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Antony Wong, *Treasurer*
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Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. No Skim Milk Corp. d/b/a Peperosso To Go, 130 West Houston St. aka 168 Sullivan St. 10012 (RW – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for a new Restaurant Wine License to operate an Italian restaurant in the below-grade ground floor of a non-conforming R7-2 zoned, four (4)-story, mixed-use building (c. 1900) on Houston Street between Sullivan and MacDougal Streets (Block #526/Lot #75) in Greenwich Village; and

ii. Whereas, the premises is approximately 2,250 sq. ft. on the ground floor and 750 sq. ft. in the basement connected by an interior staircase with no patron use of the basement, the basement being used for food storage and prep only; the first floor being located below grade on Houston street side with several steps down from the Houston St entrance and there being interior steps in the middle of the premises going back up to the single story rear extension on the rear Sullivan Street entrance side of the ground floor which is at grade; there are six (6) tables and 32 seats; the premises has two (2) doors (one on Sullivan Street and one on Houston Street, the entry on Sullivan Street being at grade level) which will serve as patron ingress and egress and one (1) patron bathroom; and

iii. Whereas, the immediate previous tenant at this location was a fast-casual sausage restaurant called "Wurld's Wurst" with a restaurant wine license (SN #1317368) with closing hours of 11:00PM daily, windows and doors closed at all times and no outdoor seating; and

iv. Whereas, the hours of operation will be from 11:00AM to 11:00PM Sundays through Saturdays (7 days a week); all doors and windows will be closed at 10:00PM every night; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

v. Whereas, there is a sidewalk café and roadbed seating operating under the temporary Open Restaurants; sidewalk seating consists of one (1) table and two (2) seats on Houston Street and five (5) tables with ten (10) seats on Sullivan Street, all tables and seats located adjacent to the building; roadbed seating not exceeding the business frontage on Sullivan Street with nine (9) tables and eighteen (18) seats; both the sidewalk café and roadbed seating will close no later than 10:00PM nightly; and

vi. Whereas, the Applicant has operated Pepe Rosso To Go at 149 Sullivan Street with a Restaurant Wine license (SN#843594) for over 20 years and is moving to this new location, the instant application following a similar method of operation, albeit with significantly more seating than the original location whose primary business was a “to-go” service; the applicant has also operated a number of other licensed premises with several located within CB2; and

vii. Whereas, members of the public and CB2, Man. SLA Committee members spoke in favor of the Applicant and the value of the establishment to the community over the years including that it was one of the few establishments open for take-out all through the Covid-19 pandemic; and

viii. Whereas, the concerns raised from adjacent residents and committee members being both the significant outdoor seating under the temporary Open Restaurants program on Sullivan Street, a relatively quiet residential-only zoned Street, and the Applicant’s intention to use the Sullivan Street entry as the primary means of ingress and egress because of its location near the kitchen allowing for easy waitstaff service to the sidewalk and roadbed dining as well as allowing for handicap accessibility; previous Applicants having stipulated to no outdoor seating of any kind and to using Houston Street as the primary entrance to alleviate the concerns of adjacent residents; the Applicant agreeing to use Houston Street as the primary means of ingress and egress after 10:00PM which coincides with the end of outdoor service nightly; and

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

1. Premises will be advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11:00AM to 11:00PM Sundays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Houston and Sullivan Streets. Sidewalk café is located immediately adjacent to the storefront with no more than one (1) table and two (2) patron seats on Houston Street and five (5) tables and ten (10) patron seats on Sullivan Street and roadbed seating not exceeding the business frontage of licensed premises on Sullivan Street with nine (9) tables and eighteen (18) patron seats.
4. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences at any time.

5. Will have no more than one (1) television no larger than 32" for the staff. There will be no projectors and TV will operate in "closed caption" mode only without sound.
6. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
7. Will utilize Houston Street for patron ingress and egress after 10PM every night with exceptions for persons unable to use the stairs on Houston Street.
8. No patron occupancy/service to any portion of the basement of licensed premises.
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 changes to any stipulation agreed to herein.
15. 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.
16. Any sidewalk or roadbed seating operating under the temporary Open Restaurants program ends by 10PM (all patrons will be cleared by this hour and area closed); no exterior music, speakers or TVs.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Restaurant Wine Liquor License in the name of **No Skim Milk Corp. d/b/a Peperosso To Go, 130 West Houston St. aka 168 Sullivan 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 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*



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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Serafina To Go 110 Uni, LLC d/b/a TBD, 110 University Pl. 10003 (New TW–Bar/Tavern)
(previously unlicensed)

i. Whereas, a corporate representative of the Applicant appeared before CB2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a new Tavern Wine Liquor License to operate a quick service Italian restaurant in the ground floor and of a C1-7-zoned, 23-story, mixed-use building (c. 2016) on the northwest corner of University Place and East 12th Street the building being located between 12th and 13th Streets (Block #570/Lot #7503), in Greenwich Village; and

ii. Whereas, the newly-constructed, previously-unlicensed ground floor storefront is approximately 1,800 sq. ft., there are 12 tables and 48 seats and one service counter with no seats for a total seated occupancy of 48 persons, 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 10:00AM to 10:00PM 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, 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 program with four (4) tables and eight (8) seats on University Place and six (6) tables with twelve (12) seats on East 12th Street, all tables and seats located adjacent to the building, all sidewalk seating will end at 10:00PM nightly; and

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

1. Premises will be advertised and operated as a quick service Italian restaurant with less than a full-service kitchen but will operate with the full menu items available during all hours of operation.
2. The hours of operation will be 10:00AM to 10:00PM 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 a 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 on University Place and six (6) tables and twelve (12) seats on East 12th Street. No roadbed seating.
5. Sidewalk café will close no later than 10:00PM. 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. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will close all doors and windows at all times.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Any sidewalk or roadbed seating operating under the temporary Open Restaurants program ends by 10:00PM (all patrons will be cleared by this hour and area closed); no exterior music, speakers or TVs.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Tavern Wine License in the name **Serafina To Go 110 Uni, LLC d/b/a TBD, 110 University Pl. 10003**, **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*
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Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Entity to be Formed by Thomas Dunbar d/b/a TBD, 133 Mulberry St. 10013 (New Restaurant Wine)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for a new Restaurant Wine Liquor License to operate a gaming-themed restaurant that will serve Italian cuisine in the cellar of a R-2-zoned, six (6)-story mixed-use building (circa 1893) on Mulberry Street between Grand and Hester Streets (Block #236/Lot #7503), the building being located in the Special Little Italy District; and

ii. Whereas, the cellar premises has not previously been licensed as a separate establishment operating separately from the ground floor restaurant, the location previously having had a restaurant On-Premises Liquor License for many years under different licensees and under a different interior building configuration, the building having been significantly remodeled, the cellar space itself being operated as part of the ground floor premises; and

iii. Whereas, the premises is approximately 2,700 sq. ft. with 10 tables and 50 seats and one (1) bar with ten (10) seats for a total seated occupancy of 60 persons, the premises has one (1) door which will serve as patron ingress and egress, two emergency exits and two (2) patron bathrooms; there is no access to other parts of the building; and

iv. Whereas, the Applicant's agreed to hours of operation are 5:00PM to 12:00AM Sundays through Thursdays and 5:00PM to 1:00AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs, there are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

v. Whereas, the premises will feature collectible card-based games such as "Magic The Gathering" and will not operate as a reservation-only establishment and, while there may be occasions for highly-anticipated card releases that there will be some type of reservation for the pack of cards, the goal is to always have products on the shelves for patron participation; there will not be video or electronic games; the food will be Italian to honor the location of the premises and may be themed based on trending gaming interests; and

vi. Whereas, the Applicant was originally asking for closing hours of 2:00AM on Fridays and Saturdays, concerns being raised that the upstairs restaurant as well as other neighboring restaurants in addition to another neighborhood gaming café close at midnight or earlier, that the later hours could lead to more of a bar scene inside with potential loitering outside; the Applicant agreeing to a 1:00AM closing on Fridays and Saturdays and to no service of pitchers of beer; having provided petitions in support of the Application, the Applicant stating support from members of the condo board with full condo board support of the Application being received following the SLA1 Committee meeting; and

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

1. Premises will be advertised and operated as a full-service gaming-themed restaurant that will serve Italian food based on trending gaming interests with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5:00PM to 12:00AM Sundays through Thursdays and 5:00PM to 1:00AM Fridays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will not have any televisions.
7. Will ensure all IDs are checked prior to service of alcohol.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open 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, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for an **Entity to be Formed by Thomas Dunbar d/b/a TBD, 133 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*
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NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. DOUP Partners, LLC d/b/a Museum of Women, 480 Broadway, 1st & 2nd Flrs., Cellar & Subcellar 10013 (New TW – Tavern Wine in a Museum) (Temporary Retail Permit) (Extended Summer Seasonal) (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 Tavern Wine Liquor License to operate an extended seasonal pop-up 'museum' in the subcellar through 2nd floor of a five (5)-story (exclusive of cellar and sub-cellar), M1-5B-zoned mixed-used building (c. 1900, altered 2014) on Broadway between Grand and Broome Streets (Block #473/Lot #10), the building falling within the designated SoHo-Cast Iron Historic District; and
- ii. Whereas**, the four (4)-story, previously unlicensed premises includes a ground floor of 7,509 sq. ft., a second floor of 7,509 sq. ft., a cellar of 10,103 sq. ft. and a staff-only sub-cellar with no patron service or access of 5,790 sq. ft. for a total of 30,911 sq. ft. overall, the floors connected by an interior escalator; there are eight (8) tables with 30 seats, one (1) bar with eight (8) seats and two (2) couches with a three (3) seats each for a total of 44 seats in the ground floor café/lounge and an additional 50 seats for events in the 2nd floor event space; there is one entry serving as patron ingress and egress and five (5) bathrooms dispersed throughout the premises; there will be no sidewalk café or roadbed seating temporary or permanent; and
- iii. Whereas**, the seasonal license will run for one extended season ending on January 31, 2023; the hours of operation will be from 9:00AM to 11:00PM Sundays through Saturdays (7 days a week) with the service of alcohol ending at 10PM every night; all doors and windows will be closed at all times; music will be quiet background only; there will be no dancing, DJs, no scheduled performances outside of 2nd floor events, no exterior velvet ropes or movable barriers; and

iv. Whereas, the instant Application indicated hours of 9:00AM to 12:00AM 7 days a week with a last ticket sale of 9:00PM not anticipating guests staying later than 10:30PM with the requested Midnight closing hour for special events, during discussion at the CB2 Man.'s SLA Committee meeting the Applicant stated the last ticket sale would be 9:30PM, the 12:00AM closing enabling patrons on a regular basis to have drinks in the café/lounge after visiting the exhibits, this being in contradiction to the intent of the later closing hour indicated on the Application; and

v. Whereas, the instant Application included live music and entertainment volume levels with live music being for special events, the Applicant anticipating special events occurring one to two times per week but not producing any acoustic report regarding soundproofing of the premises, there being no outreach to the residents of the building, nor any other adjacent residents or block associations, noise being of particular concern to the 5th floor tenants in the building (the two residential units being rent-stabilized) citing an extensive history of previous music and noise complaints, there being no plans for new soundproofing provided, other local residents appearing raising issues with lines outside, sidewalk congestion, music, conformance with newly enacted zoning regulations, public safety and department of buildings regulations, the Committee having additional concerns for any tenants in adjacent buildings, the premises having been previously occupied by retail store Topshop with residents having previously complained of music and noise from their operations; and

vi. Whereas, the City Council modification to the SoHo/NoHo Neighborhood Plan which went into effect at the end of 2021 limits the size of eating and drinking establishments to 8,500 sq. ft., the instant Application being for 30,911 sq. ft. which, when eliminating the 5,790 sq. ft. sub-cellar with no patron use, far exceeds the sq. ft. limit for eating and drinking establishments; and

vii. Whereas, this application being seasonal in nature and limited to one season and being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the Applicant agreeing to no live music and background music only with closing hours of 11:00PM and service of alcohol ending at 10:00PM Sundays through Saturdays with events occurring on the 2nd floor only; the cellar and ground floor will be operated primarily as ticketed exhibit spaces with alcohol permitted in the delineated ground floor 44 seat café/lounge on a regular basis, but not being permitted in the exhibit spaces; and

viii. Whereas, despite the Applicant not doing any outreach to the community prior to appearing before CB2, Man. despite many of the community leaders being known to the Applicant's attorney, nor did the Applicant conduct a sound study of the premises, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License thus mitigating many of the concerns of the Committee and the Community, with those stipulations as follows:

1. Premises will be advertised and operated as a space dedicated to empowering women to define what it means to be a woman on their own terms with accessory café on the ground floor and 2nd story space for related events limited to 50 guests.
2. The hours of operation will be 9:00AM to 11:00PM with the service of alcohol ending at 10:00PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation and during all events.
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 inclusive of all private parties or events.
7. Will work with an acoustic engineer to put a sound limiter in place and tested prior to opening to ensure music is at background levels only and that no unreasonable music or noise will be audible in any adjacent residences at any time.
8. Will not have televisions or projectors outside of the exhibit spaces on the ground and cellar floors and the event space on the 2nd floor.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Escalators will be used by employees and/or patrons for passage between all occupied floors (sub-cellar to 2nd floor) aside from any emergency situation.
11. No patron occupancy/service to any portion of the sub-cellar of licensed premises.
12. All events will take place on the 2nd floor with a maximum of 50 seated guests.
13. Alcohol service ends at 10:00PM nightly, inclusive of all events.
14. Will not serve or permit patrons to bring alcohol into the exhibit space on the ground or cellar floors. All food and alcohol consumption outside of events on the 2nd floor will take place at the seats in the bar/café area on the ground floor
15. Will stagger ticket entry times as needed to prevent any lines or crowds from forming outside on the sidewalk.
16. Will not install or have French doors, operable windows or open facades.
17. Will not make changes to the existing façade except to change signage or awning.
18. Will comply with NYC Department of Buildings Regulations and required Permits and Certificates.
19. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
20. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
21. Will not have any of the following: dancing, DJs, live music, scheduled performances outside of 2nd floor events, exterior velvet ropes or barricades.
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 Tavern Wine License in the name **DOUP Partners, LLC d/b/a Museum of Women, 480 Broadway 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*
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163 W. 125th Street
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Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. XEO Cantina, Inc. d/b/a TBD, 334 Bowery 10012 (OP – Restaurant) (Transfer)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committees #1 via video conference to present an application for an On-Premises Liquor License to operate a modern Asian restaurant in the ground floor of a C4-5 zoned, eight (8)-story, mixed-use building (c. 1832) on Bowery between Great Jones and Bond Streets (Block # 530/Lot #38); and
- ii. Whereas**, the storefront premises is approximately 2,800 sq. ft. (2,200 sq. ft. ground floor restaurant and 800 sq. ft. basement, the basement not being for patron uses); the premises will have 16 tables with 44 seats, one (1) bar with eight (8) seats and one (1) noodle bar with two (2) seats for a total patron occupancy of 54 seats; there is one (1) entrance and two (2) exits and two (2) patron bathrooms; and
- iii. Whereas**, there is a sidewalk café and roadbed seating operating under the temporary Open Restaurants, the sidewalk café located adjacent to the building and consisting of four (4) tables and ten (10) seats) on Bowery; the roadbed seating consisting of seven (7) tables and twenty (20) seats not extending past the business frontage; all sidewalk and roadbed seating will end at 10:00PM; and
- iv. Whereas**, the Applicant's agreed to hours of operation are 12:00PM to 12:00AM Sundays through Thursdays and 12:00PM to 1:00AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs, there are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

v. **Whereas**, the premises had been operated for the past year as a pizza restaurant known as Gia (SN#1333595), the operators of that restaurant being the landlord and a resident of the building, having opened the restaurant during the Covid-19 pandemic after the previous tenant, a pizza restaurant known as Sorbillo closed; the instant Application being a transfer of the restaurant assets with no substantive change in method of operation; and

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

1. Premise will be advertised and operated as a full service, modern Asian restaurant with the kitchen open and full menu items available until losing every night.
2. The hours of operation will be 12:00AM to 12:00PM Sundays through Thursdays and 12:00AM to 1:00AM Fridays and Saturdays. Premises will open no later than stated opening time and 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 a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Bowery. Sidewalk café is located immediately adjacent to the storefront with no more than four (4) tables and ten (10) patron seats and roadbed seating not exceeding the business frontage of licensed premises with seven (7) tables and ten (20) patron seats.
5. Sidewalk café will close no later than 10:00PM. 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. 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 make changes to the existing façade except to change signage or awning.
10. No patron occupancy/service to any portion of the basement of licensed premises.
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, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a restaurant On-Premises Liquor License for **XEO Cantina, Inc. d/b/a TBD, 334 Bowery 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On-Premises 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*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Capri Holdings Group, LLC d/b/a Mr. Capri, 33 W. 8th St. 10011 (OP–Restaurant) (Transfer)

- i. Whereas**, the Applicant appeared before CB2, Manhattan’s SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a full-service Italian restaurant on the ground floor of a C4-5-zoned, five (5)-story mixed-use building (c. 1832) in the NYC Zoning designated Special Limited Commercial District on West 8th Street between Fifth and Sixth Avenues (Block #572/Lot #60) in the Greenwich Village Historic District, and subject to special regulation on both counts; and
- ii. Whereas**, the 2,360 sq. ft. premises consists of 1,600 sq. ft ground floor storefront and a 730 sq. ft. basement connected by an interior staircase, patron use of the basement is for access to the one (1) patron bathroom, there is no additional patron seating in the basement, the basement being for storage, office and one (1) additional staff bathroom; there will be approximately 14 tables with 34 seats, one (1) bar with ten (10) seats and one (1) counter with five (5) seats for a total seated patron occupancy of approximately 49 patron seats; there is one (1) entrance serving as patron ingress and egress and one (1) additional patron bathroom on the ground floor; and
- iii. Whereas**, the agreed to hours of operation are 5:00PM to 11:00PM Sundays through Thursdays and 5:00PM to 1:00AM 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 all times; 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

iv. Whereas, despite the location's long-standing zoning restrictions precluding sidewalk cafés, there is a proposed sidewalk café operating under the temporary Open Restaurants located adjacent to the building and consisting of not more than three (3) tables and six (6) seats; there is also a small backyard that the operator has expressly stipulated will not be used for commercial purposes or other uses by either employees or patrons at any time; all sidewalk seating will end at 9:00PM Sundays through Thursdays and 10:00PM Fridays and Saturdays; and

v. Whereas, the Applicant met with the 8th Street Block Association prior to appearing at CB2 Man.'s SLA Committee meeting and reached an agreement on closing hours, a representative from the Block Association also speaking in support of the Application and the hours; and

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

1. Premises will be advertised and operated as an Italian restaurant.
2. The hours of operation will be 5:00PM to 11:00PM Sundays through Thursdays and 5:00PM to 1:00AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate full-service restaurant, specifically an Italian restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront with no more than three (3) tables and six (6) patron seats. No roadbed seating
6. Sidewalk café will close no later than 9:00PM Sundays through Thursdays and 10:00PM on Fridays and Saturdays. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
7. Will keep door to back yard closed at all times. There will be no patron or employee use of the backyard at any time.
8. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
9. Will not have televisions.
10. Patron use of basement is for bathroom access only. There will be no patron service in basement.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
12. Will not install or have French doors, operable windows or open façades.
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 will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
16. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.

19. Will abide by all stipulations agreed to between the applicant and West 8th Street Block Association.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a restaurant On-Premises Liquor License for **Capri Holdings Group, LLC d/b/a Mr. Capri, 33 W. 8th St. 10011** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the 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*



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

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. Maison Close NYC, LLC d/b/a Pending, 15 Watts St., 10013 (OP–Restaurant) (Transfer)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a French restaurant located on the ground floor of a M1-5B-zoned, seven (7)-story mixed-use building (c. 1928) on Watts Street between Broome and Thompson Streets (Block #476 / Lot #62); and

ii. Whereas, the ground floor premises is roughly 2,000 sq. ft.; there will be 35 tables with 120 seats and one (1) bar with eight (8) seats for a total patron occupancy of 120 seats; there are two (2) entrances and three (3) exits and four (4) patron bathrooms; and

iii. Whereas, there is a sidewalk café operating under the temporary Open Restaurants located adjacent to the building consisting of 12 tables and 24 patron seats; all sidewalk seating will end at 11:00PM; and

iv. Whereas, the agreed to hours of operation are 11:00AM to 12:00AM Sundays through Wednesdays and 11:00AM 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 all times; 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 being operated as Bice Cucina (SN#1322289) since 2019, the instant Application being a transfer of the restaurant assets with no substantive change in method of operation, the hours remaining the same, the interior seating being somewhat reduced and the exterior seating being the same number of seats; and

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

1. Premises will be advertised and operated as a French restaurant.
2. The hours of operation will be 11:00AM to 12:00AM Sundays through Wednesdays and 11:00AM to 2:00AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service French restaurant with the kitchen open and full menu items available until closing every night
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront with no more than 12 tables and 24 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. No roadbed seating.
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will not have televisions.
9. Will close all doors and windows at 11:00PM every night, allowing only for patron ingress and egress.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License application for **Maison Close NYC, LLC d/b/a Pending, 15 Watts 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Sum Yung Gai, LLC d/b/a Char'd, 17 E. 13th St., 1st & 2nd Fl. 10003 (New OP – Restaurant, pending SN#1336813)

i. Whereas, after circumventing CB2, Man.'s process for reviewing liquor license applications in order to provide a recommendation to the Liquor Authority, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee #1 via video conference for a final time to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a restaurant serving Asian cuisine with high-end cocktails located on the first and second floors of a C6-1-zoned, two (2)-story commercial building (c. 1910, altered 1985) on 13th Street between 5th Avenue and University Place (Block #571 / Lot #30); and

ii. Whereas, the premises encompasses the entirety of the building and is roughly 760 sq. ft. comprised of approximately 473 sq. ft. on the ground floor connected by an interior staircase to approximately 288 sq. ft. on the 2nd floor; on the ground floor there is a full-service kitchen, one (1) food counter with five (5) seats and on the 2nd floor there will be four (4) tables with eight (8) seats and one (1) bar with five (5) seats for a total patron occupancy of 18 seats; there is one entry serving as patron ingress and egress and one bathroom on the ground floor; there will be no sidewalk café or roadbed seating; and

iii. Whereas, the agreed upon hours of operation will be from 11:00AM to 12:00AM Sundays through Saturdays (7 days a week); all doors and windows will be closed at all times; music will be quiet background only consisting of music from iPod/CDs on the ground floor at all times; 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 previously operated as a French gourmet sandwich shop known as La Mansion du Croque Monsieur from 2012 to 2019 with a Restaurant Wine license (#1265139) and closing hours of 12:00 AM, 7 days a week; and

v. Whereas, the Applicant provided CB2, Man. with a 30-day notice in February/2021 for an On-Premises Liquor License, was placed on CB2's March/2021 agenda and after much follow up from CB2, Man. provided their questionnaire describing the operation as a family restaurant focused on Asian cuisine with operating hours of 11:00AM to 11:00PM, 7 days a week; the Applicant requesting to layover the Application until April/2021, the Application being placed on CB2, Man.'s April/2021 agenda at which time the Applicant failed to appear providing no notice or reason to CB2 despite outreach from CB2, Man., therefore CB2, Man. unanimously voted to recommend denial of the Application at its April/2021 Full Board meeting due to the Applicant's failure to appear; and

vi. Whereas, despite not appearing before CB2, Man. the Applicant filed an Application with the NYSLA for an On-Premises Liquor License on June 24, 2021 with notice of a 500' hearing received by CB2, Man. on July 6, 2021 that resulted in a favorable determination for the Application being made by the Administrative Law Judge; the questionnaire being supplied for that hearing by the Applicant incorrectly stating that the Applicant had met with the Municipality (CB2, Man.) and listing their hours of operation from 11:00AM to 11:00PM, 7 days a week; due to a clerical issue relating to email, CB2 Man.'s denial recommendation was not included in the 500' materials; and

vii. Whereas, CB2, Man. received notification of the scheduled February 16, 2022 NYSLA Full Board hearing for this Application on January 31, 2022, prompting CB2, Man. to again do significant outreach to the Applicant's representative in an effort to have the NYSLA Full Board hearing adjourned until CB2, Man. was afforded the opportunity to have a position on the Application; the Applicant being placed on the March/2022 agenda as CB2, Man.'s February SLA meetings were scheduled for 1st and 3rd of the month and the Applicant could not be added to the agenda at the very last minute; and

viii. Whereas, the Applicant and their Representative appeared before CB2, Man.'s SLA Committee in March/2022, apologizing for its prior actions and not paying attention to the liquor licensing process, the instant application having hours of operation now extending from the original 11:00PM closing presented at the 500 ft hearing, to a 2:00AM closing 7 days a week with a focus on high end cocktails paired with the food, the Committee having concerns that the instant Application differed in hours and concept from what was presented to the NYSLA for the 500' hearing, the 500' hearing being the opportunity to determine the facts in relation to the public interest portion of the 500' law, that the Applicant provided no explanation for their failure to appear in March or April/2021 despite extensive outreach from CB2, Man., the premises having never had an On-Premises license before, the prior operation being for Restaurant Wine License with a predominately lunch and early dinner operation closing at midnight, concerns being raised that the proposed later hours, combined with the focus on high end cocktails, would lead the establishment to operate as a bar scene later in the evening, the block being quiet in the evenings with many surrounding residences, the Applicant having other restaurants in Manhattan with earlier closing hours, having appeared before other community boards following their procedures and agreeing to stipulations, but being unwilling to reduce the hours at this location to those presented at the 500' hearing or consider a Restaurant Wine instead of an On-Premises license, the Applicant having signed a lease for the premises in January/2021, recently having opened the location for takeout; and

ix. Whereas, following the March/2022 meeting, the Applicant requested to return to CB2, Man. this month (April/2022) with new representation again apologizing for their prior actions, not paying attention to the liquor licensing process and for the actions of its former representative; the instant

Application again describing the method of operation as a restaurant focused on Asian cuisine with high end cocktails and the hours remaining 11:00AM to 2:00AM, 7 days a week, again not consistent with the facts provided at the 500ft hearing; petitions were supplied in support of the application but the majority of those petitions did not list the hours and were not dated and included two letters of support listing the hours as being from 11:00AM to 11:00PM with no targeted outreach to immediate neighbors; the same concerns being raised again by the Committee, the Applicant after hearing the Committee's concerns again, agreeing to closing hours of Midnight Sundays through Wednesdays and 1:00AM Thursdays through Saturdays, those hours remaining later than what was supplied to the NYSLA and to the Administrative Law Judge conducting the 500 ft hearing in consideration of the public interest standard; and

x. Whereas, this Application being subject to the 500' rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location; CB2 Man.'s SLA Committee voted to recommend denial of the Application as presented, reasons including that the application differed significantly from what was presented at the 500' hearing and that the statements presented in the 500 ft hearing questionnaire were inconsistent with the facts and method of operation presented to CB2 and to those who signed petitions; *the Committee also offered a pathway to CB2's support of the Applicant* if the Applicant would agree to closing hours of 12:00AM Sundays through Saturdays (7 days a week), which is one hour later than the hours presented at the 500' hearing but in alignment with other nearby restaurant hours, and other stipulations; the Applicant accepting that pathway with closing hours of 12:00AM 7 days after the committee meeting; and,

xi. Whereas, the Applicant subsequently executed and has had notarized a Stipulations Agreement with CB2, 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 an Asian restaurant.
2. The hours of operation will be 11:00AM to 12:00AM 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 restaurant, specifically a family restaurant with a focus on Asian cuisine and serving specialty high end cocktails with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences any time.
7. Will not have televisions
8. Will close all doors and windows at 8:00PM, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades aside from the existing 2nd floor operable windows.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

xii. Whereas, subject to the Authority's concurring to those later hours and that the other executed stipulations would meet with the Authority's approval in establishing public interest despite the discrepancy presented by the applicant at the 500 ft. hearing, the hearing established to explicitly review those significant elements for 500 ft. cases;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License application for **Sum Yung Gai, LLC d/b/a Char'd, 17 E. 13th St., 1st & 2nd Fl. 10003, unless** the stipulations agreement the Applicant has executed is incorporated in the "Method of Operation" on the NYSLA On-Premises License and that the Authority agree to those stipulations despite the discrepancy in facts at the 500 ft hearing.

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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for new Bottle Club License to provide complimentary drinks to retail customers while operating a high-end Italian brand retail clothing store on the ground floor of a M1-5B-zoned, eight (8)-story mixed-use building (c. 1910) on Lafayette Street between Houston and Bleecker Streets (Block #522/Lot #7501) in the NoHo Historic District; and

ii. Whereas, the ground floor retail store, previously licensed from approximately 1985–2017 as the restaurant NoHo Star (SN#1025133) is approximately 2,000 sq. ft. (1,000 sq. ft. on the ground floor connected by an interior staircase to a 1,000 sq. ft. basement, there is no patron use of the basement) there are three (3) tables with ten (10) seats and one (1) patron bathrooms; there will be one (1) television in the rear of the store which is not visible from the street; and

iii. Whereas, the storefront premise does not have French doors or operable windows, the Applicant will be replacing the existing glass and window frames but all historic details will remain; there is no sidewalk café or temporary outdoor seating; and

iv. Whereas, the method of operation will be as a retail store selling apparel and other home goods, the service of alcoholic beverages being complimentary during store hours of operation from 12:00PM to 7:00PM Sundays and 11:00AM to 8:00PM Mondays through Saturdays, the Applicant limiting its alcohol service to two (2) drinks maximum per customer; and

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

1. Premises will be advertised and operated as an Italian brand clothing store.
2. The hours of operation will be 12:00PM to 7:00PM Sundays and 11:00AM to 8:00PM Mondays through Saturdays.
3. Service of alcohol will be limited to a two drink maximum per guest.
4. 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.
5. Will have no more than one (1) television no larger than 65" located in the rear of the premises so as not to be visible on the street. There will be no projectors and TV will operate in "closed caption" mode only without sound).
6. No patron occupancy/service to any portion of the basement of licensed premises.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open façades.
9. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
10. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a Bottle Club License for **Slowear New York, Ltd. d/b/a Slowear, 330 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 Bottle Club 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. Slowear New York, Ltd. d/b/a Slowear, 116 Prince 10012 (New Bottle Club – Beer and Wine Only) *(previously unlicensed)*

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for new Bottle Club License limited to beer, wine and cider only to provide complimentary drinks to retail customers while operating a high-end Italian brand retail clothing store on the ground floor of a M1-5A-zoned, four (4)-story mixed-use building (c. 1877) on Prince Street between Greene and Wooster Streets (Block #500/Lot #18) in the SoHo Cast Iron Historic District; and
- ii. Whereas**, the ground floor retail store is approximately 2,250 sq. ft. (1,250 sq. ft. on the ground floor connected by an interior staircase to a 1,000 sq. ft. basement), there is no patron use of the basement) there is one (1) table with two (2) seats and four (4) couch seats and one (1) patron bathrooms; there are no televisions; and
- iii. Whereas**, the storefront premise does not have French doors or operable windows, there is no sidewalk café or other outdoor area for the service of alcohol; and
- iv. Whereas**, the method of operation will be as a retail store selling apparel and other home goods, the service of alcoholic beverages being complimentary during store hours of operation from 12:00PM to 6:00PM Sundays and 11:00AM to 7:00PM Mondays through Saturdays, the Applicant limiting its alcohol service to beer, wine and cider only with a two (2) drink maximum per customer, no spirits; and

v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of their Bottle Club License for beer and wine only, with those stipulations as follows:

1. Premises will be advertised and operated as an Italian brand clothing store.
2. The hours of operation will be 12:00PM to 6:00PM Sundays and 11:00AM to 7:00PM Mondays through Saturdays.
3. Service of alcohol will be limited to a beer and wine only with a two-drink maximum per guest.
4. 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.
5. Will not have televisions.
6. No patron occupancy/service to any portion of the basement of licensed premises.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open façades.
9. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
10. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Bottle Club License for beer and wine only for **Slowear New York, Ltd. d/b/a Slowear, 116 Prince 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 Bottle Club 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*

Community Board No. 2, Manhattan

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Inday 224, LLC d/b/a Pending, 224 Lafayette St. 10012 (OP – Restaurant)

- i. Whereas**, the Applicant appeared before CB2, Manhattan's SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for an On-Premises Liquor License for an all-day neighborhood Indian restaurant located on the ground floor of a M1-5B-zoned six (6)-story mixed-use building (c. 1900) on Lafayette Street between Kenmare and Spring Streets (Block #482 / Lot #24) in the SoHo neighborhood; and
- ii. Whereas**, the licensed premises is roughly 900 sq. ft.; there will be 12 tables and 34 seats and one (1) bar with no seats for a total interior seated patron occupancy of 32 seats; there is one (1) entryway serving as patron ingress and egress and two (2) patron bathrooms; and
- iii. Whereas**, there will be a sidewalk café and roadbed seating operating under the temporary Open Restaurants program, the sidewalk café located adjacent to the building and consisting of two (2) tables and eight (8) seats on Lafayette Street; the roadbed seating consisting of five (5) tables and ten (10) seats not extending past the business frontage; all sidewalk and roadbed seating will end at 10:00PM; and
- iv. Whereas**, the hours of operation will be from 9:00AM to 11:00PM Saturdays through Sundays (7 days a week); all doors and windows will be closed by 10PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

v. **Whereas**, the premises had been operated for approximately 10 years as Jack's Wife Freda (SN#1268274), the instant Application being a transfer of the restaurant's assets with no substantive change in method of operation; the previous operator Jack's Wife Freda having already moved to a separate corner location on the same block; and

vi. **Whereas**, members of the community expressed their concerns about the outdoor seating, the immediate block consisting of many restaurants with extensive sidewalk seating, the Applicant hearing the concerns and willing to stipulate to leaving the required clear path for pedestrians; and

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

1. Premises will be advertised and operated as an Indian restaurant.
2. The hours of operation will be 11:00AM 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 neighborhood Indian restaurant with the kitchen open and full menu items available until closing every night
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Lafayette Street, sidewalk café is located immediately adjacent to the storefront with no more than two (2) tables and eight (8) patron seats, leaving a minimum clearance of 8' to the curbside for pedestrian passage, and roadbed seating not exceeding the business frontage of licensed premises with no more than five (5) tables and ten (10) patron seats.
6. Sidewalk café and roadbed seating will close no later than 10:00PM. 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 not have televisions.
9. Will close all doors and windows at 11:00PM every night, allowing only for patron ingress and egress.
10. 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.
11. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."
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 **Inday 224, LLC d/b/a Pending, 224 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Skybird Hospitality Partners, LLC d/b/a Pending, 109 Mulberry St. 10013 (New RW– Restaurant) (*previously unlicensed*)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an all-day, multi-room restaurant serving American, Italian and Asian cuisine located on the ground floor and cellar of a C6-2G-zoned seven (7)-story mixed-use building (c. 2019) on Mulberry Street between Canal and Hester Streets (Block #206 / Lot #24) in the Special Little Italy District; and

ii. Whereas, the licensed premises is approximately 9,800 sq. ft. with 4,900 sq. ft. on the ground floor and 4,900 sq. ft. in the cellar connected by an interior staircase); the ground floor premises will have 18 tables and 66 seats, one (1) bar with twelve (12) seats and one (1) sushi counter with seven (7) seats for a ground floor seated occupancy of 85 seats, the cellar premises will have 15 tables with 86 seats and one (1) bar with nine (9) seats, there is a mezzanine with nine (9) tables and 40 seats for a total overall patron occupancy of 42 tables with 192 seats, two (2) bars with 21 seats and one (1) sushi counter with 7 seats for a total seated occupancy of 220 patrons total; there are two (2) entries each having a double vestibule serving as patron ingress and egress and three (3) exits and five (5) patron bathrooms; there is no sidewalk or roadbed seating operating under the temporary Open Restaurants program; and

iii. Whereas, the hours of operation will be from 7:00AM to 11:00PM Saturdays through Thursdays and 7:00AM through 12:00AM Fridays and Saturdays; all doors and windows will be closed at all times; music will be quiet background only consisting of music from iPod/CDs with the exception that the cellar floor may have piano or acoustic jazz with no more than three (3) instruments

Thursdays through Sundays from 6:00PM to 10:00PM and Saturdays and Sundays from 10:00AM to 2:00PM; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, the Applicant first appeared before CB2, Man. in January/2022 with a similar application at the same location, that application being broader in scope and including karaoke, live music, dancing, DJs, game tables, photography booth, live jazz and candle lit dinner experience; the Committee having concerns that the concept was too broad in scope with it being unclear how the premises would be operated; the Applicant deciding to lay over to further refine the Application; the Applicant returning this month to present the instant application with further details and clarity on the method of operation for the multi-level premises; and

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

1. Premises will be advertised and operated as a full-service, all-day restaurant serving American, Italian and Asian fare with the kitchen open and full menu items available until closing every night..
2. The hours of operation will be 7:00AM to 11:00PM Sundays through Thursdays and 7:00AM to 12:00AM Fridays and Saturdays. All patrons will be cleared and 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music only, inclusive of any private parties or events on the first floor. The cellar floor may have piano or acoustic jazz with no more than three (3) instruments Thursdays through Sundays from 6:00PM to 10:00PM and Saturdays and Sundays from 10:00AM to 2:00PM. At all other times music in the cellar will be quiet recorded background music. No music will be audible in any adjacent residences at any time.
6. Will have no more than four (4) televisions no larger than 45". There will be no projectors and TV will operate in "closed caption" mode only without sound.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: dancing, DJs, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for **Skybird Hospitality Partners, LLC d/b/a Pending, 109 Mulberry St. 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the 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*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. 3 of Cups, LLC d/b/a Three of Cups, 150 Sullivan St. 10012 (Municipal Extension RW–Restaurant)

Whereas, the applicant notified CB2, Man. via a “Standardized Notice Form for Providing 30-Day Notice to a Local Municipality or Community Board for Expansion onto Municipal Property” dated March 2, 2022 and received by CB2 on March 3, 2022 of their intent to apply to the NYSLA for an extension of their licensed premises onto municipal property covered under New York City’s Temporary Open Restaurants Program; and,

Whereas, upon receiving the notice form, CB2 calendared the item to be heard on the next CB2 SLA Licensing Committee Meeting on April 5, 2022, and informed the applicant’s attorney of the meeting with active confirmation that both the Applicant and Attorney were aware of the meeting; and

Whereas, the Applicant was informed several days prior to the scheduled meeting that requested materials were not submitted; and

Whereas, the Applicant **failed to appear** before Community Board 2, Manhattan’s SLA Licensing Committee Meeting on April 5, 2022 despite having been requested to appear, and did not provide information or explanation as to such non-appearance despite CB2, Man. reaching out multiple times to request documents for the Municipal Extension and contacting the Attorney prior to the meeting to inquire as to whether or not the Applicant would be appearing; and

v. Whereas, at its September/2021 Full Board meeting, CB2, Man. had unanimously recommended denial of the Restaurant Wine Application for 3 of Cups d/b/a Three of Cups; and

vi. **Whereas, at** the February 16, 2022, NYSLA Full Board hearing the Commissioners approved the Applicant's Restaurant Wine License over CB2's objection with the explicit condition included on their liquor license that there would be no outdoor service of alcohol under the temporary Open Restaurant program in their already permitted outdoor space under the temporary Open Restaurant program that is part of the restaurant; and,

vii. **Whereas,** the applicant was clear on Feb 16 that the restaurant was already open and operating, that the temporary outdoor dining area in the roadbed already had a permit and was open and operating without alcohol and that they had removed the outdoor area from the application for the service of alcohol despite it being part of the restaurant already and that they would amend their license in the future should they chose to extend alcohol service to the area through the temporary Open Restaurant program; and

viii. **Whereas,** on Feb 16th Commissioner Fan voted to support the application as presented without outdoor alcohol service, Commissioner Ford voted to support explicitly stating no outdoor alcohol service and Chairman Bradley voted to support also explicitly stating no outdoor alcohol service, Chairman Bradley responded further to the Applicant's statement that they were not seeking to license the already permitted temporary outdoor seating open restaurant area for alcohol and that they would submit an alteration in the future should that change, stating "So [if] you are going to come back for outdoor service. Please go to them [CB2, Man.] first, just so we don't have to send you back there even if they don't agree with you. At least we'll have it all in writing." [\[https://youtu.be/1gaVIDLFdBI?t=3920\]](https://youtu.be/1gaVIDLFdBI?t=3920); and

ix. **Whereas,** complaints have been submitted to CB2, Man. and Members of CB2 have observed directly with photographic evidence that alcohol service is occurring in the outdoor area and at the licensed premises despite the condition on the license and lack of submission of any alteration application; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that if the SLA has not done so already, that it actively notify the Applicant that the "standard notice" submitted to CB2 and then to the Authority with additional materials, and any lack of response by the Authority as indicated in the instructions related to the "Standard Notice," "Licensees should wait for 5 calendar days for a response to their application from the SLA, if an email disapproval is not issued within such 5 day period, your application is deemed approved" in this specific case does not constitute approval to serve alcohol on the sidewalk or roadbed seating under the temporary Open Restaurant program because of the conditions on the license and that the outdoor area was already known to the Authority at that time of the issuance of the license and of their statements to and the directions from the Members of the Authority be adhered to including submitting an alteration application; and

THEREFORE, BE IT FURTHER RESOLVED, that CB2, Man. requests that should the SLA decide to not send any active notification to the applicant regarding their submission of materials related to the outdoor dining that is the subject of this resolution, that the Authority conduct an onsite compliance check during dinner hours to ascertain if alcohol service is available in the outdoor areas contrary to the conditions of the license and if so to educate the Licensee of the conditions on their license and and/or issue appropriate violations.

THEREFORE BE IT FINALLY RESOLVED that the SLA deny any type of Municipal Extension to the existing Restaurant Wine License for **3 of Cups, LLC d/b/a Three of Cups, 150 Sullivan St. 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee as per the conditions of their Restaurant Wine License and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 to present their application, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 35 Board members in favor, and 4 in opposition (C. Dignes, R. Kessler, Z. Roberts, A. Zeldin).

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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 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:

14. 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, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 5, 2022, the Applicant requested **to lay over** this application for an On-Premises License application to May/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises 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*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Timoni, Inc. d/b/a Tre Giovani, 548 LaGuardia Pl. 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 5, 2022, the Applicant requested **to lay over** this application for an On-Premises License application to May/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises 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 **Timoni, Inc. d/b/a Tre Giovani, 548 LaGuardia Pl. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. 28 Seventh Avenue South, LLC d/b/a Castamar fka Sassy, 28 7th Ave. So. 10014 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 5, 2022, the Applicant requested **to lay over** this application for an On-Premises License application to May/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises License, Tavern Wine License, Restaurant Wine License, any other beer **28 Seventh Avenue South, LLC d/b/a Castamar fka Sassy, 28 7th Ave. So. 10014, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Astor Entertainment, LLC d/b/a TBD, 163 Bleecker St. 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 5, 2022, the Applicant requested **to lay over** this application for an On-Premises License application to May/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises License, Tavern Wine License, Restaurant Wine License, any other **Astor Entertainment, LLC d/b/a TBD, 163 Bleecker St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. 67G, LLC d/b/a Krewe 67 Gansevoort St. 10014 (Tavern Wine -Eyewear Retail with Optometry)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new Tavern Wine liquor license to operate a retail eyewear store in a ground floor storefront within a three-story brick mixed use townhouse (c.1877) building on Gansevoort Street between Greenwich and Washington Streets, this building falling within the Gansevoort Market Historic District; and,

ii. Whereas, the ground floor storefront has never previously been licensed for the service of alcohol, the Applicant being a national retail chain of stores selling optical products, prescription glasses with optometry services, the Applicant's other retail locations in NYC or elsewhere not providing for the service of alcohol, the Applicant seeking a method of operation as a wine bar in combination with its retail products and services; and,

iii. Whereas, the interior storefront is roughly 3,500 sq. ft premise (ground floor 1500 sq ft, cellar 2,000 sq ft); there will be lounge seating in the rear with 4 small tables, a couch and lounge chairs, a point of sale counter that will double for the sale of eye wear products, one bathroom that may only be accessible by walking through a food prep area, there will be no TVs, no kitchen, with 1 patron entrance, the hours of operation will be 10AM to 8PM Sunday to Saturday, music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. **Whereas**, the Applicant intends to apply for pandemic-related temporary sidewalk seating located on Gansevoort Street for the flagship eyewear store with 4 tables and 16 patron seats; and,

v. **Whereas**, there was significant opposition to this license, this area and block being greatly saturated with liquor licenses, concerns being raised about the service of alcohol and operation of a wine bar being inconsistent with the retail products and services being proposed, there being no designated café area within the retail premise, the license being sought not consistent with the method of operation intended, a more appropriate license being a bottle club license where alcoholic products may be provided on a complementary basis, the bottle club license being typical and designed for this purpose;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new application for a Tavern Wine liquor license for **67G, LLC d/b/a Krewe 67 Gansevoort St. 10014**; and

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

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

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Maizon New York, LLC d/b/a Pending, 651-667 Hudson St. a/k/a 18 Ninth Avenue 10014 (New OP- Restaurant)

- i. Whereas**, the Applicants and their Attorney appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new on-premise liquor license to operate an upscale, full-service restaurant focusing on Mediterranean cuisine within the thirteen-story (c.2003) Gansevoort Hotel extending out to and facing Hudson Street between Little West 12th / Gansevoort Street and 13th Streets in the Gansevoort Market Historic District; and,
- ii. Whereas**, the proposed ground floor and mezzanine premises to be licensed is an extension of the Gansevoort Hotel, with direct access from the interior Hotel, but which will also operate with its frontage and primary entrance running primarily along Hudson Street, the roughly 8,600 sq. ft. footprint (7,800 sq. ft. first floor and 800 sq. ft. Mezzanine) having previously operated as the Provocateur nightclub (God Save the King, LLC SN#1234694) generating significant complaints and problems spanning two decades, with the complaints and problems stemming from amplified, entertainment level music using DJs drawing excessively large crowds, coupled with the use of the mechanical glass rooftop at the premise, ultimately resulting in numerous disciplinary proceedings and fines levied by the NYSLA; and,
- iii. Whereas**, the Applicants are the operators of Noble 33, which operates luxury full-service restaurants in Southern California and Arizona including Tocaya Organica and Toca Madera, the Applicants further approaching and meeting with local neighbors and community groups, working in-kind with those neighbors, coming to an amicable agreement on stipulations designed to prevent the unwelcome noise and quality of life intrusions encountered at this location in the past, the Applicant creating trust with its neighbors during such meetings; and,

iv. Whereas, the premises to be licensed will have 18 tables with 60 seats and 1 circular bar with 21 seats in the dining room, 45 tables with 128 seats and 1 raw bar with 11 seats in an enclosed patio, and 5 tables with 22 seats and 1 bar with 6 seats on the mezzanine level, for a total interior patron seating of 237 seats, there will be no backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating on Hudson Street operating under the Open Restaurants program; all doors and windows will be closed by 10 PM every night, there will continue to be a retractable roof over the enclosed patio space on the southern portion of restaurant, with that retractable roof being closed, without exception, every night by 10 PM; and,

v. Whereas, the hours of operation will be Sunday to Saturday from 11:00 AM to 1:00 AM, music will be background levels only, recorded music, live acoustic music consisting of and limited to one or two instruments or will have a DJ programming music in an alcove located in the interior dining room, ie. not performing for patrons; curated DJ and live music will plug into the existing tested sound system at background levels at all times, there will be no promoted events, no dancing, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

vi. Whereas, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into the method of operation on the new restaurant on-premise liquor license stating that:

1. Will operate full service, upscale restaurant that will serve Mediterranean cuisine with kitchen open and full menu items available until closing every night.
2. The hours of operation are Sunday to Saturday from 11:00 AM to 1:00 AM. 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 premises will not have televisions or projectors.
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 not have a licensed Sidewalk café now or in the future.
7. Will play recorded music, live acoustic music consisting of one or two instruments or will have a DJ programming music. At all times all music will be at background levels only. DJ and live music will plug into the existing tested sound system and be at background levels. DJ will be located off to the side in the interior of the restaurant and is not there to perform but strictly to curate music. No subwoofer speakers. These conditions are inclusive of any private parties or events. No music or noise will be audible from any point 20 feet from the Restaurant's boundaries, the top of the retractable roof being the uppermost boundary.
8. Will close retractable rooftop by 10 PM every night.
9. All doors will be closed by 10 PM every night except for patron ingress and egress.
10. There will be no more than six (6) buyouts per year that include the atrium or patio dining area identified on submitted plans.
11. Will employ security or front of house staff to keep cars and/or patrons from congregating at Hudson Street entrance.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". No pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

17. The premises will not have dancing, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.
18. Will engage an acoustical engineer to advise on soundproofing methods and measures and will consult with nearby residents.
19. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new restaurant on-premise liquor license for **Maizon New York, LLC d/b/a Pending, 651-667 Hudson St. a/k/a 18 Ninth Avenue 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

i. Whereas, the Applicant and his Attorney appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a transfer of an existing on-premise liquor license to continue to operate a full-service restaurant serving breakfast, lunch and dinner in a mixed-use building (circa 1930) located on the corner of Horatio St., West St. and 10th Avenue for a roughly 5,400 sq. ft premise (located on the ground floor (3,200 sq. ft.), basement (2,200 sq. ft.) and exterior loading dock connected to the first floor along West Street in Greenwich Village, the building falling within NYC LPC's designated Gansevoort Historic District; and,

ii. Whereas, the Applicant previously operated the Barbuto Restaurant on Washington Street in CB2, Man. (2006-2019) and in 2019 moved its restaurant operations to the instant location at 521 West Street a/k/a 113 Horatio Street; and,

iii. Whereas, the Applicant originally applied for an OP license at this same location in 2019, at which time the Applicant appeared before CB2, Man. for its existing on premise license, the recommendation from CB2, Man. being "deny unless" after the Applicant agreed to and executed a stipulations agreement with CB2, Man. to establish the public interest standard, and those stipulations are as follows:

1. The establishment will be advertised and operated as a full-service restaurant serving breakfast, lunch and dinner.
2. There will be a maximum interior occupancy of 74 with maximum exterior occupancy of 14 at the loading dock. The hours of operation of the ground floor interior of the premises will be

Sunday to Wednesday from 8AM to 1AM and Thursday to Saturday from 8AM to 2AM. All patrons will be cleared from the premises and no patrons will remain after stated closing time.

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

iv. Whereas, the instant transfer application differs from the prior application in 2019 to the extent that the Applicant seeks to nearly quadruple its patron capacity—after recently obtaining the requisite certificate of occupancy permitting eating and drinking use/occupancy in the basement—from 74 to 270 patrons, while also adding 6 additional exterior seats on a former loading dock, for a total of 20 seats on the loading dock, the loading dock being adjacent to and connected by operable doorways from the licensed interior premise, the loading dock being elevated above the sidewalk on West Street; and,

v. Whereas, in addition to increasing its patron capacity, the Applicant also sought to operate on the public sidewalk directly in front of the loading dock, but due to concerns voiced that the sidewalk seating proposed would block and not provide clear passage for pedestrians and strollers, the sidewalk in question being a vital and significant throughfare for all those seeking to cross the West Side Highway to safely access the Hudson River Park, Little Island Park, the Gansevoort Peninsula and its new sports field, a children's playground known as Pirate Park, and its many other attractions and piers, there being no other access points for this purpose in the immediate area, the sidewalk also being a throughfare for those seeking to continue up 10th Avenue along from the South to enter the Meatpacking District, the

Applicant in response to such concerns providing an amended diagram for such seating and reducing its sidewalk seating to four (4) tables and eight (8) patron seats located immediately adjacent to loading dock on its south end so as to not block the sidewalk; and,

vi. Whereas, in light of the significant increase and patron occupancy being proposed, the Applicant in good faith met with the local block association and residents living on Horatio and Jane Streets because the front entrance to the licensed premise is located on Horatio Street, where significant concerns were raised relating to a significant increase of traffic, taxis/Ubers/private cars posed by the proposed change in occupancy, with both and Horatio and Jane Streets existing as a one-way single driving lane “loop” connecting the two blocks, surrounded by residential buildings, with no outlet or access to the West Side Highway, requiring all traffic on Jane Street to circle back onto Horatio Street to access the front entrance drop off/pick up location of the restaurant on Horatio, this particular restaurant having a significant reputation, being a very popular destination location for tourists and others coming into this residential neighborhood to enjoy its offerings; and,

vii. Whereas, there also a second on premise liquor license application pending with the NYSLA to be sited on the same Horatio to Jane Street loop—The Jane St. Social Club, Inc. d/b/a SVB NYC, at 113 Jane St.—a Members Only Club on five floors and rooftop with a patron capacity of 750 and hours of operation until 4 AM), another destination location with a significant occupancy proposed, further exacerbating the existing traffic concerns for the instant application, where there is no public transportation hub within close proximity to/from the immediate area, insufficient available parking to help alleviate the inevitable increase of noise and traffic congestion in the area generated by the new liquor licenses to be issued on the same roadway loop; and,

viii. Whereas, as a result of meeting in good faith with residents and the local block association, the Applicant and the residential community sought to work out an agreement on stipulations, based on concessions advanced by both sides, in an attempt to ameliorate the significant, known impacts the issuance of the license will have on the existing residential community; and,

ix. Whereas, in light of the significant impacts posed by this proposed license on the surrounding community, an agreement was reached in compromise and to limit the anticipated impacts on the Community, the Applicant executing a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into the method of operation on the new restaurant on-premise liquor license stating that:

1. The establishment will be advertised and operated as a full-service restaurant serving breakfast, lunch and dinner.
2. There will be a maximum of 140 seats on the ground floor level exclusive of the 20 seats on the exterior loading dock and patrons waiting to be seated. The hours of operation of the ground floor interior of the premises will be Sunday to Wednesday from 8AM to 1AM and Thursday to Saturday from 8AM to 2AM. All patrons will be cleared from the premises and no patrons will remain after stated closing time.
3. The basement floor level will be used for private events. There will be no more than 60 seats in the basement and patron occupancy standing or seated will not exceed 60 at any time. The hours of operation of the basement of the premises will be 8AM to 12AM Sunday through Wednesday and 8AM to 1 AM Thursday to Saturday. All patrons will be cleared from the basement and no patrons will remain after stated basement closing time.
4. There is an exterior area for patron seating located on an old loading dock on the West Street side. There will be a maximum of 10 tables and 20 seats on the loading dock. There will also be 4 tables with 8 seats located immediately adjacent to loading dock on its south end so as to not block the sidewalk. The hours of operation of the exterior seating on the loading dock and

immediately adjacent sidewalk area to loading dock platform will be Sunday to Saturday from 8AM to 12AM. All patrons will be cleared from the loading dock area and no patrons will remain after stated closing time.

5. The premises will not operate a backyard garden or any outdoor area except for the seating on the loading dock for commercial purposes.
6. 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.
7. The premises will not permit dancing in any portion of the premises.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. Licensee will make their best efforts to have guests drop off and pick up via motor vehicle on West Street and/or 10th Avenue and not on Horatio Street due to traffic concerns on Horatio Street. Licensee will publicize to promote vehicle traffic to West St./10th Avenue as a primary drop off/pick up location on social media and via the internet/Google maps and other mapping or eating and dining applications.
11. There will be no French doors or operable windows on the Horatio Street side of the licensed premises.
12. All doors at loading dock on West Street will close after 10 pm every night.
13. The kitchen will remain open and the full food menu available until 30 minutes before closing time.
14. The premises and all mechanicals will comply with all NYC Noise Codes.
15. There will be no "bottle service" other than typical restaurant beer/wine by the bottle.
16. There will be no velvet ropes or barricades used to control patrons.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new restaurant on-premise liquor license for **Barbuto West, LLC d/b/a Barbuto, 521 West St. aka 113 Horatio St. 10014 unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise 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*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Nat's on Bleecker, LLC d/b/a TBD, 170 Bleecker St. 10012 (New OP—Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new On Premise liquor license to operate a full-service restaurant serving nostalgic American classic fare within a ground floor storefront on the corner of Bleecker and Sullivan Streets within a six-story brick residential building (circa 1910) in Greenwich Village, this building having a rich history, originally being the American Seaman's Friend Society Sailors Home and Institute, and a designated New York City Landmark; and,

ii. Whereas, the ground floor storefront sought to be licensed was previously operated as Junzi Kitchen, a fast casual restaurant serving Asian food with a restaurant wine liquor license, the interior storefront being roughly 2450 sq. ft., 1700 sq. ft. First Floor and 750 sq. ft. basement, with the basement not for patron service), with 15 tables and 35 seats, 1 bar with 11 seats and 3 counter seats for a total patron capacity of 49, a full-service kitchen, the storefront's infills being fixed along Sullivan Street, with operable doors already installed on Bleecker Street; and,

iii. Whereas, the proposed hours of operation for the interior are Sunday to Wednesday from 11:00 AM to 12:00 AM, Thursday through Saturday from 11:00 AM to 1:00 AM, no TVs, music on the interior will be quiet background consisting of music from iPod/CDs; there will be no DJs, no promoted events, no dancing, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

iv. Whereas, the Applicant intends to apply for pandemic-related temporary sidewalk seating located on Sullivan Street only with no more than 12 tables and 20 patron seats, there will be no sidewalk seating on Bleecker Street and no roadbed seating; and,

v. **Whereas**, the Applicant executed and had notarized a Stipulations Agreement with CB2, Man. 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 nostalgic American classic fare with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Wednesday from 11:00 AM to 12:00 AM, Thursday through Saturday from 11:00 AM to 1:00 AM.
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. Sidewalk café seating will be located on Sullivan Street only with no more than 12 tables and 20 patron seats. No sidewalk seating on Bleecker Street. No roadbed seating.
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 on Sullivan Street.
6. Will close all doors & windows by 10 PM every night.
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. Will not have TVs.
9. The premises will not have DJ's, dancing, 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. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. 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 premise liquor license to **Nat's on Bleecker, LLC d/b/a TBD, 170 Bleecker St. 10012** **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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Robillo Holdings, LLC d/b/a Choy Filipino Restaurant, 90 W. Houston St. 10012 (New OP—Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a Filipino restaurant located on the cellar floor of an R7-2 with a C1-5 overlay zoned, four (4)-story mixed-use building (c. 1900, altered 1988) on West Houston Street between LaGuardia Place and Thompson Street (Block #525 / Lot #57) the building falling within the designated South Village Historic District; and

ii. Whereas, the premises to be licensed is roughly 1,200 sq. ft. located in the cellar of the building and accessed from the sidewalk by going down a number of steps to the entryway; there is one (1) entryway serving as both patron ingress and egress and one additional emergency exit, there are two (2) bathrooms; with 13 tables and 15 seats, one (1) bar with 12 seats and 13 additional banquette seats for a total patron seating capacity of 42; and,

iii. Whereas, the proposed hours of operation for the interior are Sunday through Saturday from 11:00 AM to 1:00 AM, 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/CDs; there will be no DJs, no promoted events, no dancing, 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 CB2, Man. 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 Filipino cuisine 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 11:00 AM to 1:00 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 no TVs.
9. The premises will not have DJs, 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.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new on premise liquor license to **Robillo Holdings, LLC d/b/a Choy Filipino Restaurant, 90 W. Houston St. 10012** 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*
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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Jane St. Social Club, Inc. d/b/a SVB NYC, 115 Jane St. 10014 (New OP-Private Member Club)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee to present an application for a new club license to operate a private members club ("SVB") located in a six-story brick building (circa 1908) on Jane Street at West Street, this building falling within NYC LPC's designated Greenwich Village Historic District; and,
- ii. Whereas**, the six-story premise to be licensed for the private membership club is roughly 19,000 sq. ft. and was previously operated and occupied as the Jane Hotel; and,
- iii. Whereas**, with the exception of the 4th floor, the new private members club will be occupying a large portion of the spaces on each floor previously occupied by the Hotel, but will operate independently, in contiguous but physically separate spaces, with a separate entrance on Jane Street while the Hotel will continue to operate with a smaller footprint and a smaller number of single occupancy rooms next door, many of which house and are occupied by long-term tenants, protected by law; and,
- iv. Whereas**, the new membership only club will also operate in the basement, the basement having a roughly 1,900 sq. ft. kitchen servicing all floors of the membership club, the basement also containing the Music Room space, the Music Room space being 725 sq. ft. where there will be 6 tables and counter seating for a total of 30 seats; the eastern side of the ground floor containing the 3,284 sq. ft. private membership's Main Dining Room, where there will be 150 patron table seats, 1 stand up bar with 17 additional seats for a total seating capacity of 167, and on the western side, the 1,063 sq. ft. Library space, a separate room with an additional seating capacity of 42, there also being a 946 sq. ft. Bar located on the mezzanine level directly above the main dining room, with a second stand up bar with 9 bar seats

and an additional 27 table seats for a total seating capacity of 36, the second floor consisting of nine (9) Suites for overnight accommodations, five of which also have exterior terraces facing north, the third floor consisting of two Screening Rooms (each roughly 550 sq. ft.) for watching movies and other visual screen experiences, and 730 sq. ft. pre-function breakout space, the fifth floor consisting of a 1412 sq. ft. Member's Event Space with seating capacity of 118, and the sixth or Penthouse floor with ancillary exterior rooftop, consisting of a 565 sq. ft. interior rooftop bar located within the building's westerly turret space, with 15 bar and 18 counter seats for a total seating capacity of 33, there being two doorways leading from the interior turret bar space to two outdoor rooftop spaces, the first being the 1,455 sq. ft. Outdoor Garden South, facing Jane Street, with a seating capacity of 58, the second being the 665 sq. ft. Outdoor Space West, facing West Street, with 49 table seats; and,

v. **Whereas**, there will be also be an enclosed 500 sq. ft. private dining room to be built on the rooftop, which will be a permanent structural addition to the rooftop, without operable windows, where there will be one table with 22 seats; and,

vi. **Whereas**, the total occupancy levels for new membership club will increase and exceed what levels existed at the Jane Hotel, from roughly 350 patrons throughout all the event spaces operated by the Hotel, to a patron occupancy of 750 when combining all the multiple, designated eating and drinking venues within the new membership club, this increase in capacity being a significant concern for the surrounding community, triggering the potential for a significant increase of traffic, including for-hire taxis/Ubbers/private cars, due to the proposed change in occupancy levels, with Jane Street existing as a one-way, cobble stone roadway with a single driving lane, that has no outlet or access to the West Side Highway, requiring all traffic on Jane Street to then circle or loop around West Street to Horatio Street when accessing the entrance drop off/pick up location of the private members club, with both Jane and Horatio Streets being connected, the two blocks being occupied and surrounding by residential buildings, with the private membership club being a popular destination location with no facilities for parking in the immediate area, without close access to a public transportation hub to help alleviate the inevitable increase of noise and traffic congestion in the area generated by the new liquor license; and,

vii. **Whereas**, in light of the significant increase and patron occupancy being proposed, the Applicant in good faith met with the local block association and residents living on Horatio and Jane Streets, with the assistance and encouragement of CB2 Man., those discussions taking place over three months, with the principal and operator of the private members club directly involved in those discussions, with the immediately surrounding community organized and opposed to this application, the owner/operator of the Jane Hotel having a significant and well documented history since the inception of its license in 2008 for creating unreasonable disturbances and noise impacts on its residential neighbors over many years by operating a night club at the Hotel, with dancing and DJs, leading to its forced, temporary closure by the City of New York Department of Building for failing to operate with the proper permits due to excessive patron occupancy levels, triggering fines levied by the NYSLA, with the Hotel upon its initial application with CB2, Man. in December/2007, falsely presenting its method of operation to this Community Board as a Hotel operating with background music only; and,

viii. **Whereas**, after extensive discussions were held between the Community and principal operator of SVB, with SVB agreeing and executing a notarized Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation for the Private Members Club liquor License, as follows:

HOURS:

The premises will have a hard closing time (all patrons off premises) of 2:00 AM seven days a week, except for the Music Room and Library which will have a hard closing time of 2:00AM Sunday - Wednesday and 4:00 AM Thursday - Saturday.

The Restaurant will have a "last reservation" time of 10:30 PM seven days a week. No more than 60 walk ins will be allowed after 10:30 PM. The purpose of this restrictions is to minimize the number of people exiting onto Jane Street late at night, and thereby reduce noise and traffic issues on the Jane/Horatio Street loop.

The roof exterior spaces will close at 11:00 PM seven days a week. Rooftop service will be for seated patrons only. All patrons will be cleared at this hour and area closed.

SVB will not permit occupancy/use 2nd floor balconies after 11:00 PM every night and will inform patrons/members and their guests of this club policy.

EVENTS:

"Events" are defined as occasions for which there is a scheduled reservation for an *entire* space with more than 40 people attending. This includes both events organized by SVB and events for which members are renting a space. The purpose of the following restrictions on Events is to minimize the number of people exiting onto Jane Street at any one time, and thereby reduce noise and traffic issues on the Jane/Horatio Street loop.

There will be a maximum of 10 Events in the first floor, eastside Dining Room Restaurant space per year.

The end times for Events with 40 or more people will be staggered by at least 30 minutes - ie, no Event with 40 or more people can be scheduled to end within 30 minutes of another Event with 40 or more people. There can be 20 exceptions to this per year.

MUSIC:

All spaces will be "quiet background music only" (no DJs, no live music) except during Events. The two exceptions are the Restaurant, where there can be live *acoustic* music (no brass instruments, no drum sets), and the basement Music Room where there can be DJs and live music at any time. The live acoustic music in the Restaurant will end no later than Midnight (this does not apply to Events).

There will be no music at any time on the rooftop exterior spaces, no exceptions for Events.

There will be "quiet background music only" in the interior roof spaces, no exceptions for Events.

There will be "quiet background music only" on the second floor, no exceptions for Events.

SVB will not permit music on the 2nd floor balconies and will inform members and their guests of this policy, no exceptions for Events.

There will be "quiet background music only" in the Library when it is open after 2:00 AM, no exceptions for Events.

The restaurant will have a sound system tested by Al Fierstein, with multiple small speakers and a volume limiter so that music will not be audible in surrounding residences so as to cause a disturbance. In addition, SVB will have a house sound system tested by Al Fierstein with a volume limiter so that music will not be audible in surrounding residences so as to cause a disturbance. All DJs and live music groups will be required to plug into the house (or restaurant) system, and volume limiter settings must remain unchanged from the level established by Al Fierstein. DJs and live music groups will not be permitted to bring their own sound systems.

No subwoofers will be allowed at any time, except in the Music Room and the two Screening Rooms (3rd Floor). The Screening Rooms sound systems will be used only when showing movies. Al Fierstein will test the soundproofing in the finished Music Room and Screening Room to prevent deep bass frequencies from escaping and will test to ensure that the containment of deep bass frequencies is effective.

SVB will not use the rear terrace adjoining the restaurant until it is enclosed; the sound insulating properties of the enclosure will be tested by Al Fierstein before it goes into operation to ensure that it complies with his specifications.

Al Fierstein will test the sound insulating properties of the enclosure for the rooftop "Indoor Space North" planned on diagram submitted to ensure that it complies with his specifications.

TRANSPORTATION:

SVB will designate a Traffic Management Liaison who will be responsible for managing the entrance including the sidewalk and curb lane and ensure continual pedestrian and emergency services access. The Liaison would serve as the single point of contact and be accessible to the community and local police precinct should any issue arise, so they are documented and addressed immediately. The community will be given a phone number for the manager on duty.

SVB will direct security or other hotel staff to monitor pick up/drop off activity during the weekdays and weekends. During Events, as defined above, the security or other hotel staff will have a visible outdoor presence and be responsible for discouraging vehicle drop-off and picks-ups in the middle of Jane Street, keeping the adjacent sidewalk clear, trash-free and keeping noise-levels at a minimum.

SVB will work with membership and Uber/Lyft and other taxi services to identify a location away from Jane Street for "For-Hire" vehicle pick up and drop off.

SANITATION:

SVB will internally cold-store organic waste and only take bags out as close to the time of carter's expected arrival as reasonably possible. This should reduce the presence of pests.

SVB will use the carter already serving this location, provided the cater is available, so as not to add any additional traffic to the street.

SVB will also place both organics and recyclables on the eastern sidewalk of West Street and not along Jane Street not only to keep waste as far away from residents as possible but also to keep the sidewalks along Jane Street clear.

SECURITY:

SVB will have a 24-hour full time staff and will have security generally between 10 pm and 6 am on days the club is open.

SVB will direct security personnel or other hotel staff members to do perimeter sweeps every other hour to use best efforts to ensure no loitering or blockage of sidewalks and their immediate neighbors' property.

MISCELLANEOUS:

SVB will not use outside third party promoters to operate in or run events or functions. SVB's use of marketing and PR staff and people, in house and third party, shall not be considered use of a promoter under this section.

There will be no velvet ropes and SVB will use best efforts to not cause a line to form outside of the premises.

SVB will make best efforts to schedule deliveries between 7:00 AM and 5:00 PM.

ix. Whereas, despite the stipulation agreement brokered between the Community and the Applicant, legitimate questions still remain as to whether the Applicant has satisfied the statutory elements of a Club License, and other NYS regulations governing not-for-profit entities or organizations, where such license may only be issued to an organization operated solely for recreational, social, patriotic, political, benevolent or athletic purposes, and which may not be issued where the intent is to traffic in alcoholic beverages for profit or for pecuniary gain; and,

THEREFORE BE IT RESOLVED that CB2, Man. requests the Licensing Division of the NYSLA review and determine whether the membership club operated by the Applicant properly qualifies for the class of liquor license being sought; and

THEREFORE BE IT FURTHER RESOLVED that if the Applicant does qualify for such license, CB2, Man. recommends denial of the application for a new Club liquor license to **Jane St. Social Club, Inc. d/b/a SVB NYC, 115 Jane 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 are incorporated into the Method of Operation on its 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*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Uncle Biagio, LLC d/b/a TBD, 235 West 12th Street 10014 (New OP – Restaurant)

- i. Whereas**, the Applicant and Applicant's Attorney re-appeared before CB2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new Restaurant On Premises License; the Applicant will operate a restaurant serving Italian cuisine in a C1-6 zoned six-story, mixed-use building constructed in 1907 on West 12th Street between Greenwich Avenue and West 4th Street (at the intersection of West 12th Street and Greenwich Avenue, northwest corner; Block #615/Lot #81) and which is located in the Greenwich Village Historic District; and
- ii. Whereas**, this is the second time the Applicant has appeared before CB2, Man., the Applicant previously appearing in February/2022 but did not move forward with its application at the NYSLA, this application being identical to the one heard in February/2022; and,
- iii. Whereas**, the Applicant will operate an Italian restaurant featuring a small plates menu in a premises of approximately 1,200 sq. ft. and a maximum occupancy of 74 persons; the approximately 800 sq. ft. first floor will have seven (7) tables with 24 seats and one (1) stand-up bar with four (4) seats, for a total of 28 interior seats; the approximately 400 sq. ft. basement, to which there is no patron access, is reached via a sidewalk hatch and a staircase that opens into a common stairwell; the premises has one (1) entrance, one (1) exit, and one (1) bathroom; and

iv. Whereas, the Applicant's agreed-to hours of operation will be 11:00 AM to 12:00 AM, Sundays through Wednesdays and 11:00 AM to 1:00 AM, Thursdays through Saturdays; it has also agreed to the following: the playing of quiet recorded background only, no DJs, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; the Applicant intends to apply for pandemic-related temporary sidewalk (4 tables with 8 seats) and roadbed (6 tables with 12 seats) seating; and

v. Whereas, the Applicant is an experienced restaurateur, having operated a full-service Italian restaurant with an On Premises License since 2017 at a location adjacent to the premises that is the subject of this application; it is the Applicant's intention that its new establishment, while remaining operationally separate, will serve as a compliment to its existing restaurant; the Applicant is familiar with the neighborhood and has engaged in community outreach by contacting the appropriate block association; and

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

1. The premises will be advertised and will operate as an Italian restaurant.
2. The hours of operation will be from 11:00 AM to 12:00 AM, Sundays through Wednesdays and 11:00 AM to 1:00 AM, Thursdays through Saturdays. The premises will open no later than the stated opening time and **no** patrons shall remain after the stated closing time.
3. The premises will operate as a full-service restaurant with its kitchen open and full menu items available until closing every night.
4. The premises will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on West 12th Street. Sidewalk café is located immediately adjacent to the storefront with no more than four (4) tables and eight (8) patron seats, leaving a minimum clearance of 8' to the curbside for pedestrian passage, and roadbed seating not exceeding the business frontage of licensed premises with no more than six (6) tables and twelve (12) patron seats.
7. Sidewalk café and roadbed seating will close no later than 11 PM. All tables and chairs will be removed at this hour. No exterior music, speakers, or TVs.
8. The Applicant will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. It will not install or utilize French doors, operable windows or open facades.
10. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
11. It will not make changes to the existing façade except to change signage or awning.
12. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
13. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
14. The Applicant will 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. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

16. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. It will not change any principals prior to the submission of an original application to the SLA.
18. Any pandemic-related, temporary sidewalk or roadbed seating shall end by 11:00 PM (all patrons will be cleared by this hour and the area closed); there will be no speakers installed, or music may be played outdoors, and no interior speakers positioned to face outside.
19. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
20. The Applicant will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant On Premises License in the name of **Uncle Biagio, LLC d/b/a TBD, 235 West 12th Street 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the SLA Restaurant On Premises License.

Vote: Passed, with 38 Board members in favor, and 1 in opposition (R. Chattree).

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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 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:

24. Manuel Ramirez/The Village Sand Bar, LLC, 64 Greenwich Ave. 10013 (RW-Restaurant)
(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 7, 2022, the Applicant agreed **to lay over** this application to May/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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Manuel Ramirez/The Village Sand Bar, LLC, 64 Greenwich Ave. 10013** **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*
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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011 (TW-Bar/Tavern

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 7, 2022, the Applicant agreed **to lay over** this application to May/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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Pyramid Effect Corp. d/b/a Sakai Sushi, 176-180 7th Ave. So. 10014 (New OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 7, 2022, the Applicant **withdrew** this application from consideration and did not appear;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Pyramid Effect Corp. d/b/a Sakai Sushi, 176-180 7th Ave. So. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, with 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. 239 West 4th Street Restaurant, LLC d/b/a Pending, 239 W. 4th St. 10014 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 7, 2022, the Applicant agreed **to lay over** this application to May/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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **239 West 4th Street Restaurant, LLC d/b/a Pending, 239 W. 4th St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 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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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. NGN West Village, LLC fka Negroni West Village, LLC d/b/a Negroni, 117 7th Ave. So. 10014 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 7, 2022, the Applicant agreed **to lay over** this application to May/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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **NGN West Village, LLC fka Negroni West Village, LLC d/b/a Negroni, 117 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*

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May 9, 2022

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

Dear Sir/Madam:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 7, 2022, the Applicant agreed **to lay over** this application to May/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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **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 the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

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

Sincerely,



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



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



Jeannine Kiely, Chair
Community Board #2, Manhattan

JK/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velázquez, Congresswoman
Hon Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly Member
Hon. Yuh-Line Niou, NY State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Man. Borough President
Hon. Eric Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority