

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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Antony Wong, *Treasurer*
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Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. AV Sullivan, LLC d/b/a All'Antico Vinaio, 225 Sullivan St. 10012 (New 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 application to the NYS Liquor Authority for a new Tavern Wine License to operate an artisanal sandwich shop with roots in Florence, Italy on the ground floor of a R7-2-zoned, five (5)-story mixed-use tenement style building (c. 1887) on Sullivan Street between West 3rd and Bleecker Streets (Block #539/Lot #9) the building falling within NYC LPC's designated South Village Historic District; and

ii. Whereas, the ground floor premises is approximately 950 sq. ft. consisting of 500 sq. ft. on the ground floor and 450 sq. ft. in the basement, the two floors connected by an exterior stairway, there will be no patron use of the basement, the basement being for storage and office use only; there will be one (1) food counter with approximately six (6) seats for an interior seated occupancy of six (6) persons, there are no additional tables or stand-up bars; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; there will be no sidewalk café or roadbed seating operating under the temporary Open Restaurants program; and

iii. Whereas, the hours of operation will be from 11:30 AM to 11:00 PM Sundays through Saturdays (7 days a week); there are operable casement windows but all doors and windows will be closed at all times; 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

iv **Whereas**, the licensed premises had been operated from approximately 2001 to 2020 as a café and wine bar known as Caffe Valdino, Inc. d/b/a V Bar (SN# 1029155) with closing hours of 11:00 PM, there having been multiple disciplinary actions brought against that licensee as well as complaints from residents regarding noise from the open windows and difficulty navigating the sidewalk in front of the premises due to the sidewalk hatch to the basement often being left open, the current applicant taking steps to ameliorate those issues; 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 an artisanal sandwich shop with roots in Florence, Italy operating with less than a full-service kitchen, but will operate with the full food menu available during all hours of operation.
2. The hours of operation will be 11:30 AM to 11:00 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or 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 place cones and/or plastic barrier in front of sidewalk hatch when it is open and will keep it closed when not in immediate use.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. 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, Manhattan prior to submitting changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License in the name of **AV Sullivan, LLC d/b/a All’Antico Vinaio, 225 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: Passed, with 43 Board members in favor, and 1 abstention (J. Liff).

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



Antony Wong, *Treasurer*
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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Ondo Omakase, Inc. d/b/a Ondo Omakase, 301 Elizabeth 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 a new Restaurant Wine License to operate a Japanese omakase and sushi restaurant on the ground floor of a C6-2, C6-3-zoned, 12-story mixed-use building (c. 1991) on Elizabeth Street between Bleecker and West Houston Streets (Block #521/Lot #45), the building falling within the SoHo-Cast Iron Historic District; and

ii. Whereas, the ground floor premises is approximately 1,200 sq. ft.; there will be one (1) food counter with approximately 14 seats for an interior seated occupancy of 14 persons, there are no additional tables or stand-up bars; the premises has two (2) doors which will serve as patron ingress and egress, one additional door for emergency exit only and two (2) bathrooms; 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

iii. Whereas, the hours of operation will be from 5:30 PM to 10:00 PM Sundays through Saturdays (7 days a week); there will be no sidewalk café or roadbed seating operating under the temporary Open Restaurants program; 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

iv. **Whereas**, the premises is a combination of two previously unlicensed locations, the immediate past tenants being a small grocery store and a cleaners, there being concerns that this relatively short, quiet, primarily residential block has seen a turnover of most of its ground floor retail in the past two to three years from dry retail to eating and drinking establishments and the impacts that creates on quality of life issues for local residents in both lack of local services and increase in noise; this application being for the service of beer and wine only and thus not subject to the 500-foot rule, the instant application having already opened, the small number of seats, limited hours of operation and early closing hours while creating an impact on quality of life for local residents, the impact is less than what might otherwise be felt under a different method of operation; 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 Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a Japanese omakase and sushi restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5:30 PM to 10:00 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or 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 not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to the service of beer and/or wine.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
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, or velvet ropes or barricades
14. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License in the name of **Ondo Omakase, Inc. d/b/a Ondo Omakase, 301 Elizabeth St. 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Passed, with 43 Board members in favor, and 1 abstention (J. Liff).

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



Antony Wong, *Treasurer*
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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Saito LLC, d/b/a Saito, 70 Kenmare Street – Store #5 and #6 10012 (RW–Municipal Extension)

i. Whereas, the Applicant and Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committees #1 via video conference to present an application to the NYS Liquor Authority to add a Municipal Extension (Sidewalk seating) to its pending Restaurant Wine License (SN# 1341650), the Applicant having appeared before CB2, Man. in January/2021 for its Restaurant Wine license and receiving a unanimous positive recommendation at CB2, Manhattan's January/2021 full board meeting; the Applicant will operate a full-service Japanese restaurant in the ground floor of a C6-1 zoned, six (6)-story mixed-use building constructed in 1900 on Kenmare Street between Mott and Mulberry Streets (Block #480/Lot#4), the building falling within the Special Little Italy District; and

ii. Whereas, the storefront is approximately 870 sq. ft., comprised of a ground floor of approximately 470 sq. ft. connected by an interior staircase to a cellar of approximately 400 sq. ft. which will be used for storage purposes only, no patron use; the space will have three (3) tables with eight (8) seats and one (1) bar with ten (10) seats for a total seated occupancy of 18 persons; the premises has (1) door which will serve as patron ingress and egress and one (1) bathroom; and

iii. Whereas, the Applicant's agreed to hours of operation are 5:00 PM to 12:00 AM seven days a week; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

iii. Whereas, the instant application is to add sidewalk seating located adjacent to the premises to be licensed consisting of no more than eight (8) tables and 19 seats and leaving a minimum 8' pedestrian clear path on the curbside; 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 Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service Japanese restaurant with Pacific-Atlantic seafood delicacies with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5:00 PM to 12:00 AM seven days a week. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not have any televisions.
5. It will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 8 tables and 19 patron seats. No roadbed seating.
7. Sidewalk café will close no later than 10:00 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will close all doors and windows at all times.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will not seek to upgrade to a full on-premise license in the future
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License in the name of **Saito LLC, d/b/a Saito, 70 Kenmare Street – Store #5 and #6 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 Restaurant Wine License.

Vote: Unanimous, with 44 Board members in favor.

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



Antony Wong, *Treasurer*
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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. Dr. Smood New York, LLC d/b/a Dr. Smood, 470 Broome St. aka 55-½ Greene St. 10013 (New TW–Tavern) (previously unlicensed)

- i. Whereas**, the Applicant and the Manager appeared before CB2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate an all-day café focusing on organic and seasonal ingredients on the ground floor of a M1-5A-zoned, 5-story mixed-use building (c. 1867, altered 2003, 2006) on Broome Street between Greene and Wooster Streets (Block #486/Lot #7502), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District; and
- ii. Whereas**, the ground floor premises is approximately 1,080 sq. ft.; there are 10 tables and 30 seats for a total interior seated patron occupancy of 30 persons, there are no additional tables or stand-up bars; the premises has one (1) door which will serve as patron ingress and egress, and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be from 8:00 AM to 9:00 PM Sundays through Saturdays (7 days a week); there will be a sidewalk café operating under the temporary Open Restaurants program with four (4) tables and eight (8) seats; 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

iv. **Whereas**, the Applicant, who has been open and operating the café at this location for approximately five (5) years without a liquor license, stated that based on the positive feedback from their customers and in what they experienced through the Covid-19 pandemic they are planning to elevate the dining experience slightly by making the interior environment be a bit more bistro-like and felt that the addition of organic wine and beer would complement the new dining experience; and

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

1. Premises will be advertised and operated as a healthy food café focusing on organic and seasonal ingredients with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 8:00 PM to 9:00 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats. No roadbed seating.
5. Sidewalk café will close no later than 9:00 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. 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.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
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 Tavern Wine License in the name of **Dr. Smood New York, LLC d/b/a Dr. Smood, 470 Broome St. aka 55-½ Greene St. 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Tavern Wine License.

Vote: Unanimous in favor., with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 1 W3, LLC d/b/a TBD, 1 W. 3rd St. 10012 (OP–Restaurant) (*renotification*)

- i. Whereas**, the instant application was originally heard in December/2021 and the positive recommendation of CB2, Manhattan’s SLA Licensing Committee was unanimously approved by CB2, Manhattan’s full board at its December/2021 meeting; and
- ii. Whereas**, prior to CB2, Manhattan’s SLA Licensing Committee Meeting on September 14, 2022, the Applicant’s Attorney notified CB2, Man. that the NYSLA requested a renotification to Community Board 2 using the updated 30-day Advance Notice Form (rev12302021), there being no changes to the application itself, the Applicant having signed stipulations with CB2, Manhattan therefore attendance at the meeting was waived;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Restaurant License in the name of **1 W3, LLC d/b/a TBD, 1 W. 3rd St. 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the On-Premises Restaurant License.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair



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

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 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:

6. **Cui Ping Huang, Eggcellent New York, Inc. d/b/a Ja Moy, 208 Thompson St. 10012 (RW–Restaurant) (Freestanding Covered Structure) (failed to appear)**

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 14, 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 NYSLA **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 **Cui Ping Huang, Eggcellent New York, Inc. d/b/a Ja Moy, 208 Thompson St. 10012 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



Antony Wong, *Treasurer*
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NY State Liquor Authority
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 66 Greene LLC, fka An Entity to be Formed by Alexander Grant d/b/a TBD, 66 Greene St. 10012, Grnd. Fl. & Bsmt. (TW–Clothing Store with Café)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022, the Applicant requested **to lay over** this application for a Tavern Wine License to October/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **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 **66 Greene LLC, fka An Entity to be Formed by Alexander Grant d/b/a TBD, 66 Greene 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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. One Tree Hill, LLC d/b/a Westerly, 39 E. 13th St., 6th Fl. 10003 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022, the Applicant requested **to lay over** this application for a Restaurant Wine License to October/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **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 **One Tree Hill, LLC d/b/a Westerly, 39 E. 13th St., 6th 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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Pappas OG, LLC d/b/a Pappas Taverna, 103-105 MacDougal St. 10012 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022, the Applicant requested **to lay over** this application for a Restaurant Wine License to October/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **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 **Pappas OG, LLC d/b/a Pappas Taverna, 103-105 MacDougal 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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



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

Community Board No. 2, Manhattan

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 357 W. Broadway, LLC, 357 W. Broadway 10013 Grnd., 2nd & 3rd Flrs. (RW–Restaurant)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022, the Applicants failed to appear, instead sending an Operations Manager, who thereafter requested **to lay over** this application to October/2022, at which point the operations manager will appear along with a principal, affirming that the Applicant would not file its application to the NYSLA until they are ready to proceed before this Community Board and present their application;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **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 **357 W. Broadway, LLC, 357 W. Broadway 10013 Grnd., 2nd & 3rd Flrs**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Westside Museum, LLC d/b/a To Be Determined, 427 Broadway 10013 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022, the Applicant requested to **withdraw** their application for an On-Premises Restaurant License and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **deny** any type of proposed on-premises license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Double J Operations, LLC d/b/a Kung Fu Rasta, 406 Broome St. 10013 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022, the Applicant requested **to lay over** this application for a On-Premises Restaurant License to October/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Hiro Nishida d/b/a Sushidelic, 177 Lafayette St. 10013 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022,, the Applicant requested to **withdraw** their application for an On-Premises Restaurant License and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **deny** any type of proposed on-premises license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Hiro Nishida d/b/a Sushidelic, 177 Lafayette 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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. EVOL Management, LLC d/b/a Evol, 393 Canal St., 2nd Fl. 10013 (OP–Restaurant)

Whereas, immediately following this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022, the Applicant requested to **withdraw** their application for an On-Premises Restaurant License and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **deny** any type of proposed on-premises license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **EVOL Management, LLC d/b/a Evol, 393 Canal St., 2nd Fl. 10013**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Saint Jane, LLC d/b/a Saint Jane, 210 Bowery 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 13, 2022, the Applicant requested to **withdraw** their application for an On-Premises Restaurant License and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **deny** any type of proposed on-premises license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Saint Jane, LLC d/b/a Saint Jane, 210 Bowery 10012**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Arthur & Sons NY Italian, LLC d/b/a Pending, 38-40 8th Ave. 10014 (Alteration to add adjacent storefront—Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee for an alteration application to an existing on premise liquor license to add the adjacent storefront and continue to operate a full service Italian restaurant within two ground floor store fronts located in the same four story townhouse building (circa 1842) on Eighth Avenue at the corner and intersection with West 4th and Jane Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront to be added is located immediately adjacent on the corner of Eighth Avenue at its intersection with West 4th and Jane Streets, was operated from 2018 as a gallery for art, prior to that as Li-Lac Chocolates (from 2005 to approximately 2018) and has never previously been operated for eating and drinking or licensed for the service of alcohol, the storefront to be added being roughly 400 sq. ft. premise with the purpose to expand the interior footprint of the restaurant, the method of operation as a restaurant not changing; and,

iii. Whereas, the combined restaurant will have 21 tables and 60 table seats, 1 bar with 6 seats; there is 1 patron entrance located on Eighth Avenue, the storefront extending in the rear to West 4th Street, where there is another single doorway that leads from the back of the restaurant and will service a sidewalk café with no more than 7 tables and 14 seats, with all exterior tables being located immediately adjacent to and placed against the rear façade of the townhouse building, the service of alcohol to the exterior sidewalk not extending beyond the two residential entrances on either side of the townhouse on West 4th St.; there will be no roadbed seating or structure built in the roadway, the front and rear façades to the townhouse storefronts being fixed and without French doors or operable windows; and,

iv. **Whereas**, the hours of operation for the interior will remain the same and will be Sunday to Thursday from 11 AM to 11 PM and Fridays and Saturdays from 11 AM to 12 AM, music will be quiet background only, the sidewalk café will close by 10 PM every night with no exterior music, there will be no roadbed service, and there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

v. **Whereas**, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the on premise license stating that:

1. The licensed premises will be advertised and operated as a full-service, classic Italian neighborhood restaurant with full menu items available until closing every night.
2. The hours of operation will be Sunday to Thursday from 11 AM to 11 PM and Fridays and Saturdays from 11 AM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. Will not operate a backyard garden or other outdoor area for commercial purposes except for sidewalk café operating under the temporary Outdoor Restaurants program located immediately adjacent to storefront on West 4th Street only, and with no more than 7 tables and 14 patron seats. No roadbed seating.
6. Sidewalk café will close by 10 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
7. Will not install or have French doors, operable windows or open facades.
8. Will close all windows and doors by 10 PM every night.
9. No patron occupancy/service to any portion of the subbasement/cellar to licensed premises.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. The premises will not have dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
12. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
13. Will not make changes to the existing façade except to change signage or awning.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to SLA.
17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
18. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an alteration application for an existing On Premise License for **Arthur & Sons NY Italian, LLC d/b/a Pending, 38-40 8th Ave. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Velveteen Rabbit, LLC d/b/a Bird Dog, 525 Hudson St. 10014 (New RW — Restaurant)

i. Whereas, the Applicants and the Applicants' Attorney appeared before CB2, Manhattan's SLA Licensing Committee for a new Restaurant Wine liquor license to operate a full-service restaurant within a ground floor store front located in a five-story tenement style residential building (circa 1888) on Hudson Street between West 10th and Charles Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, this storefront location was previously operated as a restaurant known as Flip Sigi (2nd City West Village Ser. #1294537), the interior storefront being roughly 450 sq. ft. premise with 6 tables and 14 table seats, 1 bar with 4 seats; there is 1 patron entrance located on Hudson Street, storefront's infill design being fixed and without French doors or operable windows, there will be a small sidewalk café with 2 tables and 4 seats, with all the tables being located immediately adjacent to and placed against the storefront's front façade; there will be no roadbed seating or structure built in the roadway on Hudson Street; and,

iii. Whereas, the agreed-upon hours of operation for the interior will be Sundays from 10 AM to 10 PM, Mondays to Thursdays from 4 PM to 11 PM, Fridays from 4 PM to 12 AM and Saturdays from 10 AM to 12 AM, music in the interior will be quiet background only, the sidewalk café will close by 10 PM every night, there will be no roadbed service, and there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, the Applicant originally appeared before CB2, Man. in October/2021 for an On-Premises license, the full board of CB2, Manhattan voting unanimously in favor of the Applicant, the method of operation being the same, the Applicant changing the license class in order to add alcohol service sooner; and

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

1. The licensed premises will be advertised and operated as a full-service restaurant with a focus on southern cuisine with an emphasis on homemade pasta with full menu items available until closing every night.
2. The hours of operation will be Sundays from 10 AM to 10 PM, Mondays to Thursdays from 4 PM to 11 PM, Fridays from 4 PM to 12 AM and Saturdays from 10 AM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. Will not operate a backyard garden or other outdoor area for commercial purposes except for sidewalk café operating under the temporary Outdoor Restaurants program located immediately adjacent to storefront , leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 2 tables and 4 patron seats. No roadbed seating.
6. Sidewalk café will close by 10 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
7. Will not install or have French doors, operable windows or open facades.
8. Will close all windows and doors by 10 PM every night.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
10. The premises will not have dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will not make changes to the existing façade except to change signage or awning.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to SLA.
17. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an application for a Restaurant Wine Liquor License for **Velveteen Rabbit, LLC d/b/a Bird Dog, 525 Hudson St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014 (OP-Tavern)
(Alteration to add adjacent storefront to licensed premise)

i. Whereas, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for an alteration of an existing on-premise liquor license for the purpose of expanding and adding an adjacent storefront located in a the same building to licensed premise; and,

ii. Whereas, the Licensee and Applicant operates a cigar bar in the southern storefront of 636 Hudson Street, and plans to expand the bar to the contiguous storefront to its north, previously operated for years as a retail clothing boutique for women known as Annelore that closed by 7:00 PM, by building an interior doorway between the two storefronts, the two storefronts being located in a five-story tenement style apartment building (circa 1900) on Hudson Street between Horatio and Janes Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

iii. Whereas, no plans were provided for the existing cigar bar, which according to the Application is 700 sq. ft. (500 sq. ft. ground floor and 200 sq. ft. basement), has 1 stand up bar with 12 seats, 10 tables with 22 patron seats for a total seating capacity of 30, with the second northern storefront to be added being roughly 650 sq. ft. (400 sq. ft. first floor and 250 sq. ft. basement), where there will be 15 additional tables and 30 additional patron seats for a total interior seating capacity of the combined storefronts of 60 interior patron seats; and,

iv. Whereas, the hours of operation for the previously unlicensed northern storefront will be from 5:00 PM to 12:00 AM Sunday through Thursday and from 5:00 PM to 1:00 AM Fridays and Saturdays, albeit smoke free, in contradiction to the existing bar's legacy business, with the interior doorway between the two storefronts being designed to maintain a smoke free environment within the northern storefront, and

v. Whereas, the hours of operation for the existing southern storefront will be from 5:00 PM to 2:00 AM Sunday through Thursday and from 5:00 PM to 3:00 AM Fridays and Saturdays, the door connecting the two storefronts will be closed at the time that the northern storefront closes each night, there will be 2 patron bathrooms – 1 in each storefront, two TVs in the southern storefront, all facades remaining fixed in both storefronts, and without the installation of operable windows or French doors, music on the interior being at background levels only, with no DJs, no promoted events, no scheduled performances or cover fees, there is a sidewalk café with 4 tables and 8 seats located in front of the pre-existing southern storefront with no speakers or music in the sidewalk café; and

vi. Whereas, there was opposition to this application as it related to a non-conforming, temporary shed built in the roadway separated from the roadway curb by a bike lane, as well as late night noise coming from the exterior seating in front of the bar over the years and during the pandemic, as well as additional concerns regarding smoke exhaust coming from the ventilation systems of the existing cigar bar in the rear of the building; and,

vii. Whereas, in response to said complaints, the licensee agreed not to have any outdoor seating in front of the previously unlicensed northern storefront, to remove the roadway shed by October 8, 2022, and to close its sidewalk seating every night by 10:00 PM; and,

viii. Whereas, the Applicant also agreed to inspect the exhaust systems to make sure that the ventilation systems were operating in the manner in which they were designed; and,

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

1. The southern storefront will continue to be advertised and operated as a cigar bar and the northern storefront will be operated ancillary to the cigar bar but where smoking will be prohibited.
2. The hours of operation for the southern storefront will be 5:00 PM to 2:00 AM Sunday through Thursday and from 5:00 PM to 3:00 AM Fridays and Saturdays All patrons will be cleared and no patrons will remain after stated closing times.
3. The hours of operation for the northern storefront will be 5:00 PM to 12:00 AM Sunday through Thursday and from 5:00 PM to 1:00 AM Fridays and Saturdays All patrons will be cleared and no patrons will remain after stated closing times and door connecting two storefronts will be closed.
4. Smoking will be prohibited in the northern storefront and Applicant will comply with NYC Smoke Free Air Act, specifically at Chapter 10-07 (d) pertaining to tobacco bars and keep current at all times required Permits and Certificates.
5. The premises will have two televisions but will not operate as a sports bar or allow any portion of the premises to be operated in such a manner.
6. Will not operate a backyard garden or other outdoor area for commercial purposes except for sidewalk café operating under the temporary Outdoor Restaurants program located immediately adjacent to southern storefront, leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 2 tables and 4 patron seats. No roadbed seating.

7. Sidewalk café will close by 10 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
8. Will not install or have French doors, operable windows or open facades.
9. Will close all windows and doors at all times.
10. Will inspect and seal all venting ductwork relating to exhaust discharge from business to exterior.
11. No patron occupancy/service to any portion of basement to licensed premises.
12. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
13. The premises will not have dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. Will not make changes to the existing façade except to change signage or awning.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
18. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an alteration application for an On Premise Liquor License for **Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise Liquor License.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Carmine Street Beers, Inc. d/b/a Carmine Street Beers, 52A Carmine St. 10014 (TW-Bar/Tavern—to expand to rear yard)

- i. Whereas**, the Applicant appeared before CB2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an alteration of its existing Tavern Wine license to extend its license to a rear yard behind its storefront; and,
- ii. Whereas**, the rear yard has never been licensed for the service of alcohol, has never been operated for eating and drinking purposes and the rear yard is surrounded by residential apartments; and,
- iii. Whereas**, the licensed premise operates as a Beer Bar and Retail Store specializing in providing specialty beers from around the world within a small storefront (approximately 850 sq. ft. with ancillary 350 sq. ft. basement—basement for storage only) within a 5 story residential tenement style building on Carmine Street between Bedford and Bleecker Streets, the building falling within NYC LPC’s designated Greenwich Village Historic District; and,
- iv. Whereas**, the storefront and building is zoned for residential use/occupancy, the storefront being a non-conforming, pre-existing business use, which prior to the advent of the license in 2016 operated for years as a printing business, the historic designation report for the rear portion of the storefront indicating that the rear portion of the building was designated for residential apartments with no commercial connection to the rear yard, the letter of no objection from the NYC Dept. of Building permitting interior use/occupancy only; and,

v. **Whereas**, other businesses similarly situated on this same block as the instant storefront have in the past sought to extend their licensed business in the rear yard, with the NYC Department of Building rejecting and not permitting such extensions, there being no alternative means of egress from the rear yard other than through the storefront doorway raising issues of safety, the Applicant here not even demonstrating a path or architectural/engineering plan allowing for such use/occupancy in the rear yard, instead stating that he will get it at some point in the future; and,

vi. **Whereas**, this application was opposed by the local block association, the block association citing the concern over noise in the rear yard with residential apartments and bedroom windows being located adjacent to and surrounding the rear yard, as well as the concern that the non-conforming use/occupancy of the storefront being in a residential zone does not permit such use/occupancy to expand as it is being requested; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the alteration application for **Carmin Street Beers, Inc. d/b/a Carmin Street Beers, 52A Carmin St. 10014 10014**; and

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

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Coffegee NYC, Inc. d/b/a Café Ubani, 37A Bedford St. 10014 (New Restaurant Win)
(previously unlicensed location)

- i. Whereas**, the Applicant appeared before CB2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a bakery and café in a ground floor storefront located within a six-story tenement style residential apartment building (circa 1900) on Bedford Street between Downing and Carmine Streets, the building falling within NYC LPC's designated Greenwich Village Historic District; and,
- ii. Whereas**, the storefront has never been licensed for the service of alcohol, having previously operated as Luv Tea for two years, and prior to that as an Antique Store; and,
- iii. Whereas**, the storefront is roughly 1,500 sq. ft. (750 sq. ft. ground floor and 750 sq. ft. basement), where there are 12 tables with 24 patron seats, 1 entrance/exit, 1 bathroom located in the rear, the storefront infill being fixed without operable doors or windows, with no certificate of occupancy and/or letter of no objection permitting eating and drinking being presented with the application; and,
- iv. Whereas**, the Applicant has been operating with a roofed structure, erected recently in July/2022 after the pandemic was waning and indoor seating had been permitted at 100% for over a year, the structure being located partially on the sidewalk and in the roadbed, the structure covering a portion of a tree bed where a small tree was recently planted, the sidewalk being very narrow, no more than 8 feet in width, the structure crowding the sidewalk and small tree, allowing entry into the structure over the tree bed, where there are 6 tables and 12 patron seats; and,

v. **Whereas**, the proposed hours of operation for the service of alcohol are 8:00 AM to 11:00 PM Sunday through Saturday, music will be quiet background only; and,

vi. **Whereas**, members of the community living in the immediate area on Bedford Street, as well as the Bedford-Downing Street Block Association appeared in opposition to this application, concerned about the proliferation of licensed establishments on this residentially zoned street over the last 10-15 years, with nearly every storefront with pre-existing, non-conforming commercial use and occupancy having transformed from some form of dry retail/service to late night liquor license, greatly impacting quality of life and noise on the street by shared residential, especially with the roadbed structures that now line the narrow roadway on both sides of the street, including a large structure built during the pandemic directly across the street from the instant application under consideration, crowding passage for vehicles, handicapping/disadvantaging emergency response to the area, making it dangerous for bicyclists and pedestrians and creating conditions for vermin to populate; and,

vii. **Whereas**, no one appeared in favor of the application from the Community but the Applicant did present a petition with signatures but did not speak to the future use of the exterior sidewalk/roadway structure built in front of the premises; and,

viii. **Whereas**, with legitimate questions having been raised about the structure in question, regarding safety and the narrowness of the roadway in question, with the use of structures and the temporary program allowing them during an pandemic which is coming to an end, the structure not complying with the current temporary program being located on the sidewalk, infringing and encroaching newly planted tree, tree bed and narrow sidewalk; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine License application for **Coffeeg NYC, Inc. d/b/a Café Ubani, 37A Bedford St. 10014**; and

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

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Restaurant Wine license for **Coffeeg NYC, Inc. d/b/a Café Ubani, 37A Bedford St**:

1. The premises will be advertised and operated as a bakery and coffee shop with kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Saturday from 8:00 AM to 11:00 PM.
3. Will not install or have French doors, operable windows or open façades.
4. Will comply with all applicable terms and conditions to the temporary open restaurant program as to sidewalk and roadway seating of customers.
5. There will be no sidewalk or roadbed structures. No exterior music, speakers or TVs.
6. Will keep closed all doors & windows at all times.
7. Will play quiet ambient recorded background music on the interior only. No music will be audible in any adjacent residences any time.
8. There will be no TVs and 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 premises will not have DJs, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.

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

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 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:

21. San Paolo Hospitality, LLC fka Entity to be Formed by Andrea Ienna d/b/a TBD, 569 Hudson St. 10014 (Renotification of Previously Heard Application from October 21, 2021; New OP-Restaurant)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 8, 2022, the Applicant appeared and requested reconsideration of his previous application for a new on premise liquor license, further requesting **to lay over** his application to October/2022 to represent his application for this purpose;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license for **San Paolo Hospitality, LLC fka Entity to be Formed by Andrea Ienna d/b/a TBD, 569 Hudson St. 10014** **and** refers the NYSLA to Community Board 2 Man.'s previous resolution from October/2021 for its existing and continuing position on this Application.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Babi Restaurant, Inc. d/b/a Brasserie Viet Nam, 282 Blecker St. 10014 (RW-Restaurant)
(laid over)

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

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Babi Restaurant, Inc. d/b/a Brasserie Viet Nam, 282 Blecker St. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. 68 Perry St. Corp. d/b/a Corner Bistro, 331 W. 4th St. 10014 (OP-Restaurant) (laid over)

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

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **68 Perry St. Corp. d/b/a Corner Bistro, 331 W. 4th St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. Pop Up Grocer, Inc. d/b/a Pop Up Grocer, 205 Bleecker St. 10012 (TW-Gourmet Grocery & Café) (laid over)

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

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Pop Up Grocer, Inc. d/b/a Pop Up Grocer, 205 Bleecker St. 10012 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Anat Dishful, Inc. d/b/a Pending, 41 Greenwich Ave. 10014 (RW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 8, 2022, the Applicant requested **to lay over** this application over to September/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 **Anat Dishful, Inc. d/b/a Pending, 41 Greenwich Ave. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. MT 181 Waverly, LLC d/b/a TBD, 150 W. 10th St. 10014 (New OP-Restaurant) (laid over)

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

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **MT 181 Waverly, LLC d/b/a TBD, 150 W. 10th St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

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



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

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October 5, 2022

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

Dear Sir/Madam:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. Maman Meat Packing, LLC d/b/a Maman, 800-802 Washington St. aka 95 Horatio St. 10014 (New OP-Restaurant) (laid over)

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

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Maman Meat Packing, LLC d/b/a Maman, 800-802 Washington St. aka 95 Horatio St. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 44 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