

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. PSSP NY, Inc. d/b/a Sofia's Little Italy, 143 Mulberry St. 10013** (Corporate Change, OP – Restaurant, SN#1250613)
 - i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Corporate Change to an existing On-Premises Liquor License (SN#1250613) to operate a full-service Italian restaurant in the ground floor of a C6-2G-zoned seven-story, mixed-use building (c. 2003) on Mulberry Street between Hester and Grand Streets (Block #236/Lot #24), the building falls within the Special Little Italy District; and
 - ii. Whereas**, the proposed Corporate Change is to change the ownership from the son to his father, the father having held the original license since 2004, transferring the license to his son in approximately 2010; there will be no change in the method of operation; and
 - iii. Whereas**, the premises is approximately 2,126 sq. ft. (1,575 sq. ft. on the ground floor connected by an interior staircase to 556 sq. ft. in the basement), the basement being used for storage and additional bathrooms with no patron service to the basement; there are 19 tables and 63 seats and one (1) bar with four (4) seats for a total patron seating capacity of 67; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom on the first floor and two (2) bathrooms in the basement; and

- iv. **Whereas**, the Applicant's agreed upon hours of operation are from 10:00AM to 2:00AM Sundays through Saturdays (7 days a week); there is a sidewalk café with two (2) tables and eight (8) seats and roadbed seating with seven (7) tables and 14 seats operating under the temporary Open Restaurants program, all outdoor seating closes at 11:00PM nightly; music is quiet background only consisting of music from iPod/CDs; there is no: dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of On-Premises Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service restaurant, specifically an Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10:00AM to 2:00AM Sundays through Saturdays (7 days a week). 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 any outdoor area for commercial purposes except for a sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Mulberry Street. 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.
 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 all doors and windows at 9:00PM every night, allowing only for patron ingress and egress.
 8. No patron occupancy/service to any portion of the basement of licensed premises aside from use of bathrooms.
 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, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
 15. Any sidewalk and roadbed seating operating under the temporary Open Restaurants program ends by 11:00PM (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 Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change to the On-Premises Liquor License in the name of **PSSP NY, Inc. d/b/a Sofia's Little Italy, 143 Mulberry 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 NYSLA Restaurant Wine License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **55 Bond Street, LLC d/b/a Fish Cheeks, 55 Bond St. 10012** (OP–Restaurant, Alteration to add adjoining storefront)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an alteration application to the NYS Liquor Authority to add the adjoining storefront premises to the existing On-Premises Liquor License (SN#1296058) which has been in operation as a Thai seafood restaurant since late 2016 on the ground floor and basement of a M1-5B-zoned, two (2)-story commercial building (c. 1950) on Bond Street between Lafayette Street and Bowery (Block #529/Lot #35); and
 - ii. **Whereas**, the instant application is to add the adjacent (Eastern side) ground floor and basement storefront premises onto this license; the adjacent storefront is approximately 1,822 sq. ft. with 1,062 sq. ft. on the ground floor and approximately 760 sq. ft. in the basement connected by an interior stairway with no patron use of the basement (and is approximately the same square footage as the existing restaurant which also has no patron use of the basement); the new combined space will have 26 tables with 56 seats and one (1) bar with 15 seats (14 tables/28 seats and 11 seats at the bar in the 55 Bond Street side, 12 tables/28 seats and 4 seats at the bar in the 53 Bond Street side), for a total patron occupancy of 71 seats; the premises has one (1) door which will serve as patron ingress and egress and two (2) patron bathrooms; and

- iii. **Whereas**, the method of operation will remain the same with hours of operation Sundays to Thursdays from 11:00AM to 12:00AM and Fridays and Saturdays from 11:00AM to 1:00AM, music will be quiet background only consisting of music from iPod/CDs, all doors and windows will be closed at 10:00PM except for patron ingress and egress, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes and no TVs; and
- iv. **Whereas**, the Applicant having originally appeared before this Committee in February/2022 at which time the committee and residents raised concerns about outdoor seating that was taking place in the roadbed as part of the temporary Open Restaurants program, the original application having no outdoor seating; concerns raised were focused on the lack of a seating diagram and cleanliness of outdoor seating and venting issues around the odor from cooking of fish; the Applicant agreeing to lay over the application to do further outreach with area residents and provide detailed seating diagrams for both the interior and exterior premises; and
- v. **Whereas**, the Applicant returned to CB2, Man. this month with a list of outdoor cleaning procedures that they shared with area residents and agreed to incorporate into stipulations, also agreeing to work with the community in an effort to solve any venting issues; and
- vi. **Whereas**, there will be outdoor seating operating under the temporary Open Restaurants program in the roadbed not exceeding the business frontage on Bond Street, seating will consist of four (4) tables and 16 patron seats enclosed in a protective barrier following the temporary Open Restaurants guidelines with additional roadbed seating of seven (7) tables and 14 seats outside of the protective barrier but not exceeding the business frontage operating as part of the Open Streets program during the hours that program remains in effect on Bond Street with all outdoor seating ending no later than 11:00PM nightly and no seating taking place on the sidewalk; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service Thai seafood restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11:00AM to 12:00PM Sundays through Thursdays and 11:00AM to 1:00AM Fridays and 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 premises to be operated in that manner
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the temporary Open Restaurants program on Bond Street. Roadbed seating not exceeding the business frontage of licensed premises consists of four (4) tables and 16 patron seats enclosed in a protective barrier following the temporary Open Restaurants guidelines. Additional roadbed seating of seven (7) tables and 14 seats not exceeding the business frontage operating as part of the Open Streets program during the hours that program remains in effect on Bond Street.
 - 5. Roadbed seating will close no later than 11:00PM (all patrons will be cleared by this hour and area closed). All tables, chairs and planters in the roadbed as part of the Open Streets

program will be removed at this hour. No exterior music, speakers or TVs. No sidewalk seating.

6. Will take appropriate steps to ensure there is no occupancy of the roadbed structure after 11:00PM.
7. There will be no sidewalk café.
8. Will work with the community to resolve any venting issues and remain in compliance with all NYC Mechanical Codes.
9. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will not have televisions.
11. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
12. No patron occupancy/service to any portion of the basement of licensed premises.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
18. There will be 14 tables and 28 seats and one (1) bar with 11 seats in the 55 Bond Street premises and 12 tables with 28 seats and one (1) bar with four (4) seats in the adjoining 53 Bond Street premises for a total of 71 patron seats combined.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
20. Will follow the opening and closing outdoor cleaning procedures supplied by the Applicant and listed below.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Alteration application to the On-Premises Liquor License in the name of **55 Bond Street, LLC d/b/a Fish Cheeks, 55 Bond St. 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **Dobra Café Soho, Inc. d/b/a Despaña Fine Foods & Tapas Café, 199 Lafayette St., Store H, aka 408 Broome St. 10013 (TW–Bar/Tavern)**
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a Tavern Wine Liquor License to facilitate new ownership from the same family of an existing, previously licensed (SN# 1254391) grocery store and tapas café specializing in food from Spain located in a C6-zoned, seven (7)-story, mixed-used building (c. 1900) on Broome Street between Cleveland Place and Lafayette Streets (Block #482/Lot #7501), the building falling within the designated SoHo-Cast Iron Historic District; and
 - ii. **Whereas**, the two (2)-story premises includes a ground floor of 1,300 sq. ft. as well as a staff-only basement inaccessible to patrons; there are four (4) tables with 18 seats and there is no bar; there is roadbed seating on Broome Street operating under the temporary Open Restaurants program with seven (7) tables and 14 seats; and
 - iii. **Whereas**, the hours of operation will be from 11:00AM to 7:00PM Sundays through Wednesdays and 11:00AM to 10:00PM Thursdays through Saturdays inclusive of outdoor seating; all doors and windows will be closed at the earlier of closing time or 9:00 PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the Applicant had appeared before CB2, Man. in July/2019 and was approved for the same application but then failed to move forward at that time due to the Covid-19 pandemic; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
 1. Premises will be advertised and operated as a family-owned grocery store and café specializing in foods from Spain with the full food menu available during all hours of operation.
 2. The hours of operation will be 11:00AM to 7:00PM Sundays through Wednesdays and 11:00AM to 10:00PM Thursdays 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 premises to be operated in that manner
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the temporary Open Restaurants program on Broome Street. Roadbed seating not exceeding the business frontage of licensed premises with 7 tables and 14 patron seats. No sidewalk café/seating.
 5. Roadbed seating will close no later than 7:00PM Sundays through Wednesdays and 10:00PM Thursdays through Saturdays. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs. No sidewalk seating
 6. Will not have a sidewalk café now or in the future.
 7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
 8. Will not have televisions.
 9. Will close all doors and windows at 9:00PM every night, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will 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 any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
 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 Community Board 2, Manhattan recommends **denial** of the application for a Tavern Wine License in the name **Dobra Café Soho, Inc. d/b/a Despaña Fine Foods & Tapas Café, 199 Lafayette St., Store H, aka 408 Broome 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 NYSLA Tavern Wine Liquor License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **MA.GE.GA Food, LLC d/b/a Coppola Café, 171 W. 4th St. 10014** (New TW–Bar/Tavern) *(previously unlicensed)*
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a new Tavern Wine Liquor License to operate an Italian sandwich shop and dessert café in the ground floor and of a R6 with a C1-5 overlay-zoned, six (6)-story, mixed-use building (c. 1903, renovated 1986) on West 4th Street between 6th Avenue and Jones Street (Block #592/Lot #32), the building falling within the designated Greenwich Village Historic District; and
 - ii. **Whereas**, the ground floor storefront is approximately 650 sq. ft., there are seven (7) tables and 19 seats and no bar or food counters for a total seated occupancy of 19 persons, there will be no patron use of the basement which is not part of the license, the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; and
 - iii. **Whereas**, the hours of operation will be from 7:00AM to 11:00PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs with the exception of Fridays from 5:00PM–7:00PM when live acoustic music is permitted (no brass or percussion); there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the premises is a previously unlicensed location, the Applicant having opened The Coppola Café without a liquor license in Spring/2019 and has remained open throughout the Covid-19 pandemic, prior to that the premises had been occupied since 2017 as Sweet Time Dessert Café; and
- v. **Whereas**, there is a sidewalk café operating under the temporary Open Restaurants with four (4) tables and eight (8) chairs located adjacent to the building, the Applicant previously having had tables next to the curbside and has since removed them from that location agreeing to keep all tables adjacent to the building allowing for an 8' pedestrian clear path; and
- vi. **Whereas**, members of the public including those representing the Central Village Block Association and the Carmine Street Block Association appeared in opposition to a Tavern Wine license at this location due to the oversaturation of liquor licenses in this immediate area with 49 On-Premises Liquor Licenses and 32 Beer/Wine Liquor Licenses within 750', this application being for the service of Beer and Wine only and thus not subject to the 500 ft. rule and there being no other objection to the instant application; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Tavern Wine License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as an Italian sandwich shop and dessert café with less than a full service kitchen but will operate with the full during all hours of operation.
 - 2. The hours of operation will be 7:00AM to 11:00PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 - 3. 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 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 four (4) tables and eight (8) patron seats. No roadbed seating.
 - 5. Sidewalk café will close no later than 11:00PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
 - 6. Will play quiet ambient recorded background music only with the exception of Fridays from 5:00PM–7:00PM when live acoustic music is permitted (no brass or percussion). No music will be audible in any adjacent residences anytime.
 - 7. Will not have televisions.
 - 8. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 13. 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, DJs, 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 Community Board 2, Manhattan recommends **denial** of the application for a Tavern Wine License in the name **MA.GE.GA Food, LLC d/b/a Coppola Café, 171 W. 4th St. 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Tavern Wine Liquor License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **King Jade Garden, Inc. d/b/a Lady Chow's Kitchen, 171 Hester St. 10013 (OP-Restaurant)** *(previously unlicensed)*
 - i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, 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 local Chinese restaurant located on the ground floor of a C6-2G zoned, six (6)-story mixed-use building (c. 1900) on Hester Street between Elizabeth and Mott Streets (Block #238 / Lot #38), the building falling within the designated Special Little Italy District; and
 - ii. **Whereas**, the premises is roughly 1,600 sq. ft. comprised of the ground floor restaurant connected by an interior staircase to the basement, basement used for storage and patron bathroom access, there will be no service to patrons in the basement (no breakdown of square footage was provided with the floor diagram); there will be 11 tables with 53 seats and one service bar with no seats for a total patron occupancy of 53 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; there will be no sidewalk café or roadbed seating; and
 - iii. **Whereas**, the hours of operation will be from 9:00AM to 11:00PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs); there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the premises had been operating without a liquor license as a Chinese restaurant under the name of Canton Kitchen since approximately 2017 and prior to that as House Special since at least 2009, the application indicating the location had been previously licensed under SN#1236565, that SN# corresponding to a restaurant in midtown Manhattan and no other license at this location being found on the NYS LAMP system; there are currently 32 liquor licenses within 500' of this location; and
- v. **Whereas**, it appears clear that the Applicant's premises is within 200 feet of the Oversea Chinese Mission located across the street on the southwest corner of Hester and Elizabeth Streets, the primary address being 154 Hester Street, with its main entrance on Elizabeth Street and delivery entrance across the street on Hester Street just east of the instant application; the Church measuring 111' from the center of the Hester Street church façade to the center of the proposed premises, and 150' from the center of the Elizabeth street church façade to the center of the proposed premises using Google maps; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan 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 Chinese restaurant.
 2. The hours of operation will be 9:00AM to 11:00PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will operate a full-service Chinese 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 not have televisions.
 8. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
 9. Patron use of basement is for bathroom only. There will be no patron service in basement.
 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 provide a Letter of No Objection permitting eating and drinking for store front premises proposed to be licensed prior to issuance of license.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."
 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, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
18. Will appear before CB2, 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 **King Jade Garden, Inc. d/b/a Lady Chow's Kitchen, 171 Hester 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 NYSLA On-Premises License.

THEREFORE BE IT FURTHER RESOLVED that CB2, Man. recommends the State Liquor Authority measure and calculate the distance between 171 Hester Street to the Oversea Chinese Mission to determine whether the distance between the applicant's premises and the church violates the 200 ft. rule and CB2, Man. requests that the Oversea Chinese Mission be added to the NYS LAMP database; 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 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. LSMC, LLC d/b/a C. DiPalo, 151 Mott St. 10013 (New OP–Bar/Tavern: Class Change)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for an upgrade from a Tavern Wine License (SN# 130528) to an On-Premises Bar/Tavern License for an Italian Food Market with seating offering panini’s and Italian small bites with educational classes conducted frequently on the ground floor of a C6-2G zoned, six (6)-story mixed-use building (c. 1910) on Mott Street between Grand and Broome Streets (Block #471/Lot #52), the building falling within the designated Special Little Italy District; and
- ii. Whereas**, the premises is roughly 1,360 sq. ft. with 16 tables with 38 seats and one (1) bar with 9 seats for a total seated patron occupancy of 47; there is one (1) entryway serving as both patron ingress and egress and two (2) bathrooms; and
- iii. Whereas**, the hours of operation will be from 9:00AM to 12:00AM Sundays through Thursday and 9:00AM to 1:00AM Fridays and Saturdays, music will be quiet background only consisting of music from iPod/CDs); there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, there is a sidewalk café operating under the temporary Open Restaurants with no more than six (6) tables and 12 chairs located adjacent to the building on Mott Street, the sidewalk café will close no later than 11:00PM nightly; and
- v. **Whereas**, this application being subject to the 500 ft. rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 87 liquor licenses within 750' of the premises, the Applicant providing assurances to the committee that the educational component of their method of operation will begin again as Covid restrictions are lifted and will consist of frequent seminars on Italian food and wine, the Applicant agreeing to and executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest, the stipulations being attached to and incorporated into the license, limiting its method of operation of the On-Premises License for this purpose, as follows:
 1. Premises will be advertised and operated as an Italian Food Market with seating for panini's and Italian small bites.
 2. The hours of operation will be 9:00AM to 12:00AM Sundays through Thursdays and 9:00AM to 1:00AM 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 full food menu during all hours of operation.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not 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 on Mott Street with no more than six (6) tables and 12 patron seats. No roadbed seating.
 6. Sidewalk café will close no later than 11:00PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
 7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
 8. Will have no more than two (2) television(s) no larger than 46". There will be no projectors.
 9. Will close all doors and windows at 9:00PM every night, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open façades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate 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, DJs, live, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
 17. There will be 19 tables and 42 seats and one (1) standup bar with nine (9) seats, the maximum occupancy is 74 people.

18. There will be frequent seminars on Italian food and wine/educational component.
19. There may be cover charges for educational events and seminars.
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 application for **LSMC, LLC d/b/a C. DiPalo, 151 Mott 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 NYSLA On-Premises License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **Sunshine Kitchens NY, LLC d/b/a KYU New York, 324 Lafayette St. 10012** (OP–Restaurant: Expansion into Municipal Property)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for the Expansion into Municipal Property of their pending On-Premises Liquor License (SN# 1337720) for a full-service, wood-fired Asian-inspired restaurant on the ground floor of a M1-5B-zoned, eight (8)-story commercial building (c. 1897) on Lafayette Street between West Houston and Bleecker Streets (Block #522/Lot #28) in the NoHo Historic District; and
 - ii. **Whereas**, the Applicant appeared before CB2, Man.’s SLA Committee in June/2021 to present their application for an On-Premises Liquor License which included a sidewalk café and was unanimously approved for their license by the full board at its June/2021 meeting; and
 - iii. **Whereas**, the storefront is approximately 5,111 sq. ft. (3,339 sq. ft. on the ground floor and 1,772 sq. ft. in the basement connected by an interior staircase), there are approximately 46 tables with 148 seats and one (1) bar with 10 seats for a total seated patron occupancy of 158 persons; the basement is used for storage and office purposes only, there is no patron use of the basement; there is one (1) entryway on Lafayette Street used for patron egress and ingress;

one (1) entryway used for emergency exit only on Crosby Street and three (3) patron bathrooms; and

- iv. **Whereas**, the agreed to hours of operation are 10:00AM to 1:00AM Sundays through Wednesdays and 10:00AM to 2:00AM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs, no music will be audible in any adjacent residences at any time; all doors and windows will be closed at 10:00PM every night; there will be no: dancing, DJs, live music, scheduled performances, cover fees or promoted events, televisions, velvet ropes or metal barricades, security personnel / door staff; and
- v. **Whereas**, the premises is currently open, the instant application seeking to operate a sidewalk café immediately adjacent to the building under the temporary Open Restaurants program consisting of five (5) tables and ten (10) seats no later than 10:00PM Sundays through Saturdays (7 days a week) which is consistent with the method of operation presented in June/2021; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as an Asian-inspired full-service restaurant.
 - 2. The hours of operation will be 10:00AM to 1:0AM Sundays through Wednesdays and 10:00AM to 2:00AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will operate full service restaurant, specifically a wood-fired, Asian inspired fine dining 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 have televisions.
 - 6. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront with no more than five (5) tables and ten (10) seats no later than 10:00PM Sundays through Saturdays (7 days a week). All tables and chairs will be removed at 10:00PM and there will be no patrons in the sidewalk café after 10:00PM. No roadbed seating.
 - 7. 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.
 - 8. Will add additional soundproofing to the premises including but not limited to replacing the flooring.
 - 9. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
 - 10. Will not install or have French doors, operable windows or open façades.
 - 11. Will not make changes to the existing façade except to change signage or awning.
 - 12. Will use Lafayette Street for patron ingress and egress with Crosby Street being used for emergencies only.
 - 13. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.

14. Will store all refuse in a refrigerated room in the interior until it is picked up by third-party haulers.
15. Will add motion-sensing lighting to the Crosby Street side of the restaurant to ensure the area is well lit whenever people are present.
16. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
19. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
20. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
21. Any sidewalk seating operating under the temporary Open Restaurants program ends by 10:00 PM (all patrons will be cleared by this hour and area closed); no exterior music, speakers or TVs.
22. 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 Municipal Extension to the pending On-Premises Liquor License for **Sunshine Kitchens NY, LLC d/b/a KYU New York, 324 Lafayette 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 NYSLA On-Premises License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, 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:

8. Waverly Restaurant-Diner, Ltd. 385 6th Ave. 10014 (RW–Restaurant) (failed to appear)

Whereas, at month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on March 1, 2022 the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **Waverly Restaurant-Diner, Ltd. 385 6th Ave. 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 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 9. Skybird Hospitality Partners, LLC d/b/a Pending, 109 Mulberry St. 10013 (RW–Restaurant) (Live Music–Various Genres) (Security Personnel) (Temporary Retail Permit)**

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on March 1, 2022 the Applicant requested **to lay over** this application for a Alteration to an existing On-Premises Liquor License application to April/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 Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Skybird Hospitality Partners, LLC d/b/a Pending, 109 Mulberry 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 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. XEO Cantina, Inc. d/b/a TBD, 334 Bowery 10012 (OP–Restaurant) (Transfer) (Sidewalk Café) (Open Restaurant Seating–Roadbed)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on March 1, 2022 the Applicant requested **to lay over** this application for a Alteration to an existing On-Premises Liquor License application to April/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 Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **XEO Cantina, Inc. d/b/a TBD, 334 Bowery 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Sum Yung Gai, LLC d/b/a Char'd, 17 E. 13th St., 1st & 2nd Floors 10003 (OP–Restaurant & Bar)

Whereas, following this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on March 1, 2022 the Applicant requested **to lay over** this application for a Alteration to an existing On-Premises Liquor License application to April/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 Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Sum Yung Gai, LLC d/b/a Char'd, 17 E. 13th St., 1st & 2nd Fl. 10003**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Pen and Frog Social Club, LLC fka L. Johnson on Behalf of an Entity TBD d/b/a Froggy's, 86 Bedford St. 10014 (OP–Restaurant)

Whereas, at this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on March 1, 2022 the Applicant requested **to lay over** this application for a Alteration to an existing On-Premises Liquor License application to April/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 Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Pen and Frog Social Club, LLC fka L. Johnson on Behalf of an Entity TBD, 86 Bedford St. 10014, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Emmy Squared Bedford, LLC d/b/a Emily, 31-33 Bedford St. aka 35 Downing St. 10014 (Corporate Change—On Premise)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee for a change of corporate structure for an existing On premise license to continue to operate a restaurant which specializes in Detroit style pizza within a six story tenement style residential (c.1900) building on the Northwest corner of Bedford St. and Downing St., this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, this particular restaurant was initially licensed in 2017, with three of the original owners/operators selling their stake in the business, including Emily and Matthew Hyland, as well as Kenneth Levitan, with Howard Greenstone, the current Manager being elevated to President along with new investors, taking over ownership of the licensed premise, the Applicant indicating that the current method of operation as a restaurant remaining the same; and,

iii. Whereas, this application is seeking to change the structure of the corporation holding the liquor license, the Applicant will remain the primary owner/operator of the licensed premises and the method of operation is not changing, with the exception of the temporary use of sidewalk seating on a temporary basis pursuant to NYC's open restaurant's program following the onset of the Covid Pandemic; and,

iv. Whereas, the interior restaurant is roughly 1,800 sq. ft premise (ground floor 600 sq ft, cellar 1,200 sq ft); on the first floor there are 12 tables and 24 table seats, 1 standup bar with 4 seats, in the basement there is a kitchen, a dining room with 8 tables and 29 seats and a separate room with 1 table and 8 seats for a grand total of 65 seats, with the total occupancy being less than 74 persons, with 1 entrance, 1 exit, three bathroom, no TVs, the hours of operation will continue to be from 11AM to 12AM Sunday to Thursday and 11AM to 1AM Friday and Saturday (no patrons will remain after closing time), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

v. Whereas, the local Block Association (Bedford/Downing Street) sent in correspondence and a representative appeared with photos demonstrating that the Applicant was not following the temporary open restaurant guidelines and rules requiring a 8 foot clear path on the sidewalk, the Applicant having placed four tables with 16 seats along the Downing Street sidewalk, blocking the sidewalk and providing less than a 5 foot path, with servers required to walk into that limited pathway to serve patrons on the exterior, further exacerbating the narrow sidewalk passage; and,

vi. Whereas, when confronted with the licensee's failure to abide by the existing, albeit temporary program requirements for clear passage, the Applicant and his Attorney agreed to reduce the number of patron seats on the sidewalk to insure the proper width of 8 feet for pedestrians, and further agreed that the exterior seating, albeit on a temporary basis, will close by 10 PM every night, this location being zoned residential where sidewalk cafes were prohibited, the roadways and sidewalks at this intersection being very narrow, surrounded by residential buildings, the Applicant further agreeing that there would be no exterior speakers and no exterior TVs; and,

vii. Whereas, the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which should continue to be incorporated into the Method of Operation of the existing On Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service restaurant focusing on Detroit style pizza with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be from 11AM to 12AM Sunday to Thursday and 11AM to 1AM Friday and Saturday.
3. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café seating operating under the temporary Open Restaurants program located immediately adjacent to the storefront on Downing Street providing an eight-foot clear passage for pedestrians. No roadbed seating.
4. Exterior café for dinning purposes only and will close no later than 10:00 PM every night. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs
5. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
6. Will not install French doors, operable windows, or open façades.
7. Will close all doors & windows at all times.

8. 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.
9. There will be no TVs.
10. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not permit dancing.
14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a corporate change for its existing on premise license to **Emmy Squared Bedford, LLC d/b/a Emily, 31-33 Bedford St. aka 35 Downing St. 10014** unless the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA On Premise License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. W & J Café, Inc., d/b/a Luna Café, 628 Hudson St. 10014 (Corporate Change—Tavern Wine)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee for a change of corporate structure for an existing Tavern Wine license to continue to operate a small café serving classic sandwiches, small plates, salads and desserts within a ground floor storefront located in a four story townhouse (circa 1846) with residential above, located on Hudson Street between Horatio Street and Jane Street, this townhouse building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, this particular licensed premise being initially heard and licensed in 2021, with one of the original owners/operators selling their stake in the business to the Applicant, who will now have 100% ownership of the business moving forward, the Applicant indicating that the current method of operation as a café and sandwich shop will remain the same; and,

iii. Whereas, the storefront premise will continue to have fixed facades, the interior premise being roughly 1,359 sq. ft on two floors with 459 sq. ft. on the ground floor and 900 sq. ft. in the basement, with accessory use in the basement including customer bathrooms and convection ovens and there are 11 tables and 22 seats and 1 service bar without any patron seats on the ground floor, for a grand total of 22 interior seats; and,

iv. Whereas, the hours of operation remain from Sunday to Thursday from 7 a.m. to 10 p.m. and Friday to Saturday from 7 am to 11 pm (all patrons will be cleared and no patrons will remain after stated closing times), music is quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there are no operable French doors, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no T.V.'s; and,

v. Whereas, the Applicant has not been following the temporary open restaurant guidelines and rules requiring a 8 foot clear path on the sidewalk, the Applicant having placed tables on the sidewalk along the curb area on Hudson Street, in addition to installing a roadbed structure separated by a bike land, inviting patrons to cross the bike path, in an unsafe manner, to access the roadbed structure, the Applicant indicating that there is no service of alcohol to any exterior areas, including the sidewalk and roadbed; and,

vi. Whereas, when confronted with the licensee's failure to abide by the existing, albeit temporary program requirements for clear passage, the Applicant and his Attorney agreed to remove the tables and seats running along the curb line of the sidewalk, the Applicant further indicating that he will be utilizing no more than 4 tables and 8 patron seats on the sidewalk located immediately adjacent to storefront, and because there is no wait staff to the business there will be no service of alcohol to any outdoor area, with the outside areas closing at the same time as the interior business at 10 PM Sunday to Thursday and by 11 PM Fridays and Saturdays; and,

vii. Whereas, the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which should continue to be incorporated into the Method of Operation of the existing Tavern Wine License, with those stipulations as follows:

1. The premises will be advertised and operated as a as a sandwich shop and small café with full menu items available until closing every night.
2. The interior and exterior hours of operation will be Sunday to Thursday from 7AM to 10PM and Fridays and Saturdays from 7AM to 11PM.
3. There will be 4 tables and 8 patron seats on sidewalk located immediately adjacent to storefront. No service of alcohol to any outdoor area.
4. Exterior café for dinning purposes only and will close no later than 10:00 PM Sunday to Thursday and 11 PM Fridays and Saturdays. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs
5. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
6. Will not install French doors, operable windows, or open façades.
7. Will close all doors & windows at all times.
8. 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.
9. There will be no TVs.
10. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not permit dancing.

14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a corporate change for its existing on premise license to **W & J Café, Inc., d/b/a Luna Café, 628 Hudson St. 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA Tavern Wine License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Murray's Cheese, LLC d/b/a Murray's Cheese, 250-254 Bleecker St. 10014 (Existing TW—Alteration To Combine Adjacent Licensed Space)

i. Whereas, the Applicant and the Applicants' Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an alteration application for an existing tavern wine license to combine an adjacent storefront, previously operated by the licensee as Murray's Mac & Cheese, with its existing specialty cheese shop located next door, the specialty cheese shop being located in the adjacent storefront on ground floor with cellar for ticketed events, classes, reserved lunches or dinners only operating under the name of Murray's Cheese Shop, both storefronts being located on Bleecker St. at its northeast corner with Leroy St in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the corner storefront sought to be added (250 Bleecker Street) is roughly 561 sq. ft. and the existing specialty cheese shop is roughly 6077 sq. ft. on the ground floor and basement (3,697 sq ft ground floor and 2.380sq ft cellar), with 3 counters and 8 counter stools and 1 standup bar with no seats; there is an existing temporary certificate of occupancy which indicates patron use of the ground floor and basement; there is no sidewalk café or other outdoor seating areas and there are no French doors or operable windows; and,

iii. Whereas, the hours of operation for the ground floor retail area will end at 9PM 7 days a week, the cellar may operate with ticketed events or classes and/or reserved lunch or dinners from 8AM to 12AM 7 days a week (no patrons shall remain at closing), music will be ambient quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no dj, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, the applicant executed a stipulations agreement with CB2 that they agreed would be attached and incorporated into the method of operation on the Tavern Wine License stating that:

1. Premise will be advertised and operated as a specialty cheese shop on ground floor with cellar for ticketed events or classes and/or reserved lunch or dinners only.
2. The hours of operation for the ground floor retail area will end at 9PM 7 days a week. The cellar may operate with ticketed events or classes and/or reserved lunch or dinners from 8AM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises, or any portion of the premises will not operate as a lounge, tavern or sports bar.
4. The premise will not have televisions except for ancillary use in conjunction with educational/class use.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes including roadbed or sidewalk café.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ's, live music, cover charges (cover charges ok for classes/educational events) or promoted events.
9. All doors and windows will be closed at all times except for patron ingress and egress. There will only be a fixed façade, which will remain unchanged.
10. Will play quiet ambient background music only. No music will be audible in any adjacent residences anytime.
11. Will not have unlimited drink or unlimited food & 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 wine products.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of an alteration application for an existing Tavern Wine License for **Murray's Cheese, LLC, d/b/a Murray's Cheese Shop, 250-254 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 Tavern Wine License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Chez Group, Inc. d/b/a TBD, 395 West St. 10014 (New OP—Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee for a new On Premise liquor license to operate a full-service restaurant serving French-Caribbean fare within a ground floor storefront on the corner of West Street and West 10th Street within a three-story brick residential building (circa 1910) in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the ground floor storefront sought to be licensed was previously operated as Bongo, a seafood restaurant with an on premise liquor license, the interior storefront being roughly 1200 sq. ft., with 24 tables and 48 seats, two bathrooms, a full service kitchen, the storefront's infills being fixed, and not being operable to the exterior sidewalk; and,

iii. Whereas, the proposed hours of operation for the interior are Sunday to Thursday from 11:00 AM to 12:00 AM, Fridays and Saturdays from 11:00 AM to 2:00 AM, there will be no exterior areas for the service of alcohol, one TVs, music on the interior will be quiet background consisting of music from ipod/cd's; there will be no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

iv. Whereas, the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which should continue to be incorporated into the Method of Operation for the On Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service restaurant serving French Caribbean fare with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Thursday from 11:00 AM to 12:00 AM, Fridays and Saturdays from 11:00 AM to 2:00 AM.
3. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk and roadbed seating pursuant to the temporary Open Restaurants program.
4. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
5. Will not install French doors, operable windows, or open façades.
6. Will close all doors & windows at all times.
7. 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.
8. There will be one TV.
9. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
11. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
12. The premises will not permit dancing.
13. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

v. **Whereas**, this application being subject to the 500 foot rule and public interest standard, there being five active and two pending on premise liquor licenses within its geographical radius, the Applicant being a chef having a similar business with a similar method of operation in the East Village, the agreed-upon stipulations and method of operation proposed establishing the public interest standard; and,

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new on premise liquor license to **Chez Group, Inc. d/b/a TBD, 395 West St. 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA On Premise License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Ruaysabay, Inc. d/b/a Pranakhon, 88 University Pl. a/k/a 24 E. 12th Street, 1st Fl. 10003 (New OP-Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee for a new On Premise liquor license to operate a full-service restaurant serving traditional Thai dishes within a ground floor storefront, with small mezzanine, within a eleven-story building (circa 1906) in Greenwich Village on University Place between East 11th and 12th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the ground floor storefront sought to be licensed was previously operated as a restaurant Scarpina in 2011 but has more recently been used and occupied by We Works, an lessor of office space that has gone out of business, with the interior storefront being roughly 4785 sq. ft. (2300 sq. ft. ground floor, 2145 sq. ft. basement and 340 sq. feet mezzanine), the basement having a full service kitchen and storage facilities but it will not be used for patron service/occupancy), with the ground floor and mezzanine having 22 tables with 56 patron seats, 1 stand up bar with 10 additional seats for a total patron seating occupancy of 66, three bathrooms, the storefront's infills being fixed, and not being operable to the exterior sidewalk; and,

iii. Whereas, the proposed hours of operation for the interior are Sunday through Saturday from 12:00 PM to 11:00 PM, there will be no exterior areas for the service of alcohol, no TVs, music on the interior will be quiet background consisting of music from ipod/cd's; there will be

no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

iv. Whereas, the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which should continue to be incorporated into the Method of Operation for the On Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service restaurant serving traditional dishes of Thailand with its full-service kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday through Saturday from 12:00 PM to 11:00 PM.
3. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk and roadbed seating pursuant to the temporary Open Restaurants program.
4. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
5. Will not install French doors, operable windows, or open façades.
6. Will close all doors & windows at all times.
7. 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.
8. There will be no TVs.
9. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
11. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
12. The premises will not permit dancing.
13. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

v. Whereas, this application being subject to the 500 foot rule and public interest standard, there being 41 active and 8 pending on premise liquor licenses within 750 feet of its geographical radius, the Applicant being a husband and wife team, they have a similar business with a similar method of operation in the Upper Manhattan, the local block association appearing and after hearing the applicant demonstrated their support, the agreed-upon stipulations and method of operation proposed, in combination with their experience and history establishing the public interest standard; and,

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new on premise liquor license to **Ruaysabay, Inc. d/b/a Pranakhon, 88 University Pl., 1st Fl. 10003 unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA On Premise License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. RH NY Guesthouse F&B, LLC d/b/a RH, 55 Gansevoort St. 10014 (Existing OP—Change in method of operation to add alcohol service to temporary Open Restaurant Program sidewalk seating)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a change in method to its existing Hotel liquor license to extend the service of alcohol to the public sidewalk immediately in front of the Hotel located in a recently altered five story brick building (circa 1887) on Gansevoort Street between Ninth Avenue and Washington Streets, the building falling within the Gansevoort Market Historic District; and,

ii. Whereas, the existing licensed premise includes all five floors of the building, with rooftop restaurant, the building being approximately 79,000 Sq. ft., this application relating only to the service of alcohol from the interior to the public sidewalk; and,

iii. Whereas, the sidewalk seating on the public sidewalk will consist of 14 tables and 40 patron seats located and sited immediately adjacent to the Hotel building on Gansevoort Street and will follow all open restaurant program guidelines, closing by 10:00 PM Monday through Thursday and by 11:00 PM Friday through Sunday night; and,

iv. **Whereas**, there will be no roadbed seating; and,

v. **Whereas**, the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which should continue to be incorporated into the Method of Operation for the On Premise Hotel License, in combination with those conditions set by the Full Board of the NYSLA on May 16, 2019 for this license, including the following:

1. Premise will be advertised and operated as a 10-room guest house hotel with basement wine lounge, ground floor restaurant, in-room dining for hotel rooms and rooftop accessible for hotel guests only.
2. The hours of operation will be:
Basement Wine Lounge: Sunday–Wednesday 6pm-2am, Thursday–Saturday 6pm-4am;
Ground Floor Restaurant: Sunday–Wednesday 7am-12am and Thursday–Saturday 7am-2am
Rooftop Hotel Guest Pool Area: 6am-10pm every day/evening.
3. The Basement Wine Lounge will have approximately 9 tables and 36 table seats and 1 stand up bar with 6 bar seats for a total of 42 seats. The Ground floor restaurant will have approximately 28 tables and 96 seats in the interior, 1 stand up bar and 2 service bars. The Rooftop Hotel Guest Pool Area will have approximately 6 tables and 44 seats. All tables will remain in a fixed position at all times. A full food menu will be available during all hours of operation in the ground floor restaurant and to registered hotel guests using the rooftop, a limited menu will be available in the basement wine lounge.
4. No portion of the premises may operate as a bar, tavern or sports bar other than the basement area, which may operate as a Wine Lounge as described in submissions.
5. The basement wine lounge, ground floor restaurant and rooftop area of the premises will not have televisions. There may be screens during private full buyout events of the entire premises as described below only on the ground floor and basement. There will be televisions in hotel guest rooms. There will never be televisions or projectors or similar on the rooftop.
6. There will be no DJ's or live music in the premises at any time except during private events as noted below.
7. There will be no dancing in any portion of the premises at any time.
8. The premises will play ambient-recorded background music only. Music will not be played at entertainment levels. All music levels and volumes will at all times comply with all New York City Laws and Regulations.
9. There will be no music on the rooftop area at any time.
10. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". There will be no bottle service other than bottles of beer and/or wine products.
11. There will be no advertising or promotion of any type of boozy or tipsy brunch service.
12. All doors and windows on the ground floor will be closed no later than Sunday to Thursday at 10PM and Friday and Saturday at 11PM.
13. At no time will there be more than 56 guests on the roof. A full food menu will be available in the rooftop area from the restaurant. Food ordered on the roof will be billed directly to hotel rooms. No catered events on the rooftop pool area outside of the private events listed below.
14. There will be no ropes, no security at entrance, and no lines at the entrance in keeping with the restaurant and hotel character of the premises. Premises will not allow waiting patrons to congregate in front of the premises at any time, especially not for the basement wine lounge. An electronic notification system will be utilized if needed to prevent patrons from waiting outside the premises.
15. There may only be private events at the premises a maximum of nine (9) times (24 hour periods) per calendar year. A private event constitutes only of a full buyout of the entire Hotel and all areas of the hotel including basement, ground floor and all hotel rooms. All events

during any buyout on the roof will end at 10:00 PM. During full buyout private events, a DJ and amplified live music may be used in the basement only. During private events, there may be acoustic live music only on the ground floor; amplification may be used for voice only. If there is a dj or amplified live music in the basement or live acoustic music on the ground floor, all doors and windows will remain closed.

16. Outside promoters will never be used.
17. Sidewalk café seating operating under the temporary Open Restaurants program will be no more than 14 tables and 40 patron seats. Sidewalk seating will be located immediately adjacent to the storefront on Gansevoort Street and will follow all open restaurant program guidelines. No roadbed seating.
18. Sidewalk seating will close no later than 10:00 PM Sundays through Thursdays and 11:00 PM Fridays and Saturdays. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
19. All Department of Building permits and including any Place of Assembly Permits or temporary Certificates of Occupancy will be kept current at all times.
20. Contact information for a manager will be available to residents at all times.
21. Applicant will not apply for any alteration to the method of operation or changes to any stipulations indicated here without first notifying and appearing before CB2.
22. A copy of the stipulations/conditions will be kept in immediate proximity to the license on the premises.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a change in its existing method of operation to add the service of alcohol to the public sidewalk in front of the existing licensed Hotel to **RH NY Guesthouse F&B, LLC d/b/a RH, 55 Gansevoort St. 10014 unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA Hotel On Premise License.

Vote: Unanimous, with 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

19. PTO3, Inc., 137 7th Ave. So. 10014 (OP-Restaurant) (Failed to Appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 8, 2022 the Applicant **failed to appear** and gave no reason to explain such non-appearance; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **PTO3, Inc., 137 7th Ave. So. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board Members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Gansevoort Market Coffee Shop, Inc. d/b/a Hector's Place, 44 Little W. 12th St. 10014
(New OP-Diner) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 8, 2022 the Applicant agreed **to lay over** this application to April/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Gansevoort Market Coffee Shop, Inc. d/b/a Hector's Place, 44 Little W. 12th 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 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. LLC to be Formed by Christopher Reda and Harry Sasho, d/b/a TBD, 271 Bleecker St. 10014 (RW-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 8, 2022 the Applicant **withdrew** this application from consideration and did not appear; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **LLC to be Formed by Christopher Reda and Harry Sasho, d/b/a TBD, 271 Bleecker 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 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Maizon New York, LLC d/b/a Pending, 651-667 Hudson St. (Gansevoort Hotel) 10014 (New OP- Restaurant) (DJ) (Live Music-Assorted Variety) (Patio or Deck) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 8, 2022 the Applicant requested **to layover** this application to April/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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Maizon New York, LLC d/b/a Pending, 651-667 Hudson St. (Gansevoort Hotel) 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 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Barbuto West, LLC d/b/a Barbuto, 521 West St. aka 113 Horatio St. 10014 (New OP-Restaurant) (laid over)

Whereas, after this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 8, 2022 the Applicant requested **to layover** this application to April/2022 affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license 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 39 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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April 8, 2022

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

Dear Sir/Madam:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. Jane St. Social Club, Inc. d/b/a SVB NYC, 113 Jane St. 10014 (New OP-Club/Members Only) (Basement, 1st, Mezzanine, 2nd, 3rd, 5th Flrs.) (DJs) (Live Music-Piano, Light Jazz, Small Group Live Bands) (Patron Dancing) (Security Personnel) (Rooftop)

Whereas, after to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 8, 2022 the Applicant requested **to layover** this application to April/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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Jane St. Social Club, Inc. d/b/a SVB NYC, 113 Jane 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 39 Board Members in favor.