

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. TXOKOA, LLC d/b/a Haizea, 142 Sullivan St. 10012 (Alteration to increase seating, TW – Bar/Tavern)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing #1 via video conference to present an alteration application to the NYS Liquor Authority to add additional seating to the existing Tavern Wine License (SN#1331550) which has been in operation since April/2021 as a Basque and Catalan-inspired restaurant in an area zoned for residential use only (R7-2) on the ground floor of a seven (7)-story tenement building (c. 1910) on Sullivan Street between W. Houston Street and Prince Street (Block #518/Lot #37) the building falling within NYC LPC's designated Sullivan-Thompson Historic District; and

ii. Whereas, the storefront premises is roughly 750 sq. ft., with front and rear rooms, the front room having an electric cooking area behind one bar with 10 patron seats and a window eating counter with 2 additional seats, the rear room being located after continuing down a long hallway, having an additional bar with eight (8) patron seats for a total seating capacity for 20 patrons, there also being a basement space (not included on this application) which was renovated by the Applicant that will be used for storage and an office, the sole access to the ancillary basement premises needed by the business for storage and food preparation being a door leading through the common residential hallway, the Applicant storing all liquor on the ground floor behind the rear bar, there is one (1) bathroom and one (1) entry used for patron ingress and egress); and

iii. Whereas, the Applicant presented and was recommended for approval by CB2, Man. for the same application at this location in September/2020 after multiple appearances before CB2 regarding the application (<https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2020/10/09-September-2020.pdf>), the approval being conditioned on providing a Letter of No Objection or

Certificate of Occupancy permitting eating and drinking for the store front premises proposed to be licensed as was required by the NYSLA at the time, the Applicant not receiving the Letter of No Objection prior to opening, limiting the seating to the ten (10) persons indicated on the Certificate of Occupancy, the Letter of No Objection permitting eating and drinking at the storefront premises for less than 75 persons having now been received, the instant application seeking to increase the seating to 20 patrons as indicated in the September/2020 application; and

iii. Whereas, the hours of operation will be Sunday through Saturday from 11 AM to 11 PM, music being background only, there are no operable doors or windows on the front façade; and

iv. Whereas, while the September/2020 application did not include any outdoor area for seating and the instant application did not indicate any outdoor seating, the Applicant has been operating with roadbed seating under the temporary Open Restaurants program on Sullivan Street consisting of four (4) tables and eight (8) seats, there is no sidewalk café included with this application but there is a bench located immediately adjacent and parallel to the building; photographs were submitted to Community Board 2, Man. by a local resident showing the completely enclosed roadbed structure with four walls and a roof, a door, operable windows and a working air conditioner, questions being raised about the use of an air conditioner in an outdoor dining structure, the Applicant stating the windows are kept open to allow for air circulation and that the air conditioner is being used for the comfort of his patrons, this being in direct disregard of NYC Local Law 92 requiring no co-mingling of outdoor and indoor air when air conditioners are in use (i.e. windows and doors are to remain closed), the Applicant agreeing to remove the air conditioner from the roadbed structure and provided photographs following the Committee meeting showing the air conditioner removed; and

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

1. Premises will be advertised and operated as a Basque- and Catalan-inspired restaurant operating with less than a full-service kitchen but will serve food during all hours of operation and at all times operate in the spirit of a full-service restaurant.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. Will not have televisions.
4. The hours of operation will be 11 AM to 11 PM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the temporary Open Restaurants program on Sullivan Street. Roadbed seating not exceeding the business frontage of licensed premises consists of four (4) tables and eight (8) patron seats. There is no sidewalk café but there is a bench located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no service of food or alcohol to persons seated on the bench.
6. There will be no air conditioners used or installed in the roadbed seating area.
7. Roadbed seating will close no later than 11 PM. All tables and chairs will be secured at this hour and no patrons will remain in roadbed seating area. No exterior music, speakers, TVs or air conditioners. No sidewalk café.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will bring all deliveries in through the restaurant, utilizing the common hallway only as a pass through between the interior restaurant and basement. Moving delivered items to basement through hallway will be kept to a minimum.

10. There will be no use of the common hallway between 12:00 AM and 8:00 AM. All food and prep items for each day's service will only be moved prior to the beginning of service and after service has concluded, not throughout the day.
11. All alcohol will be stored within the first-floor restaurant.
12. Will close all doors and windows at all times, allowing only for patron ingress and egress.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
17. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
18. 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.
19. 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 an alteration to the existing Tavern Wine License (SN# 1331550) in the name of **TXOKOA, LLC d/b/a Haizea, 142 Sullivan St. 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 Tavern Wine License.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. The Grey Dog Mulberry, Inc. d/b/a The Grey Dog, 244 Mulberry St. 10012 (Alteration to change service bar to customer bar, OP – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing #1 via video conference to present an alteration application to the NYS Liquor Authority to add additional seating to the existing On-Premises Restaurant License (SN#1335294) which has been in operation since August/2021 (and operated under the same name with a Restaurant Wine License, SN#1256568, from 2011 to August/2021) for a family restaurant focused on American comfort food in a C6-2-zoned, seven (7)-story, mixed use building (c. 1900) on Mulberry Street between Spring and Prince Streets (Block #494/Lot #15), the building falling within the designated Special Little Italy District; and

ii. Whereas, The Grey Dog Mulberry will continue to operate as a full-service neighborhood restaurant serving breakfast, lunch and dinner in a licensed premises of approximately 2,800 sq. ft. which is comprised of a ground floor space including a partially enclosed outdoor space which is located within the property line in the entry area, with 24 tables and 50 seats, the instant application being an alteration to change the one (1) service bar to a stand up bar with seven (7) seats for a total patron occupancy of 57 seats; and

iii. Whereas, the hours of operation will be 7:00 AM to 12:00 AM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CD's (i.e. no active manipulation of music – only passive prearranged music); all food and alcohol service will be by waitstaff to seated patrons only; all doors and windows will close by 9:00 PM every night (or as soon thereafter as

reasonably practicable without disturbing a seated patron); there are no TVs; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

iv. Whereas, there is roadbed seating not exceeding the business frontage operating under the temporary Open Restaurants with six (6) tables and twelve seats, all roadbed seating ending at 11 PM; 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-Premises License, with those stipulations as follows:

1. Premise will be advertised and operated as a full-service restaurant, specifically a neighborhood café serving breakfast, lunch and dinner with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Saturdays (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 premises to be operated in that manner.
5. All food and alcohol service will be to seated patrons by wait staff only.
6. Will not have televisions.
7. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the temporary Open Restaurants program on Mulberry Street. Roadbed seating not exceeding the business frontage of licensed premises consists of six (6) tables and twelve patron seats. No sidewalk seating.
8. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at 9 PM (or as soon thereafter as reasonably practicable without disturbing a seated patron) every night, allowing only for patron ingress and egress.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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 or doorman.
17. There will be no service to patrons on sidewalk, will not have exterior counters.
20. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an alteration to the existing On-Premises Restaurant License (SN# 1335294) in the name of **The Grey Dog Mulberry, Inc. d/b/a The Grey Dog, 244 Mulberry 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: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

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 bar/tavern with a full kitchen in the ground floor and basement of a C6-2-zoned, four (4)-story, mixed-use building (c. 1900) on Spring Street between Mulberry and Lafayette Streets (Block #495/Lot #43), the building falling within the designated Special Little Italy District; and

ii. Whereas, the storefront location is approximately 1,618 sq. ft., with 2,850 sq. ft. on the ground floor connected by an interior staircase to an additional 1,000 sq. ft. in the basement, the basement being used for storage only with no patron use, there will be 17 tables and 70 seats and one (1) stand up bar with 19 seats for a total interior seating occupancy of 89 seats, the Applicant stating that all service is to seated patrons; there is one (1) entry used for patron egress and ingress and two (2) exits, there are three (3) bathrooms; the Applicant presented a valid Certificate of Occupancy for the premises; there is no outdoor seating; and

iii. Whereas, the Applicant's agreed to hours of operation will be from 12 PM to 12 AM Sundays through Tuesdays, 12 AM to 1 AM Wednesdays and Thursdays and 12 PM to 2 AM Fridays and Saturdays; all doors and windows will be closed at all times 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, there will be security Thursdays through Saturdays and other times as need; and

iv. Whereas, from 2002–2021 the premises had been operated by Spring Rest. Group, LLC d/b/a Gatsby’s (SN# 1126774) with an On-Premises liquor license for what was presented to the Community Board in 2002 as a full-service Irish restaurant with a method of operation consisting of background music only and closing hours of 1 AM and 2 AM but instead had an extensive history of 311 complaints and operating with DJs and loud music and loud and rowdy customers congregating at the front of the building until all hours; and

v. Whereas, the applicant initially presented their application to this committee in June/2022 with closing hours of 2 AM and 4 AM, with residents of the building appearing both in favor and opposition to the instant application, those in opposition being rent-stabilized tenants of the building that experienced the issues with the prior operator and cited a lack of outreach by the Applicant and concerns that the instant application would have all the same issues as the prior occupant, particularly because the Applicant stated they would be similar to Gatsby’s, the Applicant agreeing to lay over the application to this month in order to do further outreach to the residents of the building; and

vi. Whereas, prior to this month’s committee meeting, the Applicant did extensive outreach with residents of the building to more fully describe their concept, clarifying that the only similarity to the prior operator was the combination of restaurant and cocktail bar but that their operation would be an elevated bar with a full kitchen, there would be no DJs, loud music, pitchers of beer , etc.; the Applicant provided specifics on the soundproofing they would use including utilizing only small speakers that would not be attached to the ceiling and would not include any subwoofers, in addition they reduced the closing time to 2 AM each night; and

vii. Whereas, at this month’s committee meeting letters were received both in favor and against the application, residents again came to speak on the instant application, those building residents speaking in favor being roommates in the 4th floor apartment, having lived in the building for approximately 1.5 years, not having experienced the repercussions of the prior operator, citing a lot of issues around building maintenance including dirty hallways, issues with trash, rats, etc. and after meeting with the Applicant they were hopeful that many of these issues would be improved, the committee being concerned that they were unfairly shifting the responsibilities of the landlord onto the Applicant, those responsibilities not being the Applicant’s to resolve; tenants from two other apartments in the building expressed appreciation for the outreach but continued to have reservations particularly with the later hours of operation; the President of Friends of Petrosino Square, representing area residents, had not received any outreach and also expressed concern about the late hours as well as the negative impact the prior operator had on the many residents of the surrounding buildings; and

ix. Whereas, there instant application also included two (2) tables and eight (8) seats on the sidewalk, the sidewalk being narrow and heavily trafficked, concerns being raised that the table adjacent to the residential entry would block the entry not allowing for safe passage into the building by its residents, the other table being located on top of the basement hatch, there never having been sidewalk seating at this location previously, the Applicant deciding to remove the sidewalk seating from the instant application; and

viii. 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, there being 81 active licensed premises within 750 feet of the subject premises, in addition to 10 pending licenses, the Applicant having done significant outreach to residents of the building, upon hearing the additional concerns about the late hours agreeing to further reduce the hours of operation at the premises, 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 on the On-Premises License for this purpose, as follows:

1. Premises will be advertised and operated as a restaurant and high-end bar / tavern but will have a full food menu with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 12 AM Sundays through Tuesdays, 12 PM to 1 AM Wednesdays and Thursdays and 12 PM to 2 AM Fridays and Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge 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 and will work with an acoustic engineer to put a sound limiter in place and tested prior to opening to ensure music is at background levels only and that no music will be audible in any adjacent residences at any time. There will be no subwoofers. Speakers will be small and there will be no speakers placed on or adjacent to the ceiling.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will ensure that the HVVAC system is in compliance with all NYC Mechanical Codes and work with the community to resolve any issues should they arise.
9. Will not have patron occupancy/service to any portion of of the basement of licensed premises.
10. Will have security Thursday through Saturday and other times as needed.
11. Will not install or have French doors, operable windows or open facades. There currently exists a half window that opens.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will ensure doorway to building lobby is an alarmed door used only as an emergency form of egress.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
18. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, or velvet ropes or barricades.
19. 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 **Mansions of Glory (Hospitality), LLC, 53 Spring 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 30 Board members in favor, and 7 in opposition (N. Avanesians, C. Dignes, R. Kessler, M. Metzger, Z. Roberts, 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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. Plus 82, Inc., d/b/a C as in Charlie, 5 Bleecker 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 Restaurant Wine License to operate fusion style Korean restaurant in the ground floor of a C6-1 with an M1-5/R7X overlay-zoned, four (4)-story, mixed-use building (c. 1869) on Bleecker Street between Lafayette and Bowery Streets (Block #529/Lot #144), the building falling within the designated Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 1,600 sq. ft., with 1,000 sq. ft. on the ground floor connected by an exterior staircase to an additional 600 sq. ft. in the basement, the basement being used for storage only with no patron use, there will be 18 tables and 36 seats and one (1) stand up bar with seven (7) seats for a total interior seating occupancy of 43 seats; there is one (1) entry used for patron egress and ingress, there is one (1) bathrooms; the Applicant presented a Letter of No Objection for the premises; and
- iii. Whereas**, the immediate previous tenant at this location (2016–2021) was Kintaro Foods, LLC, d/b/a Bessou, a Japanese restaurant with a Restaurant Wine license (SN#1294112), with closing hours no later than 11:30 PM and no outdoor seating; and
- iv. Whereas**, the hours of operation will be from 12 PM to 12 AM Saturdays and Sundays and 5 PM to 12 AM Mondays through Fridays; 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**, there will be roadbed seating with no more than nine (9) tables and 18 patron seats operating under the Open Streets program during the hours that program remains in effect on this section of Bleecker Street, there is no sidewalk seating included in this application; 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 fusion Korean restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 12 AM Saturdays and Sundays and 5 PM to 12 AM Mondays through Fridays. No patrons will remain after stated closing time.
3. Will not operate a backyard garden or any outdoor area for commercial purposes except roadbed seating with no more than nine (9) tables and 18 patron seats operating under the Open Streets program during the hours that program remains in effect on this section of Bleecker Street. There is no sidewalk seating included in this application.
4. Roadbed seating will close no later than 11 PM (all patrons will be cleared by this hour and area closed). All tables, chairs and planters in the roadbed as part of the Open Streets program will be removed at this hour. No exterior music, speakers or TVs.
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 PM every night, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
13. 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.
14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man/ recommends **denial** of the application for a new Restaurant Wine Liquor License in the name of **Plus 82, Inc., d/b/a C as in Charlie, 5 Bleecker St. 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. Omakase Lin, Inc., 120 Sullivan St. 10012 (New RW – Restaurant) (*previously unlicensed*)

- 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 new Restaurant Wine License to operate a sushi restaurant in an area zoned for residential use only (R7-2) on the ground floor of a six (6)-story tenement building (c. 1916) on Sullivan Street between Spring and Prince Streets (Block #504/Llot #26) the building falling within NYC LPC's designated Sullivan-Thompson Historic District); and
- ii. Whereas**, the ground floor premises is approximately 500 sq. ft., there are four (4) tables with eight (8) seats and one (1) sushi bar with 12 seats for a total seated patron occupancy of 20 persons; the premises has one (1) door which will serve as patron ingress and egress, there is one (1) bathroom; and
- iii. Whereas**, the Applicant's hours of operation are from 12 PM to 11 PM Sundays, 11 AM to 11 PM Mondays through Thursdays, 11 AM to 12 AM Fridays and Saturdays; music is quiet background only consisting of music from iPod/CDs; there are no televisions, 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**, there were discrepancies in the application regarding the number of seats with the questionnaire stating 14 seats but the supplied diagram indicating 20 seats, the Applicant not being clear on the exact number of seats during the meeting, the questionnaire also indicating soundproofing would be done but provided no details, the Applicant stating he did not believe soundproofing would

be necessary, concerns being raised by the public and the committee about noise travelling to the upstairs residents in this previously unlicensed tenement building, the use of a restaurant creating more noise from dining patrons and music in addition to more foot traffic than the prior retail tenants; and

v. **Whereas**, the instant application indicates that there will be no manager, the Applicant stating he will manage, along with a partner, there being no partner indicated on the instant application, it being unclear if the proposed un-named partner would have any financial interest in the business or simply be a partner in operating the proposed restaurant, the instant application indicating the Applicant would devote his time to managing the proposed licensed premises, questions being raised as to how he could do that while also managing a restaurant in Brooklyn (Sushi Lin, SN# 1305264) as well as another proposed new restaurant in a previously unlicensed location that is also in CB2, Man. with proposed hours similar in nature to the instant application which the Applicant also states he will be managing himself; and

vi. **Whereas**, members of the public appeared in opposition to a Restaurant Wine license at this location due to a number of issues including the lack of any community outreach despite the Applicant having the exact same issue being raised for another application within CB2, Man. in June/2022, the Applicant having laid over that application in order to successfully meet with the community and come to an agreement regarding their method of operation at that location, it being unclear as to why no outreach was done for the instant application; and

vii. **Whereas**, members of the public raised additional concerns about losing another retail location to a restaurant, particularly when there is a well-established sushi-restaurant across the street, albeit the instant application being more approachable, the issue regarding the oversaturation of liquor licenses in this immediate area with 25 On-Premises Liquor Licenses and 31 Beer/Wine Liquor Licenses within 750', this application being for the service of Beer and Wine only and thus not subject to the 500 ft. rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Restaurant Wine License in the name of **Omakase Lin, Inc., 120 Sullivan St. 10012**; and

BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that the licensing division reviews the ownership structure in the investment documents; 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 NYSLA.

Vote: Passed, with 30 Board members in favor, and 7 in opposition (N. Avanesians, C. Dignes, R. Kessler, M. Metzger, Z. Roberts, 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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Pubkey NYC, LLC d/b/a Pubkey, 85 Washington Pl. 10011 (OP – Bar/Tavern) (Transfer)

- 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 a new On-Premises Tavern license to operate a neighborhood bar in the basement of a non-conforming, R7-2-zoned, five (5)-story, mixed-use building (c. 1900) on Washington Place between Sixth Avenue and Washington Square West (Block #552 / Lot #71), the building falling within the Greenwich Village Historic District; and
- ii. Whereas**, the premises is located in a 1,700 sq. ft. cellar space, there will be 11 tables with 22 seats, one (1) bar with 23 seats and one counter with four (4) seats for a total seated occupancy of 49, there will be no TVs, there is one (1) entrance and two (2) exits and two (2) bathrooms; there is no outdoor seating included with the instant application, 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 in addition to there being a large Citibike station on Washington Place directly outside the premises; and
- iii. Whereas**, the premises has been operating as a bar / tavern with an On-Premises License since approximately 1935, the most recent prior occupant being Drinking with Good Dough, LLC d/b/a Formerly Crow's (SN #1261642) since 2012, the instant application including a transfer of the assets, the prior principal remaining involved in a consulting capacity to ensure a smooth transition, the method of operation remaining the same; and

iv. Whereas, the hours of operation will be from 12 PM to 2 AM Sundays through Wednesdays and 12 PM to 4 AM Thursdays through 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

vi. Whereas, despite the cellar premises having been continuously licensed since November 1, 1993 and therefore this application is not subject to the 500 foot rule requiring the Applicant to establish public interest for the license to be issued at its inception, the Applicant nonetheless did extensive outreach to the local community, receiving support from mostly all the residents in the building in addition to support from residents in adjacent buildings, additionally the Applicant has begun contributing to the block associations security, and

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

1. Premises will be advertised and operated as a neighborhood tavern with less than a full-service kitchen but will serve food during all hours of operation.
2. The hours of operation will be 12 PM to 2 AM Sundays through Wednesdays and 12 PM to 4 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge 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 close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances or velvet ropes or barricades.
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 Bar/Tavern License in the name **Pubkey NYC, LLC d/b/a Pubkey, 85 Washington Pl. 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Bar/Tavern License.

Vote: Passed, with 30 Board members in favor, and 7 in opposition (N. Avanesians, C. Dignes, R. Kessler, M. Metzger, Z. Roberts, 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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

7. **A Peaceful Corner, Inc., 393 Canal St. 10013** (OP—Bar/Tavern, Change in Method of Operation) (Karaoke) (To Include Live Music-Acoustic Quartets on Sundays 5-7pm)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022, the Applicant requested **to lay over** this application for a Change in Operation to an existing On-Premises Liquor License application to August/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 **A Peaceful Corner, Inc., 393 Canal St. 10013**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Film Forum, Inc., 209 W. Houston St. 10014 (TW–Bar/Tavern) (Movie Theater) (Temp. Retail Permit)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022, the Applicant requested **to lay over** this application for a Tavern Wine Liquor License application to August/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 **Film Forum, Inc., 209 W. Houston St. 10014**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. LLC to be Formed by Natalie Fackelmayer d/b/a Leon's, 817 Broadway, 2nd Fl. 10003 (OP-Restaurant) (DOT Open Restaurant Program-Sidewalk) (Temp. Retail Permit)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 5, 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 **LLC to be Formed by Natalie Fackelmayer d/b/a Leon's, 817 Broadway, 2nd Fl. 10003, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 428 LGT, LLC d/b/a Pending, 428 Lafayette St., Grnd. Fl. & Basement Cellar, 1st & 2nd Flrs. 10003 (OP–Restaurant) (DJ) (Patron Dancing) (Live Music-Variety Types) (Comedy, Spoken Word) (Security Personnel) (DOT Open Restaurant Program) (Temp. Retail Permit)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 5, 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 **428 LGT, LLC d/b/a Pending, 428 Lafayette St., Grnd. Fl. & Basement Cellar, 1st & 2nd Flrs. 10003**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 5, 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 **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: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. LA Residence, LLC d/b/a Pending, 132 Crosby St., 12th Fl. 10012 (OP–Catering Facility-Private Events Only)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to August/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 Pending, 132 Crosby St., 12th Fl. 10012**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on July 5, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to August/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 **Double J Operations, LLC d/b/a Kung Fu Rasta, 406 Broome St. 10013, until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Golden Noodle NY, LLC d/b/a Pending, 390 Broome St. 10013 (OP–Restaurant) (DOT Open Restaurant Program-Sidewalk) (Temp. Retail Permit)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 5, 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 **Golden Noodle NY, LLC d/b/a Pending, 390 Broome St. 10013, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. 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 July 5, 2022, the Applicant requested **to lay over** this application for a On-Premises Liquor License application to September/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed

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

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Daddo Bogich or Entity to be Formed, 359 W. Broadway 10013 (OP–Restaurant) (Freestanding Covered Structure)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 5, 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 **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 that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Friggiamo, LLC d/b/a Tutti Frutti, 120 Christopher St. 10014 (New TW — Fast Causal 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 tavern wine liquor license to operate a fast-causal restaurant specializing in Italian fried foods in a ground floor storefront located within a five-story, tenement style residential building (circa 1900) on Christopher Street between Bedford and Bleecker 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 for decades as a laundromat and cleaners, the business being displaced after the building was purchased by Steve Cronon, who in 2017 plead guilty to grand larceny and tax fraud, being infamous for his mistreatment of rent-stabilized tenants to maximize profits, the storefront location having not previously operated for eating/drinking purposes or with a liquor license; and
- iii. Whereas**, the interior storefront is approximately 745 sq. ft (380 sq. ft. ground floor and 365 sq. ft. basement with the basement being for storage purposes only), there will be a gut renovation of the existing storefront space, adding and installing a vented kitchen, with a total indoor seated patron occupancy of 8 persons, with 1 counter with 8 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 12 PM to 10 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; there will be no exterior area for the service of alcohol on the sidewalk, the sidewalk at this location being very narrow, the Applicant having plans to operate a portion of an existing, albeit temporary roadbed shed located in front of the storefront with 4 tables and 8 seats, the existing roadbed being poorly maintained and operated by an adjacent business, the roadbed structure when combined with others in the immediate area not allowing for access to the street for trash disposal; 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 Tavern Wine License, with those stipulations as follows:

1. The premises will be advertised and operated as a fast-casual restaurant, specifically a family style restaurant specializing in Italian fried foods with kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Saturday from 12 PM to 10 PM.
3. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the temporary Open Restaurants program on Christopher Street. Roadbed seating not exceeding the business frontage of licensed premises consists of four (4) tables and eight (8) patron seats. All service to roadbed will be by wait staff only. No sidewalk seating.
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 DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine liquor license to **Friggiamo, LLC d/b/a Tutti Frutti, 120 Christopher St. 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA Tavern Wine License.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Umizu Sushi, Inc. d/b/a Sushi Lin, 33 Greenwich Ave. 10014 (New TW — Restaurant)
(Previously Unlicensed location)

- i. Whereas**, the Applicant and the Applicant's Representative 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 family restaurant that will focus on sushi in a ground floor storefront located within a thirteen-story residential building (circa 1961) on Greenwich Avenue between Charles and West 10th 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 for years as a nail salon, the storefront location having not previously operated for eating/drinking purposes or with a liquor license; and
- iii. Whereas**, the interior storefront is approximately 550 sq. ft., there will be a gut renovation of the existing storefront space, without adding and installing a full-service, vented kitchen, with a total indoor seated patron occupancy of 14 persons, with 1 sushi bar/counter with 12 patron seats and 1 table with 2 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 Thursday from 11 AM to 11 PM and Fridays/Saturdays from 11 AM to 12 AM, music in the interior will be background only, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no operable windows or French doors; there will be no exterior area for the service of alcohol on the sidewalk; and,

v. Whereas, this application was postponed for the Applicant to meet with the local Block Association and the neighbors living immediately above the storefront location, the Applicant agreeing to provide soundproofing into the ceiling/walls and to perform tests to monitor sound intrusions to existing residents, ultimately agreeing to stipulations to alleviate the noise impacts from the new establishment, the location having never been occupied for eating and drinking purposes in the past, there being numerous problems and intrusions to resident living in this area in the past, and currently, with other eating/drinking establishments on Greenwich Avenue; and,

vi. Whereas, the Applicant also 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 family style sushi restaurant with kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Thursday from 11 AM to 11 PM and Fridays/Saturdays from 11 AM to 12 AM.
3. Will not operate a backyard garden or any outdoor area for commercial purposes, including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
4. Reservation system in use at all times.
5. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
6. Will not install or have French doors, operable windows or open façades.
7. Will keep closed all doors & windows at all times.
8. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
9. 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.
10. Will not have TVs.
11. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
12. Will install soundproofing (ceiling and walls throughout) with certified acoustical consultant who will perform commissioning tests with its neighbors.
13. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
14. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
16. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
18. All June 22, 2022 stipulations with the West 10th Street and Greenwich Avenue neighbors will be incorporated into this agreement.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Tavern Wine liquor license to **Umizu Sushi, Inc. d/b/a Sushi Lin, 33 Greenwich Ave. 10014** unless the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA Tavern Wine License.

Vote: Passed, with 30 Board members in favor, and 7 in opposition (N. Avanesians, C. Dignes, R. Kessler, M. Metzger, Z. Roberts, 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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. IFC Theatres, LLC d/b/a IFC Center, 323-327 Ave. of Americas 10014 (New TW – Movie Theater)

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 a new tavern wine liquor license to continue operate a movie theater in a three-story commercial building (circa 1920) on Sixth Avenue between West 3rd and West 4th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District with its rear side facing Cornelia Street; and,

ii. Whereas, the Applicant has been operating for years as a movie theater and the method of operation as movie theater remains the same; and,

iii. Whereas, there are multiple interior theaters located on multiple floors, with 480 seats in a combined 10,140 sq. ft. space, the Applicant seeking to add beer and wine service to its customers, who will consume all alcoholic drinks in their seats; and

iv. Whereas, the hours of operation for the service of alcohol to customers will be Sunday to Thursday from 10:30 AM to 10 PM and Fridays/Saturdays from 10:30 AM to 12 AM, there is professionally designed soundproofing, already existing, there will be occasional live music, but there will not be DJs, no promoted events, no cover fees, no operable windows or French doors and no exterior area for the service of alcohol on the sidewalk; and,

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

1. The premises will be advertised and operated as a movie theater.
2. The interior hours of operation will be the service of alcohol to customers will be Sunday to Thursday from 10:30 AM to 10 PM and Fridays/Saturdays from 10:30 AM to 12 AM.
3. Will not operate a backyard garden or any outdoor area for commercial purposes, including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
4. Will not install or have French doors, operable windows or open façades.
5. Will keep closed all doors & windows at all times.
6. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
7. The premises will not have DJ's, dancing, promoted events, or any event where a cover fee is charged.
8. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine liquor license to **IFC Theatres, LLC d/b/a IFC Center, 323-327 Ave. of Americas 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA Tavern Wine License.

Vote: Passed, with 30 Board members in favor, and 7 in opposition (N. Avanesians, C. Dignes, R. Kessler, M. Metzger, Z. Roberts, 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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Turks & Frogs, LLC 323 W. 11th St. 10014 (New OP – Wine Bar)

- 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 continue to operate a wine bar in a ground floor storefront located in five-story residential building (circa 1900) in residentially zoned district on West 11th Street between Washington and Greenwich Streets, this building also falling within NYC LPC's designated Greenwich Village Historic District; and,
- ii. Whereas**, the Applicant has been operating a wine bar with a limited menu, serving salads, small bites, flatbreads, cheese and charcuterie, the method of operation will remain the same as a wine bar specializing in the service of wine products, and 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 interior premises is approximately 700 sq. ft. on the ground floor with 16 tables and 34 seats and 1 bar with 6 seats for a total patron capacity of 40, there is a small office space in the basement, used for storage purposes but there is no patron use or service in the basement, there is no sidewalk café but there is an existing roadway shed built during the Covid Pandemic for a temporary basis, the roadbed structure being shared with the Applicant second business, located in a separate storefront albeit immediately next door, at 325 West 11th St., operating as the Orient Express, a Cocktail Bar, with the roadway shed being split between the two businesses, with 9 tables and 18 seats; the Orient Express storefront also having a small sidewalk café space consisting of 2 tables and 6 seats; and,

iv. Whereas, the Applicant’s hours of operation will be Sunday to Thursday from 5 PM to 12 AM and Friday to Saturday from 5 PM to 1AM, the roadway sidewalk café seating will close at 11 PM every night, music for the interior premise 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 DJ’s, 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, there was opposition to this application, and more specifically the exterior service of alcohol to the roadbed structure and sidewalk café, the Applicant having operated on the exterior roadbed and sidewalk café late at night and beyond 11 PM, creating unwanted noise, disruption and intrusions to neighbors where no such exterior seating for commercial eating and drinking previously existed, prior to the Covid Pandemic, this particular area and block being zoned residential (R6) only; and,

vi. Whereas, to ameliorate such late-night intrusions of noise, the Applicant agreed to close his exterior operations—currently granted due to the pandemic for a temporary and limited time period but not on a permanent basis—by 11 pm every night, and 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 wine bar specializing in the service of wine products with menu available until closing every night.
2. The hours of operation will be Sunday to Thursday from 5 PM to 12 AM and Friday to Saturday from 5 PM to 1AM. 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 purposes except for roadbed seating operating under the temporary Open Restaurants program on West 11th Street. Roadbed seating not exceeding the business frontage of licensed premises, in combination with Orient Express, at 325 West 11th Street, consisting of no more than nine (9) tables and eighteen (18) patron seats. Sidewalk café located immediately adjacent to the storefront in front of 325 West 11th Street, consisting of no more than two (2) tables and six (6) patron seats and leaving a minimum clearance of 8' to the curbside for pedestrian passage.
4. Roadbed and Sidewalk café seating will close and end no later than 11:00 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/CD’s (i.e. no active manipulation of music – only passive prearranged music). No music will be audible in any adjacent residences at any time.
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.

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, there being 42 active licensed premises within 750 feet of the subject premises, in addition to 3 pending licenses, the Applicant having operated at this location for a number of years, the method of operation and hours for the interior premises not changing, the exterior uses/occupancy in the residentially zoned area being permitted only on a temporary basis due to a pandemic, and while there have been complaints to the late night use/occupancy for exterior roadbed and sidewalk café, the Applicant has agreed to ameliorate those complaints into the future by agreeing to close all exterior operations by 11 PM every night;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise Liquor License for **Turks & Frogs, LLC 323 W. 11th 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: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

- i. Whereas**, the Applicant appeared before CB2, Manhattan's SLA Licensing Committee for a new on-premise liquor license to continue to operate a pizzeria in a roughly 350 sq. ft. ground floor storefront within a five-story mixed use building (circa 1900) on Christopher Street between Bedford and Bleecker Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,
- ii. Whereas**, the Applicant has been operating a pizzeria at this location since 2020, including serving pizza by the slice, with a significant delivery service, the method of operation being as a pizzeria selling pizza by the slice and by the whole pie, the Applicant proposing to incorporate a bartender and full bar for mixed drinks and classic cocktails behind the existing pizza counter; and,
- iii. Whereas**, when the Applicant originally appeared before CB2, Man. for a restaurant wine license in November/2020, he did so on multiple occasions, and for the purpose of seeking to demonstrate that there was patron access to a bathroom located in the rear of premises beyond and behind the pizza counter, the beer and wine license being contingent upon the Applicant establishing clear access for patrons in a safe manner past the hot oven to a bathroom, the Applicant assuring CB2 Manhattan that he would be able to do so, providing clear passage in a safe way with such passage being posted in signage prominently displayed within the storefront for this purpose; and,
- iv. Whereas**, despite such promises, the Applicant acknowledged and admitted that he has never created any access for his patrons to use any bathroom within the licensed premises, much less safe access to one; and,

v. **Whereas**, the pizzeria has only counter seating running along a wall inside the licensed premises and has been using a roadbed shed with 4 tables and 12 seats, albeit without waitstaff service for the service of alcohol; and,

vi. **Whereas**, the hours of operation will continue to Sunday through Saturday from 11:00 AM to 12:00 AM with background music within the interior only, the exterior roadbed closing by 11:00 PM every night, no TVs; and,

vii. **Whereas**, there was opposition to this application voiced by the West Village Residents Association, this particular storefront premise/location having never held an on premise liquor license in the past, the Applicant not meeting the basic requirement of having an accessible patron bathroom for its own patrons, a pizzeria not being appropriate method of operation for the service of spirits via open bar, the particular area where the license is being sought is already greatly saturated with late night drinking establishments and bars, with there being 68 active liquor licenses within 750 feet of this particular location, and 8 pending licenses, there also being objections voiced regarding the landlord for the building where the license is being sought, the landlord being Steve Cronon, who is well-known for his mistreatment of rent-stabilized tenants to maximize his individual profits, and whose ownership and stewardship in this building has systematically displaced each of the multiple storefront businesses with liquor licenses; and,

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 in this area and at this location, there being significant objections raised in this application that cannot be resolved in a reasonable manner; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the new on-premise liquor license application for **The Village Square Pizza II, Inc. d/b/a Village Square Pizza, 118 Christopher St. 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: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Puttery Manhattan, LP d/b/a Puttery, 446 W. 14th St. 10014 (New OP – indoor mini golf venue with previously unlicensed rooftop)

i. Whereas, the Applicant and the Applicant's Attorney and other Representatives appeared before CB2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for new on premise liquor license to operate an indoor mini golf venue, with immersive rooms using a restaurant/bar concept with full service kitchen, and craft cocktails on three floors, cellar and rooftop of a three story commercial building (circa 1936) on 14th Street between Washington and 10th Avenue, the building falling within the historic Gansevoort Market Historic District; and,

ii. Whereas, the entire building and rooftop have never been previously licensed for the service of alcohol or for eating/drinking purposes except that there was a liquor license (Ethos Lab d/b/a The Woodstock) on the ground floor and basement within the same building, albeit on a seasonal basis only, during the winters of 2017 and 2018; and,

iii. Whereas, the instant application seeks to operate within the entire 24,000 sq. ft. building and rooftop, with the basement/cellar containing a 13 tables with 60 seats, 1 stand up bar with an additional 8 seats for 68 patron seats, the first floor will consist of a full service kitchen, entry and lobby space with no service to patrons, the second floor will consist of a portion of a mini golf course with 10 additional tables with 42 patron seats, the third floor will again consist of a portion of mini golf course with 9 tables and 38 patron seats and 1 stand up bar with 10 additional seats, the 4,738 sq. ft. rooftop consisting of 1 stand up bar with 10 seats, 25 tables with 108 seats for a total rooftop seating capacity of 118 patrons, the rooftop also having a proposed standing capacity/occupant load of 186 person; and,

iv. Whereas, there is also a glass enclosure proposed for the rooftop but it has not been built so there remain questions whether the requisite permits could be obtained for the erection of the enclosure into the future; and,

v. Whereas, Puttery currently operates other similar indoor mini golf entertainment venues in other cities, including Charlotte, N.C., Dallas, TX. and Washington D.C.; and,

vi. Whereas, the interior hours of operation will be Sundays 12 PM to 12 AM, Monday to Wednesday from 4 PM to 12 AM, Thursdays from 4 PM to 2AM, Fridays and Saturdays from 11 AM to 2 AM, music for the interior will at times be background music, but there will also be live music and DJs at entertainment music level, all doors and windows will be closed at all times and there will be no dancing, no event where a cover fee is charged, no ropes or metal barricades on the sidewalk to contain patrons and a reservation system will be in place at all times and entry will be only for those over the age of 21; and,

vii. Whereas, the rooftop space will close by 11 PM Sunday to Thursday and by 12 AM Fridays and Saturdays, there will be no music played on the rooftop at any time, no TVs, no projectors and no speakers installed on the rooftop; and,

viii. Whereas, the Applicant also executed/had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation for the on-premise liquor license, with those stipulations as follows:

1. The establishment will be advertised and operated an indoor mini golf venue, immersive rooms, restaurant/bar concept with full-service kitchen, and craft cocktails on three floors, cellar and rooftop.
2. Entry is to patrons over the age of 21 only.
3. The hours of operation for cellar, first, second and third floors will be Sunday 12 PM to 12 AM, Monday to Wednesday from 4 PM to 12 AM, Thursdays and Fridays from 4 PM to 2AM and Saturdays from 12 PM to 2 AM. All patrons will be cleared from the premises and no patrons will remain after stated closing time.
4. The rooftop will close by 11 PM Sunday to Thursday and by 12 AM Fridays and Saturdays. All patrons will be cleared from the rooftop and no patrons will remain after stated basement closing time.
5. The premises will not operate or serve alcohol to any outdoor area except for the rooftop.
6. There will be no DJs, music, no speakers, TVs, projectors or monitors on the rooftop.
7. Reservation system in use at all times; all patrons will wait in designated area inside licensed premise.
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. The Licensee will obtain all required certificates, permits and related documents including a Certificate of Occupancy prior to opening and will keep current all certificates, permits and related documents.
10. The kitchen will remain open and the full food menu available until 30 minutes before closing time.
11. The premises and all mechanicals will comply with all NYC Noise Codes.
12. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. There will be no dancing, no event where a cover fee is charged or scheduled performance.
14. There will be no velvet ropes or barricades used to control patrons.
15. Will work with ride share companies to coordinate pickup and drop off location to ameliorate congestion on 14th Street and its surrounds.

16. Will roll down walls/doors to roof glass structure by 10 PM every night.

ix. **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 and gradually increasing number of licensed establishments in the immediate area, especially those seeking to add an ancillary rooftop for eating and drinking purposes, those rooftop venues having caused, and generated, significant noise complaints and intrusions to those living in the surrounding community over the last two decades; and,

x. **Whereas**, in this case the Applicant worked closely with its neighbors and with this Community Board to reduce the potential impacts of its use of the rooftop space via its agreements, stated closing hours and stipulations, as more fully stated above, establishing that the public interest standard could be served in its case;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise Liquor License for **Puttery Manhattan, LP d/b/a Puttery, 446 W. 14th St. 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premise Liquor License.

Vote: Unanimous, with 37 Board members in favor.

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



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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 27, 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 July 21, 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:

23. Carmine Street Beers, Inc. d/b/a Carmine Street Beers, 52A Carmine St. 10014 (TW-Bar/Tavern) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022, the Applicant agreed **to lay over** this application to August/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 **Carmine Street Beers, Inc. d/b/a Carmine Street Beers, 52A Carmine 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: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022, the Applicant agreed **to lay over** this application over to August/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 **Waverly Restaurant-Diner Ltd., 385 6th Ave. until** CB2, Man. has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014 (OP-Bar/Tavern)
(laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022, the Applicant agreed **to lay over** this application over to August/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 **Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson 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: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

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

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **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: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. 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 July 7, 2022, the Applicant agreed **to lay over** this application to August/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2, Man. should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **De Molinari Seventh Avenue, Inc. d/b/a Saint George, 74 7th Ave. So. 10014** **until** CB2, Man. has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



Antony Wong, *Treasurer*
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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. 181 Waverly Italian, LLC d/b/a TBD, 181 Waverly Pl. 10014 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022, the Applicant agreed **to lay over** this application to August/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 **181 Waverly Italian, LLC d/b/a TBD, 181 Waverly Pl. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



Antony Wong, *Treasurer*
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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. 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 July 7, 2022, the Applicant agreed **to lay over** this application to August/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, Man. has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



Antony Wong, *Treasurer*
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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

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

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **APMG (Meatpacking), LLC d/b/a AP House NYC, 52-58 Gansevoort 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: Unanimous, with 37 Board members in favor.

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



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

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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. Serafina 117 7th Ave. So., LLC, Serafina 117 7th Avenue South 10014 (New OP-Restaurant) (laid over)

Whereas, after this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022, the Applicant requested reconsideration and agreed **to lay over** this application to August/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 **Serafina 117 7th Ave. So., LLC, Serafina 117 7th Avenue South 10014 until** CB2, Man. has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

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



Antony Wong, *Treasurer*
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 27, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. Bleecker Enterprises, LLC d/b/a Little Charli, 271 Bleecker St. 10014 (RW-Restaurant) (failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022, the Applicant **failed to appear** and provided no further information regarding this application despite repeated inquiries;

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 **Bleecker Enterprises, LLC d/b/a Little Charli, 271 Bleecker 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: Unanimous, with 37 Board members in favor.

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

Sincerely,



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



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



Jeannine Kiely, Chair
Community Board #2, Manhattan

JK/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. 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