vii. Whereas, still others living in the surrounding community but not necessarily directly impacted by the expected intrusions created by the licensing of the rear yard space, appeared in opposition to application, speaking to the impact of an increased saturation of liquor licensing on Prince Street in the immediate area, coupled with the significant, recent expansion of outdoor eating and drinking at nearby establishments, such as Lola Taverna, the Little Prince and Shuka, all eating and drinking establishments being located at the same combined intersection of Prince and MacDougal Streets where the instant licensed establishment is proposed;

viii. Whereas, despite the opposition and objections raised as to the use of the ancillary rear yard, the Applicant was not willing to withdraw the rear yard from the application; instead the Applicant spoke of building a mechanical cover over the large rear yard space, a cover which could be opened and closed, the Applicant's sound engineer also appearing and providing his report with recommendations, stating and opining that the only real way that sound coming from the eating and drinking activities from the

exterior space could be dampened and reduced, but not fully extinguished, would be to place a glass roof on the open space and to seal that glass roof onto solid, exterior masonry walls on all four sides, and to not allow for that rooftop to be open at any time; and,

ix. Whereas, it was not clear that the Applicant could even obtain the permits to, or build a structure to achieve what its own sound engineer was recommending, with no plans having been submitted to review and assess, there being so many concerns raised by the surrounding community, the Applicant further conceding that to redesign of the rear yard in question to accommodate the operations proposed would require a fire escape leading from the rear of the six-story residential building at 202 Sixth Ave. to be moved to the Prince Street side of the building; and,

x. Whereas, while this Applicant currently does not seek to operate along the sidewalk or roadbed on Prince Street in this Application, or immediately on the front side of 202 Sixth Avenue, adjacent to Father Fagen Park, the Applicant would not rule out such use and occupancy in the future, with the sidewalks and roadbed on Prince Street offering a significant expansion of the public spaces via self-certification with the open restaurants program, which the City plans to make permanent, the use of these public spaces at this particular corner storefront greatly expanding the exterior eating and drinking footprint in a neighborhood located in an area and (above-described intersection) that must be anticipated, and measured for public interest as it would be inevitable, if not this Applicant, by his or her replacement, with this particular area has already seen an extraordinary escalation of eating and drinking on the exterior public spaces over the last two years; and,

xi. 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, there being 70 active licensed premises within 750 feet of the subject premises, in addition to 5 pending licenses and 28 inactive licenses, the immediate area already being subject to a significant increase in impactful liquor license establishments, with the expansion of exterior eating and drinking impacts to the public spaces in this area, on the sidewalk, adjacent to the Park or in the roadbed, this building and its surrounding area being zoned for residential, the potential future impacts caused by sidewalk and roadbed seating at this corner storefront location being significant and inevitable, 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, the licensing and service of alcohol in the rear yard, coupled with the rear yard being utilized as an entryway for patrons, establishing noise and privacy impacts to those living in the residential doughnut community, creating intrusions and noise impacts which have not previously existed thereat, the Applicant refusing to consider removing the rear yard from the application, this use of the rear yard for eating and drinking displacing a long-standing retail florist shop that has been subject to the Covid 19 Pandemic, the displacement of and replacement of long-standing retail that served the community with another eating and drinking establishment not being in the public interest, especially when there are so many other available, previously licensed storefronts in the area that can be occupied for this purpose, the use of the rear yard not being in the public interest, with the proposed use of the exterior rear yard and the addition of mechanical systems 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 **PLANTA SOHO, LLC d/b/a PLANTA Cocina, 202 Prince St. 10012**; 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, Man. 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*

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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

38. Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011 (New OP — Tavern)

i. Whereas, the Applicant and Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new on-premise liquor license to operate a tavern to promote a clothing line in a ground floor storefront located in a five-story tenement style apartment building (circa 1900) on West 8th Street between Sixth Avenue and MacDougal Street in Greenwich Village; and,

ii. Whereas, the storefront proposed to be licensed was previously operated for decades as retail store specializing in footwear, the storefront location having never previously operated for eating/drinking or with an on premise liquor license, the Applicant also owning the residential building, where half of the apartments are occupied by rent-controlled tenants; and

iii. Whereas, the interior storefront is approximately 1,554 sq. ft (1,048 sq. ft. ground floor and 505 sq. ft. basement), there will be no kitchen, a total indoor seated patron occupancy of 66 persons, with 20 tables and 59 patron seats and one (1) bar with seven (7); there is one (1) entry and one (1) exit and one (2) patron bathrooms; a certificate of occupancy was presented allowing stores in the cellar and stores & tenement living on the first floor, the Applicant indicating that the tenement housing on the first floor was illegally removed by the prior owner; and

iv. Whereas, the proposed hours of operation for the interior will be Sunday to Wednesday from 11 AM to 1AM and Thursday to Saturday from 11 AM to 2 AM, music in the interior will be background only, 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 met with the local West 8th Street Block Association, which opposed this application, along with a number of tenants living in the building, as well as still others living in adjoining buildings sharing multiple shaftways with the premises to be licensed, there being concerns about the business being alcohol-driven, not having a kitchen, the late night hours of operation, the lack of soundproofing in an old tenement building not designed for a bar atmosphere, the Applicant having already installing operable windows in the shaftways shared with multiple residential buildings raising issues of distrust, and

vi. **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, there being 50 active licensed premises within 750 feet of the subject premises, in addition to 2 pending licenses and 30 inactive licenses, the immediate area already being subject to a significant increase in impactful liquor license establishments over the years, this location having never previously operated with a liquor license, the Applicant not willing to reduce its hours of operation to ameliorate the concerns of the surrounding neighborhood, the hours being entirely inconsistent with other eating/drinking establishments on this block, the addition of another drinking tavern or late night lounge at this location not satisfying the public interest standard;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the new On Premises Tavern license for **Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011;** 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, Man. requests that the SLA conduct a 500-foot rule 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*
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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

39. Pro Action Holding, Ltd. NY, LLC d/b/a TBD, 195 Spring St. 10012 (New OP — Restaurant)

i. Whereas, the Applicants and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new On Premise liquor license to operate an upscale fine-dining restaurant serving gourmet Italian cuisine in a ground floor corner storefront within a six-story residential tenement-style building (circa 1900) on the northeast corner of Sullivan and Spring Streets in a residential zone district (R7-2) of Soho, this building falling within NYC LPC's designated Soho-Cast Iron Historic District; and,

ii. Whereas, the storefront address sought to be licensed was previously operated by a full-service Indian Restaurant (Bombay Indian Bread Bar 2016-2020) and before that for many years as a full service Italian Restaurant (Mezzogiorno); there will be some physical and operational changes, a new ownership and a new menu but the premises will continue as a full service restaurant with similar method of operation and hours of operation; and

iii. Whereas, the storefront sought to be licensed is roughly 3,000 sq. ft. (1,800 sq. ft. ground floor and 1,200 sq. ft. basement with the basement not being presented for patron service), with 29 tables and 68 seats, a stand up bar with 4 seats for a total interior occupancy of 72 patron seats, a full service kitchen, two bathrooms and one entrance/exit for patrons on Spring St., there is no intention to change the existing exterior doors or windows on the front facade on both Prince and Spring Streets; and

iv. Whereas, there will be sidewalk café seating with 8 "two-top" tables and corresponding 16 patron seats running along Sullivan Street, the tables being placed against the front façade of the premise to be licensed, the sidewalk being narrow at this location, and there will also be 2 exterior tables and 4 seats on a platform on Prince Street immediately in front, but there will be no seating on the Spring Street side sidewalk and there will be no roadbed seating; and,

v. Whereas, the proposed hours of operation for the interior are 11 AM to 12 AM, Sunday to Saturday, all doors and windows will be closed by 10 PM every night, the sidewalk café will close by 11 PM every night, there will be no TVs and music on the interior will be quiet background consisting of music from iPod/CDs; there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

vi. 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 an Italian restaurant with menu items available until closing every night.
2. The hours of operation will be from 11 AM to 12 AM Sunday through 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 exterior seating on a platform located immediately adjacent to storefront on Spring Street with no more than 2 tables and 4 patron seats, and except for sidewalk seating immediately adjacent to storefront along Sullivan Street with no more than 7 tables and 14 patron seats. No sidewalk seating on Spring Street. No roadbed seating.
6. Sidewalk café seating will close/end by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
7. All doors and windows will close by 10 PM every night.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. 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.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
11. Will not make changes to the existing façade except to change signage or awning.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not change any principals prior to submission of original application to SLA.
16. 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 **denial** of an application for a On Premise Liquor License for **Pro Action Holding, Ltd. NY, LLC d/b/a TBD, 195 Spring St. 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 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*

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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

40. The Noortwyck, LLC d/b/a TBD, 289 Bleecker St. 10014 (New OP — Restaurant)

i. Whereas, the Applicants and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new On Premise liquor license to operate an neighborhood "focusing on delicious food, warm hospitality" in a ground floor corner storefront within a six-story Federal Style residential townhouse building (circa 1879) on the northeast corner of Bleecker Street and Seventh Avenue South 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 was previously operated as a full-service Restaurant (Loyal 2012-2021); there will be some cosmetic, fresh paint, a new awning, new ownership and a new menu; and

iii. Whereas, the storefront sought to be licensed is roughly 3,150 sq. ft. (1,750 sq. ft. ground floor and 1,400 sq. ft. basement with the basement not being presented for patron service), with 14 tables and 44 patron seats, a stand up bar with 13 seats for a total interior occupancy of 57 patron seats, a full service kitchen, 3 bathrooms and one entrance/exit for patrons on Bleecker Street, there is no intention to change the existing exterior doors at the front façade, those doors being operable exposing the entire interior restaurant to the public sidewalk; and

iv. Whereas, there will be sidewalk café seating with 4 "two-top" tables and corresponding 8 patron seats, the tables being placed against the front façade of the premise to be licensed, the sidewalk being narrow and the pedestrian traffic being significant at this location; and,

v. Whereas, the proposed hours of operation for the interior are 12 PM to 12 AM, Sunday to Saturday, all doors and windows will be closed by 10 PM every night, the sidewalk café will close by 11 PM every night, there will be no TVs and music on the interior will be quiet background consisting of music from iPod/CDs; there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

vi. Whereas, the Applicants met with local residents and the local block association (West Village Residents), with those who met with the Applicants appearing in support of the Application subject to the statements made to them and method of operation proposed, the prior operators at this location having been the subject of complaints through the years for installing the operable doors to the front façade without proper alteration application and by playing loud music out of the interior premises to the public sidewalk in abrogation of its original presentation to the Community in 2012; and,

vii. Whereas, the Applicants 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 neighborhood restaurant with menu items available until closing every night.
2. The hours of operation will be from 12 PM to 12 AM Sunday through 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 seating under the temporary Outdoor Restaurants program located immediately adjacent to storefront with no more than 4 tables and patron seats. No roadbed seating.
6. Sidewalk café seating will close/end by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
7. All doors and windows will close by 10 PM every night.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. 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.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
11. Will not make changes to the existing façade except to change signage or awning.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not change any principals prior to submission of original application to SLA.
16. 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 **denial** of an application for a On Premise Liquor License for **The Noortwyck, LLC d/b/a TBD, 289 Bleecker St. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On Premise License.

Vote: Unanimous, with 37 Board members in favor.

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

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

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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

41. Mareluna, LLC, d/b/a Mareluna, 137 Sullivan St. 10012 (adding service to exterior roadbed structure)

i. Whereas, the Applicant and Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the NYS Liquor for an existing restaurant wine license (SN #1215096) to alter its existing method of operation to serve alcohol to an outdoor structure built in the adjacent roadway on Sullivan Street between Prince and Houston Streets within NYC LPC's designated South Village Historic District; and

ii. Whereas, the licensed interior ground floor premises is approximately 783 sq. ft and operates as a restaurant where there are 21 tables with 42 seats and one (1) bar with four (4) seats for a total indoor seated patron occupancy of 46 persons; there is one (1) entry and one (1) exit and one (1) patron bathroom; and,

iii. Whereas, when the Applicant originally appeared for its existing restaurant wine license in April/2021, the Applicant executed 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 Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 10:00 AM to 12:00 AM Sundays through Thursdays, and 10:00 AM to 1:00 AM on Fridays and Saturdays.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. A sidewalk café is not included in this application.
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will close all doors and windows by 10:00 PM every night.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
10. Will not have unlimited drink or unlimited food and drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
11. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
12. Will not have any of the following: dancing, , live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
13. Any pandemic-related, temporary sidewalk or roadbed seating will end by 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.
14. All pandemic-related temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
15. Applicant or successors will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed seating.

iv. Whereas, the Applicant is now requesting roadbed seating as part of the temporary Open Restaurants program consisting of 7 tables with 14 seats, having built a roadway structure in the roadbed via the self-certification program, now seeking to add air conditioning, heating and speakers to play music therein*;* and

v. Whereas, the roadbed structure is built directly over a manhole cover, the Applicant addressing this concern by constructing a hatch within the structure albeit over the manhole cover to provide access; and

vi. Whereas, nearby residents sent communications to the Board and appeared in opposition, due to safety concerns with the large roadbed structure being built over the Con Edison roadway manhole cover, further indicating the roadbed structure is padlocked when not in use so that hatch would not permit access upon any needed emergency services to access the subsurface utilities; and

vii. Whereas, Con Edison has published its **outdoor dining safety requirements for restaurants and cafes** on its website, wherein Con Edison has indicated that proper ventilation is critical for safety and for the reliable operations of it subsurface facilities, stating that tables, seating or enclosures, ramps or platforms must not be placed or built on top of over ventilated manhole covers, warning to keep all such facilities at least three feet from their manhole covers;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of an application to alter its existing method of operation to serve alcohol to a roadbed structure for **Mareluna, LLC, d/b/a Mareluna, 137 Sullivan St. 10012**; and

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

Vote: Unanimous, with 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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January 3, 2022

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 December 21, 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:

42. 770 Kitchen LLC d/b/a Sweet Rehab, 135 Sullivan St.—South Store Front 10012 (Tavern Wine) (laid over at the request of counsel)

Whereas, after to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 9, 2021, the Applicant requested **to layover** this application to January/2022 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 **770 Kitchen LLC d/b/a Sweet Rehab, 135 Sullivan St.—South Store Front 10012 until** CB2, Man. 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

43. 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 December 9, 2021, the Applicant requested **to layover** this application to January/2022 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 **PTO3, Inc., 137 7th Ave. So. 10014 until** CB2, Man. 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

44. 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 December 7, 2021, the Applicant agreed **to lay over** this application to January/2022, 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

45. 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 December 7, 2021, the Applicant agreed **to lay over** this application to January/2022, 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 **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.

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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

46. 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, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7, 2021, the Applicant requested **to layover** this application to January/2022 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, 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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January 3, 2022

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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

47. MSI, Inc. and USE LX LLC d/b/a. Intersect by Lexus, 412 W. 14th St. 10014 (OP-Restaurant) (To Add DJ and Live Music for Other Than Private Events) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7, 2021, the Applicant requested **to layover** this application to January/2022 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 **MSI, Inc. and USE LX LLC d/b/a. Intersect by Lexus, 412 W. 14th St. 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2, Man. 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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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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

48. MA.GE.GA Food, LLC d/b/a Coppola Café, 171 W. 4th St. 10014 (TW-Bar/Tavern) (Sidewalk Café) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7, 2021, the Applicant requested **to layover** this application to January/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan 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 **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, 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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

49. Corporation to be Formed by Roland Bimonte, 181 Prince St. 10012 (TW-Bar/Tavern) (previously unlicensed) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7, 2021, the Applicant requested **to layover** this application to January/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan 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 **Corporation to be Formed by Roland Bimonte, 181 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.

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. Eric Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority