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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **ArtFarm Food Inc., d/b/a Manuela, 130 Prince St.** (New OP–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, this same application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service restaurant and café on the ground floor and cellar of a M1-5/R7X-zoned, five (5)-story commercial building (c. 1925) on Prince Street between Wooster Street and West Broadway (Block #501/Lot #15), the building falling within the NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District was previously heard in December/2022 under the name of Artfarm USA Inc., d/b/a Manuela, 130 Prince St., at which time Community Board 2, Manhattan’s full board unanimously recommended approval of the application (<https://bit.ly/3MR9jKN>); and
 - ii. **Whereas**, the instant application is due to a change in the corporate name of the licensee, the principals, method of operation and stipulations remaining the same; and
 - iii. **Whereas**, the hours of operation will be from 8:00 AM to 11:00 PM Sundays through Thursdays and 8:00 AM to 12:00 AM Fridays and Saturdays; music will be quiet background music only with the exception of private events which may include live, acoustic music (no brass or percussion or amplified sound) played at background levels; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; the Applicant provided both extensive sound and traffic plans and will have designated staff to ensure there is no queuing; and

iv. **Whereas**, the Applicant having executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan under the new corporate name prior to CB2 Man.'s April/2023 SLA Committee meeting, those stipulations being the same as December/2022, that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, therefore appearance at the month's Committee meeting was waived, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service community restaurant with a menu focused on modern heritage American food with regenerative agriculture and sustainability at the forefront, composting 90% of their food waste with the compost being donated to Project Eats with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 8:00 AM to 11:00 PM Sundays through Thursdays and 8:00 AM to 12:00 AM Fridays and Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any 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 with the exception of private events which may include live, acoustic music (no brass or percussion or amplified sound) played at background levels. No music will be audible in any adjacent residences at any time.
6. Will have no more than one (1) television no larger than 60". There will be no projectors and TV will operate in "closed caption" mode only without sound.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will have the main entrance on the corner of Prince and Wooster Streets.
10. Patron use of the cellar is limited to the private dining room consisting of not more than ten (10) seated patrons and patron bathrooms. There will be no service of food or alcohol in the cellar to areas outside of the private dining room.
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 will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed to CB2 prior to opening.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products. No magnums.
16. 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 doorman or security personnel.
17. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Liquor License in the name of **ArtFarm Food, Inc., d/b/a Manuela, 130 Prince St.** 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 Liquor License.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **Likeminded Hospitality LLC dba Roscioli, 43 MacDougal St 10012 (RW–Restaurant) (Transfer)**
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 via video conference to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate an Italian restaurant on the ground floor and basement of a R7-2 / C1-5-zoned, four (4) story mixed-use building (c. 1847) on MacDougal Street between King and West Houston Streets (Block #520/Lot #83) the building falling within NYC LPC’s designated Charlton-King-Vandam Historic District; and
 - ii. **Whereas**, the ground floor storefront premises is approximately 2,367 sq. ft. with 1,076 sq. ft. on the ground floor and 1,291 sq. ft in the basement, the two floors being connected by an interior stairway; there will be eight (8) tables with 46 seats and one food counter with 12 seats on the ground floor and 10 tables with 54 seats in the basement for a total interior seated occupancy of 112 persons; the premises has one (1) door on MacDougal Street which will serve as patron ingress and egress and two doors on King Street (one to the ground floor and one to the basement) which will be used only for emergency egress, there are two (2) bathrooms; and
 - iii. **Whereas**, the hours of operation will be from 12:00 PM to 11:00 PM Saturdays through Wednesdays, 12:00 PM to 12:00 PM Thursdays and 12:00 PM to 1:00 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming

services; there will be no TVs, dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the Applicant appeared in March/2023 with this application which included a non-compliant roadbed dining structure on King Street, the roadbed dining structure impeding approximately 2' onto the sidewalk, not having the require 18" depth safety barriers, not leaving the 8' clearance to the crosswalk and exceeding the 8' into the roadway, the Applicant agreeing to remove the roadway structure; and
- v. **Whereas**, following the March/2023 SLA Committee meeting the Applicant met with DOT who cited the roadbed issues, the Applicant asking to return to the Committee for reconsideration of the roadbed structure; and
- v. **Whereas**, upon return it was pointed out that the transfer licensee, who is a also a principal of the instant application, had signed stipulations stating there would be no outdoor dining, the NYSLA giving guidance as of June 30, 2022 “that licensees that have as a condition of their SLA license a prohibition against the use of outdoor space are not eligible for use of outdoor municipal property. In order to utilize such space, such a licensee must apply for a change in method of operation and be approved,” the instant application not including a change in method of operation; the transfer licensee and listed principal on the instant application having operated the premises for 4 years in derogation of the signed stipulations by operating the premises under two DBAs, using King Street as an entrance for the 2nd DBA, having scheduled performances and DJs, building a non-compliant roadbed structure without applying for a change in method of operation amongst other issues, the principal coming before CB2 Man in October/2022 for another license in our district, as part of the signed stipulations of that application, the principal of that license (and principal/transferee to the instant application) agreed to return to CB2, Man. for a change in method of operation at the location of the instant application to bring the stipulations into alignment with the method of operation, the instant application being a transfer application and not a change in method of operation, therefore the method of operation remaining the same as the originally-signed stipulations including but not limited to one DBA, one entry/exit only being located on MacDougal Street, no DJs or scheduled performances, no outdoor seating; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 12 PM to 11 PM Sundays through Wednesdays; 12 PM to 12 AM Thursdays and 12 PM to 1 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 operate the ground floor and basement as one restaurant under one DBA with entry to the basement through the ground floor internal staircase only.
 - 5. All entry and exit to both the ground floor and cellar restaurant will be through the MacDougal Street entrance only. King Street doors to/from basement and to/from ground floor space is for emergency egress only.

6. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
7. Will remove un-used, non-compliant roadbed shed by May 1, 2023.
8. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Will not have televisions.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will 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.
17. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Restaurant Wine License in the name of **Likeminded Hospitality LLC d/b/a Roscioli, 43 MacDougal 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 Restaurant Wine License.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **Two Old Rabbits Inc d/b/a 124 Old Rabbit Club, 124 MacDougal St. 10012** (TW-Bar/Tavern)
 - i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, 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 a small speakeasy-style bar focusing on craft beer in the below grade-level storefront of a R7-2 with a C1-5 overlay-zoned, five (5)-story tenement building (c. 1889) on MacDougal Street between Bleecker and West 3rd Streets (Block #540/Lot #11) the building falling within NYC LPC's designated South Village Historic District; and
 - ii. **Whereas**, the storefront premises is approximately 357.5 sq. ft.; there are two (2) tables with four (4) seats and one (1) bar with 14 seats for a total interior seated occupancy of 18 persons; there is no full service kitchen; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being below grade accessed by a stairway with no operable doors or windows that open out to the sidewalk, there is no sidewalk café or other outdoor seating; and
 - iii. **Whereas**, the hours of operation will be from 4 PM to 12 AM Sundays; 6 PM to 2 AM Mondays through Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no TVS, all doors and windows will be closed at all times, 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 has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a small speakeasy-style bar focusing on craft beer selection with less than a full-service kitchen but will serve food during all hours of operation.
2. The hours of operation will be from 4 PM to 12 AM Sundays; 6 PM to 2 AM Mondays 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 any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music only, inclusive of any private parties or events. 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 not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will 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 Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License in the name of **Two Old Rabbits Inc d/b/a 124 Old Rabbit Club, 124 MacDougal 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **Hamburger America 1 LLC dba Hamburger America, 51 MacDougal St 10012** (New RW–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a new Restaurant Wine License to operate a full-service hamburger restaurant in the ground floor of a four (4)-story mixed-use building (circa 1920) on the southwest corner of MacDougal Street at the intersection of West Houston Streets (Block #520/Lot #79), the building falling within NYC LPC’s designated Charlton-King-Vandam Historic District; and
 - ii. **Whereas**, the ground floor storefront is approximately 1,500 sq. ft. (1,200 sq. ft. ground floor connected by an interior stairway to a 500 sq. ft. cellar with no patron use of the cellar); there will be 10 tables and 26 seats and one (1) bar with 18 seats for a total seated occupancy of 44 persons; the premises has two (2) doors which will serve as patron ingress and egress, the main entry being ADA accessible and located on West Houston Street, there are two (2) bathrooms; there is a door in the cellar to the residential stairway which will be kept locked at all times; the store front infill being fixed without operable doors or windows that open out to the sidewalk and there is no sidewalk or roadbed seating or other outdoor space for the service of alcohol; and
 - iii. **Whereas**, the Applicant’s agreed upon hours of operation are 11:00 AM to 11:00 PM seven days a week; music will be quiet background only consisting of music from iPod/CDs/streaming services (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;

- vi. Whereas,** the Applicant has operated similar burger restaurants in New York City under the name of Schnipper's with this location being the first that he is partnering with George Motz, described as a hamburger historian; concerns were raised by the Committee about odors from the cooking of hamburgers being a disturbance to the residents of the building, the Applicant stating the building was recently renovated with the vents for the kitchen being brought up to the roof and pointed towards West Houston Street, there being no open flame cooking; and
- iv. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service hamburger establishment that will emulate a historically accurate burger restaurant from the past with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11:00 AM to 11:00 PM seven days a week (Sundays through Saturdays). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. Will not operate a backyard garden or any 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 residential hallway is locked at all times.
 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 vent from kitchen to roof and point vent stack towards Houston Street.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will 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.
 17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Hamburger America 1 LLC d/b/a Hamburger America, 51 MacDougal 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



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Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **Gigi Group LLC & 142 Emmut Partners LLC, 138 Bowery 10013 (New OP–Hotel)**
(previously unlicensed)
 - i. **Whereas**, the Applicants and the Applicants' Attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a new On-Premises Hotel Liquor License to operate a multi-level entertainment and performance venue until 4:00 AM with cellar lounge and rooftop garden in addition to hotel room service in a C6-1G-zoned, eight (8) story, 81 room hotel building (c. 2016) on Bowery between Broome and Grand Streets (Block #470/Lot #53) the building falling within the Special Little Italy District; and
 - ii. **Whereas**, each floor is approximately 5,321 sq. ft., the provided diagrams not further breaking down the areas by sq. ft., the ground floor is comprised of a hotel entrance consisting of a hallway, characterized as a hotel lobby area for hotel guests, leading to a stairway and two elevators; the hotel lobby has no reception area, no seating area, no bathrooms, or any of the other customary hotel lobby amenities; the ground floor performance venue (GAiA) located adjacent to the hotel entrance on Bowery is accessed by multiple doors into a separate venue lobby/holding area which contains an elaborate, yet untested, sound proofed corridor which serves as the interior vestibule entrance to the ground floor performance venue; entrance is ticketed and via reservation-only; specific aspects of the ground floor venue are as follows:
 - ground floor theatre / performance venue with a ticketed capacity of 322 patrons and seating comprised mostly of tiered banquet seating for groups of 6 to 12 persons in addition to some flexible seating which can be removed for dancing and a bar with approximately 10 seats;

- the ground floor venue will open at 7:00 PM Mondays through Saturdays, 10:00 AM Sundays and will close at 4:00 AM daily (7 days a week);
 - performances are broken down into Act 1 (from 8:00 PM to 11:00 PM) and Act 2 (from 1:00 AM to 3:30 AM), each Act consisting of approximately 12 performances ranging from burlesque, trapeze, other aerial performances, jugglers, magic acts, other variety acts and DJs, in addition to the stage performances, performers will roam throughout the venue with audience participation;
 - a large revolving circular stage in the center of the room where there will be dancing, burlesque, jugglers, magic acts and other variety acts throughout the night;
 - there will be bottle service of spirits to tables, food will be served family style for sharing;
 - the main kitchen is located on the rear south side of the ground floor; and
- iv. **Whereas**, there is also a mezzanine in the ground floor performance venue accessed via a stairway which includes seating and standing for 46 additional patrons, a service bar and patron bathrooms; and
- v. **Whereas**, the cellar nightclub (GAiA Lounge) was presented as accessed only via an internal stairway located within the ground floor vestibule acoustic corridor, there is also a street level doorway leading directly to the cellar nightclub basement stairs that the Applicant said will be used for exit purposes only, which is contradicted in the security plan, where it is shown being used as a separate entrance to the nightclub, the specifics of the cellar nightclub are as follows:
- Seated and standing capacity in the nightclub is 168 persons, the seating is concentrated into 6 very large banquettes, one bar with 8 seats, some additional couch-style seating with small tables, additional flexible tables and a separate smaller room in the rear which the Applicants stated would be used as the area for service of hotel guests for regular meals;
 - The premises will operate during the same hours as the ground floor performance space, but may open earlier, the stated opening being at 7:00 PM Mondays through Saturdays, 10:00 AM Sundays and will close at 4:00 AM daily (7 days a week);
 - Access to the nightclub is via reservation-only with walk-ins accommodated at the bar;
 - Music will include DJs and live music, the applicant said there will be no dancing or dance floor, but stated that they would not stop patrons from dancing;
 - There will be bottle service of spirits to tables;
 - Applicant stated hotel guests could be served in a separate rear dedicated room in the cellar for breakfast, lunch and dinner but it was unclear how the earlier service would be accommodated when the nightclub was essentially closed all day;
 - There is also a prep kitchen located in the rear of the nightclub directly below the first floor kitchen; and
- vi. **Whereas**, there will be a rooftop garden restaurant and bar (GAiA Garden) which is accessed via the separate hotel hallway entrance through a dedicated elevator (one of two elevators, the other for hotel guests only) with a stated capacity of 68 persons on the roof, seating consists of table and chairs around the rooftop, tanning beds and a rooftop bar with approximately 10 seats, the specifics presented for the rooftop garden restaurant are as follows:
- Service will be reservation-only, similar to the ground floor performance venue and basement nightclub, to hotel guests and walk-ins permitted if space allows;

- Food service will be provided by the cellar prep kitchen and be delivered via the same dedicated elevator for the rooftop garden and restaurant patrons;
- There are tanning beds on the both the east and west sides of the roof, the west side directly facing the residential tenement buildings located on Elizabeth Street;
- There is a low open rail fence wall built around the rooftop edges with promises of addressing the abutting residential tenants noise concerns and discussion of substantial setbacks from the west side and higher clear glass acoustical walls, but no specific plans were presented or are in place;
- It is unclear if bottle service of spirits would be available to rooftop patrons; and

vii. Whereas, NYS Assembly Member Grace Lee and NYC City Council Member Christopher Marte joined with neighboring residents on Elizabeth Street, Bowery and the surrounding area, the Elizabeth Broome Block Association, Elizabeth House, the Bowery Alliance of Neighbors, the Bowery Block Association, Little Italy Neighbors Association and other groups speaking against the application citing their concerns over quality of life issues due to the size and type of venue, concerns about hearing music and thumping bass from inside the 2-floor performance venue and nightclub space, the very late night hours of operation putting inebriated patrons out onto the streets at all hours of the morning, the additional traffic and traffic congestion and parking impacts in the area, particularly of for-hire vehicle activity that will be created by having a large, ticketed venue at this location with two shows nightly accommodating upwards of 700 people nightly located on a major local street throughfare with traffic connecting Manhattan, Brooklyn and New Jersey, with an additional petition against the application signed by around 250 persons at the time of the applicant's presentation, many of those signers and some speakers were intimidated to speak publicly or testify on camera against the application because of intimidating language in communications seeking to quell opposition directed to a spokesperson for local associations against the application, which resulted in a chilling effect on testimony regarding the application, questions regarding the character of the applicants were also raised as a result of that intimidating language, additional individual letters were also received in opposition to the application; additionally there were members of the community, many of whom stated they were performers, musicians or worked in the entertainment or hospitality industry, who spoke in general terms in favor of the application and the positive impact the generation of new jobs would have for them, the addition of a new business and the presence of large numbers of security guards on the street; and

viii. Whereas, it was unclear to CB2 how the hotel guests would be accommodated for meal service aside from room service, the hotel lobby not indicating any reception area, bathrooms, coffee area or the like that are typically found in a hotel, the Applicant stating the rooftop would be used primarily for service to hotel guests including breakfast and lunch but there being no enclosed area on the roof for service to guests in cold or inclement weather, the Certificate of Occupancy listing the rooftop as a tenant recreation area, and the upper floors of the building as residential, the Applicant stating there would be a small side room in the cellar nightclub for hotel guests to dine for regular meal service if need be, it being unclear how that could work with those areas not being open until the evening hours and accessed through the nightclub and performance venue; there being confusion as to how the service of food would take place to the rooftop with the premises having just two elevators located in the hotel part of the premises with one of those elevators being used for the rooftop patrons and service of food to the rooftop leaving just one elevator for hotel guests, it being unclear how walk-ins or guests with reservations would be directed to the hotel hallway elevator

entrance which is separate from the GAiA performance venue entrance, but they would presumably be receiving their reservations through the GAiA system, the Applicant additionally indicating there would be a retractable roof on the rooftop but showing no drawing at this time for that, or any other detailed plans and then stating that would be part of a secondary phase well in the future, concerns were raised about the quality of life impacts on the residents in the tenement buildings on Elizabeth St. whose apartments and windows are directly adjacent to the rear walls of the performance venue, the basement nightclub, the rear wall being the shared building lot line, and for those tenement apartment windows across from the rooftop, especially in consideration of there being alcohol service, a standup bar, tables and chairs and tanning beds on the rooftop, the Applicant not being prepared to work out the many issues regarding the functioning of the rooftop restaurant and bar immediately adjacent to those residents despite several months when they could have so it was removed from the instant application for now; and

- ix. **Whereas**, there are residential apartments supposedly being used as long-term-stay hotel rooms on floors 6–8 (Certificate of Occupancy lists as Class “A” Apartments) with terraces facing the Elizabeth Street residents, the Applicant seemingly unaware of the terraces and having no plan to protect the residents from noise of hotel guests out on the terraces into all hours of the evening, the Applicant suggesting they may take over the lease of those floors in the coming year to do something else with them; it was surprisingly unclear despite the application presented to CB2 what areas were under control of the applicants despite being included as part of the liquor license application; and
- x. **Whereas**, concerns were raised about traffic with the large number of people coming to the performance space each evening on this major thoroughfare, the space being described by one of the principals as “the largest restaurant in NYC,” with 300 people arriving for a timed, ticketed event during a short time frame, which does not include people going to the reservation-only downstairs nightclub, the traffic plan presented showing a “no standing” area that accommodates four cars with multiple security guards helping people in and out and directing traffic; according to the traffic plan, just half the people come in pairs via vehicle resulting in 75 vehicles both coming and going for Act I, those vehicles leaving for Act I also crossing into the time for Act II arrivals creating greater impacts; additionally, the Applicant stated they will have a few vans operated by GAiA that can accommodate larger groups of people arriving/departing together which they believe will help with traffic flow, but those vans would wait in the “no standing” area during critical times; their traffic study stating that they anticipate their highest traffic contribution will be between the hours of 3:00 AM to 7:00 AM when there are the lowest recorded traffic volumes, which directly points to the concerns of the community – the late night noise and disturbance this type of venue will have on the residents at a time of day that one reasonably would expect to be quiet; and
- xi. **Whereas**, there is already a significant saturation of hotel and other liquor licenses in the immediate area including along Bowery, and around the corner on Broome St., and specifically a new hotel directly across Bowery, The Moxy with a significant number of licensed venues within the hotel which is already adding new traffic congestion and quality of life issues for residents, there is also another separate hotel mid-block across the street; Broome Street immediately to the North also being a major thoroughfare for cars traveling from east to west to enter the Holland Tunnel to New Jersey, with traffic frequently backed up on Bowery and Broome; and

- xii. Whereas,** concerns were raised about noise created out on the street in the later hours in particular by patrons exiting the establishment, with the majority of seating being for large groups of people which means the “group” would likely leave at the same time creating more noise in the street as groups of people say goodnight to each other as they part ways, disturbance to neighbors often being caused by groups of people walking the streets, talking loudly after leaving a venue; and
- xiii. Whereas,** after residents and the committee raised concerns about vehicular traffic, outside noise, crowd control once people left the premises when the Applicant first appeared in February/2023 and asked to layover the application, the Applicant brought in a new security company, the new security plan calling for three security on the roof and 20 security throughout the rest of the premises in addition to bathroom attendants, and while CB2 appreciates the Applicant providing the necessary security, it speaks directly to the major impacts on the existing noise level and traffic among other issues that issuing a hotel liquor license to include the ground floor performance venue, the basement night club and rooftop restaurant would have on the immediate area even with those mitigating security personnel who cannot stop traffic and noise from occurring, and specifically highlights why a hotel license with these 3 huge entertainment spaces which only minimally service the needs of the hotel patrons primarily through room service and a small dedicated room in the basement is not in the public interest of the residents in the area; and
- xiv. Whereas,** one of the main principals is also owner of the hotel, that principal not appearing before CB2 and not providing experience of and running a performance or entertainment venue similar to those presented here, there being confusion from the other principals who did appear before CB2 regarding the spaces under their control and lease within the hotel, there being reasonable concern that should this hotel license be granted which would include the extremely large performance venue, the basement nightclub and future rooftop restaurant and bar with 4:00 AM closings, and those entertainment venues not being profitable resulting in those principals who operate the entertainment venues leaving, that other operators or new principals falling under the threshold requiring notice to CB2 could come in without triggering any review, those new operators not being required to meet the public interest threshold for those new operations raises reasonable concerns because of the overarching makeup of this specific application; a major aspect of the Principals who did appear before CB2 argument in favor of the issuance of the license subject to the 500 ft rule being their personal experience in the operations of these specific types of performance venues, nightclubs and unique contributions to their success; and
- xv. Whereas,** the Applicant and community members met multiple times but were unable to resolve many of the issues due to the very nature of the method of operation of a venue operating as both a late night nightclub and performance space and rooftop restaurant and bar, the Applicant unwilling to reduce the closing hours Thursday through Saturday to anything earlier than 4:00 AM, the Applicant not able to start the performances earlier to accommodate the two Acts but closing earlier, concerns remaining regarding the impacts of the increased traffic and outside noise; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Hotel Liquor License for **Gigi Group LLC & 142 Emmut Partners LLC, 138 Bowery 10013**; and

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

BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application and recommendation of denial of the entire application, and should the NYSLA not find good cause to deny this Application in its entirety, CB2 Man. in the alternative reluctantly requests that any issued hotel license have conditions addressing the very real concerns and objections presented by elected officials and those immediately impacted by the issuance of this hotel license and that the NYSLA impose conditions recognizing those impacts identified by CB2 which would limit the licensed operations as follows:

1. The interior closing hours of operation will be Sunday to Wednesday 12:00 AM, Thursday 1:00 AM, and Fridays and Saturdays no later than 2:00 AM.
2. There will be no rooftop space included in this application. Any additional licensed rooftop area or inclusion of any other areas for non-hotel guests will be treated as a separate new application.
3. There will be no patron dancing in the cellar nightclub.
4. There may be employee and patron dancing in the ground floor performance venue.
5. A sound test will be conducted after the interior premises is built out for both the ground floor performance venue and basement nightclub prior to opening with any residents interested in cooperating to ensure sound is not impacting any nearby residents.
6. There will be strict adherence to all presented security plans and acoustic plans and recommendations.
7. Will not install or have French doors, operable windows or open façades.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 6. Street Food Chaat LLC d/b/a Honest, 176 Blecker St. 10012 (OP–Restaurant) (Class Change from TW to OP)**

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on April 4, 2023, the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **Street Food Chaat LLC d/b/a Honest, 176 Blecker 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **DLYCanal LLC, 159 Canal St, Suite 200 10013** (OP–Restaurant)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4, 2023, the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **DLYCanal LLC, 159 Canal St, Suite 200 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Organic Grill Inc, 133 West 3rd St 10012 (RW–Restaurant) (Change in Method of Operation)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 4, 2023, the Applicant requested **to lay over** this application for a Change in Method of Operation to an existing Restaurant Wine License (SN#1267131) to May/2023 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan 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 **Organic Grill Inc, 133 West 3rd 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Melda Comedy LLC, d/b/a Greenwich Village Comedy Club, 99 MacDougal St. lower level 10012 (OP–Bar/Tavern) (Change in Method of Operation)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 4, 2023, the Applicant requested **to lay over** this application for a Change in Method of Operation to an existing On-Premises Tavern Liquor License (SN#1263017) to May/2023 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan 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 **Melda Comedy LLC, d/b/a Greenwich Village Comedy Club, 99 MacDougal St. lower level 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. Nijumari Inc d/b/a Marumi, 546 LaGuardia Place 10012 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 4, 2023, the Applicant requested **to lay over** this application for a Restaurant Wine License to May/2023 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan 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 **Nijumari Inc dba Marumi, 546 LaGuardia Place 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Kured Inc, 218 Thompson St 10012 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 4, 2023, the Applicant requested **to lay over** this application for a Restaurant Wine License to May/2023 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan 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 **Kured Inc, 218 Thompson 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Astor Entertainment LLC, 163 Blecker St 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4, 2023 the Applicant requested **to withdraw** this application from further consideration, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Astor Entertainment LLC, 163 Blecker St 10012 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Hakim Hospitality LLC d/b/a Leon's, 817 Broadway 10003 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 4, 2023, the Applicant requested **to lay over** this application for an On-Premises Restaurant Liquor License to May/2023 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan 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 **Hakim Hospitality LLC d/b/a Leon's, 817 Broadway 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Babak Khorrami, 29 Kenmare St 10012 (OP–Restaurant)

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 4, 2023, the Applicant requested **to lay over** this application for an On-Premises Restaurant Liquor License to May/2023 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan 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 **Babak Khorrami, 29 Kenmare 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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April 25, 2023

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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 April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. ALD 214 Mulberry LLC d/b/a Aime Leon Dore, 214 Mulberry St 10012 (OP-Tavern)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on April 4, 2023, the Applicant requested to **withdraw** this application for an On-Premises Tavern Liquor 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan 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 **ALD 214 Mulberry LLC d/b/a Aime Leon Dore, 214 Mulberry 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Night Owl Comedy LLC d/b/a Comedy Cellar, 136 West 3rd St 10012 (OP–Bar/Tavern)

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 4, 2023, the Applicant requested **to lay over** this application for an On-Premises Restaurant Liquor License to May/2023 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan 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 **Night Owl Comedy LLC d/b/a Comedy Cellar, 136 West 3rd 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, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Entity to be formed by Mariquit Ingalla d/b/a Rosecrans, 7 Greenwich Ave. aka 1 Christopher St. 10014 (New RW-Florist/Cafe)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to continue to operate a retail florist shop with ancillary cafe in a ground floor storefront located within a 16 story residential building at the corner of Greenwich Avenue and Christopher Street in Greenwich Village, with this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed has operated as a retail florist and café serving lite fare and small plates with outdoor sidewalk seating but without a full service kitchen, the interior storefront is roughly 900 sq. ft., there is a 800 sq. ft. basement used for storage purposes only, with 9 interior tables with 18 patron seats and 2 additional counter seats for a total indoor seated patron occupancy of 20 persons, the storefront infill being fixed, there are no operable French doors or windows, with 1 entrance on Greenwich Ave. and 1 patron bathroom; and,

iii. Whereas, the Applicant's hours of operation will be Sunday to Saturday from 8:00 AM to 10:00 PM, music will be quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; there will be sidewalk seating on Greenwich Avenue only with 5 tables and 11 patron seats that will close by 10 PM every night; and,

iv. **Whereas**, the Applicant met with the local block association, garnering support in light of the Applicant’s proposed method of operation and agreement to stipulations, the Applicant having executed a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:

1. Will operate a retail florist shop with ancillary café serving light fare with full menu items available until closing every night.
2. The hours of operation will be Sundays to Saturdays from 8:00 AM to 10:00 PM.
3. Will not install or have French doors, operable windows or open facades.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront on Greenwich Ave. only, leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 5 tables and 11 patron seats arranged with chairs/tables placed immediately adjacent to storefront. No roadbed seating.
6. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. All exterior seating will close no later than 10:00 PM every night. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
8. Will close all existing doors & windows at all times.
9. Will have no televisions.
10. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
11. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
12. 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.
13. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Entity to be formed by Mariquit Ingalla d/b/a Rosecrans, 7 Greenwich Ave. aka 1 Christopher 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 Tavern Wine License.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. A. Hernandez on behalf of entity to be determined d/b/a Casa Nori, 205A Bleecker St 10012 (New TW)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to operate a counter seat sushi restaurant in a ground floor storefront located within a six-story residential building on Bleecker Street between MacDougal Street and Sixth Avenue in Greenwich Village, with this building falling within NYC LPC's designated South Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed has operated in the past as a Japanese style restaurant with a similar method of operation with a beer and wine license, the interior storefront being 2278 sq. ft. (1912 sq. ft. ground floor, 366 sq. ft. basement), the basement being for storage purposes only and not for patron service, there is a kitchen and food prep area in the rear, with one large counter with 36 patron seats for a total indoor seated patron seating occupancy of 36 persons, the storefront infill being fixed without operable windows or French doors, with one patron entrance on Bleecker Street only, no TVs, and 2 patron bathrooms; and,

iii. Whereas, the hours of operation will be Sunday to Thursday from 11:00 AM to 12:00 AM and Fridays and Saturdays from 11:00 AM to 1:00 AM, but the advertised hours and service of alcohol will end one hour earlier, there is no service of alcohol to any ancillary exterior areas, music will be quiet recorded background only; no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Tavern Wine Liquor License, with those stipulations as follows:

1. Will operate a full-service restaurant, specifically a counter-only sushi handroll restaurant with the kitchen open and the full menu available until closing every night.
2. The hours of operation for the service of alcohol will be Sunday to Thursday from 11:00 AM to 11:00 PM, and on Fridays/Saturdays from 11:00 AM to 12:00 AM.
3. Will not install or have French doors, operable windows or open facades.
4. All doors and windows will be closed at all times.
5. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
6. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk and roadbed seating pursuant to the temporary open restaurant’s program.
7. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
10. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
11. 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.
12. Patron entrance on Bleecker St. only.
13. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **A. Hernandez on behalf of entity to be determined, 205A 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 SLA Tavern Wine License.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Round or Square LLC dba Mama's Too, 323-325 Bleecker St 10014 (New TW; Previously Unlicensed Location)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to operate a family style pizzeria in a six-story residential building on Bleecker Street between Christopher and Grove Streets in Greenwich Village, with this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed was previously operated as a retail clothing store and has never previously been occupied/operated with the service of alcoholic beverages, the interior storefront being 2177 sq. ft. (1335 sq. ft. ground floor, 842 sq. ft. basement), the basement being for storage purposes only and not for patron service, there will be a pizza oven but not a full service kitchen, with 1 food counter, 4 interior tables with 18 patron seats for a total indoor seated patron seating occupancy of 18 persons, the storefront infill being fixed without operable windows or French doors, with one patron entrance on Bleecker Street, no TVs, and 1 patron bathroom; and,

iii. Whereas, the hours of operation will be Sunday to Thursday from 11:00 AM to 11:00 PM and Fridays and Saturdays from 11:00 AM to 1:00 AM, but the service of alcohol will end one hour earlier by 12:00 AM on Fridays and Saturdays, there is no service of alcohol to any ancillary exterior areas, music will be quiet recorded background only; no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Tavern Wine Liquor License, with those stipulations as follows:

1. Will operate a pizzeria with the kitchen open and the full menu available until closing every night.
2. The hours of operation for the service of alcohol will be Sunday to Thursday from 11:00 AM to 11:00 PM, and on Fridays/Saturdays from 11:00 AM to 12:00 AM.
3. Will not install or have French doors, operable windows or open facades.
4. All doors and windows will be closed at all times.
5. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
6. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk and roadbed seating pursuant to the temporary open restaurant’s program.
7. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
10. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
11. 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.
12. 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 opening.
13. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Round or Square LLC dba Mama’s too, 323-325 Blecker 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 Tavern Wine License.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Violet Force LLC d/b/a Ciccio West Village, 681 Washington St 10014 (New OP - Restaurant)

i. Whereas, the Applicants and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full service restaurant serving Italian cuisine in a ground floor corner storefront located within a twenty-one story residential building (circa 1997) on Washington Street between Charles and West 10th Streets in Greenwich Village, with this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed was previously operated in the past with a similar method of operation as a restaurant (Casita), albeit for only one year in 2018, with the location prior to 2018 being previously unlicensed for the service of alcohol; the interior storefront is 1167 sq. ft., with no basement or other level, with a kitchen in the rear, 17 tables with 34 patron seats, one stand up bar with 9 additional seats for a total indoor seated patron occupancy of 43 persons, there is one (1) patron entry and one (1) patron exit on Washington Street, and two (2) patron bathrooms, the store front infill having pre-existing operable doors that open out to the sidewalk, doors which will be closed by 10 PM every night or when its HVAC systems are operating for heating or for cooling; and

iii. Whereas, the hours of operation will be Sunday to Thursday from 10:00 AM to 12:00 AM and Fridays/Saturdays from 10:00 AM to 1:00 AM, music will be quiet, ambient recorded background and live acoustical jazz music only; there will be no DJ's, no promoted events, or scheduled performances, no cover fees, and 1 television; there will be a sidewalk café with four

(4) tables and eight (8) patron seats on Washington Street only, there will be no roadbed dining or other exterior service of alcohol included with this application; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On Premises License, with those stipulations as follows:

1. The Applicant will operate a full-service restaurant with a full-service kitchen serving Italian food, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sunday to Thursday from 10:00 AM to 12:00 AM and Fridays/Saturdays from 10:00 AM to 1:00 AM.
3. The premise 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 sidewalk café seating operating under the temporary Open Restaurants program located immediately adjacent to and limited to storefront frontage width on Washington Street only, with no more than four (4) tables and eight (8) patron seats. No roadbed seating.
5. Exterior seating will close no later than 10 PM Sunday to Thursday and 11 PM Fridays and Saturdays. All tables and chairs will be removed at this hour. No exterior music, speakers
6. Will play quiet ambient recorded background and live music only; live music will be acoustical jazz only, no drums, no horns, limited to weekends until 7:00 PM. All doors and windows will be closed when live music is being performed. No music will be audible in any adjacent residences at any time.
7. All doors/windows on Hudson Street will be closed by 10 pm every night or if air conditioning/heating operating.
8. Will have no televisions.
9. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
10. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
11. 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.
12. Will not build or erect a structure on the public sidewalk.
13. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

v. Whereas, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 40 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 7 additional pending licenses, the method of operation being similar to what has been licensed and operated at the same location in the past, the Applicant agreeing to postpone consideration for building a roadbed structure in the roadway following and due to objections raised by community members and the local block association, with New York City’s proposed outdoor dining program having not yet been formulated or promulgated, the agreed upon stipulations satisfying the public interest standard albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations in the future; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial**

of the application for a new Restaurant On Premises Liquor License to **Violet Force LLC d/b/a Ciccio West Village, 681 Washington 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 Premises License.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. L'Industrie WV LLC, 104 Christopher St 10014 (New RW—previously unlicensed)

i. Whereas, the Applicants and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to operate a pizzeria in a ground floor storefront of a Residentially-zoned (R-6), five-story mixed-use tenement style building (c. 1920) on Christopher Street between Bleecker and Bedford Streets, with the building falling within NYC LPC's designated Greenwich Village Historic District; and

ii. Whereas, the ground floor storefront proposed to be licensed was previously operated as Rag & Bone, a retail clothing store, closing by 7:00 PM every evening, with the location having never previously been licensed for the service of alcohol or for eating and drinking; and,

iii. Whereas, the storefront is approximately 1,500 sq. ft. consisting of a 1,100 sq. ft. ground floor and 400 sq. ft. in the basement, the two floors connected by an interior stairway, there is no patron use of the basement, the basement being for dry storage; the ground floor consisting of nine (9) tables with 28 patron seats and one service counter with no seats for a total seated patron occupancy of 28 seats; the premises has one (1) door which serves as patron ingress and egress and one (1) bathroom; and

iv. Whereas, there will be a gut renovation of the unvented space, with the addition of new mechanical systems for ventilation, heating and cooling, the storefront's existing infill being fixed without operable doors or windows; the Applicant also seeking exterior seating within a newly built structure on Christopher Street; and,

v. **Whereas**, the proposed hours of operation are from 11:00 AM to 12:00 AM Sunday through Saturday; music for the interior will be background only consisting of music from iPod/CDs; there is no dancing, DJs, live music, promoted events, no scheduled performances or cover fees; and

vi. **Whereas**, residents and the local block association appeared in opposition to this application, citing the Applicant's plan to build a new, roughly 30 foot structure in the roadway that will contain eight (8) tables and sixteen (16) chairs, the new Applicant not being subject to the Pandemic, there being no permanent program for roadside dining in place, the Applicant not willing to wait for clarification on the use of the roadbed at this location, despite the implementation of a new program, not willing to seek an alteration to this license in the future to allow those plans to be reviewed and evaluated, Christopher Street being a very narrow, one-way roadway supporting a vital NYC bus route, there being a significant existing rodent problem on this block, the structure proposed in this application also be sited next to a second eating/drinking establishment that is also seeking to build a similar roadbed structure, that structure being built immediately adjacent to this one, in combination, taking up to 60 feet of the roadbed, not allowing for trash removal or access to the roadway for cleaning purposes; and,

vii. **Whereas**, additional concerns were voiced that this block on Christopher Street and its immediate area is already saturated with late-night eating/drinking establishments and liquor licenses, with 87 active and 7 pending licenses within 750 feet of the location proposed to be licensed, the location and block being zoned residential, there being a cumulative impact from transforming dry retail space with operations closing at 7:00 PM to an establishment focused on eating and drinking, with this location having never previously been licensed, this particular block also experiencing a significant increase in licensed, late night establishments; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new Tavern Wine License in the name of **L'Industrie WV LLC, 104 Christopher St 10014**; and,

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

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 on premise liquor license for **L'Industrie WV LLC, 104 Christopher St 10014** at this location:

1. The premises will be advertised and operated as a pizzeria restaurant with kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Saturday from 10:00 AM to 12:00 PM.
3. Will not install or have French doors, operable windows or open façades.
4. Will not operate any outdoor area for commercial purposes including any sidewalk or roadbed seating operating under the temporary Open Restaurants program.
5. Any outdoor seating permitted will closed by 10 PM every evening.
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 anytime.
8. There will be no TVs and the premises will not operate as a sports bar, or allow any portion of the premises to be operated in such a manner.
9. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
11. 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 & Certificates.

There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.

Vote: Passed, 35 Board Members in favor,
6 against (N. Avanesians, C. Dignes, R. Kessler, J. Liff, Z. Roberts, R. Sanz)

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Restaurant Associates Inc, floors 1-4, 6, 9 & 12 - 550 Washington St 10014 (New Catering OP—Previously Unlicensed)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise Catering Liquor License on multiple floors (1-4, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; and,

ii. Whereas, the catering facilities will be ancillary to the business operated by Google, and there will be no outside promoters, with the all events being sponsored by Google, and despite there being multiple, large exterior spaces on different floors of the building facing the North, South and West, the service of alcohol beverages will be confined to the interior only, and there will be no exterior service bars or points of service of alcoholic beverages to any exterior location; and,

iii. Whereas, the hours of operation for the service of alcohol will be from 8:30 AM to 3:30 PM every day/evening, Sunday to Saturday; there will be no exterior music or speakers used in conjunction with the service of alcohol, music on the interior will be quiet background only; there will be no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,

vi. **Whereas** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Catering On Premise License, with those stipulations as follows:

1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Service of alcoholic beverages will be conducted from the interior of building only. Alcoholic consumption will be permitted at/to exterior locations on the 4th, 6th and 12th floors but the service of alcohol from any exterior areas of the building will be prohibited; there will be no bars, stand-up or service in any exterior areas of the building. No sidewalk or roadbed seating.
5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
7. It will not have unlimited drink or unlimited food & and drink specials; it will not have “boozy brunches” or serve pitchers of beer.
8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Restaurant Associates Inc, floors 1-4 - 550 Washington 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 Catering On Premise License.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Talea Beer Inc. d/b/a Talea Beer Co 102 Christopher Street 10014 (New TW – Bar/Tavern; Previously Unlicensed Location)

i. Whereas, the Applicants and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to operate a taproom beer bar in a ground floor storefront of a Residentially-zoned (R-6), five-story mixed-use tenement style building (c. 1920) on Christopher Street between Blecker and Bedford Streets, with the building falling within NYC LPC’s designated Greenwich Village Historic District; and

ii. Whereas, the ground floor storefront proposed to be licensed was previously operated as Rag & Bone, a retail clothing store, closing by 7:00 PM every evening, with the location having never previously been licensed for the service of alcohol or for eating and drinking; and,

iii. Whereas, the storefront is approximately 2,615 sq. ft. consisting of a 1561 sq. ft. ground floor and 1054 sq. ft. in the basement, the two floors connected by an interior stairway, there is no patron use of the basement, the basement being for dry storage; the ground floor consisting of eighteen (18) tables with 56 patron seats and one (1) bar with twelve (11) seats for a total seated patron occupancy of 67 seats; the premises has one (1) door which serves as patron ingress and egress and two (2) bathrooms; and

iv. Whereas, there will be a gut renovation of the unvented space, with the addition of new mechanical systems for ventilation, heating and cooling, with no plans provided for how that will be accomplished, the storefront infill be fixed without operable doors or windows; the Applicant

also seeking exterior seating on the narrow sidewalk and within a newly built structure on Christopher Street; and,

v. **Whereas**, the proposed hours of operation are from 10:00 AM to 11:00 PM Sunday through Wednesday, Thursdays from 10:00 AM to 1:00 AM and Fridays/Saturdays from 10:00 AM to 2:00 AM; music for the interior will be background only consisting of music from iPod/CDs; there is no dancing, DJs, live music, promoted events, no scheduled performances or cover fees; and

vi. **Whereas**, residents and the local block association met with the Applicants and appeared in opposition to this application, citing the method of operation as a late night drinking establishment at this location, there being another beer bar establishment on the same block, Christopher Street and the immediate area already being greatly saturated with late-night drinking establishments and liquor licenses, with 87 active, 74 inactive and 7 pending licenses within 750 feet of the location proposed to be licensed, the location and block being zoned residential, the impact from transforming a dry retail space with operations closing at 7:00 PM to an establishment focused on drinking alcohol in a bar-like atmosphere until 2:00 AM being significant, especially where there exist a significant number of previously licensed vacant storefront locations within this Community Board and within this immediate area that remain available, and unused, with this location having never previously been licensed, this particular block also experiencing a significant increase in licensed, late night establishments; and

vii. **Whereas**, those in opposition also voiced concerns regarding the use of the narrow sidewalk in front for tables and chairs, the Applicant proposing to place three (3) tables and eight (8) patron seats on the 11 foot wide sidewalk, where there also a tree bed obstructing and not providing sufficient clear path for pedestrian traffic, with no service isle space available, making it is inevitable that patrons will move or add seats to tables further obstructing pedestrian traffic, the sidewalk being very busy with people, where tourists and other guests to NYC frequent, the sidewalk also connecting Path and Subway trains, the Applicant not willing to compromise; and,

viii. **Whereas**, still further opposition and concerns were raised regarding the Applicant's plan to build a new, 30 foot unmovable structure in the roadway that will contain five (5) tables and twenty (20), the Applicant not being subject to the Pandemic, there being no permanent program for roadside dining in place, the Applicant not willing to wait for clarification on the use of the roadbed at this location, despite the pending implementation of a new program, not willing to wait and return via alteration to this license in the future to allow those plans to be reviewed and evaluated, with there being no coherent plan on how the service of alcohol will be served across the narrow sidewalk in front, Christopher Street being a very narrow, one-way roadway supporting a vital NYC bus route, there being a significant existing rodent problem on this block, the structure proposed in this application also be sited next to a second eating/drinking establishment that is also seeking to build a similar roadbed structure, that structure being built immediately adjacent to this one, in combination, taking up to 60 feet of the roadbed, not allowing for trash removal or access to the roadway for cleaning purposes; and,

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License in the name of **Talea Beer Inc. d/b/a Talea Beer Co 102 Christopher Street 10014**; and,

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

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 on premise liquor license for **Talea Beer Inc. d/b/a Talea Beer Co 102 Christopher Street 10014** at this location:

1. The premises will be advertised and operated as a cocktail lounge and 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 10:00 AM to 11:00 PM, and Fridays and Saturdays from 10:00 AM to 12:00 AM.
3. Will not install or have French doors, operable windows or open façades.
4. Will not operate any outdoor area for commercial purposes including any sidewalk or roadbed seating operating under the temporary Open Restaurants program.
5. Any outdoor seating permitted will closed by 10 PM every evening.
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 anytime.
8. There will be no TVs and the premises will not operate as a sports bar, or allow any portion of the premises to be operated in such a manner.
9. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
11. 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 & Certificates.

There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.

Vote: Passed, 35 Board Members in favor.

6 against (N. Avanesians, C. Dignes, R. Kessler, J. Liff, Z. Roberts, R. Sanz)

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. Whitney Museum of American Art and Hudson Yards Catering LLC d/b/a Whitney Museum; Whitney Café; Studio Bar, 99 Gansevoort St 10014 (Alteration to Existing OP Art Museum) (laid over to May)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant sought more time and requested **to lay over** this application to May/2023, thereafter 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Whitney Museum of American Art and Hudson Yards Catering LLC d/b/a Whitney Museum; Whitney Café; Studio Bar, 99 Gansevoort St 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Food Napoli LLC d/b/a NA Slice, 11 Waverly Place 10003 (New RW-Restaurant) (Withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to withdraw** this application from further consideration, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Food Napoli LLC d/b/a NA Slice, 11 Waverly Place 10003** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Entity to be formed by Kim I. Alegado d/b/a Ad Hoc Collective, 13 Christopher St Bsmt 10014 (RW-Restaurant) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to withdraw** this application from further consideration, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Entity to be formed by Kim I. Alegado d/b/a Ad Hoc Collective, 13 Christopher St Bsmt. until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. Hudson River Rice LLC dba Glaze, 350 Hudson St 10014 (RW-Restaurant) (previously unlicensed) (laid over to May)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant sought more time and requested **to lay over** this application to May/2023, thereafter 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Hudson River Rice LLC dba Glaze, 350 Hudson St 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. Temiani LLC dba Champion Pizza, 2 West 14th St 10011 (RW-Restaurant) (previously unlicensed) (laid over to May)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to lay over** this application over to May/2023, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Temiani LLC dba Champion Pizza, 2 West 14th St 10011** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. Corp to be formed by Tanz Watson, 511 Greenwich St 10013 (New OP-Restaurant) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to withdraw** this application from further consideration, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Corp to be formed by Tanz Watson, 511 Greenwich St 10013** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

30. 78 5th Avenue Kafeneio Inc, 78 5th Ave 10011 (OP-Tavern) (laid over to May)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to lay over** this application over to May/2023, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **78 5th Avenue Kafeneio Inc, 78 5th Ave 10011** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. JJW Lavaux LLC d/b/a The Lavaux Swiss Wine and Fondue Bar, 630 Hudson St 10014 (Class Change-TW to OP-Bar/Tavern) (laid over to May)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to lay over** this application over to May/2023, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **JJW Lavaux LLC d/b/a The Lavaux Swiss Wine and Fondue Bar, 630 Hudson St 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. Sabor Argentino Corp, d/b/a Sabor Argentino, 57 7th Ave South 10014 (Class Change-RW to OP-Restaurant) (laid over to May)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to lay over** this application over to May/2023, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Sabor Argentino Corp, d/b/a Sabor Argentino, 57 7th Ave South 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

33. Business of Hospitality LLC, 87 7th Avenue South 10014 (OP-Restaurant) (DJ) (Live Music-acoustic and ambient live music) (laid over to May)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to lay over** this application over to May/2023, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Business of Hospitality LLC, 87 7th Avenue South 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

34. Golden Age Hospitality LLC, 26 6th Ave 10014 (OP-Restaurant) (laid over to May)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to lay over** this application over to May/2023, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Golden Age Hospitality LLC, 26 6th Ave 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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

April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

35. D6 Hospitality Inc., 61 Grove St. Store West 10014 (OP - Restaurant) (Sidewalk Cafe)
(laid over to May)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested **to lay over** this application over to May/2023, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **D6 Hospitality Inc., 61 Grove St. Store West 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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April 25, 2023

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

Dear Sir/Madam:

At its Full Board meeting on April 20, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

36. ReBoot West Village LLC, 101 7th Ave South 10014 (RW-Restaurant) (laid over to May/2023)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 6, 2023 the Applicant requested to lay over this application over to May/2023, 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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **ReBoot West Village LLC, 101 7th Ave South 10014** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 41 Board Members in favor.

Please advise us of any decision or action taken in response to these resolutions.

Sincerely,



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



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



Susan Kent, Chair
Community Board #2, Manhattan

SK/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Member
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority