

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

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

November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **One Tree Hill, LLC d/b/a Westerly, 39 E. 13th St., 6th Fl. 10003** (new RW–Restaurant)
 - 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 Asian restaurant on the 6th floor of a C6-1-zoned, six (6)-story mixed-use building (c. 1900, altered 2007) on 13th Street between University Place and Broadway (Block #565/Lot #2); and
 - ii. **Whereas**, the 6th floor premises is approximately 1,500 sq. ft. with an additional 300 sq. ft. terrace; there will be 18 tables with 38 seats and one (1) bar with five (5) seats for a total interior seated occupancy of 43 persons, the terrace will have no more than six (6) tables and 12 seats and service will be to seated patrons only; the premises has one elevator which will serve as the primary ingress and egress for patrons and two (2) doors to stairwells to serve as emergency egress, there is one (1) bathroom; the Applicant presenting Certificate of Occupancy permitting eating and drinking at the location; and
 - iii. **Whereas**, the hours of operation will be from 6:00 PM to 11:00 PM Sundays through Saturdays (7 days a week); the exterior patio seating will end at 10:00 PM every night, no patrons will remain outside after 10:00PM and there will be no exterior music or speakers; all doors and windows will be closed at all times, interior music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iii. **Whereas**, the Applicant originally presented their application to CB2, Manhattan’s SLA Committee #1 in October/2022 with operating hours of 11:00AM to 12:00AM where concerns were raised regarding the lack of a separate and distinct entry for restaurant patrons, the building having a shared lobby and elevator, there being no plan presented to ensure restaurant patrons were not able to access the businesses on other floors of the building, the Applicant being the 5th floor tenant of the building and stating the landlord had given approval for the other businesses; additional concerns were raised by representatives from both the 13th Street and East 11th Street Block Associations about potential late night noise from use of the outdoor patio, there being another restaurant nearby with an upper-level outdoor space which has caused nearby residents many noise-related quality of life issues; and
- iv. **Whereas**, based on the lack of clarity of separate and distinct patron access to the establishment, concerns regarding noise from the outside patio and no specific outreach to the other tenants of the building, SLA Committee #1 recommended denial of the application while offering the Applicant the opportunity to return November/2022 for reconsideration provided they could provide clarity on the unresolved issues; and
- v. **Whereas**, the Applicant returned to CB2, Manhattan’s SLA Committee #1 this month to address the outstanding concerns, thereby supplying letters of support from the other tenants of the building, adjusting the operating hours to start at 6:00PM as their intention was to serve primarily as a reservation-only restaurant serving dinner only, these hours being after the other businesses had closed, having a receptionist in the lobby to greet customers and agreeing that the patio would be used for seated patrons only and would close nightly at 10:00PM; 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 Tavern Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as an Asian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 6:00 PM to 11:00 PM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program except for a patio located on the 6th floor adjacent to the licensed premises with no more than six (6) tables and 12 seats.
 5. Patio use will be for seated patrons only and will close no later than 10:00PM nightly. No patrons will remain outside after 10:00PM. No exterior music, speakers or TVs.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will operate primarily as a reservation-only restaurant and will have a staff member present on the ground floor of the building entrance at 39 East 13th Street to greet all guests. Guests will always be escorted in the elevator to and from the 6th floor as this elevator is shared with other building tenants and provides direct access to their space if elevator access to each floor is not locked.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.

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

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **One Tree Hill, LLC d/b/a Westerly, 39 E. 13th Street, 6th Fl. 10003, 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
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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 November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **Beau Maison Corp. d/b/a El Cantinero, 86 University Pl. 10003** (OP–Restaurant, Change in Method of Operation)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for an alteration to an existing On-Premises Restaurant License (SN#1024183) for a restaurant serving Mexican food on the ground floor and second floors of a C1-7-zoned, five (5)-story mixed-use building (c. 1900, altered 1987) on University Place between East 11th and East 12th Streets (Block #569/Lot #25); and
 - ii. **Whereas**, the premises is approximately 5,000 sq. ft. (2,500 sq. ft. on the ground floor connected by an interior stairway to 2,500 sq. ft. on the 2nd floor), the application stating there are 57 tables and 162 seats and 1 bar with 5 seats for a total of 167 seated patrons, the provided diagram showing approximately 31 tables and 80 seats on the ground floor and 15 tables and 50 seats on the 2nd floor; there is one (1) entrance serving as patron ingress and egress, one (1) emergency exit and four (4) bathrooms; and
 - iii. **Whereas**, the application reports hours of operation Sundays to Wednesdays from 11:30AM to 11:00PM, Thursdays from 11:30AM to 2:00AM and Fridays and Saturdays from 11:30AM to 4:00AM with four (4) TVs, there is no sidewalk or roadbed seating operating under the temporary Open Restaurants program; and
 - iv. **Whereas**, the alteration/change in method of operation is to add a DJ on the 2nd floor with entertainment level music on Thursdays through Saturdays, to add dining on the 2nd floor patio and

to add security guards to the licensed premises, albeit only in response to certain recent disciplinary proceedings at the NYSLA regarding the operators existing method of operation; and

- v. **Whereas**, the instant application being very similar to one that was heard by CB2 Manhattan in March/2018 following disciplinary proceedings at NYSLA around that time, the CB2 Manhattan resolution from March/2018 which recommended denial of the alteration application and was unanimously approved by CB2's full board, documents the many issues with the operator over time regarding the use of DJs and dancing, nearby neighbors complaining of late night noise, and that the applicant was provided with stipulations in March/2018 that were never signed; and
- vi. **Whereas**, the instant application was originally heard in October/2022, the Applicant requesting the use DJs on the interior of the 2nd floor and requesting to use the outdoor patio for dining but showing no plans for soundproofing or otherwise mitigating the noise from entertainment level music, nor a plan for how the interior sound would not escape into the rear courtyard with the constant opening and closing of the patio doors to serve customers into the evening; additionally it was pointed out that this was essentially the same application that was heard in 2018 which the Committee was ready to support if the Applicant executed stipulations yet the Applicant did not return signed stipulations, there being questions as to the character of the Applicant based on this history; the Applicant requesting to lay the application over to this month in order to return with a soundproofing plan and review other parts of the application; and
- vii. **Whereas**, concerns were raised by a representative of the East 11th Street Block Association in addition to two next door residents at the October/2022 meeting, all of whom had concerns especially about the use of the patio as the patio space had been used in the past although not part of the licensed premises and was loud and disruptive late into the night and that the sidewalk had been frequently overcrowded and impassable albeit back in 2020, additionally some of the same residents spoke in favor of the restaurant if the noise-related issues could be resolved, the restaurant being a long-standing part of the neighborhood; and
- viii. **Whereas**, the Applicant appeared at this month's CB2 SLA#1 Committee meeting providing a soundproofing plan for the 2nd floor space, a request for DJs from the hours of 8PM to 2AM Thursdays through Saturdays, a security plan devised by a licensed security company specifying the use of security guards until closing on all nights there will be a DJ, the use of the 2nd floor patio for dining was removed from the instant application, the Applicant asking to keep the 4AM closing on Fridays and Saturdays with the DJ ending at 2AM but agreeing to close those nights at 2AM when the DJ ended as had been suggested last month; during deliberations the majority of the Committee compromised on a 3AM closing for Fridays and Saturdays; and
- ix. **Whereas**, a representative for an adjacent resident appeared again to follow up on the application, the Applicant agreeing to work with them if desired when doing the soundproofing; and
- x. **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 On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service Tex-Mex restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 12:00 PM to 12:00 AM Sundays through Wednesdays, 12:00 PM to 2:00 AM Thursdays and 12:00 PM to 3:00 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 including 2nd floor patio for commercial purposes as well as including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. There will be no employee or patron use of the 2nd floor patio at any time.
6. Will play quiet ambient recorded background music only at all times on the ground and 2nd floors, inclusive of any private parties or events, with the exception that DJs with entertainment level music are permitted on the 2nd floor from Thursdays through Saturdays between the hours of 8:00PM and 2:00AM. No music will be audible in any adjacent residences at any time.
7. Will follow the soundproofing recommendations made by Brent M. Porter, Architect LLC in their October 26, 2022 report, will install a professionally calibrated sound limiter on the sound system and will have a licensed acoustical engineer return when work has been completed to ensure no music is audible outside of the premises.
8. Will have no more than four (4) televisions no larger than 60". There will be no projectors.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will have licensed security personnel on Thursdays through Saturdays from 8:00PM until closing and at special events such as holiday parties.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer. (Pitchers of Margaritas are specifically allowed, however.)
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Change in Method of Operation to the On-Premises Liquor License in the name of **Beau Maison Corp. d/b/a El Cantinero, 86 University Pl. 10003, unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Unanimous, 44 Board Members in favor.

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. EVJR, LLC d/b/a Pending, 293 Mott St. aka 55 E. Houston St., 10012 (new TW–Bar/Tavern)
(previously unlicensed)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate an intimate 1920s/1930s-themed bar/tavern on the ground floor of a C6-3-zoned, five (5)-story mixed-use building (c. 1910) on Mott Street between E. Houston and Prince Streets (Block #509/Lot #26), the building falling within the designated Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 800 sq. ft.; there will be nine (9) tables with 36 seats and one (1) bar with five (5) seats for a total of 41 interior seats; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; and
- iii. Whereas**, the hours of operation will be from 8:00 AM to 2:00 AM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers; there will be security to ensure there are no crowds on the sidewalk; and
- iv. Whereas**, the premises is a previously unlicensed location and was most recently (from approximately 2013 to 2019) a clothing store and prior to that two ground floor residential apartments; and

- v. **Whereas**, the Applicant is a chef at, and a family member of the principals of, Emilio's Ballato's, a well-known Italian restaurant located within the same building around the corner on Houston Street, the building being large with multiple entrances on both Houston and Mott Streets, the Applicant stating the instant application will serve primarily as an upscale bar for people to go to after dinner for drinks despite operating hours beginning at 8:00 AM, the menu consisting of antipasto, mixed nuts, and such being inconsistent with the all-day hours proposed; and
- vi. **Whereas**, this application being for the service of beer and wine only and thereby eligible for a temporary license upon filing with the NYSLA, this being a previously unlicensed location such temporary permit would not be allowed if filing for an On-Premises License, the Applicant clearly representing their intention to file for an On-Premises Liquor License in the future but affirming that the application being presented is for Tavern Wine; and
- vii. **Whereas**, the premises being located in the part of the building on the side street where quality of life impacts are greater on the surrounding residences than if it were located on the wider, Houston Street side, concerns were raised regarding the late night closing hours 7 days a week, there already being two other late-night bars around the corner from the proposed licensed premises with another licensed premises a few doors to the south having just closed, this application being for the service of beer and wine only and thus also not subject to the standards of the 500 Foot Rule, the Applicant's representative acknowledging that with the higher standard for a full liquor license the Applicant might have to reduce their hours to be more aligned with the residential nature of the area, therefore the Applicant choosing to pursue a beer and wine license but has no flexibility in reducing the hours even during the weekdays in order for the business to be viable; and
- viii. **Whereas**, concerns were raised regarding the inconsistency between the all-day / late night operating hours and the lack of any kitchen area nor menus presented to support the all-day hours, the method of operation focusing strictly on being an upscale evening bar with a nightly 2:00AM closing and the negative quality of life impacts that will have on the surrounding residents; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends denial of the new Tavern Wine License application for **EVJR, LLC d/b/a Pending, 293 Mott St, 10012**; and

THEREFORE 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

THEREFORE, BE IT FURTHER RESOLVED, that, if despite CB2, Man.'s objections, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends that the Tavern Wine License granted for **EVJR, LLC d/b/a Pending, 293 Mott St, 10012** include stipulations of closing hours of 11:00 PM Sundays through Thursdays and 1:00 AM Fridays and Saturdays.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. Timoni, Inc. d/b/a Tre Giovani, 548 LaGuardia Pl. 10012 (new OP–Restaurant)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a new On-Premises License to operate a full-service Italian restaurant on the ground floor of a R7-2/C1-5-zoned, four (4)-story mixed-use building (c. 1870) on LaGuardia Place between West 3rd and Bleecker Streets (Block #537/Lot #21), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 1,872 sq. ft. consisting of 926 sq. ft. on the ground floor and 936 sq. ft. in the basement, the two floors connected by an interior stairway, patron use of the basement is for bathroom access only, there is no service to patrons in the basement; there will be 19 tables and 50 seats and one counter/bar with no seats for a total of 50 patron seats; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms located in the basement; and
- iii. Whereas**, the hours of operation will be from 12:00 PM to 11:00 PM Sundays through Saturdays (7 days a week); there will be a sidewalk café with no more than four (4) tables and eight (8) patron seats, the tables being arranged parallel to the building, and roadbed seating not exceeding the business frontage of licensed premises with three (3) tables and ten (10) patron seats, both operating under the temporary Open Restaurants program; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; and

- iv. **Whereas**, to alleviate the late-night noise emanating from the restaurant due to the operable French doors and to satisfy the public interest standard set forth in the 500-foot rule, the Applicant agreed to close its exterior French doors by 10PM every night, to close the sidewalk café and roadbed seating by 10:00 PM Sundays through Thursdays and 11:00 PM Fridays and Saturdays and to remove all tables and chairs from the sidewalk after closing every evening in addition to ensuring that the sidewalk remain passable at all times; and
- v. **Whereas**, the storefront premises had been operated under the same DBA and by the same family with a Restaurant Wine license since prior to 2000, the Applicant having appeared before CB2, Manhattan in 2017 for an upgrade to the Restaurant Wine license in addition to a corporate change to add the son onto the license, the method of operation being consistent with the instant application aside from the current inclusion of roadbed seating operating under the temporary Open Restaurant program; CB2, Manhattan voting unanimously in favor of the application at that time; the Applicant having filed with the NYSLA for the upgrade and corporate change in 2017 but for a number of reasons did not move forward, the premises remaining in operation albeit currently with no liquor license; and
- vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area, there being 64 active licensed premises within 750 feet of the subject premises, in addition to 8 pending licenses, the Applicant having operated at this location for a number of years, the method of operation and hours for the premises not changing, the Applicant has agreed to take measures to alleviate any late-night noise; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor 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 12:00 PM to 11:00 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on LaGuardia Place. Sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats, the tables being arranged parallel to the building, and roadbed seating not exceeding the business frontage of licensed premises with three (3) tables and ten (10) patron seats.
 - 5. Sidewalk café and roadbed seating will close no later than 10:00 PM Sundays through Thursdays and 11:00 PM Fridays and Saturdays. All tables and chairs will be removed from sidewalk and all tables and chairs in roadbed will be secured with no patrons remaining outside at this hour. No exterior music, speakers or TVs.
 - 6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 - 7. Will not have televisions.

8. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products. No magnums.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or doorman or security personnel.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Liquor License in the name of **Timoni, Inc. d/b/a Tre Giovani, 548 LaGuardia Pl. 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
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Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. W, LLC d/b/a The Wooly, 390 Broome St. 10013 (OP–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 On-Premises Restaurant License to operate a full-service, American themed family restaurant on the ground floor of a C6-2G-zoned, six (6)-story mixed-use tenement building (c. 1900) on Broome Street between Mulberry and Centre Streets (Block #481/Lot #35) the building falling within the designated designated Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 2,780 sq. ft. consisting of approximately 1,380 sq. ft. on the ground floor and 1,400 sq. ft. in the basement, the two floors connected by an interior stairway, there will be no patron use of the basement, the basement being for storage and office use only; there will be 19 tables with 58 seats and one (1) bar with nine (9) seats for a total of 67 patron seats; the premises has two (2) doors which will serve as patron entrance, and three (3) exits and one (1) bathroom; and
- iii. Whereas**, the hours of operation will be from 9:00 AM to 12:00 AM Sundays through Saturdays (7 days a week); there are French doors on Broome Street which will close at 10:00 PM nightly; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers and no security personnel; and
- iv. Whereas**, there will be both sidewalk and roadbed seating operating under the temporary Open Restaurants program, sidewalk café is located immediately adjacent to the storefront leaving a

minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats on Broome Street and eight (8) tables and sixteen (16) patron seats on Mulberry Street and roadbed seating not great than 5' deep and not exceeding the business frontage of licensed premises on Mulberry Street only with 11 tables and 22 patron seats; and

- v. **Whereas**, from 2015 to 2021 the premises had been operated with an On-Premises License as a seafood restaurant known as Broome Restaurant LLC. d/b/a Seamore's (SN# 1285484) with no complaints, the instant application following the same method of operation including interior and exterior operating hours and outdoor seating configuration; and
- vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area, there being 100 active licensed premises within 750 feet of the subject premises, in addition to 9 pending licenses, the Applicant having obtained signatures from members of the building where the licensed premises will be located, with other nearby residents speaking in favor of the application provided the method of operation including the outdoor seating configuration is the same as the previous operator, the Applicant agreeing to stipulations to that effect, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; 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 On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a family restaurant serving American themed food with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 9:00 AM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on both Broome and Mulberry Streets. Sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats on Broome Street and eight (8) tables and sixteen (16) patron seats on Mulberry Street and roadbed seating not great than 5' deep and not exceeding the business frontage of licensed premises on Mulberry Street with 11 tables and 22 patron seats. All sidewalk and roadbed seating consists of two-top tables. There is no roadbed seating on Broome Street.
 - 5. Sidewalk café and roadbed seating will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays. All tables and chairs will be removed from sidewalk and all tables and chairs in roadbed will be secured with no patrons remaining outside at this hour. No exterior music, speakers or TVs.
 - 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 7. Will not have more than 12 private parties per year.
 - 8. Will not have televisions.

9. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
10. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
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 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, or velvet ropes or barricades, doorman or security personnel.
17. Will appear before CB2, Man. 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 an On-Premises Restaurant License in the name of **W, LLC d/b/a The Woolly, 390 Broome St. 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Passed, 43 Board members in favor.
Recusal: 1 (R. Ely)

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Night Owl Comedy, LLC d/b/a Comedy Cellar, 118 W. 3rd St. 10012 (OP–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 On-Premises Tavern Liquor License to operate a comedy club on the ground floor of a R7-2/C1-5 overlay-zoned, five (5)-story mixed-use building (c. 1900) on West 3rd Street between MacDougal Street and Avenue of the (Block #543/Lot #20) the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 2,269 sq. ft. consisting of 1,315 sq. ft. on the ground floor and 954 sq. ft. in the basement, the two floors connected by an exterior stairway, there will be no patron use of the basement the basement being for storage use only; there will be approximately 34 tables and 68 seats and one service bar with no seats or an interior seated occupancy of approximately 68 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) additional emergency exit and two (2) bathrooms; there will be no sidewalk café or roadbed seating operating under the temporary Open Restaurants program; and
- iii. Whereas**, the hours of operation will be from 6:00 PM to 1:00 AM Sundays through Thursdays and 6:00 PM to 2:00 AM Fridays and Saturdays with the closing extended until 4:00AM in the event a well-known comedian stops in — they will be allowed to perform following scheduled performances; music will be quiet background except when there is a comedian performing at which time sound may be at entertainment levels; there will be no dancing, DJs, live music, 3rd party promoted events; and

- iv **Whereas**, the licensed premises had been operated with a Restaurant Wine license from approximately 2014 to 2022 as Miyabi Sushi Japanese Restaurant NY Inc d/b/a Miyabi Sushi (SN#1279571); and
- v. **Whereas**, one of the principals on the instant application is also the long-standing principal of the Olive Tree Café / Comedy Cellar (SN#1025081), a world-renown comedy club around the corner at 117 MacDougal Street which his family started in the early 1980's, as well as The Village Underground (SN#1100905) located across the street; the family previously owned Café Wha and Fat Black Pussycat on MacDougal Street where he was an employee; and
- vi **Whereas**, the other principal on the instant application has been the manager at the Comedy Cellar for the past 16 years and is a resident of the community, this will be her first venture as a business owner; and
- vii. **Whereas**, the premises will operate under the DBA name of Comedy Cellar and will operate in essence as an additional room of Comedy Central although not physically connected, with three (3) shows a night; and
- viii. **Whereas**, concerns were raised about the current crowds on the sidewalk on this block in part created by patrons waiting to enter Comedy Central as well as The Village Underground across the street and that the addition of another similar establishment on this block will further exacerbate the situation, the Applicant being aware of the situation and has been working to streamline the electronic reservation / ticket system in his establishments, in addition they are looking at staggering the show times between the two spaces to help alleviate any further crowding on the sidewalk; and
- ix. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area, there being 101 active licensed premises within 750 feet of the subject premises, in addition to 10 pending licenses, the Applicant having operated two other establishments on the block for many years, those establishments being a part of the community, the Applicant agreeing to and executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest, the stipulations being attached to and incorporated into the "Method of Operation" of the On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a comedy club with the kitchen open and all menu items available until closing every night.
 - 2. The hours of operation will be 6:00 PM to 1:00 AM Sundays through Thursdays and 6:00 PM through 2:00 AM Fridays and Saturdays with closing extended to 4:00 AM in the event a well-known comedian stops in — they will be allowed to perform following scheduled performances. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 - 5. Will play quiet ambient recorded background music only except when there is a comedian performing at which time sound may be at entertainment levels. No music or performances will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.

7. Licensee will endeavor to utilize tech apps that they are developing, including QR code-style ticketing for faster verification, to mitigate long lines at their establishments in Greenwich Village.
8. Will have security every night to control any crowds on sidewalk.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will limit access of exit into residential area of the building for emergency use only.
13. Will not make changes to the existing façade except to change signage or awning or to modify the window to limit external noise.
14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will not have any of the following: dancing, DJs, live music or 3rd party promoters (all promotion is internal).
18. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Tavern License in the name of **Night Owl Comedy, LLC d/b/a Comedy Cellar, 118 W. 3rd St. 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **Montres Journe NY, LLC d/b/a FP Journe, 53 Mercer St. 10013 (OP–Bottle Club) (previously unlicensed)**
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a new Bottle Club License to operate a showroom, retail store and gathering space for their existing and prospective customers of their handmade, high-end time pieces in the cellar, ground and 2nd floors of a M1-5/R7X-zoned, three (3)-story commercial building (c. 1868, renovation ongoing) on Mercer Street between Broome and Grand Streets (Block #474/Lot #14), the building falling within the SoHo-Cast Iron Historic District Extension; and
 - ii. **Whereas**, there were multiple questions raised regarding the instant application including whether or not the premises was subject to the public interest standards of the 500' rule, the distance from the ground floor entry of the instant application to the entry of Bloomingdale’s at 504 Broadway which holds an On-Premises Liquor License for its restaurant (SN# 1143172) being in question; in addition there were questions as to: how the public would be granted access to the premises, the owner mentioning that he would operate a portion of the premises not open to the public which contradicts the law that the premises has to be open to the public, conversion plans for the 2nd floor from JLWQA status, where and how the alcohol was being served, the laws under which the ground floor cigar room was permitted to operate seemingly in contradiction to New York City Smoke Free Air Act, among other issues; and
 - iii. **Whereas**, due to the lack of clarity regarding the method of operation of the instant application the committee recommended denial of the application but invited the Applicant to return to the

committee for reconsideration based on providing clarification on outstanding issues; the Applicant wishing to return in December for reconsideration; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends **denial** of the new On-Premises Bottle Club License application for **Montres Journe NY, LLC d/b/a FP Journe, 53 Mercer St. 10013** **until** the Applicant returns to CB2, Man. with clarification of outstanding issues, therefore affording CB2, Manhattan the opportunity to re-assess the application having been provided a fuller understanding of the method of operation; and

THEREFORE 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.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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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 November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Morandi, L.P. d/b/a Morandi, 15 Charles St. 10014 (Corporate Change, OP–Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for a Corporate Change to their On-Premises Restaurant Liquor License (SN# 1183939) to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Morandi, L.P. d/b/a Morandi, 15 Charles St. 10014**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Windy Gates Soho, Inc. d/b/a Balthazar, 80-82 Spring St. 10012 (Corporate Change, OP-Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for a Corporate Change to their On-Premises Restaurant Liquor License (SN# 1025191) to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Windy Gates Soho, Inc. d/b/a Balthazar, 80-82 Spring St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 66 Greene LLC, fka An Entity to be Formed by Alexander Grant d/b/a TBD, 66 Greene St. 10012, Grnd. Fl. & Bsmt. (TW–Clothing Store with Café)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for a Tavern Wine License to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **66 Greene LLC, fka An Entity to be Formed by Alexander Grant d/b/a TBD, 66 Greene St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Hex Squared, LLC d/b/a Hex & Company, 801 Broadway 10003 (TW–Bar/Tavern)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for a Tavern Wine License to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Hex Squared, LLC d/b/a Hex & Company, 801 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Baotea Mulberry, Inc., 122 Mulberry St. 10013 (RW–Restaurant)

Whereas, at this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for a Restaurant Wine License to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Baotea Mulberry, Inc., 122 Mulberry St. 10013, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Sushi Sashe, Inc. d/b/a Sushi 456, 456 Hudson St. 10014 (RW—Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for a Restaurant Wine License to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Sushi Sashe, Inc. d/b/a Sushi 456, 456 Hudson St. 10014**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. MFC Time Square, LLC, 19 Waverly Pl. 10013 (RW–Restaurant)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 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 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 **MFC Time Square, LLC, 19 Waverly Pl. 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, Treasurer
Amy Brenna, Secretary
Ritu Chattree, Assistant Secretary

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Gi Gi Group, LLC d/b/a TBD, 138 Bowery 10013 (OP–Hotel)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for a On-Premises Hotel License to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Gi Gi Group, LLC d/b/a TBD, 138 Bowery 10013, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

Community Board No. 2, Manhattan

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Wegman's Food Markets, Inc., 770 Broadway 10003 (OP–Restaurant) (Municipal Expansion)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for an On-Premises Restaurant License and Expansion to Municipal Property to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Wegman's Food Markets, Inc., 770 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Eataly Lafayette, LLC d/b/a TBD, 200 Lafayette St. 10012 (OP–Restaurant) (Municipal Expansion)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for an On-Premises Restaurant License and Expansion to Municipal Property to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Eataly Lafayette, LLC d/b/a TBD, 200 Lafayette 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. TQTO Corp., 99 Macdougall St. 10012 (OP–Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on November 1, 2022 the Applicant requested **to lay over** this application for a On-Premises Restaurant License to December/2022 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; 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 **Eataly Lafayette, LLC d/b/a TBD, 200 Lafayette 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. Ja Ja Ja West Village, LLC d/b/a Ja Ja Ja, 63 Carmine St. 10014 (OP – Alteration adding basement to the licensed premises)**
 - i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an alteration application to add alcohol service, use and occupancy of the basement portion of their existing premise while continuing to operate their full-service “restaurant focused on healthy plant based cuisine inspired by Mexican street food”; and,
 - ii. Whereas**, the licensed premise will now include the ground floor and basement levels of a 5 story mixed residential townhouse building (circa 1900) on Carmine St. between Bedford and 7th Avenue South with an additional rear entrance on 7th Avenue South, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,
 - iii. Whereas**, with the addition of the basement to the licensed premise, where the licensee is adding additional interior seating and an additional bar area, the interior license premise will now be roughly 2,900 sq. ft premise (1,800 sq ft ground floor and 1,100 sq ft basement), with 47 interior tables and 99 patron seats, 2 Standup Bars with 11 seats for a total interior seating of 110 patrons; and,
 - iv. Whereas**, there will also continue to be exterior seating with 3 tables and 6 seats in a small rear yard along 7th Avenue South and 14 tables and 28 seats on the public sidewalk along 7th Avenue South, as well as 4 tables and 8 patrons seats on the public sidewalk on Carmine Street; and,
 - v. Whereas**, since obtaining it’s on premise license in 2018 for the ground floor premises, the Applicant/Licensee has only operated on the ground floor but not in the basement, instead working to obtain the proper permits to operate in the basement in conjunction with the ground floor operations, the

applicant having presented correspondence from its Architects confirming that general construction, electrical, plumbing, structural and sprinkler work are substantially installed, and that final inspections from the NYC DOB, as well as Public Assembly Permit will be obtained for this purpose; and,

vi. Whereas, the Applicant's method of operation will continue to be a full-service restaurant and no other changes are being made, other than to add the basement seating, the interior hours of operation will be continue to be 11AM to 2AM 7 days a week, the exterior hours of operation for the sidewalk cafés and rear yard area will continue to be 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday to Saturday, all doors and windows will be closed at 10PM, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

vii. Whereas, objections were raised to this application by local residents residing above and next door to the licensed premises, regarding noise, trash and safe access to the roadway from a roadway structure built by the Applicant during the pandemic, there already being significant exterior sidewalk seating on the public sidewalks located in the rear and front of the licensed premise, the Applicant thereafter, getting together and meeting with those neighbors, as well as four local block associations, resulting in compromise and the removal of the roadbed structure and roadbed seating; and

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

1. The premises will be advertised and operated as a Premise will be advertised and operated as a full service restaurant serving plant-based Mexican cuisine, with kitchen open and full menu items available until closing every night.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. The interior hours of operation will be Sunday to Saturday from 12 PM to 2 AM.
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, leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats on Carmine Street and with no more than seventeen (17) tables and thirty-four (34) patron seats on Seventh Avenue South. No roadbed seating and any structures, previously built, will be removed within 60 days.
5. Sidewalk café seating will close no later than 10 PM Sunday to Thursday and no later than 11 PM Fridays and Saturdays. No exterior music, speakers.
6. Will not install or have French doors, operable windows or open facades.
7. Will close all doors & windows at all times, allowing only for patron ingress and egress.
8. Entrance/exit to cellar will be closed except for emergency egress except for certain events/parties taking place in cellar.
9. Rear entrance from 7th Ave South will not be used for patrons after the rear yard and sidewalk cafe closes.
10. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
11. The premises will not have televisions.
12. The entire premises will operate under one trade name (D/B/A) only.

13. All waiting patrons will be accommodated inside the premises. If there are additional waiting patrons an electronic paging style system will be utilized to alert patrons when seating is available so that they will not wait in front of the premises.
14. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
15. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". No pitchers of beer.
16. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the alteration application for an existing on premise liquor license to **Ja Ja Ja West Village, LLC d/b/a Ja Ja Ja, 63 Carmine St. 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA On Premise License.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Greed Island, LLC d/b/a TBD, 70 Charlton St. 10014 (New OP – Restaurant)

- 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-Premises Liquor License to operate a full-service restaurant focusing on Japanese cuisine within a newly built, twenty-one story residential building (circa 2014) on Charlton St. between Hudson and Varick Streets in Hudson Square; and,
- ii. Whereas**, the Applicant will operate a full-service restaurant in a previously-unlicensed premises, within a ground floor storefront that is roughly 2000 sq. ft. in size; there will be a full-service kitchen and dining room with a total of 40 patron seats, comprised of 7 tables with 30 seats and 1 stand-up bar with 10 seats; the premises will have no outdoor seating and has 1 patron entrance and 3 bathrooms; and
- iii. Whereas**, the Applicant's hours of operation will be Sunday through Saturday from 12:00 PM to 12:00 AM, 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 is no sidewalk café, roadbed dining or other exterior service of alcohol included with this application; and
- iv. 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 29 active licensed premises within 750 feet of the subject premises, in addition to 4 pending licenses, the Applicant having met with a local resident from the building where the licensed premises will be located, obtaining her support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant abiding by those agreed upon stipulations; and

v. **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 Restaurant On Premises License, with those stipulations as follows:

1. The Applicant will operate a full-service restaurant with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sunday to Saturday from 12:00 PM to 12:00 AM.
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. The Applicant will not operate a backyard garden or any other outdoor area for commercial purposes, including any sidewalk and/or roadbed seating operated under the temporary Open Restaurants program.
6. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
8. Will not have televisions.
9. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
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. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
13. 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.
14. 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 **Greed Island, LLC d/b/a TBD, 70 Charlton 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Greed Island, LLC d/b/a TBD, 61 Van Dam St. 10014 (New OP – 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 On-Premises Liquor License to operate a small café specializing in Japanese desserts within a newly built, twenty-one story residential building (circa 2014) on Vandam St. between Hudson and Varick Streets in Hudson Square; and,

ii. Whereas, the Applicant will operate the café in conjunction with a new full-service restaurant, within the same building (aka 70 Charlton) in a previously-unlicensed premises, within a small ground floor storefront that is roughly 550 sq. ft. in size; the café will be operated by the same owners and managers of the full-service restaurant operating with a kitchen, albeit not being contiguous to the restaurant, the café having a total of 8 patron seats, comprised of 4 tables with seats and no stand-up bar; the premises will have no outdoor seating and has 1 patron entrance and 1 bathroom; and

iii. Whereas, the Applicant's hours of operation will be Sunday through Saturday from 12:00 PM to 12:00 AM, 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 is no sidewalk café, roadbed dining or other exterior service of alcohol included with this application; and

iv. 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 29 active licensed premises within 750 feet of the subject premises, in addition to 4 pending licenses, the Applicant having met with a local resident from the building where the licensed premises

will be located, obtaining her support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant abiding by those agreed upon stipulations; and

v. **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 Restaurant On Premises License, with those stipulations as follows:

1. The Applicant will operate a café serving desserts with full menu available until closing every night.
2. The hours of operation will be Sunday to Saturday from 7:00 AM to 12:00 AM.
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. The Applicant will not operate a backyard garden or any other outdoor area for commercial purposes, including any sidewalk and/or roadbed seating operated under the temporary Open Restaurants program.
6. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
8. Will not have televisions.
9. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
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. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
13. 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.
14. 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 **Greed Island, LLC d/b/a TBD, 61 Van Dam 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. CE 27, LLC d/b/a Quique Crudo, 27 Bedford St. 10014 (New OP - Restaurant)

i. Whereas, the Applicant and his two Sons 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 seafood-infused Mexican restaurant within a residentially zoned (R6) four story tenement style building (circa 1900) on Bedford Street between Downing and West Houston Streets in Greenwich Village, the building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the Applicant, who is an owner of the building where the licensed premises is planned, also runs a family-owned restaurant group that operates two restaurants in Long Island City (Casa Enrique and Café Henri), and seeks to open a full-service restaurant in a roughly 400 sq. ft. ground floor storefront with 700 sq. ft. cellar (the cellar being for storage purposes only with no patron access/use), which will be accessed via a hatch in sidewalk); there will be a total of 12 patron seats, comprised of 1 counter/bar with 12 seats; the storefront infill being fixed with there are no French doors or operable windows, with 1 patron entrance/exit and 1 bathroom; there will be no use the residential hallway to access the cellar storage areas ancillary to the storefront and access to the cellar will be via sidewalk hatch only; and,

iii. Whereas, the storefront premise previously operated as a dessert bar with a tavern-wine license, the premises to be licensed having never previously operated with an on-premise license; and,

iv. Whereas, the Applicant's hours of operation will be Sundays from 10:00 AM to 10:00 PM, Monday through Thursday from 4:00 PM to 10:00 PM, Fridays from 4:00 PM to 12:00 AM and

Saturdays from 10:00 AM to 12:00 AM; 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 no roadbed or sidewalk dining or any other outdoor uses for commercial purposes with this application; and

v. **Whereas**, there was significant opposition to the instant application from those living on Bedford Street and the Bedford Downing St. Block Association, the opposition citing the residential nature and residential zoning on the block, Bedford St. being narrow, one way with small/as well as the proliferation of liquor licensing on Bedford St., resulting in late night noise and disturbances, exacerbated by the recent proliferation of roadway sheds and outdoor dining where those impacts did not previously exist; and,

vi. **Whereas**, due to that opposition, the Applicant agreed to lay this application over to meet with those in opposition to seek compromise on the significant impacts caused by the licensing of another storefront in the immediate area, the Applicant seeking to work with its neighbors by agreeing to stipulations designed to reduce such intrusions and impacts; and,

vii. **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 70 active licensed premises within 750 feet of the subject premises, in addition to 10 pending licenses, the Applicant having met with local residents, and despite their objections, still created compromise with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

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

1. The Applicant will operate a full-service restaurant with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sundays from 10:00 AM to 10:00 PM, Monday through Thursday from 4:00 PM to 10:00 PM, Fridays from 4:00 PM to 12:00 AM and Saturdays from 10:00 AM to 12:00 AM.
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. The Applicant will not operate any outdoor area for commercial purposes including any sidewalk or roadbed seating operating under the temporary Open Restaurants program.
6. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
8. Will not have televisions.
9. There will be no use of the residential hallway for any purpose.
10. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
12. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.

13. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. 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.
15. 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 **CE 27, LLC d/b/a Quique Crudo, 27 Bedford St. 10014, unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant On Premises License.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. Bangkok Supper Club, LLC d/b/a Bangkok Supper Club, 641 Hudson St. 10014 (New OP - Restaurant)

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-Premises Liquor License to operate a restaurant serving Thai cuisine within a ground floor storefront located within a five-story, Federal style townhouse building (circa 1910) on Hudson Street between Gansevoort and Horatio Streets, this building falling within NYC LPC's designated Gansevoort Market Historic District; and,

ii. Whereas, the storefront proposed to be licensed is roughly 3650 sq. ft. (2150 sq. ft. ground floor and 1500 sq. ft. basement with the basement being for mechanical systems and storage purposes only), there is a full-service kitchen, 19 tables with 58 patron seats, one stand-up bar with 11 additional seats for a total indoor seated patron occupancy of 69 persons, there is one (1) entry and one (1) exits and one (1) patron bathroom, the store front infill being fixed without operable doors or windows that open out to the sidewalk; and

iii. Whereas, the Applicant's hours of operation will be Sundays to Thursdays from 12:00 PM to 11:00 PM and Fridays/Saturdays from 12:00 PM until 12:00 AM, 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 is no roadbed dining or other exterior service of alcohol included with this application; and

iv. 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 63 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 4 additional pending licenses, the Applicant having operated a restaurant within CB2 Man. for many years without significant conflict, with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

v. **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 Restaurant On Premises License, with those stipulations as follows:

1. The Applicant will operate a full-service restaurant with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sundays to Thursdays from 12:00 PM to 11:00 PM and Fridays/Saturdays from 12:00 PM until 12:00 AM.
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 any outdoor area for commercial purposes including any sidewalk or roadbed seating operating under the temporary Open Restaurants program.
6. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
8. Will not have televisions.
9. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
10. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
13. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. 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.
15. 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 **Bangkok Supper Club, LLC d/b/a Bangkok Supper Club, 641 Hudson 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

Community Board No. 2, Manhattan

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Masticabrodo, Inc. d/b/a TBD, 453 6th Ave. 10014 (New OP-Restaurant)

- i. Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee for a new On-Premises Liquor License to operate a specialty store and restaurant in a ground floor storefront located within a three-story, Federal style townhouse building (circa 1910) on Sixth Avenue between West 10th and West 11th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,
- ii. Whereas**, the storefront proposed to be licensed was previously operated as a Chinese Restaurant (Sammy's Noodle Shop), is roughly 6000 sq. ft. (2800 sq. ft. ground floor and 3200 sq. ft. basement with the basement not being for purposes of eating/drinking or the service of alcohol), there is a full-service kitchen with pizza oven, 24 interior tables with 64 patron seats, one stand-up bar with 8 additional seats for a total indoor seated patron occupancy of 72 persons, there are three (3) entry doors and three (3) exits and three (3) patron bathrooms, the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the Applicant's hours of operation will be Sunday to Thursday from 12:00 PM to 11:00 PM and Fridays/Saturdays from 12:00 PM until 12:00 AM, 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; and,

iv. **Whereas**, the Applicant also plans to have sidewalk seating immediately in front of the storefront to be licensed, with 10 tables and 24 patron seats that will close by 10 PM Sunday-Thursday and by 11 PM Fridays and Saturdays, with no other exterior service of alcohol included in this application; and,

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 15 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and,

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 Restaurant On Premises License, with those stipulations as follows:

1. The Applicant will operate a grocery store/cafe and full-service restaurant, with kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sunday to Thursday from 12:00 PM to 11:00 PM and Fridays/Saturdays from 12:00 PM until 12:00 AM.
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 seating operating under the temporary Open Restaurants program located immediately adjacent to and limited to storefront frontage width, leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 10 tables and 24 patron seats. No roadbed seating.
6. Sidewalk café will close no later than 10 PM Sunday through Thursday and no later than 11 PM Fridays and Saturdays. No exterior music, speakers or TVs.
7. It will play quiet ambient recorded background music in the interior only. No music will be audible in any adjacent residences at any time.
8. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
9. Will not have televisions.
10. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
13. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. 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.
15. 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 **Masticabrodo, Inc. d/b/a TBD, 453 6th Ave. 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of

Operation” of the SLA Restaurant On Premises License.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. A Not-for-Profit Entity to be formed by HC Operator Inc., d/b/a TBD, 29-35 Ninth Avenue 10014 (New Club Liquor)

i. Whereas, the Applicant and its Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new Club Liquor License; the Applicant plans to operate a private social club with a full-service restaurant in an M1-5 zoned six-story mixed use building constructed in 1910 on Ninth Avenue between W. 13th and W. 14th Streets. (Block #646/Lot #7503), and which is located within NYC LPC's Gansevoort Market Historic District; and

ii. Whereas, the anticipated social club will be located in a cellar space totaling approximately 12,000 sq. ft., with access from the first floor by both elevator and stairs; the premises will have a maximum occupancy of 350 persons, with seating for a total of 270 laid out as follows: a library (12 tables and 44 seats), a main dining room (32 tables and 88 seats), a private dining room (8 tables and 18 seats), a bar (12 tables, 26 seats, and 11 stools), a music lounge (15 tables, 30 seats, and 5 bar stools), a back lounge (16 tables and 32 seats), and private booths (2 booths with seats for up to 16) for a total of 270 seats; the premises, which has one entrance, one exit, and two restrooms, will have no outdoor seating or access to other parts of the building; and

iii. Whereas, the proposed hours of operation are 10:00 AM to 12:00 AM Sundays through Wednesdays and 10:00 AM to 2:00 AM Thursdays through Saturdays; the Applicant has stated that there will be no promoted events, no scheduled performances, no cover fees and no TV's, but anticipates allowing private parties which may include the use of a DJ and/or live music; and

iv. Whereas, while the Applicant intends to register the entity to be formed as a not-for-profit under NYS Not-For-Profit Corporation law, which defines a “Not-for-Profit” entity as “(1) . . . exclusively for a purpose or purposes, not for pecuniary profit or financial gain, for which a corporation may be formed under this chapter . . . and (2) no part of the assets, income or profit of which is distributable to, or enures to the benefit of, its members, directors or officers except to the extent permitted under this statute.” NYS NFP Corp. Law § 103(5)), the basis for claiming that the entity will operate as a not-for-profit is the Applicant’s assumption that it is unlikely that the business as envisioned will turn a profit; and

v. Whereas, it would be questionable to consider not-for-profit status as appropriate for a business merely because it does not anticipate generating profit and/or intends that any profit realized will be funneled back into the operation, and under such circumstances it cannot be said with clarity that the premises would not operate for pecuniary gain and as such be an appropriate candidate for a Club Liquor License; and

vi. Whereas, the Alcohol Beverage and Control Law defines a “club” for the purposes of a Club Liquor License as “an organization of persons incorporated pursuant to the provisions of the not-for-profit corporation law or the benevolent orders law, which is the owner, lessee or occupant of a building used exclusively for club purposes, and which does not traffic in alcoholic beverages for profit and is operated solely for a recreational, social, patriotic, political, benevolent or athletic purpose but not for pecuniary gain.” NYS ABC Law § 3(9); and

vii. Whereas, although the Applicant has had the opportunity to seek a declaratory ruling from the NYSLA to determine if it qualified under the ABC Law for a Club Liquor License but the Applicant elected not to seek such a ruling prior to bringing this application; and

viii. Whereas, it is in the public interest that NYSLA rule on the appropriateness of the present application to ensure that the state’s NFP and ABC laws are not used to improper advantage;

ix. 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 60 active on premise liquor licenses within 750 feet of the location proposed to be licensed, and 9 additional pending licenses, the area already being greatly saturated with late night drinking establishments, this private members club not being unique, there being another private club located in the same building (Soho House) where this license is being sought, and there being two other such club licenses pending in the immediate area, one located in a Hotel (Gansevoort) across the street and a second a few blocks away (SV Bungalow); and,

x. Whereas, there are also traffic congestion concerns with this application, as the entrance to the premises is located on 13th Street just to the west of 9th Avenue, 13th Street being closed to vehicles most days from afternoon until 11PM as part of NYC DOT Open Streets program, with 9th Avenue south of 14th Street being essentially one lane, with SoHo House located in the same building with its entrance on 9th Avenue, the Gansevoort Hotel loading zone being located diagonally across the street on 9th Avenue and the flagship Restoration Hardware Store and Restaurant on 9th Avenue on the same block between Little West 12th and 13th Street, with the east and west curbsides of 9th Avenue between Little West 12th Street and 14th Street being continuously filled with large, for-hire SUVs, where there is no traffic plan presented to alleviate the additional traffic that the private members club will bring; and

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** for a not-for-profit entity to be formed by **HC Operator Inc., d/b/a TBD, 29-35 Ninth Avenue 10014** on its application seeking a new Club Liquor License; and

BE IT FURTHER RESOLVED that should this application be considered by the SLA, Community Board 2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA; and

BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite Community Board 2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500-foot hearing.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 93 Greenwich, LLC d/b/a Chez Stanley, 93 Greenwich Ave. 10014 (New OP - Restaurant)

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-Premises Liquor License to operate a neighborhood bistro restaurant within a six story residential building (circa 1929) on Greenwich Avenue. between West 12th and Bank Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the Applicant will operate a full-service restaurant in a previously-licensed premises (Little Owl), the storefront being roughly 1300 sq. ft., comprised of an interior ground floor space of approximately 921 sq. ft. and a cellar of approximately 367 sq. ft. (with no patron use of basement); there will be a total of 36 patron seats, comprised of 14 tables with 32 seats and 1 stand-up bar with 4 seats; the storefront's infill being fixed and there are no French doors or operable windows, with 1 patron entrance/exit and 1 bathroom; and

iii. Whereas, the Applicant's hours of operation will be Sunday through Thursday from 10:00 AM to 12:00 AM, Fridays and Saturdays from 10:00 AM to 1:00 AM; 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 may be a small sidewalk café but there is no roadbed dining or use of the back yard included with this application; and

iv. Whereas, the Applicant also plans to have sidewalk seating immediately in front of the storefront to be licensed, with 4 tables and 8 patron seats that will close by 10 PM Sunday-Thursday and by 11 PM Fridays and Saturdays, with no other exterior service of alcohol included in this application; and,

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 54 active licensed premises within 750 feet of the subject premises, in addition to 5 pending licenses, the Applicant's agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; 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 Restaurant On Premises License, with those stipulations as follows:

1. The Applicant will operate a full-service restaurant with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sunday through Thursday from 10:00 AM to 12:00 AM, Fridays and Saturdays from 10:00 AM to 1:00 AM.
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. The Applicant 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 the storefront frontage width, leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats. No roadbed seating
6. Sidewalk café will close no later than 10 PM Sunday through Thursday and no later than 11 PM Fridays and Saturdays. No exterior music, speakers or TVs.
7. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
9. Will not have televisions.
10. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
12. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
13. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. 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.
15. 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 **93 Greenwich, LLC d/b/a Chez Stanley, 93 Greenwich Ave. 10014**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA Restaurant On Premises License.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 9. J. Bell on Behalf of an Entity to be Formed d/b/a TBD, 102 Christopher St. 10014 (New OP-Bar/Tavern)**
- i. Whereas**, the Applicant 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 On-Premises Liquor License to operate a cocktail bar and restaurant 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 has been and continues to be 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 2,610 sq. ft. consisting of a 1560 sq. ft. ground floor and 1050 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 and food prep only; where there are eighteen (18) tables with 49 patron seats planned and one (1) bar with twelve (12) seats for a total seated patron occupancy of 61 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, 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 in front; and,

- v. **Whereas**, the proposed hours of operation are from 11:00 AM to 2:00 AM Sunday through Saturday; music for the interior is quiet 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**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by the addition of another late night cocktail lounge at this location, the immediate area already being greatly saturated with late-night drinking establishments and liquor licenses, there being 84 active and 72 inactive licenses within 750 feet of the location proposed to be licensed, with 12 additional pending licenses, the location and block being zoned residential, the impact from transforming a dry retail space with operations closing at 7:00 PM to a cocktail lounge with a bar 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, the Applicant not willing to compromise; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for Class Change to the Restaurant Wine License (SN# 1313689) in the name of **J. Bell on Behalf of an Entity to be Formed d/b/a TBD, 102 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 this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500-foot hearing; 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 **J. Bell on Behalf of an Entity to be Formed d/b/a TBD, 102 Christopher St. 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 Saturday from 11:00 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. Will keep closed all doors & windows at all times.
6. Will play quiet ambient recorded background music on the interior only. No music will be audible in any adjacent residences anytime.
7. There will be no TVs and the premises will not operate as a tavern or sports bar, or allow any portion of the premises to be operated in such a manner.
8. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
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.
13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.

Vote: Passed, 43 Board Members in favor.

Recusal: 1 (R. Sanz)

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. I Sodi, LLC, (from 105 Christopher St.) 314 Bleecker 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 specializing in Italian cuisine within two four-story townhouse buildings (312 and 314 Bleecker) on the corner of Bleecker and Grove Streets, these buildings (circa 1847) falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the premises to be licensed was previously operated as a restaurant (L'atre Enterprises Inc. AOC), but will be undergoing a gut renovation, including the use/occupancy of combining two single story interior shed additions extending into the rear yards of each townhouse (312 and 314 Bleecker), the shed extensions leading to a large 600 sq. ft. rear yard garden that represents the rear yard spaces of two separate townhomes, the open rear yard also being adjacent to and running along Grove Street, with French doors and windows being installed in the rear that lead into the open rear yard, the storefront infill on Bleecker St. remaining fixed without operable French doors or windows; and,

iii. Whereas, the combined interior foot print for the licensed premise is roughly 2,300 sq. ft (ground floor 1,385 sq. ft. and basement 1796 sq. ft. – no patron use in basement except bathrooms) where there will be 18 tables and 54 table seats, 1 standup bar with 14 seats, for a total of 68 interior seats, no TVs, two bathrooms, with 1 patron entrance/exit located on Bleecker St., and an emergency egress gate leading from the rear yard to the Grove Street sidewalk, the regressed exit gate being installed for emergency egress only; and,

iv. Whereas, the Applicant's hours of operation will be Sunday to Saturday from 11:00 AM to 12:00 AM, music on the interior will be quiet, recorded at background levels only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, there is no sidewalk café, roadbed dining or use of any other exterior space except for the rear yard, which will include no more than 7 tables and 23 patron seats, for dining purposes only, that will be used on a seasonal basis, weather permitting, until 10 PM every evening; and

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 89 active licensed premises within 750 feet of the subject premises, in addition to 15 pending licenses, the Applicant having met with some neighbors, the impact of the rear yard use/occupancy, coupled with the French doors and windows at the rear creating a significant adverse impact on others living in the rear garden donut, surrounded by residential buildings, with the agreed upon stipulations being reasonable, the rear yard closing at a reason time, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

v. 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 Restaurant On Premises License, with those stipulations as follows:

1. The Applicant will operate a full-service restaurant with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sunday to Saturday from 11:00 AM to 12:00 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 any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program except for backyard garden with no more than 7 tables and 23 patron seats. Rear Garden for seated patrons only, no music, no speakers, no singing, no heaters, seasonal use only.
5. Will not operate in backyard garden until a Certificate of Occupancy is obtained that allows for eating and drinking in rear yard.
6. Will close rear garden by 10 PM every night, lights out, neither patrons nor staff will remain after stated closing time.
7. Exit gate/doorway from rear garden for emergency egress only.
8. Will play quiet ambient recorded background music, interior only. No music will be audible in any adjacent residences at any time.
9. Will close all existing doors & windows in rear yard by 10 PM every night.
10. Will not have televisions.
11. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
13. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
14. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

16. 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 **I Sodi, LLC, (from 105 Christopher St.) 314 Bleecker 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, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

Community Board No. 2, Manhattan

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November 21, 2022

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 November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. 14th Street, LLC d/b/a Between Us, 232 W. 14th St. 10014 Cellar & Sub-Bsmt. (New OP-Bar/Tavern (laid over))

Whereas, before this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2022 the Applicant agreed **to lay over** this application over to December/2022 so that a meeting with neighbors could be arranged, 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 **14th Street, LLC d/b/a Between Us, 232 W. 14th St. 10014 Cellar & Sub-Bsmt.** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Saint Sabino, LLC d/b/a Pending, 113 Greenwich Ave. 10014 (New OP-Restaurant)
(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2022 the Applicant requested **to lay over** this application over to December/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; 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 **Saint Sabino, LLC d/b/a Pending, 113 Greenwich Ave. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. D. Rodolitz on Behalf of Entity to be Formed, 637 Hudson St. 10014 (New OP-Bar/Tavern)
(withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2022 the Applicant requested **to withdraw** their application for an On-Premises Bar/Tavern 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 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 **D. Rodolitz on Behalf of Entity to be Formed, 637 Hudson St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014 (Class Change to OP)(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2022 the Applicant requested **to lay over** this application over to November/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; 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 **The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. DBNB, LLC d/b/a TBD, 64 Greenwich Ave. 10011 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2022 the Applicant requested **to lay over** this application over to December/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; 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 **DBNB, LLC d/b/a TBD, 64 Greenwich Ave. 10011 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Filaga 117 7th Avenue South, LLC, 117 7th Ave. So. 10014 (OP-Pizzeria/Bar) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2022 the Applicant requested **to withdraw** this application from further consideration; 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 **Filaga 117 7th Avenue South, LLC, 117 7th Ave. So. 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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November 21, 2022

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

Dear Sir/Madam:

At its Full Board meeting on November 3, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Ryan Reynolds d/b/a WEST10WEST, 242 W. 10th St. 10014 (New RW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 3, 2022 the Applicant requested **to lay over** this application over to December/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; 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 **Ryan Reynolds d/b/a WEST10WEST, 242 W. 10th St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 44 Board Members in favor.

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

Sincerely,



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



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



Jeannine Kiely, Chair
Community Board #2, Manhattan

JK/fl

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velázquez, Congresswoman
Hon Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly Member
Hon. Yuh-Line Niou, NY State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority