

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. Le Poisson Rouge Group NY, LLC, 158 Bleecker Street 10012 (Corporate Change, OP –Cabaret)

- i. Whereas**, the Applicant appeared before CB2, Manhattan’s SLA Licensing Committee to present an application to the NYS Liquor Authority for a Corporate Change of ownership to an existing On-Premises License (SN 1199817, exp. 5/31/22) to reflect a change in ownership resulting from the purchase by the majority interest holder of the outstanding minority interest; the Applicant will continue to operate a live music venue in a R7-2 zoned (with a C1-5 overlay) 11-story, mixed-use building constructed in 1910 on Bleecker St. between Thompson and Sullivan St. (Block #525/Lot #7501), the building falling within the Greenwich Village Historic District; and
- ii. Whereas**, while ownership of the Applicant will be vested in a single principal, there will be no change in the operation of the business, which will continue to function as a live music and entertainment venue in a space with 59 tables with 238 seats, two (2) bars with no (0) seats, and a maximum occupancy of 800 persons; the premises has two (2) entrances, two (2) exits, and five (5) bathrooms; and
- iii. Whereas**, there will be no changes to the existing Method of Operation: all stipulations previously agreed-to by the Applicant will remain in effect, including hours of operation of 12 PM to 2 AM Sundays through Wednesdays, and 12 PM to 4 AM Thursdays through Saturdays; and
- iv. Whereas**, the Applicant previously appeared before, and was approved by, CB2, Man. in 2020/October for the same corporate change application but did not move forward at that time due to complications arising from the COVID-19 pandemic; and

v. **Whereas**, the Applicant is a valued contributor to the Greenwich Village cultural scene and provides an important venue for the performance of live music in genres ranging from classical to popular, while additionally serving as a venue for other forms of live entertainment, and CB2, Manhattan supports the efforts of the Applicant to maintain this establishment in the face of the economic and social uncertainties caused by the COVID-19 pandemic; and

vi. **Whereas**, the Applicant was read and verbally agreed to stipulations during the CB2 SLA committee meeting that were aligned with his current method of operation but the Applicant has not signed stipulations explaining that the current method of operation is not changing and is consistent with his original application, this premises has not been problematic to neighbors since 2008 and the premises serves as a valuable asset to the district;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a corporate change to the existing On-Premises License (SN# 1199817) in the name of **Le Poisson Rouge Group NYC LLC, 158 Bleeker Street 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises License.

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Sushi Nozawa, LLC d/b/a Kazunori, 125 University Pl. aka 4 Union Square South 10003 (TW – Tavern)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for a new Tavern Wine License to operate a Sushi handroll restaurant on the ground floor of a C6-4, C6-1 zoned, seven (7)-story, commercial building (c. 1971) on University Place between East 13th and East 14th Streets (Block #565/Lot #711), the building falling within the Special Union Square District; and

ii. Whereas, the ground floor premises is approximately 1,634 sq. ft. consisting of a 1,461 sq. ft. restaurant and an adjacent 173 sq. ft. to be used for restrooms and storage ("Restroom Space"), the Restroom Space connected to the Restaurant by an interior hallway which passes by two building elevators having no access to the ground floor; there will be no tables and three (3) sushi counters for a total of 36 patron seats and a maximum occupancy of 50; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; there is no sidewalk café or roadbed seating operating under the temporary Open Restaurants program included with this application; and

iii. Whereas, the immediate previous tenant at this location (2016–2020) was a Ramen restaurant called Ichiba Ramen with a restaurant wine license (SN #1293653) with closing hours of 11:00PM daily and no outdoor seating; and

iv. **Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Wednesdays and 11 AM to 1 0AM Thursdays through Saturdays; all doors and windows will be closed at 10 PM every night; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

v. **Whereas**, concerns were raised regarding the location of the bathrooms of the instant application, the prior occupant having a restroom located with the restaurant, the Applicant providing their lease describing the “Restroom Space” being located outside of the “Restaurant Space” on the ground floor for their exclusive use; and

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

1. Premises will be advertised and operated as a sushi restaurant 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 Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
3. 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.
4. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
5. Will not have televisions.
6. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
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 keep current at all times required Permits and Certificates.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
12. 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.
13. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine Liquor License in the name of **Sushi Nozawa, LLC d/b/a Kazunori, 125 University Pl. aka 4 Union Square South 10003**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Passed, with 28 Board members in favor, 1 in opposition (M. Metzger) and 5 abstentions (N. Avanesians, C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 132 W Houston Restaurant Corp. d/b/a Song E Napule, 132 W. Houston St. 10012 (RW – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a family restaurant serving pizzas and pasta in the ground floor of R7-2 zoned, five (5)-story, mixed-use building (c. 1900) on West Houston Street between MacDougal and Sullivan Streets (Block #526/Lot #76); and

ii. Whereas, the ground floor premises is approximately 3,080 sq. ft. (1,540 sq. ft. first floor and 1,540 sq. ft. basement connected by an interior staircase with no patron use of the basement other than for bathroom), there will be 10 tables and 44 seats and no bar for a total seated occupancy of 44 and a maximum occupancy of 72 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; there will be two (2) tables and four (4) seats operating under the temporary Open Restaurants program; and

iii. Whereas, the hours of operation will be from 12 PM to 11 PM Saturdays through Sundays (7 days a week); there will be no TVs; 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, the premises was previously operated as a Jamaican restaurant with a Restaurant Wine License (SN#1249939) from 2010–2021 and is located across the street from and within 200 ft. of St. Anthony's of Padua Church; and

v. **Whereas**, the Applicant has been operating a restaurant under the same d/b/a name at 146 W. Houston with 17 interior seats and a restaurant wine license (SN#1288921) since 2015, receiving support from CB2, Man. at that time conditioned on signed stipulations which included “two (2) tables and four (4) seats outside but within the property line, will always be set up within the property line and no service to outdoor tables to take place on the public sidewalk” and that music would be at background levels only; however, the Committee had videos and photographs from 2019 (pre-pandemic) showing sidewalk seating of at least five (5) tables and approximately twenty (20) seats which extended past the licensed premises to the adjacent storefront and music being clearly heard outside the licensed premises as well as photographs from June/2022 showing sidewalk seating consisting of well over 40 seats, extending to the East and West of the licensed premises past other storefronts, with tables not only against both the buildings but also on the curbside in the amenity zone — both the sidewalk expansion past the storefront premises and seating in the amenity zone contrary to the Open Restaurants siting criteria — with additional patrons standing in the street and on the sidewalk, leaving approximately 12" for pedestrians to pass through; and

vi. **Whereas**, when asked about the current extensive outdoor seating, the Applicant cited the hardship of the pandemic as the reason to disregard the Open Restaurant siting criteria since 2020, despite the fact that all restaurants suffered the same hardship yet many more responsibly followed the guidelines of the Open Restaurants program; regarding the ongoing 2019 violations of the signed stipulations that were attached to the liquor license, the Applicant stated there was more demand for seating than the Applicant could accommodate and therefore the sidewalk seating was expanded in violation of DCWP sidewalk cafe regulations and without a permit or fees being paid to the City of New York or that area being diagramed as part of their liquor license and despite several visits in 2019 from CB2’s District Manager requesting that they comply with both state laws and outdoor dining regulations; and

vii. **Whereas**, based on the Applicant’s current and past history disregarding the stipulations attached to the restaurant wine license of their current location, city and state laws, as well as the guidelines of the Open Restaurants program at that location, there are serious concerns about the Applicants ability to abide by the stated limited outdoor seating of four (4) seats as part of the instant application, there being a bus stop located directly in front of the proposed premises which would greatly impact the ramifications of any expanded outdoor seating at that location, the Applicant stating the reason for the new location was to accommodate the demand for seating so they would no longer need to disregard the rules; and

viii. **Whereas**, the Applicant is serving upwards of 44 persons outside (the number of seats on the interior of the instant application) at their current location, in addition to their interior seating, because, as they stated, they could not accommodate the many requests for seating; concerns being raised that the Applicant would expand the outdoor seating at the location of the instant application as they have been doing at the current location if the demand for seating was more than could be accommodated inside which seems likely due to the fact that they have already been serving more than 44 persons at the current location; the Applicant offering no suggestion to solving the issue such as operating primarily by reservation-only or an electronic reservation system capable of online messaging to interact with customers remotely; that this potential expansion would particularly place an undue burden on the members of the public trying to access the bus stop in addition to anyone using the sidewalk;

THEREFORE, BE IT RESOLVED that based on the problematic history of the manner in which the Applicant has managed and operated his other nearby establishment, CB2, Man. recommends **denial** of a new Restaurant Wine license for **132 W Houston Restaurant Corp. d/b/a Song E Napule, 132 W. Houston St. 10012** as presented, and

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

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Restaurant Wine license for **132 W Houston Restaurant Corp. d/b/a Song E Napule, 132 W. Houston St. 10012:**

1. Premises will be advertised and operated as small family pizzeria/restaurant with the main focus on food with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. 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 or any other future program.
4. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. Will appear before CB2, Manhattan prior to submitting changes to any conditions imposed on the license.
12. 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.
13. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

Vote: Passed, with 31 Board members in favor, and 3 abstentions (C. Dignes, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. Damselle, LLC d/b/a Pending, 506 LaGuardia Pl. 10012 (OP – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for an On-Premises Restaurant License to operate an upscale British Bistro in the ground floor, cellar and sub-cellar of R7-2 with a C1-5 overlay-zoned, five (5)-story, mixed-use building (c. 1870) on LaGuardia Place between West Houston and Bleecker Streets (Block #525/Lot #50), the building falling within the South Village Historic District; and

ii. Whereas, the premises is located in a 5,590 sq. ft. ground floor space (1,875 sq. ft. ground floor, 2,450 sq. ft. cellar and 1,625 sq. ft. sub-cellar with no patron access of the cellar and sub-cellar), there will be 20 tables and 47 seats and one (1) stand up bar with eight (8) seats for a total interior seating occupancy of 55 seats; there are two (2) entries used for patron egress and ingress and two (2) bathrooms; and

iii. Whereas, the hours of operation will be from 11 AM to 12 AM Saturdays and Sundays and 12 PM to 12 AM Mondays through Fridays; all doors and windows will close at 10 PM every night except for patron ingress and 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 both sidewalk and roadbed seating operating under the temporary Open Restaurants program on LaGuardia Place, there is a sidewalk café with three (3) tables and six (6) seats located adjacent to the business frontage and roadbed seating not exceeding the business frontage of licensed premises with four (4) tables and 16 seats, all outdoor seating closes at 10 PM nightly; and

v. **Whereas**, the premises was previously operated as a French bistro, tea parlor and bakery with an On-Premises license (SN# 1318841) from 2021; and

vi. **Whereas**, the Applicants are the principals of another restaurant in CB2, Man. (Pesh LLC, d/b/a Dame, SN# 1333781) with a similar method of operation; and

vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant License, with those stipulations as follows:

1. Premises will be advertised and operated as an upscale English Bistro 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 Saturdays and Sundays and 12 PM to 12 AM Mondays through Friday. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed operating under the temporary Open Restaurants program on LaGuardia Place. Sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than three (3) tables and six (6) patron seats and roadbed seating not exceeding the business frontage of licensed premises with four (4) tables and sixteen (16) patron seats.
5. Sidewalk café and roadbed seating will close no later than 10 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the cellar or sub-cellar 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 changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Restaurant License in the name of **Damselle, LLC d/b/a Pending, 506 LaGuardia Pl. 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Restaurant License.

Vote: Passed, with 31 Board members in favor, and 3 abstentions (N. Avanesians, C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. DL&Y, LLC d/b/a Da Long Yi Hot Pot, 159 Canal St., Suite 200 10013 (OP – Restaurant, upgrade)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for an On-Premises Restaurant License to operate a Chinese Hot Pot restaurant on the second floor of a C6-1G-zoned, five (5)-story, commercial building (c. 2017) on Canal Street between Elizabeth and Bowery Streets (Block #203/Lot #2), the building falling within the South Village Historic District; and

ii. Whereas, the second floor premises is approximately 3,500 sq. ft., there are 21 tables with 87 seats and an ordering counter with no seats for a total seated patron occupancy of 87 persons; the premises has one (1) door which will serve as patron ingress and egress on Canal Street, all other egress will be for emergency egress only, there are two (2) patron bathrooms; 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 are 3 TVs up to 50", there are no French/folding doors or operable windows, there is no dancing, DJs, live music, promoted events, scheduled performances or cover fees or velvet ropes, and

iv. Whereas, the Applicant currently has a Restaurant Wine license at this location (SN# 1302757) having appeared before CB2, Man. in November/2018 for their Restaurant Wine application in this previously unlicensed location, there being no current Certificate of Occupancy or Public Assembly permit in place to operate in the manner requested at that time, the Applicant agreeing to obtain all the

necessary permits prior to the issuance of its license, to date there is still no Public Assembly permit provided to CB2 Man. or able to be found on the DOB website, concerns being raised as to the safety of operating in the manner proposed without having obtained the proper permits, the Applicant stating they had the Public Assembly permit; and

v. **Whereas**, the instant Application indicating there would be no outside area for the sale or consumption of alcohol, questions being raised about the use of a large outdoor dining structure located in the roadbed on the Elizabeth Street side of the building, the Applicant stating that they erected the roadbed structure last year, contrary to the guidelines of the Open Restaurants program which is for “street-level establishments,” only, the instant application being located solely on the second floor of the building, the Applicant further stating they are no longer using the roadbed structure but have no plans to remove it in case they want to use it in the future despite it not being legal for the service of alcohol, concerns being raised about the importance of visitor parking in the Chinatown neighborhood that has been hit so hard during the COVID-19 pandemic and that the roadbed structure is not compliant to the Open Restaurants guidelines, is not being used and is taking up valuable parking spaces, thereby hurting other local Chinatown establishments; and

vi. **Whereas**, the Applicant was asked if they would like to lay the instant application over in order to return to CB2, Man. with the Public Assembly permit and a plan for the removal of the roadbed, the Applicant not requesting to layover the application; 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, there being 22 active licenses for 4 pending licenses within 750' of the instant application, the Applicant not presenting a Public Assembly permit for the licensed premises despite having operated at the location for over a year, there being safety concerns regarding emergency egress of licensed premises, the Applicant refusing to remove the roadbed structure from the instant application;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Liquor License in the name of **DL&Y, LLC d/b/a Da Long Yi Hot Pot, 159 Canal St., Suite 200 10013**; and

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

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

Vote: Passed, with 31 Board members in favor, and 3 abstentions (C. Dignes, R. Sanz, 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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Iaccas Corp. d/b/a Old Fashioned Café, 110 Thompson St. 10012 (OP – Restaurant)

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 new On-Premises Restaurant license to operate a café and bistro in the basement of a non-conforming, R7-2-zoned, six (6)-story, mixed-use building (c. 1900) on Thompson Street between Spring and Prince Streets (Block #502 / Lot #12), the building falling within the Sullivan-Thompson Historic District; and

Whereas, the premises is located in a 750 sq. ft. cellar space, there will be 10 tables and 31 seats, one (1) stand up bar with four (4) seats for a total seated occupancy of 35, there will be no TVs, there will be a full service kitchen, one (1) bathroom and one (1) entrance/exit for patron ingress and egress; this being a cellar space, there is no sidewalk café or roadbed seating permitted under the temporary Open Restaurants program at this location, the Open Restaurants program only applying to ground floor premises, the Applicant therefore removing the two (2) tables and four (4) seats on the sidewalk that were included with the instant application for the main purpose of drawing attention to the below-grade premises, instead considering planters to draw the attention of passersby; and

Whereas, the hours of operation will be from 9 AM to 12 AM Sundays through Thursday and 9 AM to 1 AM Fridays and Saturdays; 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

Whereas, there is a discrepancy in the provided Letter of No Objection dated July 13, 2012 permitting an eating and drinking establishment on the first (1st) floor of the licensed premises and the lease for the licensed premises dated April 1, 2022 which is for the basement retail space, it being unclear if an eating and drinking establishment is permitted in the basement of the premises, the Applicant being asked to provide a Letter of No Objection for the basement of the licensed premises; and

v. **Whereas**, the premises was previously operated as French Bistro with a Restaurant Wine License (SN#1263077) from 2012–2015; and

vi. **Whereas**, this application being subject to the 500-foot rule, requiring the Applicant to establish public interest for the license to be issued at its inception, the Applicant agreeing to and executing a stipulations agreement with CB2 Man. for the sole purpose of establishing public interest, the stipulations being attached to and incorporated into the license, limiting its method of operation of the On-Premises license for this purpose, as follows:

1. Premises will be advertised and operated as café and bistro with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 9 AM to 12 AM Sundays through Thursdays and 9 AM to 12AM Fridays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will not place trash in the front of the building.
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 provide a corrected Letter of No Objection or Certificate of Occupancy permitting eating and drinking for the **cellar** store front premises proposed to be licensed prior to opening.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. 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 Restaurant License in the name **Iaccas Corp. d/b/a Old Fashioned Café, 110 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 NYSLA On-Premises Restaurant License.

Vote: Passed, with 28 Board members in favor, 1 in opposition (M. Metzger) and 5 abstentions (N. Avaneassians, C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. Bibliotheque, LLC, d/b/a Pending, 54 Mercer St. 10013 (TW – Bar/Tavern) (previously unlicensed)

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 Tavern Wine license to operate a wine bar, café and bookstore in the ground floor of an M1-5B-zoned, five (5)-story, commercial building (c. 1868, altered 1988) on Mercer Street between Broome and Grand Streets (Block #474/Lot #32), the building falling within the SoHo-Cast Iron Historic District; and

ii. Whereas, the premises is located in a 3,600 sq. ft. ground floor space (1,800 sq. ft. first floor and 1,800 sq. ft. basement connected by an interior staircase with no patron use of the basement), there will be nine (9) tables and 28 seats, one (1) stand up bar with thirteen seats for a total seating occupancy of 41, there will be one (1) retractable presentation screen to be used in conjunction with salon presentations, there will be two (2) bathrooms and one (1) entryway serving as both patron ingress and egress; and

iii. Whereas, the hours of operation will be from 10 AM to 11 PM Saturdays through Sundays (7 days a week); all doors and windows will be closed at all times except for patron egress; music will be quiet ambient recorded background music with occasional acoustical live jazz performance (no brass or percussion), inclusive of any salon gatherings or private parties and the Applicant will install soundproofing as to be determined and needed, so that no music will be audible at the exterior of the premises at any time, all live music will end by 9 PM; there will be no dancing, DJs, 3rd party promoted events, scheduled performances or cover fees, velvet ropes or movable barriers; and

iv. Whereas, there will be readings, classes and salon events which may require advance registration to manage attendance and preclude overwhelming arrivals, the Applicant not having more than two such events on a single day with events being scheduled a few hours apart so as to prevent crowding on the sidewalk and street and any such events will end well before the 11 PM closing time; and

v. Whereas, the Applicant originally appeared before CB2, Man. in May/2022 but had not had the opportunity to reach out to the nearby residents that were in attendance at that meeting, requesting to lay the meeting over in order to do more outreach; members of the Broadway Residents Coalition met with the Applicant on more than one occasion to gain a better understanding of the unique nature of the instant application, and they appeared at this month's meeting to speak in favor of the application, citing that the Applicant was very pro-active in their discussions with the community, a pleasure to work with and that they believe the instant application will provide a gathering place to nurture the creative work and process of writers and authors; and

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

1. Premises will be advertised and operated as a wine bar with café and bookstore, providing a salon with occasional classes to foster and support creative work.
2. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
3. The hours of operation will be 10 AM to 11 PM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will play quiet ambient recorded background music with occasional acoustical live jazz performance (no brass or percussion), inclusive of any salon gatherings or private parties. Soundproofing to be installed as to be determined and needed, so that no music will be audible at the exterior of the premises at any time. All live music will end by 9PM.
7. Will have no more than one "auto retractable presentation screen" to be used in conjunction with salon presentations.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress
9. Will have no more than two (2) salon readings, classes, etc. per day, each to be spaced a few hours apart to allow for patron dispersion and will require advance registration.
10. Will not have patron occupancy/service to any portion of the basement of the licensed premises.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have any of the following: dancing, DJs, 3rd party promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License in the name of **Bibliotheque, LLC, d/b/a Pending, 54 Mercer St. 10013, unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Tavern Wine License.

Vote: Passed, with 28 Board members in favor, 1 in opposition (M. Metzger) and 5 abstentions (N. Avanesians, C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Two Smoking Barrels, LLC d/b/a TBD, 643 Broadway aka 75 Bleecker St., Ground & Lower Level 10012 (OP – Bar/Tavern)

- i. Whereas**, the Applicant appeared before CB2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a new On-Premises Liquor License to operate a restaurant, café and lounge in the ground floor, cellar and sub-cellar of a C6-2 zoned, five-story, mixed-use building (c. 1878, altered 1970) on Broadway at the northwest corner of Bleecker Street (Block # 532/Lot #25), the building falling within the designated NoHo Historic District; and
- ii. Whereas**, the premises is approximately 6,600 sq. ft. (1,600 on the ground floor, 2,500 sq. ft. in the cellar and 2,500 sq. ft. sub-cellar, the sub-cellar being connected to the cellar by an interior staircase and not being for patron uses, the cellar being connected to the ground floor by both an interior staircase as well as having direct access from separate doorways on both Broadway and Bleecker Street); the ground floor premises will have 19 tables and 38 seats and one (1) food counter with no seats for a ground floor seated occupancy of 38 seats, the cellar premises will have eight (8) tables with 52 seats (some tables are banquettes), one (1) bar with 18 seats for a total seated patron cellar occupancy of 70 plus open space for 191 standing patrons in addition to a raised stage area for live music and DJs, the total overall seated patron occupancy of ground floor and cellar being 27 tables and 90 seats and one (1) stand up bar with 18 seats for 108 seated patrons total, the maximum legal capacity being 299 persons (79 on the ground floor and 220 in the cellar); there are two (2) entries serving as patron ingress and egress on the ground floor on Broadway and one (1) door on Bleecker Street serving only as emergency egress at all times, there is one (1) kitchen located on the ground floor and four (4) bathrooms located in the cellar; and

- iii. Whereas,** the Applicant stated that both the ground and cellar floors will operate under one DBA name with hours of operation on the ground floor being Sundays through Wednesdays from 8 AM to 10 PM, Thursdays through Saturdays from 8 AM to 12 AM and in the cellar being Sundays through Tuesdays from 4 PM to 12 AM, Wednesdays from 4 PM to 2 AM, Thursdays through Saturdays from 4 PM to 4 AM; music would be quiet background only on the ground floor; the cellar floor plan indicates an entertainment area which the Applicant stated would have DJs and, during the “quieter nights of the week,” live acoustic jazz and/or jazz singers but with no additional amplification adjacent to a large area for standing; and
- iv. Whereas,** from 2010–2013 the premises had been operated by Corner Shop, LLC with an On-Premises liquor license as a restaurant serving healthy rustic cuisine from breakfast through dinner on the ground floor with the downstairs premises featuring a seated lounge area with bar offering high end cocktails in addition to the food menu; Corner Shop, LLC having negotiated extensive stipulations with CB2 and local residents in regards to having closing hours no later than 2 AM, garbage collection, seating, use of exits, and noise mitigation among other items, including additionally entering into a Memorandum of Understanding with 77 Bleecker Street Corp. and 643 Broadway Holdings LLC; and
- v. Whereas,** in 2014 a new On-Premises liquor license was granted to 643 Broadway Holdings, LLC via a “transfer” of the license held by Corner Shop, LLC, the applicant having appeared before CB2, Man. in September/2013 and agreeing to operate in the same manner of operation, with the same stipulations including the Memorandum of Understanding as Corner Shop, LLC; and
- vi. Whereas,** prior to Corner Shop, LLC, the liquor license for this location was cancelled by the SLA and this location had an extensive history of drug arrests, fires, cabaret operations, noise, outdoor crowding and other quality of life issues, the basement location being a notorious club, focal point for police activity, and a menace to the local community; and
- vii. Whereas,** the multi-level premises is operating under one name despite the ground floor closing two to four hours earlier than the basement, there being a separate and distinct entrance on Broadway to the cellar premises which is also accessed from the interior of the ground floor restaurant, all the bathrooms are located in the cellar requiring access to the cellar at all hours of operation for the ground floor during the day, the cellar operating as a lounge and having a separate, limited food menu; concerns being raised regarding the managing of the two spaces as they were following different methods of operation during overlapping hours of operation including the use of DJs in the basement; there being no kitchen or food prep area in the cellar, the food service to the cellar would utilize the same stairway as restaurant patrons accessing the bathrooms and/or patrons of the cellar lounge; the applicants having no prior experience as principals operating late night establishments with DJs, live music and security; and
- viii. Whereas,** the Applicant appeared before CB2, Man. in May/2022 presenting a similar application, the difference being closing hours of 4 AM 7 days a week for the cellar lounge space; and
- ix. Whereas,** the premises being surrounded by large residential buildings with Bleecker Street being a narrow street and relatively quiet at this location and while prior to the May/2022 CB2 SLA committee meeting the Applicant did outreach to NoHo Bowery Stakeholders and supplied petitions in support from some local residents, there was no direct outreach to the co-op boards of 77 Bleecker, 88 Bleecker or 643 Broadway, all of whom surround the premises, or residents of those building who had previously been involved in the extensive stipulations agreed to by past applicants, including one as recently as January/2021, some of those residents sending emails stating they were unaware of the application and oppose the 4 AM closing time; concerns being raised about the late hours of the cellar

space in the instant application, the Applicant's stating that their business model for the cellar was targeted towards and completely dependent upon the hours after midnight, the prime hours being 12am to 3am, there was a willingness to close at 3 AM Sunday through Wednesday but no earlier and no change in hours Thursday through Saturday; and

x. Whereas, the immediate adjacent buildings consisting of multiple residential buildings having been impacted in the past by noise outside this premises with previous applicants agreeing to many stipulations that mitigated noise and club activity on Bleecker Street in particular from both patrons, employees and trash collection, the Applicant presenting no plan in May/2022 for curtailing noise from patrons arriving or leaving in the early morning hours aside from stating that they will be a high-end establishment with a different level of clientele and service than those that were problematic in the past; CB2 Manhattan's SLA committee voting to recommend denial of the application at the May/2022 SLA committee meeting; and

xi. Whereas, prior to CB2, Manhattan's May/2022 full board meeting the Applicant, in conjunction with the NoHo Bowery Stakeholders, did further outreach to the co-op boards of 77 Bleecker, 88 Bleecker and 643 Broadway and at the full board meeting agreed to return to CB2's SLA Committee for reconsideration in June; and

xii. Whereas, while the instant application presented in June/2022 included a reduction in hours for the cellar space from Sundays through Wednesdays there was no reduction in the 4 AM closing hours from Thursdays through Saturdays which had been so problematic in the past, nor was there any agreement to eliminate dancing from the application; the Applicant presenting a brief Memorandum of Understanding between Two Smoking Barrels, Inc. and the NoHo Bowery Stakeholders, owners at 77 Bleecker St., 88 Bleecker St., 644 Broadway which included reduced hours in the cellar Sundays through Wednesdays and included an increase of security personnel from one to a minimum of two security personnel at all times, significant concerns remain about noise and disturbance to residents created by the potential of 250 persons exiting the cellar into this residential neighborhood after 2 AM in addition to outdoor crowding and other quality of life issues that typically arise when there is a cellar "lounge" establishment with DJs, live music, dancing and a large number of patrons exiting into a residential neighborhood with no specific plans to mitigate those disturbances; and

xiii. Whereas, two members of different residential buildings who attended the meetings appeared to inquire of the licensing process and to state they were not supportive of the 4 AM closing hours, supported earlier closing hours and that the NoHo Bowery Stakeholders incorrectly presented them with no alternative and were not provided with any other option other than to accept a 4 AM license at the location, without any explanation or understanding that the license application was subject to the 500 foot rule or the public interest standard, and

xiv. Whereas, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by adding another liquor license at this location, the immediate adjacent area being already saturated with multiple liquor licenses and late night drinking establishments, with there being 28 active licensed premises within 750 feet of the subject premises, in addition to 4 pending licenses, there being no willingness to reduce the hours of operation in the cellar premises to 2 AM or to eliminate dancing in case people sway in addition to the application lacking the extensive stipulations and Memorandum of Understanding that all applicants since 2010, after the previous license was canceled, have agreed to, which included addressing issues of garbage, seating, exits, smoking and noise; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the On-Premises Liquor License application for **Two Smoking Barrels, LLC d/b/a TBD, 643 Broadway aka 75 Bleecker St., Ground & Lower Level 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.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Restaurant OP license for **Two Smoking Barrels, LLC d/b/a TBD, 643 Broadway aka 75 Bleecker St., Ground & Lower Level 10012** consistent with stipulations agreed to by operators at this location for over a decade:

1. The hours of operation on the ground floor will be 8AM to 12 AM 7 days and in the cellar Sundays through Tuesdays from 4 PM to 12 AM, Wednesdays through Saturdays from 4 PM to 2 AM.
2. Will not operate an outdoor area for commercial purposes and there is no sidewalk café and/or roadbed seating under the Open Restaurants program included in the application.
3. A full food menu will be available until closing.
4. Will close all doors and windows no later than 10PM.
5. No music will be audible in any adjacent residences at any time. Applicant will comply with all NYC Noise Code rules and regulations as it relates to the control of sound and vibration.
6. Will have no more than 1 television.
7. Will use the Bleecker Street side cellar door as an emergency exit only with panic bar.
8. 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 basement from sidewalk entrance.
9. Will have 1 security guard at Broadway entrance to cellar and at least 1 security guard in cellar after 6pm until closing.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. Will not have dancing, DJs, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades.
12. There may be background live jazz music only in the basement ending by 12AM.
13. Will appear before CB2, Manhattan prior to submitting changes to any license conditions.
14. Will appear before CB2, Man. for any alteration to licensed premise and prior to applying for any new outdoor dining.
15. Will work with the community, if needed, to manage vehicular traffic at the licensed location. Will meet with local residents, if requested, to address issues.
16. All trash will be stored inside and brought to the street from a cellar storage room for scheduled pick up between 7:30–8:30 AM daily on the Broadway side. There will be no trash bins on the Bleecker Street side. Sidewalks will be cleaned and swept daily after carting is complete.

Vote: Passed, with 29 Board members in favor, 1 in opposition (M. Metzger) and 4 abstentions (C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Yves, LLC d/b/a Holy Ground, 356 Bowery 10012 (OP – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committees #1 via video conference to present an application for an On-Premises Liquor License to operate a classic upscale steakhouse and barbeque restaurant in the ground floor and cellar of an M1-6/R10 zoned, five (5)-story, mixed-use building (c. 1832) on Bowery between Great Jones and 4th Streets (Block # 531/Lot #39), the building falling within the NoHo Historic District Extension; and

ii. Whereas, the storefront premises is approximately 3,388 sq. ft. (1,140 sq. ft. on the ground floor, 1,000 sq. ft. in the cellar and 1,240 sq. ft. in the sub-cellar all connected by an interior stairway, the sub-cellar being used for storage only with no patron use); the premises will have 11 tables with 50 seats, one (1) bar with ten (10) seats on the ground floor and 13 tables with 50 seats and one (1) bar with ten (10) seats in the cellar for a total seated patron occupancy of 120 seats; there are two (2) entrances and two (2) exits and three (3) patron bathrooms (one on the ground floor and two in the cellar); and

iv. Whereas, the Applicant's agreed to hours of operation are 10 PM to 12 AM Sundays, 11 AM to 1 AM Mondays through Wednesdays and 11 AM to 2 AM Thursdays through Saturdays; music will be quiet recorded background and live acoustic music on the weekends, there may be DJs but only for private events, there will be one (1) television, there will be no dancing, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

iii. Whereas, the instant application also included use of the backyard which contains a very large, metal column serving to support a billboard, the backyard being surrounded by residential units, the Applicant not presenting a certificate of occupancy or letter of no objection permitting eating and drinking in the rear yard, there being safety concerns with no permit and no emergency egress in place for the use of the backyard; in addition, letters were received in opposition to the use of the backyard and neighboring residents spoke at the meeting in opposition to the use of the rear yard due to noise and the privacy impacts to surrounding residents, the Applicant deciding to remove the rear yard at this time from the instant Application; and

iv. Whereas, the premises had been operated from approximately 2008 to 2018 as a Mexican restaurant and bar known as Hecho en Dumbo/King's Cross with an On-Premises Liquor License (SN# 1205823); and

v. Whereas, both the committee and members of the community had concerns about the venting of the kitchen, particularly due to the barbeque menu, there being no plan presented for how the kitchen would be vented, there being issues in the past for these same residents with other restaurants in the area, the Applicant agreeing to provide a plan for venting; 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 58 active licensed premises within 750 feet of the subject premises, in addition to 5 pending licenses, the Applicant having removed the backyard from the instant application and provided a plan including installing a precipitator for venting, obtaining their support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and,

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

1. Premise will be advertised and operated as a full service, classic steakhouse and barbeque restaurant with the kitchen open and full menu items available until losing every night.
2. The hours of operation will be 10 PM to 12 AM Sundays, 11 AM to 1 AM Mondays through Wednesdays and 11 AM to 2 AM Thursdays through Saturdays. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music with live acoustic music on the weekends. There may be DJs but only when private events are occurring. Will install soundproofing so no music will be audible so as to cause a disturbance in adjacent residences at any time.
6. Will have no more than one (1) television(s) no larger than 65". There will be no projectors and TV will operate in "closed caption" mode only without sound.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the sub-cellar of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will install a precipitator in connection with the venting, remain in compliance with all NYC Mechanical Codes and work with the community to resolve any venting issues should they arise.

12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein
16. Will not have any of the following: dancing, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a restaurant On-Premises Liquor License for **Yves, LLC d/b/a Holy Ground, 356 Bowery 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On-Premises Liquor License.

Vote: Passed, with 29 Board members in favor, 1 in opposition (M. Metzger) and 5 abstentions (N. Avanesians, C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. Sunshine Kitchens NY, LLC d/b/a KYU New York, 324 Lafayette St. 10012 (OP–Restaurant: Renotification of Expansion into Municipal Property)

- i. Whereas**, at the March/2022 CB2, Manhattan’s SLA Committee #1, the Applicant and the Applicant’s Attorney appeared before via video conference to present an application to the NYS Liquor Authority for the Expansion into Municipal Property of their pending On-Premises Liquor License (SN# 1337720) for a full-service, wood-fired Asian-inspired restaurant on the ground floor of a M1-5B-zoned, eight (8)-story commercial building (c. 1897) on Lafayette Street between West Houston and Bleecker Streets (Block #522/Lot #28) in the NoHo Historic District; and
- ii. Whereas**, at that time, CB2, Man. recommended approval with signed stipulations of the municipal expansion to operate a sidewalk café immediately adjacent to the building under the temporary Open Restaurants program consisting of five (5) tables and ten (10) seats no later than 10:00PM Sundays through Saturdays (7 days a week); and
- iii. Whereas**, prior to this month’s CB2, Manhattan SLA Committee meeting, the Applicant notified CB2, Man. that they would like to increase their sidewalk seating to ten (10) tables and twenty (20) seats and provided a diagram for review, that diagram being in alignment with what was recommended for approval in 2018 by CB2, Man. for the previous operator at the location, the Applicant stating there would be no other changes to the method of operation agreed to in March/2022; and
- iv. Whereas**, the Committee agreed to waive appearance with the condition that updated stipulations were signed by the Applicant reflecting the increase in sidewalk seating; and

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

1. Premises will be advertised and operated as an Asian-inspired full-service restaurant.
2. The hours of operation will be 10:00AM to 1:0AM Sundays through Wednesdays and 10:00AM to 2:00AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate full-service restaurant, specifically a wood-fired, Asian inspired fine dining restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront with no more than ten (10) tables and twenty (20) seats no later than 10:00PM Sundays through Saturdays (7 days a week). All tables and chairs will be removed at 10:00PM and there will be no patrons in the sidewalk café after 10:00PM. No roadbed seating.
7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
8. Will add additional soundproofing to the premises including but not limited to replacing the flooring.
9. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will use Lafayette Street for patron ingress and egress with Crosby Street being used for emergencies only.
13. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
14. Will store all refuse in a refrigerated room in the interior until it is picked up by third-party haulers.
15. Will add motion-sensing lighting to the Crosby Street side of the restaurant to ensure the area is well lit whenever people are present.
16. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
19. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
20. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
21. Any sidewalk seating operating under the temporary Open Restaurants program ends by 10:00 PM (all patrons will be cleared by this hour and area closed); no exterior music, speakers or TVs.
22. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Municipal Extension to the pending On-Premises Liquor License for **Sunshine Kitchens NY, LLC d/b/a KYU New York, 324 Lafayette St. 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA On-Premises License.

Vote: Passed, with 31 Board members in favor and 3 abstentions (N. Avanesians, C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 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:

11. Pi Odyssey Corporation d/b/a Pi Bakerie, 512 Broome St. 10013 (RW – Restaurant)
(failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 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 for **Pi Odyssey Corporation d/b/a Pi Bakerie, 512 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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 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 **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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 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 Giovanni, 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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. LLC to be Formed by Natalie Fackelmayer d/b/a Leon's, 817 Broadway, 2nd Fl. 10003 (OP – Fine Dining Restaurant) (DOT Open Restaurant Program - Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to July/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

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 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-Variou Types) (Comedy, Spoken Word)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to July/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

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to July/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

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to July/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

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Sugar Mouse, LLC d/b/a Pending, 144 Bleecker St. 10012 (OP – Bar/Tavern) (DJ) (Live Music – Acoustic) (Patron Dancing) (Occasional Comedy Nights) (*Previously Unlicensed*)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on June 7, 2022 the Applicant requested to layover this application, changing the request to a withdrawal prior to this month's Community Board 2, Manhattan's full board meeting 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA deny any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Sugar Mouse, LLC d/b/a Pending, 144 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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. All Blues, Inc. d/b/a All Blues, 8 Greene St. 10013 (OP –Bar/Tavern) (DJ) (Live Music-Jazz & Acoustic)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on June 7, 2022, the Applicant requested to **withdrawal** their 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 **All Blues, Inc. d/b/a All Blues, 8 Greene 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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Daddo Bogich or Entity to be Formed, 359 W. Broadway 10013 (OP – Restaurant)

Whereas, prior to month's CB 2, Manhattan's SLA Licensing Committee Meeting on June 7, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to July/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 **Daddo Bogich or Entity to be Formed, 359 W. 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

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Mansions of Glory Hospitality, LLC, 53 Spring St. 10012 (OP – Restaurant/Bar)

Whereas, during this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 7, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to July/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 **Mansions of Glory Hospitality, LLC, 53 Spring St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Shuuka, LLC d/b/a Hirado, 357 Bleecker St. 10014 (New RW — Restaurant) (Previously Unlicensed location)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new restaurant wine liquor license to operate a Omakase-only restaurant in a ground floor storefront located in a three-story townhouse building (circa 1901) on Bleecker Street between West 10th and Charles Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed was previously operated for decades as retail clothing store, the storefront location having not previously operated for eating/drinking purposes or with an on premise liquor license, the Applicant also recently purchasing and now owning/residing on the upper floors of the historic townhome building; and

iii. Whereas, the interior storefront is approximately 960 sq. ft (with no ancillary basement), there will be a renovation of the space, adding and installing a vented kitchen, a total indoor seated patron occupancy of 20 persons, with 2 tables and 10 patron seats, and one (1) sushi counter with ten (10) additional seats for a total of 20 patron seats; there is one (1) entry and one (1) exit and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk, the Applicant not presenting a certificate of occupancy or letter of no objection permitting eating and drinking at the location; and

iv. **Whereas**, the hours of operation for the interior will be Sunday to Saturday from 5 PM to 11 PM, 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, no operable windows or French doors, and no exterior area for the service of alcohol; and,

v. **Whereas**, the Applicant executed/had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation for the Restaurant Wine License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service restaurant, specifically a Japanese inspired Omakase-sushi with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Saturday from 5 PM to 11 PM.
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 obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
5. Will not install or have French doors, operable windows or open façades.
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 DJs, 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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine liquor license to **Shuuka, LLC d/b/a Hirado, 357 Bleecker 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 Restaurant Wine License.

Vote: Passed, with 28 Board members in favor, 1 in opposition (M. Metzger) and 5 abstentions (N. Avannessians, C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Abstract Hospitality, LLC d/b/a GAB'S, 76 Carmine St. 10014 (New OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing Committees to present an application to the NYS Liquor Authority for a new On-Premise Liquor License to operate a full service restaurant featuring American comfort food with a seasonal menu in a ground floor storefront located in six-story mixed-use residential, tenement style building (circa 1910) on Carmine Street between Varick Street and Bedford Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed was previously operated as a restaurant with a similar method of operation as what is being proposed herein, there will be no changes to the front façade in fill, which is currently fixed and without operable windows or French doors; and,

iii. Whereas, the premises to be licensed is approximately 4,000 sq. ft. (2,000 sq. ft. ground floor and 2,000 sq. ft. basement – no patron use of basement) with 31 tables and 62 seats and one (1) bar with 6 seats for a total of 68 interior seats, there will be a sidewalk café with no more than eight (8) tables and sixteen (16) seats; 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 10AM to 12AM and Friday to Saturday from 10AM to 1AM, the sidewalk café will close at 10PM seven (7) days a week; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all

times except, 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 restaurant featuring American fare with the kitchen open and full menu available until closing every night.
2. The hours of operation will be Sunday to Wednesday from 10AM to 12AM and Friday and Saturday from 10AM to 1AM. 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 Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café seating operating under the temporary Open Restaurants program located immediately adjacent to the storefront with no more than eight (8) tables and sixteen (16) patron seats, leaving a minimum clearance of 8' to the curbside for pedestrian passage. No roadbed seating.
4. Sidewalk café seating will close and end no later than 10:00 PM. All tables and chairs will be removed at this hour. No exterior music, speakers, or TVs.
5. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in that manner.
6. No patron use of basement.
7. Will not have televisions.
8. Will play quiet ambient recorded background music only from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music). No music will be audible in any adjacent residences at any time.
9. Will close all doors and windows at all times except for patron 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 wine products.
15. 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
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant On-Premise Liquor License for **Abstract Hospitality, LLC d/b/a GAB'S, 76 Carmine 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 Restaurant On-Premise Liquor License.

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Angels Share NYC d/b/a Pending, 45 Grove St., Basement/cellar 10014 (New OP—Restaurant) (Previously Unlicensed)

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 Japanese inspired restaurant and bar within a below street level storefront located within a four-story residential building (circa 1830) on Grove Street between Bleecker and Bedford Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront sought to be licensed will be renovated, as it was previously operated as a Hair Salon, and was never previously occupied or operated as a eating and drinking establishment or licensed for the service of alcohol, the interior storefront being roughly 2,300 sq. ft. on the cellar floor only, with a staircase leading from the street level down to the front entrance, there will be a full service, vented kitchen with the installation of sound-proofing acoustic paneling, new mechanical and exhaust systems, with 13 tables and 46 seats, 1 bar with 13 seats for a total patron capacity of 60, the storefront's infill having existing, fixed windows, but will not provide wheel chair or disabled access via lift or elevator; and,

iii. Whereas, the proposed hours of operation for the interior are Sunday to Saturday from 5:00 PM to 12:00 AM, there will be a reservation system and interior waiting area for patrons that cannot be seated immediately despite a reservation, there will be no exterior areas for the service of alcohol, there will be no smoking or lingering permitted in front of the premises, 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, no movable barriers, and; and,

iv. **Whereas**, the Applicant and her family have operated Japanese-inspired restaurants in lower Manhattan which have a rich history of mixology (alcoholic and non-alcoholic drinks) typically in a quiet and quaint atmosphere, representing the tradition of a traditional Japanese tea ceremony, a number of the Applicant's supporters appearing and describing this type of atmosphere, the Applicant seeking to relocate that same atmosphere to the instant location; and,

v. **Whereas**, a number of people living in the immediate and a representative of the Grove St. Block Association submitted written opposition to this license application, the location being previously unlicensed, citing the narrow roadway and the quiet residential nature of the block, with a number of licensed establishments already being found on the block, the surrounding area already being saturated with numerous licensed establishments; and,

vi. **Whereas**, objections were also raised that the premises selected to be licensed does not allow for handicap egress, despite the change in occupancy being proposed; and,

vii. **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 Japanese inspired restaurant and bar with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Saturday from 5:00 PM to 12:00 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 not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
6. Reservation system in use at all times; all patrons will wait in designated area inside licensed premise.
7. Will install soundproofing (ceiling and walls throughout).
8. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
9. Will not install or have French doors, operable windows or open facades.
10. Will close all doors & windows at all times.
11. No smoking or lingering in front of premises.
12. Will not have TVs.
13. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
14. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
15. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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 Grove Street, there being 87 active licensed premises within 750 feet of the subject premises, in addition to 10 pending licenses and 84 inactive licenses, this location having never previously operated with a liquor license, or until 12 AM, in the manner proposed, there being opposition from the local Block Associate and support from others, some within and some outside the immediate Community, those who spoke in favor confirming the quiet, subtle method of operation and legacy of eating/drinking establishments operated by the Applicant and her family over the last three decades in lower Manhattan, the Applicant having grown up and attended local schools due to that legacy, and wishes to carry it on by relocating to the instant location, the proposed method of operation will be interior only and involve the installation of sound proofing, and reservation system, committed to 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, satisfying the public interest standard;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new on premise liquor license to **Angels Share NYC d/b/a Pending, 45 Grove St., Basement/cellar 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 28 Board members in favor, 1 in opposition (M. Metzger) and 5 abstentions (N. Avanesians, C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. Entity to be Formed by John Cotillo, 234 W. 14th St., Bsmt. 10011 (New OP — Tavern)

i. Whereas, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new on premise liquor license to operate a tavern in a basement level storefront located in a five-story apartment building (circa 1926) on West 14th Street between Seventh and Eighth Avenues in Greenwich Village; and,

ii. Whereas, the below street level storefront proposed to be licensed was previously operated a Tavern known as Wood and Ales, with a similar method of operation as proposed here, with the Applicant operating other Taverns in the Lower East Side of Manhattan; and

iii. Whereas, the interior storefront is located on one level, at approximately 950 sq. ft. there is no kitchen, with 9 tables and 39 patron seats and 1 bar with 18 patrons seats for a total patron seating occupancy of 57, 2 patron bathrooms, the storefront's infill having existing, fixed windows that remain closed at all times; the Applicant indicating that he will be installing soundproofing to the establishment and will be obtaining a certificate of occupancy allowing eating and drinking in the designated storefront prior to opening, there being concerns raised that the current Certificate of Occupancy identifies residential apartments for the basement's use/occupancy, the Applicant stating affirmatively that those residential apartments no longer exist; and,

iv. Whereas, the hours of operation for the interior will be Sunday to Thursday from 12 PM to 2 AM, Fridays and Saturdays from 12 PM to 4 AM, music in the interior will be background only, there will be 6 TVs but 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**, 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 tavern.
2. The hours of operation will be Sunday to Thursday from 12 PM to 2 AM, Fridays and Saturdays from 12 PM to 4 AM. All patrons will be cleared and no patrons will remain after stated closing times.
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 play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
5. Will install soundproofing (ceiling and walls throughout).
6. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
7. Will not install or have French doors, operable windows or open facades.
8. Will close all doors & windows at all times.
9. Will have no more than 6 TVs.
10. No smoking or lingering in front of adjacent residential building (238 West 14th Street).
11. The premises will not have DJs, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
12. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
13. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

vi. **Whereas** this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest 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 of West 14th Street, there being 48 active licensed premises within 750 feet of the subject premises, in addition to 7 pending licenses and 53 inactive licenses, this location having previously operated with a liquor license in a similar manner, the Applicant maintaining its business on the interior only, with the use of soundproofing in a basement space, containing noise and disruption to the adjoining residences, with there being no service of alcohol to any exterior areas, the Applicant having a history of ABC licensing in lower Manhattan without significant complications, satisfying the public interest standard;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new on premise liquor license to **Entity to be Formed by John Cotillo, 234 W. 14th St., Bsmt. 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 28 Board members in favor, 1 in opposition (M. Metzger) and 5 abstentions (N. Avanesians, C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Paige Group, LLC & Hotel Gansevoort Group, LLC d/b/a Gansevoort Hotel, 18 Ninth Ave. 10014 (New OP-Private Members Club)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new club license to operate a private members club within a 13-story luxury hotel constructed in 2003 on W. 13th St. between Hudson St. and Ninth Ave., the building falling within the historic Gansevoort Market Historic District; and,
- ii. Whereas**, there is also an ancillary Application to remove certain portions of its existing Hotel to form the private members club; and,
- iii. Whereas**, the new private members club will be occupying a significant portion of the spaces occupied by the Hotel, but will operate independently, in contiguous but physically separate spaces in the basement, ground floor and rooftop, with the request to operate for drinking on the open rooftop until 4 AM; and,
- iv. Whereas**, the licensed premise in total will be 16,843 sq. ft. (Cellar 7,648 sq. ft., ground floor interior, 2,771 sq. ft., ground floor exterior 1,825 sq. ft., Mezzanine 686 sq. ft. and 3,913 sq. ft. rooftop, with the cellar consisting of a kitchen, small finesse center, a bar/lounge area with 26 tables and 99 seats, private conference room and bowling alley, the first floor interior, where the main entrance will be, located on the north east corner of the existing Hotel, consisting of an additional bar and lounge space with covered patio, with 7 interior tables and 16 patron seats, 1 bar with 6 patron seats and 12 additional lounge seats, the exterior portion of the lounge consisting of 30 exterior tables with 63 patron seats,

members accessing the rooftop bar and lounge via elevator, with the rooftop consisting of yet another bar/exterior lounge area with pool, a large 20 counter seat stand up bar, 12 tables and 39 patron seats with an additional 54 lounge seats; and,

v. **Whereas**, the hours of operation will be 7 AM to 4 AM Sunday to Saturday, including the exterior rooftop, where the Applicant also seeks to operate with exterior speakers projecting music from the rooftop, in addition to 15 TVs, live music, and live DJs at entertainment music levels; and,

vi. **Whereas**, the Applicant also seeks to operate on the ground floor patio and bar until 12 AM Sunday through Thursday and until 1 AM on the weekends, operating with TVs and exterior speakers at background levels; and,

vii. **Whereas**, the Applicant met with local residents, with those who met with the Applicant not supporting this application, residents in the immediate, surrounding area exposed to the proposed rooftop operation appearing and providing correspondence in opposition, the main thrust of the opposition relating to the rooftop, the late night hours on the rooftop and the ground floor exterior, as well as the use of speakers and music in the exterior spaces, the rooftop being directly exposed to residential apartments, there being significant problems in the past with such use, the late night hours being unreasonable and intrusive; and,

viii. **Whereas**, the Hotel has a significant, negative history with the surrounding Community, the Applicant having operated the existing Hotel Gansevoort, including rooftop Plunge bar, ground floor restaurant with exterior bar and Provocateur nightclub, generating numerous complaints and problems over the years caused by amplified music, the use of exterior speakers, mechanical rooftop and excessively large crowds, those complaints and problems having been reviewed in the past by this Community Board resulting in certain remedial measures in 2012 http://www.nyc.gov/html/mancb2/downloads/pdf/monthly_cb2_resolutions/february_2012/02february_2012_sla.pdf followed by repeated requests from the Community Board in 2014 and again in 2016 for the Applicant to appear and to help resolve the noise disturbances to those living in and around the Hotel, with the Applicant refusing to appear for this purpose; and,

ix. **Whereas**, while since 2019 the Applicant has been responsive to complaints and concerns generated by the Hotel's operations he still seeks to operate the rooftop until 4AM, with the use of exterior speakers, and with this application being subject to the 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 for the new private club at this location, the exterior use and occupancy of the nearly 4,000 sq. ft. rooftop as a bar until 4AM does not rise to that standard, the Applicant also not demonstrating that the proposed member's club qualifies for the license being sought; and,

x. **Whereas**, the Alcohol Beverage and Control Law defines a "club" for the purposes of a club license as "shall mean an organization of persons incorporated pursuant to the provisions of the not-for-profit corporation law or the benevolent orders law, which is the owner, lessee or occupant of a building used exclusively for club purposes, and which does not traffic in alcoholic beverages for profit and is operated solely for a recreational, social, patriotic, political, benevolent or athletic purpose but not for pecuniary gain; except that where such club is located in an office or business building, or state armory, it may be licensed as such provided it otherwise qualifies as a 'club' within the meaning of this subdivision"; and,

xi. **Whereas**, the Applicant had every opportunity to seek a declaratory ruling from the NYSLA to determine if it qualified under the law for such license but determined it was in its best interest not to seek such a ruling prior to bringing this application; and,

xii. Whereas, concerns were raised as to whether the private members club should qualify as a not-for-profit corporation, the instant private members club clearly in the business for selling alcoholic beverages for profit, and not solely for recreational, social, patriotic, political, benevolent or athletic purposes in the absence of pecuniary gain; and,

xiii. Whereas, the Applicant and his Attorney could not provide a coherent response or answer to the definition of club for purposes of the current application seeking a club license for a for-profit private members club operated within the confines of and intertwined with the operations of a luxury hotel; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new club liquor license application for **Paige Group, LLC & Hotel Gansevoort Group, LLC d/b/a Gansevoort Hotel, 18 Ninth Ave. 10014;** and

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

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

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. White Horse Hospitality, LLC d/b/a White Horse Tavern, 567 Hudson St. 10014 (Alteration to add Previously Unlicensed Storefront—561 Hudson St.)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for an alteration to its existing on premise liquor license to add a separate, adjacent storefront at 561 Hudson Street to its Tavern located in a four-story tenement-style apartment building (circa 1900) on Hudson Street and West 11th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed has never been licensed for the service of alcohol, the storefront for decades having previously operated as the Golden Rabbit, a stationary and flower retail shop operated by a married couple serving the local community for 30 years, the operators of the Mom and Pop business having been evicted and displaced by their landlord during the Covid Epidemic, the landlord and owner of the building being Steven Croman, Croman having pleaded guilty in 2017 to grand larceny and other felony charges, stemming from his involvement in elaborate tax and mortgage fraud schemes, known for his failures in maintaining rent-stabilized housing units, allowing those housing units to deteriorate in an effort to push out such tenants, the adjacent series of townhouse buildings in a row to the immediate north of this proposed storefront (563/565/567 Hudson) also being owned by Croman and representing the three storefronts comprising the Applicant's Tavern, operating with a 4am closing time and an extensive outdoor presence running along all of its storefronts, the NYSLA having temporarily closed the Applicant's Tavern during the Covid Epidemic for intentionally and recklessly failing to abide by the Executive Orders implemented by New York's Governor in response to the Pandemic; and,

iii. Whereas, the White Horse Tavern dates back to 1880 founded by Irish Immigrants serving longshoremen and other dock workers, transforming in the 20th Century as a meeting place for labor organizations and political groups before being an important place for poets, intellectuals and writers from across the country and world, representing an Ironic institution making it a significant historic fabric of Greenwich Village and City of New York; and,

iv. Whereas, when the Applicant originally appeared for the current liquor license in 2019, he stated that “I have every intention of keeping this amazing institution the way it is, I have no intention of making any dramatic changes” indicating that he was purchasing the Tavern for the purpose of “maintaining the integrity of the White Horse Tavern”, the Applicant further agreeing to a stipulation of his new liquor license to make all reasonable efforts to be receptive to the historical preservation of the interior premises and to maintain the existing historical fabric, design and fixtures within the Tavern for the purpose of maintaining the existing history and integrity of the ironic eating and drinking establishment; and,

v. Whereas, despite those statements and stipulation made in 2019 for the purpose of obtaining approval of the existing license for the Tavern, the Applicant has built a large structure/shed with rooftop extending out from the building over the public sidewalk with electrical/mechanical systems installed to heat/cool the interior space, greatly expanding the licensed footprint for the Tavern, which already pre-existed (as of 2019) with a interior patron seating capacity of 92 and exterior seating capacity of 36 tables and 72 seats, the Applicant not seeking an alteration application before building the structure/shed, the structure/shed being entirely inconsistent with maintaining the historical integrity, fabric and design of the Tavern, the structure blocking the front façade and denigrating the significance of its historical character, the Applicant when questioned about the structure indicating he had no intention of removing it; and,

vi. Whereas, there was significant opposition from the Community to this application, the West Village Resident’s Association appearing in opposition, the community opposition focusing on the Applicant’s negative history of operating as the sole licensee of the White Horse Tavern, the Tavern (SN# 1318058, 567 Hudson St. 10014), the Applicant having only operated the White Horse Tavern since 2019, with the Tavern being the subject of disciplinary proceedings, significant fines and closure imposed by the NYSLA in July/2020 during the Covid pandemic; and,

vii. Whereas, during the pandemic the Applicant showed a reckless disregard for the safety of others during the pandemic by blatantly operating in derogation of the Emergency Degrees and Governor’s Executive Orders relating to the reopening of its business during the pandemic in the Spring and Summer of 2020, by placing a full service bar on the sidewalk and installing an open platform/deck on the roadway in a “No Stopping Anytime Zone” in front, selling and serving alcohol for standing consumers, inviting hordes of people to drink on the sidewalk and in the bike lane without social distancing or being seated, crowding the sidewalk and bike lane, preventing clearance on the sidewalk for pedestrians, by serving alcohol and remaining open outside until 1-2 AM repeatedly and consistently refusing to close at the required closing time period of 11:00 PM, while ignoring the repeated requests and warnings made to it by the NYPD, requiring the local Sixth Precinct of the NYPD to repeatedly force the closing of the establishment after midnight; and,

viii. Whereas, such reckless disregard for the safety of others only attracted other licensed premises in the area and more specifically on Hudson Street to also forgo the rules set forth by the Governor’s Executive Orders, such derogation ultimately done to obtain individual financial benefit while exacerbating the continuing pandemic at the expense of those many businesses which did follow the rules designed to prevent the spread of the virus; and,

ix. Whereas, despite the Applicant being given an opportunity to reopen the White Horse Tavern after paying significant fines for its recent transgressions, its exterior operations continue to be non-compliant with the rules of the City of New York for outdoor dining; and,

x. Whereas, there is currently no certificate of occupancy or letter of no objection provided from the NYC DOB permitting eating and drinking in the separate storefront proposed to be licensed, the proposed hours of operation are 11:00AM to 4:00AM Sunday through Saturday, in addition to a second structure built in the roadway that can only be accessed and serviced by crossing a bike lane; and,

xi. Whereas, this storefront proposed to be licensed has never previously been licensed for the service of alcohol, the surrounding area already greatly saturated with drinking establishments and liquor licenses, the Tavern already having a significant late night presence in the immediate area, a business given the continued privilege to remain open with hours of operation until 4 AM every night despite the Applicant's past transgressions, the Applicant's past transgressions not supporting this application, those past transgression still being very recent, those transgressions being dangerous to others, showing a reckless disregard for the health and safety of those living in the immediate area, the City of New York and beyond, the Applicant's newly built structure over the sidewalk being entirely inconsistent with his 2019 statements and agreement to maintain the historical integrity of the Tavern, while also not demonstrating he can operate within the published guidelines set from by the State or City of New York;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application for **White Horse Hospitality, LLC d/b/a White Horse Tavern, 567 Hudson St. 10014;** and

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

THEREFORE, BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2, Man. requests that the SLA conduct a 500-foot hearing for the previously unlicensed storefront at 561 Hudson Street.

Vote: Passed, with 29 Board members in favor, 1 in opposition (M. Metzger) and 4 abstentions (C. Dignes, R. Kessler, R. Sanz, 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*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 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:

27. Village Square Pizza II, Inc. d/b/a Village Square Pizza, 118 Christopher St. 10014 (New OP-Pizzeria)(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant agreed **to lay over** this application to July/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 **Village Square Pizza II, Inc. d/b/a Village Square Pizza** **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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. Waverly Restaurant-Diner Ltd., 385 6th Ave. (New RW-Restaurant) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant agreed **to lay over** this application over to July/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 **Waverly Restaurant-Diner Ltd., 385 6th Ave. 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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant agreed **to lay over** this application over to July/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 **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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant **withdrew** this application from consideration and did not appear; 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 **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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. 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 June 9, 2022, the Applicant agreed **to lay over** this application to July/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 **NGN West Village, LLC fka Negroni West Village, LLC d/b/a Negroni, 117 7th Ave. So. 10014** **until** CB2, Man. has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. 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 June 9, 2022, the Applicant agreed **to lay over** this application to July/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 **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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

33. Turks & Frogs, LLC 323 W. 11th St. 10014 (New OP-Bar/Tavern) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant agreed **to lay over** this application to July/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 **Turks & Frogs, LLC 323 W. 11th St. 10014** **until** CB2, Man. has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

34. 239 West 4th Street Restaurant, LLC d/b/a Pending, 239 W. 4th St. 10014 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant agreed **to lay over** this application to July/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 **239 West 4th Street Restaurant, LLC d/b/a Pending, 239 W. 4th St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

35. 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 June 9, 2022, the Applicant agreed **to lay over** this application to July/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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

36. 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, after this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant requested reconsideration and agreed **to lay over** this application to July/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 **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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

37. Bleecker Enterprises, LLC d/b/a Little Charli, 271 Bleecker St. 10014 (RW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant requested reconsideration and agreed **to lay over** this application to July/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 **Blecker Enterprises, LLC d/b/a Little Charli, 271 Bleecker St. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, with 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

July 5, 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 June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

38. Friggiamo, LLC d/b/a Tutti Frutti, 120 Christopher St. 10014 (TW-Tavern Wine) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 9, 2022, the Applicant requested reconsideration and agreed **to lay over** this application to July/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 **Friggiamo, LLC d/b/a Tutti Frutti, 120 Christopher 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 32 Board members in favor, and 2 abstentions (C. Dignes, R. Sanz).

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