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Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. Organic Grill, Inc., (from 123 1st Ave.) 133 W. 3rd St. 10012 (RW – Restaurant) (Removal and Relocation)**
 - i. Whereas**, the General Manager, who is also the Applicant's mother, appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Removal and Relocation of an existing Restaurant Wine Liquor License (SN#1267131) to operate a family oriented Vegan restaurant on the ground floor of a R7-2 zoned 4-story, mixed-use building (c. 1900) on West 3rd Street between MacDougal Street and Sixth Avenue (Block #543/Lot #67), the building falls within NYC LPC's designated South Village Historic District; and
 - ii. Whereas**, the ground floor premises is approximately 1,200 sq. ft., there will be 14 tables with 28 seats and one (1) food service bar with no seats, for a total patron occupancy of 28 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; there will be no sidewalk café or roadbed seating operating under the Open Restaurants program; and
 - iii. Whereas**, the applicant's hours of operation are from 12 PM to 12 AM Sundays through Saturdays (7 days a week); music is quiet background only consisting of music from iPod/CDs; there is no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, or movable barriers; and
 - iv. Whereas**, the Applicant has been operating a restaurant under this name for the past twelve years in the East Village with a Restaurant Wine license for 10 years, is relocating the restaurant to the address of the instant application and will be following the same method of operation as was used at the previous location; and

v. **Whereas**, the premises was previously operated as a Japanese Noodle and Ramen restaurant with a Restaurant Wine License (SN#1283408) from approximately 2015–2020 with the same hours and method of operation; 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 Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service, family-oriented vegan restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 12 AM Sunday through Saturday (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes 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. No music will be audible in any adjacent residences at any time.
6. Will not have any televisions.
7. Will close all doors and windows at 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.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. 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 Removal and Relocation of the existing Restaurant Wine License in the name of **Organic Grill, Inc., (from 123 1st Ave.) 133 W. 3rd 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: Passed, with 35 Board members in favor and 7 abstentions (N. Avenessians, C. Dignes, S. Fitzgerald, R. Kessler, J. Liff, C. W, A. Zeldin).

Jeannine Kiely, *Chair*
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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Mansions Catering, Inc., 80 Fifth Ave. 10011 (OP – Catering) (Corporate Change)

- i. Whereas**, the Applicant and the Applicant's Representative appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Corporate Change to an existing On-Premises Catering License (SN#1100267) to operate a Banquet Hall on the 17th Floor of a C6-4M / C6-2M zoned 17-story, commercial building (c. 1908, altered 1987) on Fifth Avenue between 13th and 14th Streets (Block #577/Lot #39); and
- ii. Whereas**, the premises is approximately 8,000 sq. ft., there will be a maximum of 18 tables with 180 seats and one (1) permanent bar and no more than two (2) additional bar stations depending on the size of the event, none of the bars having seats, for a total maximum patron occupancy of 180 persons; the premises has one (1) entrance, three (3) exits and three (3) bathrooms; there will be no sidewalk café or roadbed seating operating under the Open Restaurants program; and
- iii. Whereas**, the applicant's hours of operation are from 5 PM to 1 AM Sundays through Saturdays (7 days a week); and
- iv. Whereas**, the Principal for the business (Sam Milliken) recently passed away, and his wife, the executor of his estate, and his team of business partners/managers wish to continue their business partnership into the future; and
- v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Catering License, with those stipulations as follows:

1. Premises will be advertised and operated as a Banquet Hall.
2. The hours of operation will be 5 PM to 1 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. No music will be audible in any adjacent residences at any time.
6. Will have televisions and/or projectors but will not use for broadcast television (i.e. no sporting events, etc.)
7. Will not install or have French doors, operable windows or open facades.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will comply with NYC Department of Buildings Regulations and will obtain a Place of Assembly Certificate and keep current at all times required Permits and Certificates.
10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will not have any of the following: velvet ropes or barricades, or doormen/security personnel.
12. 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 Corporate Change to the existing On-Premises Catering License in the name of **Mansions Catering, Inc., 80 Fifth Ave. 10011**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Catering License.

Vote: Passed, with 35 Board members in favor and 7 abstentions (N. Avenessians, C. Dignes, S. Fitzgerald, R. Kessler, J. Liff, C. W, A. Zeldin).

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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Osteria Piemonte Corporation, d/b/a San Carlo Osteria Piemonte, 90 Thompson St. 10012 (OP – Restaurant) (Corporate Change)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Corporate Change to an existing On-Premises Restaurant License (SN#1290620) to operate a quiet, "low key and romantic" Italian restaurant serving Northern Italian food in the ground floor of a R7-2 zoned (with an M1-5A overlay), two (2)-story, mixed-use building (c. 1900) on Thompson Street between Spring and Prince Streets (Block #502/Lot #2); and

ii. Whereas, the premises is located in a 2,075 sq. ft. ground floor space (1,100 sq. ft. first floor and 975 sq. ft. basement) with French doors that open out to the sidewalk, there will be 20 tables and 43 seats, one (1) stand up bar with six (6) seats for a total seating occupancy of 49, there will be one (1) TV behind the stand-up bar, there will be a full service kitchen, one (1) bathroom and one (1) entrance/exit for patrons; and

iii. Whereas, the hours of operation will be from 7 AM to 12 AM Sunday through Thursday and 7 AM to 1 AM Friday and Saturday; all doors and windows will close at 9 PM every night except for patron egress; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers; and

iv. Whereas, there is roadbed seating operating under the temporary Open Restaurants program on Sullivan Street, roadbed seating will not exceed the business frontage or block the residential entryway and will have no more than five (5) tables and twenty (20) patron and will close no later than 10 PM 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 SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:

1. Premises will be advertised and operated as a quiet full-service Italian Restaurant serving Northern Italian food with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 7 AM to 12 AM Sunday through Thursday and 7 AM to 1 AM Friday and Saturday). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the temporary Open Restaurants program on Thompson Street. Roadbed seating not exceeding the business frontage of the licensed premises and not blocking the residential entryway will have no more than five (5) tables.
5. Roadbed seating will close no later than 10 PM. All patrons will be removed at this time with the area closed off to patrons. No exterior music, speakers or TVs. No sidewalk seating.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
7. Will have no more than one (1) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
8. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
9. No patron occupancy/service to any portion of the basement of licensed premises.
10. Will not 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 Corporate Change to the existing On-Premises License in the name of **Osteria Piemonte Corporation, d/b/a San Carlo Osteria Piemonte, 90 Thompson 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 SLA On-Premises License.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. Musket Hospitality, LLC d/b/a Musket Room, 265 Elizabeth St. 10012 (OP–Restaurant, Alteration to remove tables and add service bar on interior and add backyard)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for an Alteration Application to an existing On-Premises Restaurant License (SN#1268066) to add the backyard to the On-Premises Restaurant license and remove four (4) tables and eight (8) chairs, adding a service bar for service to the back yard, the restaurant being located in the ground floor of a C6-2, four (4)-story, mixed-use building (c. 1899) on Elizabeth Street between East Houston and Prince Streets (Block #508/Lot #30), the building falling within the Special Little Italy District; and

ii. Whereas, the premises is located in a 2,600 sq. ft. ground floor space (1,500 sq. ft. ground floor and 1,100 sq. ft. basement); the basement being used for kitchen, public bathrooms and storage only; there will 22 tables and 48 seats, one (1) stand up bar with nine (9) seats for an interior seating occupancy of 57 and five (5) tables with 14 seats in the backyard for an exterior seating of 14 and total patron occupancy of 71 not inclusive of staff; there is one (1) bathroom and one (1) entrance/exit for patrons; and

iii. Whereas, the hours of operation for both the interior and exterior backyard premises are 11 AM to 11 PM Sunday, 11 AM to 12 AM Monday through Thursday and 11 AM to 1 AM Friday and Saturday; all doors and windows close at 8 PM every night except for patron egress; music is quiet background only generated from iPod/CDs; there is no dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers; and

iv. **Whereas**, this application being subject to the 500 foot rule, the Applicant having executed stipulations in 2012, including no use of the backyard by staff or customers aside from the maintenance of a garden, underscoring that there would be no use or future expansion of the licensed premises into the backyard garden, forming the public interest for the Applicant's On-Premises license; and

v. **Whereas**, the rear yard is surrounded by many residential apartments, one next door resident spoke of being able to hear a pin drop in the back yard due to the nature of sound bouncing off all the adjacent building walls, there were concerns that although the Applicant did outreach and received some letters of support from the neighboring building, the Applicant had not spoken with anyone in the 30 unit building immediately behind the rear yard or buildings not immediately adjacent but located within the rear yard residential donut extending through the block; and

vi. **Whereas**, several residents who were not contacted by the applicant appeared in opposition citing past disruptive experiences with improper use of the rear yard by a previous operator; and,

vii. **Whereas**, the instant application being the addition of the backyard to the licensed premises, the Applicant having never presented a certificate of occupancy or letter of no objection permitting eating and drinking in the rear yard or a kitchen being located in the basement, there being no permit in place for the use of the backyard, there being no Place of Assembly Certificate for the increased capacity with staff of over 75 persons which is required to ensure safe and proper egress; there being no separate emergency exit path or safe haven area for the rear yard, the licensing and service of alcohol into the rear yard presenting significant noise and privacy impacts for those adjacent residents, especially when no safety permit have been presented; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Alteration Application to the On-Premises Liquor License application for **Musket Hospitality, LLC d/b/a Musket Room, 265 Elizabeth St. 10012**; 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: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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Dear Sir/Madam:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. Pen and Frog Social Club, LLC f/k/a L. Johnson on Behalf of an Entity TBD, 86 Bedford St. 10014 (OP – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a On-Premises Restaurant License to operate an upscale American restaurant in the ground floor of a R6 zoned, three (3)-story, mixed-use building (c. 1831, renovated 2009) on Bedford Street between Barrow and Grove Streets (Block #588/Lot #3), the building falling within the Greenwich Village Historic District; and

ii. Whereas, the premises is located in a 1,900 SF ground floor space (1,300 sq. ft. first floor connected by an interior staircase to a 500 sq. ft. basement, the basement being used for storage purposes only); there will be 16 tables and 50 seats, one (1) stand up bar with ten (10) seats for a total seating occupancy of 60; there is one (1) entryway serving as both patron ingress and egress, one emergency exit and two (2) bathrooms; there will be no sidewalk café or roadbed seating; and

iii. Whereas, the hours of operation will be from 5:30 PM to 12 AM Sunday through Saturday (7 days a week); all doors and windows will be closed at all times except for patron egress; 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, velvet ropes, movable barriers; and

iv. Whereas, the premises had been operated from 2015 to 2021 as Chumley's (SN#1291310) which was a "restoration and revival of a historical NYC landmark and speakeasy" of which various iterations have existed at this location since 1922; and

v. **Whereas**, the Applicant originally appearing before CB2, Man. in March/2022 with closing hours of 12 AM Sunday through Wednesday and 1 AM on Friday and Saturday and had reached out to the local block association (the Bedford Barrow Block Association), but was unaware to reach out to other immediate residents who were involved with the application in 2015; while the Applicant and Block Association were in agreement on most aspects of the instant application, the Block Association and other nearby residents were requesting closing hours of 11 PM and 12 PM, the premises being located on a very narrow street in a heavily residential neighborhood, the Applicant agreeing to lay over the application to do additional outreach to adjacent neighbors; and

vi. **Whereas**, following further outreach, the Applicant appeared again this month and agreed to hours of 5:30 PM to 12 AM Saturday through Sunday, having no outdoor seating either on the sidewalk or in the roadway, closing all doors and windows at all times and agreed to use best efforts to ameliorate any issues with the venting system including baffling sound which was an additional issue that came up during further outreach to adjacent residents; and

vii. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by adding another liquor license at this location, the Applicant having done extensive reach to the block association, adjacent and nearby residents, obtaining most of their support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

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

1. Premises will be advertised and operated as a full-service upscale American restaurant/ tavern with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5:30 PM to 12 AM Sunday through Saturday (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating now under the temporary Open Restaurants program or at any time in the future under any permanent 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 any time.
6. Will not have televisions.
7. 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.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress
9. Will work with the community and use best efforts to ameliorate any issues with the venting system including baffling sound and remain in compliance with all NYC Mechanical Codes.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.

15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant License in the name of **Pen and Frog Social Club, LLC f/k/a L. Johnson on Behalf of an Entity TBD, 86 Bedford St. 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

Vote: Passed, with 35 Board members in favor and 7 abstentions (N. Avenessians, C. Dignes, S. Fitzgerald, R. Kessler, J. Liff, C. W, A. Zeldin).

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Dear Sir/Madam:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Jo-Rach, Inc. d/b/a Café Palermo, 191 Grand St. 10013 (OP – Restaurant)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a On-Premises Restaurant License to operate a serving Northern Italian food in the ground floor of a on the ground floor and cellar of a C6-2G-zoned, six (6)-story mixed-use building (c. 1900) on Grand Street between Mott and Mulberry Streets (Block #237/Lot #12) in the Special Little Italy District; and
- ii. Whereas**, the interior ground floor premises is approximately 1,800 sq. ft. with 1,000 sq. ft. on the ground floor and approximately 800 sq. ft. in the basement connected by an interior stairway of approximately 20 steps; there will be nine (9) tables with 33 seats and one (1) bar with 12 seats on the ground floor and seven (7) tables with 14 seats and one (1) bar with six (6) seats in the cellar for a total patron occupancy of 65 seats; there is one (1) bathroom on each floor for a total of two (2) bathrooms and there are two (2) entries used for patron egress and ingress; and
- iii. Whereas**, the hours of operation are 11 AM to 12 AM Sunday through Thursday and 11 AM to 2 AM Friday and Saturday; there will be one (1) television; music will be quiet background only consisting of music from iPod/CD's, no music will be audible in any adjacent residences at any time; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and; and
- iv. Whereas**, there will be a sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Mulberry Street, the sidewalk café will be located adjacent to the licensed premises and consisting of no more than nine (9) tables and eighteen (18) seats and roadbed

seating not exceeding the business frontage of licensed premises with five (5) tables and twenty (20) seats; all sidewalk and roadbed seating will end at 11 PM; and;

v. **Whereas**, the Applicant first appeared in August/2021 for this application with closing hours on the interior of 2 AM, 7 days a week on the interior and 1 AM, 7 days a week on the exterior with plans to add operable doors along the frontage on Grand Street, that application being denied as due to the Applicants unwillingness to compromise on any of these issues; and

vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 78 active licensed premises within 750 feet of the subject premises, in addition to 5 pending licenses, the Applicant returning to CB2, Man. with the instant application which reduced the hours on both the interior and exterior premises and agreeing that they will not be adding operable doors along Grand Street, the public interest being established albeit subject to the Applicant and Licensee abiding by the agreed upon stipulations; and

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

1. Premises will be advertised and operated as a full-service family restaurant serving Italian food, paninis and desserts with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11 AM to 12 AM Sunday through Thursday and 11 AM to 2 AM Friday and Saturday. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Mulberry Street. Sidewalk café is located immediately adjacent to the storefront with no more than nine (9) tables and eighteen (18) patron seats and roadbed seating not exceeding the business frontage of licensed premises with five (5) tables and twenty (20) patron seats.
5. Sidewalk café and roadbed seating will close no later than 11 PM. All tables and chairs will be removed/secured at this hour. No exterior music, speakers or TVs.
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 have no more than one (1) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant License in the name of **Jo-Rach, Inc. d/b/a Café Palermo, 191 Grand St. 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
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June 1, 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 May 19, 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:

7. **Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012** (RW – Restaurant, Alteration to add Backyard)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022, the Applicant requested to lay over this application for an Alteration to an existing Restaurant Wine License application to June/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Areppas 3, LLC d/b/a Areppas, 25 Cleveland 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: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. **Bibliotheque, LLC, 54 Mercer St. 10013** (TW – Bar/Tavern)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a Tavern Wine License application to June/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Bibliotheque, LLC, 54 Mercer St. 10013**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Hernandez on Behalf of Entity to be Determined d/b/a To Be Determined, 125 University Pl. 10003 (TW – Bar/Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022, the Applicant requested **to lay over** this application for a Tavern Wine License application to June/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Hernandez on Behalf of Entity to be Determined d/b/a To Be Determined, 125 University Pl. 10003**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, 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: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. Timoni, Inc. d/b/a Tre Giovani, 548 LaGuardia Pl. 10012 (OP – Restaurant) (Sidewalk Café) (failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022, the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2, Man.;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **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: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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June 1, 2022

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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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Astor Entertainment, LLC d/b/a TBD, 163 Bleecker St. 10012 (OP – Restaurant) (Live Music-Jazz)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022, the Applicant requested **to withdraw** this application for an On-Premises Liquor License application and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **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: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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Director
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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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. LLC to be Formed by Natalie Fackelmayer d/b/a Leon's, 817 Broadway, 2nd Fl. 10003 (OP – Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **LLC to be Formed by Natalie Fackelmayer d/b/a Leon's, 817 Broadway, 2nd Fl. 10003**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
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Valerie De La Rosa, *Second Vice Chair*
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Westside Museum, LLC d/b/a To Be Determined, 427 Broadway 10013 (OP-Amended to Restaurant from Bar/Tavern)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Westside Museum, LLC d/b/a To Be Determined, 427 Broadway 10013, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Wallabout Entertainment, LLC d/bn/a TBD, 643 Broadway 10012 (OP – Restaurant/Bar) (DJ) (Video/Arcade Games) (DOT Open Restaurants Program)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022, the Applicant requested **to withdraw** this application for an On-Premises Liquor License application and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Wallabout Entertainment, LLC d/bn/a TBD, 643 Broadway 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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June 1, 2022

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

Dear Sir/Madam:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 15. 428 LGT, LLC d/b/a Pending, 428 Lafayette St., Grnd. Fl. & Basement Cellar, 1st & 2nd Flrs. 10003** (OP – Restaurant) (DJ) (Patron Dancing) (Live Music-Variety Types) (Comedy, Spoken Word) (Security Personnel) (DOT Open Restaurant Program)

Whereas, prior to month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **428 LGT, LLC d/b/a Pending, 428 Lafayette St., Grnd. Fl. & Basement Cellar, 1st & 2nd Flrs. 10003**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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



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

Dear Sir/Madam:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Double J Operations, LLC d/b/a Kung Fu Rasta, 406 Broome St. 10013 (OP – Restaurant) (DJ) (Patron Dancing) (Employee Dancing) (Security Personnel) (DOT Open Restaurant Program)

Whereas, prior to month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Double J Operations, LLC d/b/a Kung Fu Rasta, 406 Broome St. 10013**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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Antony Wong, *Treasurer*
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Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. LA Residence, LLC d/b/a To Be Determined, 132 Crosby St., 12th Fl. 10012 (OP – Catering Facility-Private Event Only)

Whereas, prior to month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **LA Residence, LLC d/b/a To Be Determined, 132 Crosby St., 12th Fl. 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: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. 28 Seventh Avenue South, LLC d/b/a Castamar f/k/a Sassy, 28 7th Ave. So. 10014 (New OP – Restaurant)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a French restaurant and café in the entirety of a two (2)-story commercial building (c. 1920) ground floor of a C2-6 -zoned, two (2)-story commercial building (c. 1921) on 7th Avenue South between Bedford and Leroy Streets (Block #583 / Lot #38) in the Greenwich Village Historic District; and
- ii. Whereas**, this identical Application was previously heard in July/2021 but the Principal for the business (Sam Milliken) recently passed away, and his wife, the executor of his estate, and his team of business partners/managers wish to continue their business partnership into the future, operating this restaurant which is opening; and,
- iii. Whereas**, the licensed premises will include approximately 1,500 sq. ft. on the ground floor and 1,000 sq. ft on the 2nd floor/mezzanine connected by an interior staircase, the basement not included in the license; there will be eight (8) tables with thirty-nine (39) seats and one (1) stand up bar with four (4) seats on the ground floor and four (4) tables with eight (8) seats on the 2nd floor/mezzanine for a total of 51 patron seats; there is one (1) entryway used for both patron egress and ingress and two (2) patron bathrooms; and

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

v. Whereas, the agreed to hours of operation are 11AM to 12AM Sundays through Wednesdays and 11AM to 1AM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs, no music will be audible in any adjacent residences at any; all doors and windows will be closed at all times; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

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

1. Premises will be advertised as a French café.
2. The hours of operation will be 11AM to 12AM Sundays through Wednesdays and 11AM to 1AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically a French café with dishes that are characterized by an adaptation of classic French Cuisine Bourgeoise with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes except for a licensed sidewalk café located immediately adjacent to the storefront premises with no more than seven (7) tables and fourteen (14) patron seats.
7. Sidewalk café will close no later than 11PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs. No roadbed seating.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/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 for **28 Seventh Avenue South, LLC d/b/a Castamar f/k/a Sassy, 28 7thAve. So. 10014, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On-Premises License.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Mama Capri Corp. d/b/a Mama Capri, 89 Greenwich Ave., 10014 (New OP – Restaurant)

i. Whereas, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committees to present an application to the NYS Liquor Authority for a On-Premise Liquor License; the Applicant will operate a family restaurant featuring genuine Italian dishes in the Neapolitan tradition in the ground floor and basement of a C1-6-zoned (with an R6 overlay), six-story mixed-use building constructed in the 1920's on Greenwich Avenue (Block #615/Lot#36) between West 12th and Bank Streets; and

ii. Whereas, this Applicant previously appeared before CB2, Man. in November/2020 with an identical application but did not move forward at the NYSLA; and,

iii. Whereas, the premises is approximately 2,400 sq. ft. (1,500 sq. ft. ground floor and 900 sq. ft. basement – no patron use of basement) with 18 tables and 40 seats and one (1) bar with 10 seats for a total of 50 interior seats, there will be a forthcoming sidewalk café application for no more than eight (8) tables and 16 seats (previously existed); there are no other outdoor areas for patrons, the applicant provided a Certificate of Occupancy; and

iv. Whereas, the Applicant's agreed to hours of operation will be Sunday to Thursday from 12PM to 11PM and Friday to Saturday from 12PM to 12AM, all patrons will be cleared and no patrons will remain after stated closing times, the sidewalk café will close at 11PM seven (7) days a week, no patrons will remain in the sidewalk café after the closing time; music will be quiet background only consisting of music from iPod/CD's (i.e. no active manipulation of music – only passive prearranged music), all

doors and windows will be closed at 10PM as stipulated, there will be no dancing, no DJs, no live music, no scheduled performances, no private parties, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the “Method of Operation” of the on-premise liquor license, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service Italian restaurant featuring dishes in the Neapolitan tradition with the kitchen open and full menu available until closing every night.
2. The hours of operation will be Sunday to Wednesday from 12PM to 11PM and Friday and Saturday from 12PM to 12AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not include a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
4. Will not operate as a “lounge,” tavern or sports bar or allow any portion of the premises to be operated in that manner.
5. Will not have televisions.
6. Will play quiet ambient recorded background music only from iPod/CD’s (i.e. no active manipulation of music – only passive prearranged music). No music will be audible in any adjacent residences at any time.
7. Will close all doors and windows at 10PM every night.
8. Will not install or have French doors, operable windows or open façades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will not have: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
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 On-Premise Liquor License in the name **Mama Capri Corp. d/b/a Mama Capri, 89 Greenwich Ave., 10014, unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant On-Premise Liquor License.

Vote: Passed, with 35 Board members in favor and 7 abstentions (N. Avenessians, C. Dignes, S. Fitzgerald, R. Kessler, J. Liff, C. W, 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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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. No-Thing Group, LLC d/b/a Pending, 9 Jones St. 10014 (New OP—Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new On-Premise liquor license to operate a full-service restaurant serving Greek fare within a ground floor storefront within an eight-story residential building (circa 1926) on Jones Street between Bleecker and West 4th Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the ground floor storefront sought to be licensed was previously operated as Voula (2017-2020), a full service restaurant with a similar method of operation as presented here, the interior storefront being roughly 2,000 sq. ft. (1,300 sq. ft. First Floor and 700 sq. ft. basement, with the basement not for patron service), with 25 tables and 72 seats, 1 bar with 12 seats for a total patron capacity of 84, a full-service kitchen, the storefront's infill having existing, operable doors in the front that open out to the public sidewalk; and,

iii. Whereas, the proposed hours of operation for the interior are Sunday to Tuesday from 10:00 AM to 11:00 PM, Wednesdays and Thursdays from 10:00 AM to 12:00 AM, and Fridays and Saturdays from 10:00 AM to 1:00 AM, there will be 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 Jones Street with no more than 2 tables and 4 patron seats; and,

v. **Whereas**, the Applicant submitted a letter in support from the Residential Coop that shares 9 Jones Street with the proposed restaurant, as well as meeting with the Central Village and Carmine Street Block Associations regarding its proposed method of operation; and,

vi. **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 Greek fare with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Tuesday from 10:00 AM to 11:00 PM, Wednesdays and Thursdays from 10:00 AM to 12:00 AM, and Fridays and Saturdays from 10:00 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 Jones Street immediately in front of storefront with no more than 2 tables and 4 patron seats. No roadbed seating.
4. Sidewalk café will close no later than 10:00 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
5. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
6. Will close all doors & windows by 9:00 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 DJs, 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 **No-Thing Group, LLC d/b/a Pending, 9 Jones St. 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA On Premise License.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

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

ii. Whereas, the storefront proposed to be licensed was previously operated for decades as retail store specializing in footwear, the storefront location having never previously operated for eating/drinking or with an on premise liquor license, the Applicant also owning the residential building; and

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

iv. Whereas, the hours of operation for the interior will be Sunday to Thursday from 12 PM to 12 AM, Fridays and Saturdays from 12 PM to 1 AM, music in the interior will be background only, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no exterior area for the service of alcohol; and,

v. **Whereas**, this is the second application by the Applicant for this same location, the first application having been heard in December/2021, the recommendation by CB2, Man. to the NYSLA to deny the license, with the local West 8th Street Block Association also opposed, along with a number of tenants living in the building, as well as still others living in adjoining buildings sharing multiple shaftways with the premises to be licensed, those opposed to the prior application having significant concerns about the licensed premises not having a kitchen, the late night hours of operation, as presented, and most concerning the lack of soundproofing in an old tenement building not designed to attenuate noise from an eating and drinking atmosphere, with the Applicant installing operable windows in the shaftways, located in the storefront, also shared with multiple residential apartments located in multiple, connected residential buildings, and

vi. **Whereas**, due to the objections stated in the Applicant's prior application, the Applicant retained Shane Verdi, a sound/audio engineer of NY Wiring, who devised a sound attenuation plan and met with neighbors living in the same building, as well as the West 8th Street Block Association, demonstrating how mitigation and sound-proofing to the ceiling, airshafts, rear windows and front façade will be installed to the premises to be licensed, and how the background, interior music levels from the premises will not be heard by residents, including the bricking up and sealing of all the airshafts, using fixed and not operable windows, as well as ceiling insulation using clips and soundboarding, the Applicant further agreeing to use sound limiters and sound testing with its neighbors; and,

vii. **Whereas**, the Applicant executed an agreement with the West 8th Street Block Association and further executed/had notarized a Stipulations Agreement with CB2, Man. which will 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 Gallery for the Members Only Brand menu items available until closing every night.
2. The interior hours of operation will be Sunday to Thursday from 12 PM to 12 AM, Fridays and Saturdays from 12 PM to 1 AM.
3. Will not operate a backyard garden or any outdoor area for commercial purpose including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
4. Will install professional grade soundproofing and arrange/implement sound testing with existing tenants in building prior to opening; sound proofing will consist of bricking up airshaft openings, sealed/fixed windows throughout, ceilings and walls.
5. Will not install or have French doors, operable windows or open façades (front, rear and air shafts).
6. Will keep closed all doors & windows at all times.
7. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
8. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
9. Will not have TVs.
10. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. 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.
16. Will incorporate written agreement and stipulations with West 8th Street Block Association into its method of operation.
17. There will be no 3rd party promoters.
18. All mechanical systems and equipment will be soundproofed on permanent basis.

viii. Whereas this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area and on West 8th Street, there being 51 active licensed premises within 750 feet of the subject premises, in addition to 7 pending licenses, this location having never previously operated with a liquor license, the Applicant revisiting this application, working with the local block association and community directly impacted by this new business, demonstrating and persuading those previously opposed to this application that the soundproofing will prevent unreasonable intrusions, the proposed method of operation will be interior only, containing noise, with there being no service of alcohol to any exterior areas, the Applicant agreeing to hours of operation consistent with other licensed establishments in the area, these concessions and limitations to the previously unlicensed location, while working with those who will be directly impacted by the addition of this new license, satisfying the public interest standard; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new on premise liquor license to **Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011** **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: Passed, with 35 Board members in favor and 7 abstentions (N. Avenessians, C. Dignes, S. Fitzgerald, R. Kessler, J. Liff, C. W, 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*
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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. 11th Street Restaurant, LLC d/b/a To Be Determined, 314 W. 11th St., Basement, 1st & 2nd Flrs. 10014 (New OP—Restaurant)

- i. Whereas**, the Applicants and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new On-Premise liquor license to operate a full-service restaurant "offering an intimate fine-dining experience" on the ground and second floors within a three-story townhouse building (circa 1890) on the southeast corner of Greenwich Street and West 11th Street in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,
- ii. Whereas**, the storefront address sought to be licensed was previously operated as a full-service Restaurant (The Loyal, LLC d/b/a The Spotted Pig 2004-2020), the prior licensees at this location operating without the proper permits, where the kitchen was illegally relocated in the basement where the certificate of occupancy disallowed such use/occupancy, while also operating an unlicensed, secret third floor residential apartment located in the same building ancillary to the business, again in derogation of the certificate of occupancy, the business shutting down following publicity and articles published describing scandal, a ruinous legacy of late-night inappropriate behavior spurring legal actions brought against its owner/operators, there also being problems with long patron lines forming on Greenwich Street waiting to enter because the prior licensee refused to use a reservation system; and,
- iii. Whereas**, the Applicants acknowledged and confronted the past digressions and illegal occupancy of the basement and third floor apartment, as well as the poor working atmosphere, promising that such transgressions would be reversed and that the premises would be operated in the future as a white-table cloth restaurant with raw-bar and full-service kitchen being relocated to its proper location on the ground floor, with the second floor hosting a meat-based menu, one of the Applicants (Angie Mar) being a respected chef operating another local restaurant in the neighborhood; and,

iv. Whereas, the storefront sought to be licensed is roughly 2,643 sq. ft. (1,379 sq. ft. ground floor, 820 sq. ft. second floor and 444 sq. ft. basement, with the basement being for storage purposes only and not for patron service), with 9 tables and 24 patron seats, one stand up bar with 8 seats on the ground floor, and 14 tables with 45 patron seats on the second floor, for a total interior occupancy of 77 patron seats, with a full service kitchen on the ground floor, 2 bathrooms and one entrance/exit for patrons located at the corner of West 11th and Greenwich Street, all doors and windows will be fixed and/or closed at all times, there will not be service of alcohol to any exterior areas, the sidewalk being very narrow, the surrounding area being residential; and

v. Whereas, the hours of operation for the interior will be 10 AM to 12 AM Sunday to Wednesday and from 10 AM to 1 AM Thursday through Saturday, all doors and windows will be closed at all times, there will be no TVs, a reservation-only system will be incorporated into its method of operation to prevent lines from forming on the sidewalk in front, music on the interior will be quiet background consisting of music from iPod/CDs; there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

vi. Whereas, the Applicants met with local residents and the local block association (West Village Residents Association), with those who met with the Applicants not fully supporting this application, the Applicant thereafter agreeing to hours of operation more consistent with other restaurants in the immediate area, agreed to correct and operate consistently with the existing certificate of occupancy, the Applicants further agreeing to stipulations with this Community Board designed to prevent unreasonable intrusions on the surrounding residential neighborhood; and,

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

1. The licensed premises will be advertised and operated as a full-service restaurant, specifically a white-table cloth style restaurant with meat-based fare with seafood raw bar and French-inspired recipes, with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 10 AM to 12 AM Sunday to Wednesday and from 10 AM to 1 AM Thursday through Saturday. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will not install or have French doors, operable windows or open facades.
7. All doors and windows will be closed at all times.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will 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.
10. Will not place obstructions on narrow sidewalk at front entrance or along Greenwich St., including furniture, benches, or planters.
11. The premises will not have dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.

13. Will not make changes to the existing façade except to change signage or awning.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates, including but not limited to Place of Assembly permit for occupancy in excess of 74.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will not change any principals prior to submission of original application to SLA.
18. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an application for a On Premise Liquor License for **11th Street Restaurant, LLC d/b/a To Be Determined, 314 W. 11th St., Basement, 1st & 2nd Flrs. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Passed, with 35 Board members in favor and 7 abstentions (N. Avenessians, C. Dignes, S. Fitzgerald, R. Kessler, J. Liff, C. W, 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*
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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Merrin Hospitality Beer Hall NY1, LLC d/b/a Houston Hall, 222-224 W. Houston St. 10014 (New OP- Tavern and Beer Hall)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee to present an application for a transfer of an on-premise liquor license to operate a restaurant-tavern and craft beer hall located in a one-story brick building (circa 1920) on the northside of West Houston Street just to the east of Varick Street in Hudson Square; and,
- ii. Whereas**, the ground floor and mezzanine premises sought to be licensed was previously operated as a full-service Restaurant-Tavern (West Houston Hall, Inc. d/b/a Houston Hall 2012-2020), with a similar method of operation, the current Application seeking to "continue to operate as a restaurant-tavern offering a full menu of classics, tavern style food complimented by craft beers"; and,
- iii. Whereas**, the premises sought to be licensed is roughly 5,900 sq. ft. (4,900 sq. ft. ground floor and 1,000 sq. ft. mezzanine, with 32 tables and 230 patron seats, one stand up bar with 18 seats on the ground floor, for a total interior occupancy of 248 patron seats, with a full service kitchen on the ground floor, 3 bathrooms and one entrance/exit for patrons located on West Houston, all doors and windows will be fixed and/or closed at all times, there will be service of alcohol to any exterior areas; and
- iv. Whereas**, the hours of operation for the interior will be 12 PM to 1 AM Sundays and to Mondays, from 12 PM to 2 AM Tuesdays and Wednesdays, and from 12 PM to 3 AM Thursday through Saturday, all doors and windows will be closed at all times, there will be two TVs, music on the interior will be background levels unless when individual events are scheduled, such as weddings, themed programmed and/or private corporate events when entertainment music levels (live and/or DJs) would occur but there will be no outside promoters; and

v. **Whereas**, the Applicants met with local residents and the local block association (West Houston Block Association), with those who met with the Applicant supporting this application, subject to a memorandum of understanding stating affirmatively that the Applicant will not operate as a nightclub, will be a good neighbor and to strive to maintain good relations and communications with its surrounding neighbors, not permitting lines to form on the sidewalk that lead easterly and towards Sixth Avenue, and to routinely clean up litter, garbage on the sidewalk hereafter agreeing to hours of operation more consistent with other restaurants in the immediate area, the Applicant also providing a Acoustilog soundproofing report with its application, indicating that the prior owner/operator of Houston Hall had already followed the recommendations therein; and,

vi. **Whereas**, the Applicant executed a stipulations agreement with CB2 Man. and agreed that such stipulations would be attached and incorporated into the method of operation on the on premise license as follows:

1. The licensed premises will be advertised and operated as a Tavern and Beer Hall, with a full-service kitchen open and full-menu items available until closing every night.
2. The hours of operation will be 12 PM to 1 AM Sundays and to Mondays, from 12 PM to 2 AM Tuesdays and Wednesdays, and from 12 PM to 3 AM Thursday through Saturday. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, sports bar or nightclub, or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than two televisions.
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 install or have French doors, operable windows or open facades.
7. All doors and windows will be closed at all times.
8. The premises will play background music except when individual events are scheduled, such as weddings, themed programmed and/or private corporate events. Entertainment music levels (live and/or DJs) permitted during these events. No outside promoters. No more than two (2) such events occurring each week. No music will be audible in any adjacent residences anytime.
9. Dancing permitted only during events. Will not operate as a nightclub.
10. Will prevent lines forming on sidewalk in an easterly direction.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
12. Will not make changes to the existing façade except to change signage or awning.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates, including but not limited to Place of Assembly permit for occupancy in excess of 74.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to SLA.
17. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of an application for a On Premise Liquor License for **Merrin Hospitality Beer Hall NY1, LLC d/b/a Houston Hall, 222-224 W. Houston St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Passed, with 35 Board members in favor and 7 abstentions (N. Avenessians, C. Dignes, S. Fitzgerald, R. Kessler, J. Liff, C. W, 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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June 1, 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 May 19, 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) (failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022, the Applicant **failed to appear** for this application and did not provide any reason or excuse for not appearing or request to lay over the application; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Manuel Ramirez/The Village Sand Bar, LLC, 64 Greenwich Ave. 10013** **until** CB2, Man. has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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



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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. **Waverly Restaurant-Diner Ltd., 385 6th Ave. (RW-Restaurant)**

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022, the Applicant **failed to appear** for this application and did not provide any reason or excuse for not appearing or request to lay over the application;

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 **Waverly Restaurant-Diner Ltd., 385 6th Ave. until** CB2, Man. has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Umizu Sushi, Inc. d/b/a Sushi Lin, 33 Greenwich Ave. 10014 (New RW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022, the Applicant agreed **to lay over** this application to June/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 **Umizu Sushi, Inc. d/b/a Sushi Lin, 33 Greenwich Ave. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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



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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. Sankofa USA, LLC d/b/a Pending, 205 Bleecker St., Unit A 10012 (New RW-Restaurant)
(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022, the Applicant agreed **to lay over** this application to June/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 **Sankofa USA, LLC d/b/a Pending, 205 Bleecker St., Unit A 10012 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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



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June 1, 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 May 19, 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 May 5, 2022, the Applicant agreed **to lay over** this application to June/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 concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. De Molinari Seventh Avenue, Inc. d/b/a Saint George, 74 7th Ave. So. 10014 (New RW-Restaurant)(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022, the Applicant agreed **to lay over** this application to June/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Man. should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **De Molinari Seventh Avenue, Inc. d/b/a Saint George, 74 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: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 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 **Gansevoort Market Coffee Shop, Inc. d/b/a Hector's Place, 44 Little W. 12th St. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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Antony Wong, *Treasurer*
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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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. Lil Santino, Inc. d/b/a Daddies Pizza, 450 Hudson St. 10014 (New RW-Restaurant)(withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 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 **Lil Santino, Inc. d/b/a Daddies Pizza, 450 Hudson St. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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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June 1, 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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. APMG (Meatpacking), LLC d/b/a AP House NYC, 52-58 Gansevoort St. 10014 (New TW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022, the Applicant agreed **to lay over** this application to June/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 **APMG (Meatpacking), LLC d/b/a AP House NYC, 52-58 Gansevoort St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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Director
Licensing Issuance Division
NY State Liquor Authority
163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

33. Puttery Manhattan, LP d/b/a Puttery, 446 W. 14th St. 10014 (New OP-Venue for Golf, Tennis, Swimming, Skiing, Ice Skating or Boating) (DJ) (Rooftop) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022, the Applicant agreed **to lay over** this application to June/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Man. should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Puttery Manhattan, LP d/b/a Puttery, 446 W. 14th St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 39 Board members in favor, and 3 abstentions (N. Avenessians, S.Fitzgerald, C. Wu).

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. Michael Levine, Man. Borough President
Hon. Erik 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