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Valerie De La Rosa, *First Vice Chair*
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Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. King Jade Garden Inc dba Lady Chow's Kitchen, 171 Hester St. 10013 (RW–Restaurant)**
(previously unlicensed)
 - i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #1 via video conference to present an application to the NYS Liquor Authority for a Restaurant Wine license for a local Chinese restaurant located on the ground floor of a C6-2G zoned, six (6)-story mixed-use building (c. 1900) on Hester Street between Elizabeth and Mott Streets (Block #238 / Lot #38), the building falling within the designated Special Little Italy District; and
 - ii. Whereas**, the premises is roughly 1,600 sq. ft. comprised of the ground floor restaurant connected by an interior staircase to the basement, basement used for storage and patron bathroom access, there will be no service to patrons in the basement (no breakdown of square footage was provided with the floor diagram); there will be 11 tables with 53 seats and one (1) service bar with no seats for a total patron occupancy of 53 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; there will be no sidewalk café or roadbed seating; and
 - iii. Whereas**, the hours of operation will be from 9:00AM to 11:00PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs); there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
 - iv. Whereas**, the premises had been operating without a liquor license as a Chinese restaurant under the name of Canton Kitchen since approximately 2017 and prior to that as House Special since at least 2009; there are currently 33 active liquor and six (6) pending licenses within 500' of this location; and

- v. **Whereas**, the Applicant appeared before CB2, Manhattan for an On-Premises license at this location in March/2022 where it appeared clear that the Applicant's premises was within 200' of the Oversea Chinese Mission located across the street on the southwest corner of Hester and Elizabeth Streets, therefore making the 200' rule being in effect and an On-Premises license not available to this location, with Community Board 2, Man. recommending approval of the On-Premises license while also stating that "should the NYSLA find that the premises does violate the 200 ft. rule, CB2, Man. recommends approval of a Restaurant Wine license at this location", the NYSLA finding that the premises is within 200' of a Place of Worship and therefore not able to apply for an On-Premises license, the Applicant returning for a Restaurant Wine application despite the previously written resolution stating CB2 had already recommended approval of the Restaurant Wine license should the NYSLA find that the 200' rule applied; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a Chinese restaurant.
 2. The hours of operation will be 9:00AM to 11:00PM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
 3. Will operate a full-service Chinese restaurant with the kitchen open and full menu items available until closing every night.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
 7. Will not have televisions.
 8. Will close all doors and windows at 10:00PM every night, allowing only for patron ingress and egress.
 9. Patron use of basement is for bathroom only. There will be no patron service in basement.
 10. Will not install or have French doors, operable windows or open façades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will provide a Letter of No Objection permitting eating and drinking for store front premises proposed to be licensed prior to issuance of license.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."
 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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 17. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
 18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

vii. **Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for **King Jade Garden, Inc. d/b/a Lady Chow's Kitchen, 171 Hester St. 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the NYSLA Liquor License.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. MeiL W Corp dba Munchies, 126 MacDougal St 10012 (RW–Restaurant)

- 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 Restaurant Wine license to operate a Chinese fast casual restaurant specializing in buns and meals on Chinese bread fillings on the ground floor of a R7-2 zoned six-story, mixed-use building (circa 1890's) on MacDougal Street between West 3rd and Bleecker Streets (Block #54/Lot #12), the building falling within NYC LPC's South Village Historic District; and
- ii. Whereas**, the storefront premises is approximately 800 sq. ft. on the ground floor and had been previously operated as a fast casual restaurant serving Gouku (Asian pizza) since 202 with a Restaurant Wine license and prior to that as a fast service sushi restaurant without the service of alcoholic beverages; there will be one (1) table with approximately five (5) seats with a maximum occupancy of 10 persons, there is no DCA sidewalk café at this time or other outdoor space for the service of alcohol, all doors and windows will be closed by 9PM every night, the premises has one bathroom for patron use and one entrance door will be used for patron ingress and egress; and
- iii. Whereas**, the Applicant's hours of operation are 10AM to 10PM Sundays and 10AM to 12AM Mondays through Saturdays, music will be quiet background only consisting of music from iPod/CD's (i.e. no active manipulation of music – only passive prearranged music), there will be no dancing, no DJ's, no live music, no scheduled performances, no private parties, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation of the NYSLA Restaurant Wine license, with those stipulations with respect to the premises, as follows:

1. Premises will be advertised and operated as a Chinese fast-food restaurant specializing in buns and specialized fillings in Chinese bread with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 10AM to 10PM Sundays and 10AM to 12AM Mondays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants program.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will close all doors and windows at 9PM every night, allowing only for patron ingress and egress.
7. Will not install or have French doors, operable windows or open façades.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will ensure there is an accessible bathroom for patrons available at all times.
10. There will be no food prep area or food items stored in area between the front of the premises and the bathroom.
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 wine products.
14. Will not have: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
15. Will not change principals prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

v. **Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Restaurant Wine license for **MeiL W Corp dba Munchies, 126 MacDougal St 10012**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 3. DLYCanal LLC dba Da Long Yi Hot Pot, 159 Canal St, Suite 200 10013 (RW–Restaurant)**
 - i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a Restaurant Wine license to operate a Hot Pot Style Chinese Food Restaurant on the second floor of a C6-1G zoned, five (5)-story commercial building on Canal St. between Bowery and Elizabeth St. in Chinatown (Block #203/Lot #2), the building falling within the Special Little Italy District; and
 - ii. Whereas**, this is a relatively newly built building (circa 2017), the second floor premises being approximately 3,500 sq. ft., the Applicant being one of the principals in the prior business at this location, CL&Y LLC dba Da Long Yi Hot Pot SN# 1320757 which was heard for a Restaurant Wine license in November/2018 by CB2, Man., the method of operation of the instant application being the same, prior to that the premises having been previously unlicensed, there being a public assembly permit (#M00118056-I1-PA issued 5/16/2019) in place but no current certificate of occupancy to operate in the manner requested, the temporary certificate of occupancy listed having expired 05/02/2021; and
 - iii. Whereas**, the premises to be licensed will have 21 tables with 87 table seats, no bars, with an ordering counter without seats for a total patron seat capacity of 87 patrons, 3 TVs (up to 50" each), background music only, there will be one (1) entrance/exit for patrons on Canal Street, all other egress will be for emergency egress only, there will be two (2) patron bathrooms and a full service kitchen; and
 - iv. Whereas**, the hours of operation will be from 12 PM to 12 AM Saturdays through Sundays (7 days a week), music will be background only, all facades will be fixed and there will be no operable doors or windows, no DJs, no promoted events, live music or TV’s, no sidewalk café or other outdoor areas for the service of alcohol; 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 NYSLA Restaurant Wine license, with those stipulations with respect to the premises, as follows:
1. Will operate a full service restaurant, specifically a Chinese hot-pot restaurant with the kitchen open and full menu items available until one hour prior to closing every night.
 2. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants program
 4. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 5. Will have no more than 3 televisions no larger than 50" (There will be no projectors).
 6. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 7. Entrance/egress for all patrons will be on Canal Street only.
 8. Will not install French doors, operable windows or open facades.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
 13. The premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, any scheduled performances, velvet ropes or metal barricades or security personnel.
 14. Will not change principals prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting any 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.
- vi. **Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Restaurant Wine License in the name of **DLYCanal LLC dba Da Long Yi Hot Pot, 159 Canal St, Suite 200 10013**, **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 Liquor License.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **Blue Stripes 13th Street LLC dba Blue Stripes, 28 E 13th St 10003** (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 a coffee shop and wine bar on the ground floor of a C6-1-zoned, four (4)-story mixed-use building (c. 1899) on East 13th Street between University Place and Fifth Avenue (Block #570/Lot #19); and
 - ii. **Whereas**, the storefront premises is approximately 930 sq. ft. (approximately 630 sq. ft. on the ground floor and 300 sq. ft. in the cellar, the cellar being accessed via an internal staircase with no patron use of the cellar); there are approximately 11 tables with 35 seats and one food counter with no seats for a total interior seated occupancy of 35 persons; there is no full service kitchen; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iii. **Whereas**, the hours of operation will be from 8 AM to 12 AM Sundays through Saturdays (7 days a week); music will be ambient recorded background music only with the exception of Fridays and Saturdays when there may be live, acoustic (unamplified) music between the hours of 6 PM and 10 PM, musicians will be located in the rear of the premises consisting of not more than three (3) musician.; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there is sidewalk seating consisting of no more than four (4) tables and eight (8) patron seats, all service of alcohol to the sidewalk will be by wait staff, the outdoor seating closing at 10 PM nightly; and

- iv. **Whereas**, the premises to be licensed has been operating since approximately 2018 as a coffee bar specializing in food and beverage revolving around the cacao fruit and its health and wellness benefits with a low-key atmosphere, the instant application being to expand the current menu to offer tapas and charcuterie in addition to wine and beer into the evening hours while keeping the same atmosphere; 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 a coffee shop / beer and wine bar with a limited food menu with less than a full-service kitchen but will serve food during all hours of operation.
 2. The hours of operation will be from 8 PM to 12 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats. No roadbed seating.
 5. All outdoor seating will close no later than 10 PM. All tables and chairs from the sidewalk will be removed at this hour. No exterior music, speakers or TVs. No roadbed seating.
 6. All alcohol service to the exterior seats will be by wait staff to seated patrons in the sidewalk café area only.
 7. A-frame signs (sandwich boards) will be kept within 3' of the building line as per NYC Sidewalk Usage Guidelines.
 8. Will play quiet ambient recorded background music only with the exception of Fridays and Saturdays when there may be live, acoustic (unamplified) music between the hours of 6 PM and 10 PM. Musicians will be located in the rear of the premises consisting of not more than three (3) musicians. No music will be audible in any adjacent residences at any time.
 9. All alcohol service to the exterior sidewalk seats will be by wait staff to seated patrons only.
 10. Will not have televisions.
 11. Will close all doors and windows at all times, allowing only for patron ingress and egress
 12. Will not install or have French doors, operable windows or open facades.
 13. Will not make changes to the existing façade except to change signage or awning.
 14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 17. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 18. Will appear before CB2, Manhattan 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.

vi. **Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new Tavern Wine License in the name of **Blue Stripes 13th Street LLC d/b/a Blue Stripes, 28 E 13th St 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 Liquor License.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 5. Host on Howard LLC dba Host on Howard, 21 Howard St 10013 (RW-Catering Facility)**
- 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 Restaurant Wine Catering License to operate a wholesale fixture showroom and catering event space on the ground floor of a M1-5/R9x zoned, six (6)-story commercial building (c. 1857) on Howard Street between Lafayette and Crosby Streets (Block #209/Lot #28) the building falling within NYC LPC's designated SoHo-Cast Iron Historic District Extension and the Special SoHo-NoHo Mixed Use District; and
 - ii. Whereas**, the ground floor storefront premises is approximately 2,300 sq. ft. (the approximately 1,600 sq. ft. ground floor showroom/event space is connected via an interior stairway to the 700 sq. ft. cellar with no patron use of the cellar); the seating will vary per event with a total maximum occupancy of 60 persons, there is one (1) bar with approximately 7 (seven) seats; the premises has one (1) door on Howard Street which will serve as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iii. Whereas**, the hours of operation will be from 12 PM to 12 AM Saturdays through Sundays (7 days a week); there will be no sidewalk café or roadbed dining; music will be quiet background only inclusive of private events consisting of music from iPod/CDs/streaming; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers or security; and
 - iv. Whereas**, the premises to be licensed was previously a retail store, the method of operation for the instant application will be as an appointment/invitation-only commercial showroom for the new lighting and furniture business the Applicant is a partner in, as well as a catering

event space to host events for the showroom as well as for other persons; there is a prep kitchen capable of providing food and service for not less than 50 persons but not a full kitchen; there is a bar as part of the showroom but there will be no service of alcohol from the bar in the course of daily showroom operations, the bar may be used during events; concerns were raised regarding traffic due to for-hire vehicles should events occur on a frequent basis, the Applicant stating there would not be more than four (4) events per month consisting of not more than 50 persons; and

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

1. Premises will be advertised and operated as an appointment/invitation-only Wholesale Fixture Showroom and Catering Event Space.
2. The hours of operation will be 12 PM to 12 AM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.
3. Will have not more than four (4) events per month consisting of not more than 50 person.
4. Will ensure there is suitable and adequate facilities and accommodations to provide food and service for not less than 50 persons at any one function including a full electric prep kitchen and prep area in the basement.
5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
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 ensure premises cellar doorway to larger cellar area of building is an alarmed door to prevent employee access aside from in case of emergency.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Bar area will be used for showroom purposes only without alcohol storage outside of any private catered events which include food and alcohol.
12. Will not install any French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will provide a Letter of No Objection or Certificate of Occupancy permitting a catering establishment and commercial wholesale showroom for store front premises proposed to be licensed (21 Howard) prior to opening
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. Will not change principals provided to CB2 prior to submission of original application to the NYSLA.
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.

vi. **Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine Catering License in the name of **Host on Howard LLC dba Host on Howard, 21 Howard St 10013, 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 Liquor License.

Vote: Unanimous, 43 Board Members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 6. Bowery Bungalow NYC LLC d/b/a Bowery Bungalow, 359 West Broadway aka 495 Broome St 10013 (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 an On-Premises Liquor License to operate a modern Middle East and Mediterranean restaurant on the ground floor of a M1-5/Rx7-zoned, 7 (seven)-story mixed-use building (c. 1896, altered 1983, 2006) on Broome Street Howard Street between West Broadway and Wooster Street (Block #475/Lot #14) the building falling within NYC LPC's designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
 - ii. Whereas**, the ground floor premises is approximately 3,827 sq. ft. consisting of 2,002 sq. ft. on the ground floor and 1,825 sq. ft. in the cellar, the two floors connected by an interior stairway in addition to a sidewalk hatch on West Broadway with no patron use of the cellar; there will be approximately 28 tables and 106 seats and one (1) bar with 14–16 seats for a total seated patron occupancy of 122 and maximum occupancy of 130 persons; the premises has one (1) door on Broome Street which will serve as the main door for patron ingress and egress, one (1) additional door for emergency exit on West Broadway and staff access to cellar sidewalk hatch and three (3) patron bathrooms; and
 - iii. Whereas**, the hours of operation will be from 10 AM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background music only; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there are operable windows on Broome Street that will be kept closed at all times; there is no sidewalk café or roadbed seating or other exterior area for the service of alcohol; and

- iv. **Whereas**, the premises to be licensed was previously licensed under The Cupping Room Café (SN#1025379) which had been a fixture of the neighborhood from 1977 to 2020; and
- v. **Whereas**, the Applicant, a native New Yorker, owns a number of restaurants in the Los Angeles area including one with the same DBA name as the instant application, the New York version will be operating in a similar manner albeit with some menu changes to take advantage of East Coast local ingredients; the interior of the premises undergoing significant upgrades including enhancements for ADA accessibility, there being a number of violations on the building itself with DOB, the previous restaurant operating with temporary Certificate of Occupancy permits, there never having been a final Certificate of Occupancy issued, the Applicant explaining there is a plan with the landlord for fixing the violations and obtaining a final Certificate of Occupancy; 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 41 active licensed premises within 750 feet of the subject premises, in addition to 8 pending licenses, the Applicant having reasonable closing hours with background music only, with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with 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 modern Middle Eastern and Mediterranean restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10 AM to 12 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants program.
 5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will 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.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

14. Will 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 not change principals prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. 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 On-Premises Restaurant Liquor License in the name of **Bowery Bungalow NYC LLC d/b/a Bowery Bungalow, 359 West Broadway aka 495 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 Liquor License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **Wolf of 6th Ave LLC d/b/a Balkan StrEAT, 353 6th Ave 10014** (New Restaurant Wine) (*previously unlicensed*) (renotification)
 - i. **Whereas**, the Applicant 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 a restaurant specializing in the street food from the Balkan region of southeastern Europe on the ground floor of a R7-2/C1-5 overlay-zoned, four (4)-story mixed-use building (c. 1829) on Sixth Avenue between West 4th Street and Washington Place (Block #592/Lot #22); and
 - ii. **Whereas**, the Applicant will operate a fast-casual full-service restaurant with a total interior premises of approximately 1,908 sq. ft. comprised of a ground floor of approximately 1,400 sq. ft. that is connected by an interior staircase to a basement (for use by employees only) of approximately 508 sq. ft.; there will be a total of 22 patron seats, comprised of 6 tables with 14 seats and 1 stand-up bar with no (0) seats, for a total of 14 interior seats, and a sidewalk café (operated under the temporary Outdoor Restaurants program) with an additional 2 (two) tables and 8 (eight) seats; the premises has 1 (one) entrance/exit and 1 (one) bathroom; and
 - iii. **Whereas**, the agreed-to hours of operation will be 11 AM to 11 PM Mondays through Thursdays, 11 AM to 1 AM on Fridays and Saturdays, and 10 AM to 11 PM on Sundays; 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; the sidewalk café will close by 11 PM every night and there will be no roadbed dining; and
 - iv. **Whereas**, the Applicant is seeking a Restaurant Wine License for a premises located approximately 160 sq. ft. from a house of worship and is aware that it will be barred from upgrading to an On-Premises Liquor License in the future; and

- v. **Whereas**, the Applicant first appeared before CB2, Manhattan with this same application for a restaurant wine license in September/2021 where the full board unanimously recommended approval with signed stipulations (<https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2021/10/09-September-2021-FB-Minutes.pdf>), the Applicant then unable to move forward with their prior application at the NYSLA due to issues with the gas line, the gas line issues now resolved, the Applicant providing a new 30-day notice and returned to CB2, Man. re-affirming that there has been no change in principals and there will be no change in the method of operation, the premises having opened in January/2023 without the service of alcohol; and
- vi. **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 fast-casual restaurant specializing in Balkan/Southeast European food with the kitchen open and all menu items available until closing every night.
 2. The hours of operation will be 11 AM to 11 PM Mondays through Thursdays, 11 AM to 1 AM on Fridays and Saturdays, and 10 AM to 11 PM on Sundays.
 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 except for certified sidewalk café operating under the temporary Outdoor Restaurants program located immediately adjacent to storefront with no more than 2 tables and 8 patron seats. No roadbed seating.
 5. Sidewalk café will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers.
 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 anytime.
 7. Will not have televisions.
 8. Will not install or have French doors, operable windows or open facades.
 9. Will close all doors and windows by 10 PM every evening.
 10. No patron occupancy/service to any portion of basement to licensed premises.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and will 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 doorman or security personnel.
 16. Will not change any principals prior to submission of original application to SLA
 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 Restaurant Wine License in the name of **Wolf of 6th Ave LLC d/b/a Balkan StrEAT, 353 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 NYSLA Liquor License.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. 357WBroadway, LLC dba The Residence + Cavi-AIR Café, 357 W. Broadway 10013, Grnd., 2nd & 3rd Flrs.** (New On-Premises–Restaurant) (*previously unlicensed*)
 - i. Whereas**, the Applicant and 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 On-Premises Liquor License to operate a restaurant, deli goods alimentari and caviar and champagne lounge on three floors of a M1-5/R7X-zoned, three (3)-story commercial building (c. 1830, altered 2013) on West Broadway between Broome and Grand Streets (Block #475/Lot #10), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
 - ii. Whereas**, the full building has been undergoing a renovation to expand the previously ground floor-only restaurant to the 2nd and 3rd floor, roof and rear yard; the interior premises is approximately 1,599 sq. ft. on the ground floor, 1,209 sq. ft. on the second floor and 670 sq. ft. on the third floor, the renovation also consisting of the addition of an exterior rooftop area of approximately 609 sq. ft. on the third floor; the interior premises being connected by two staircases, one in the front part of the premises and another in the middle rear of the premises which also leads to the exterior third floor rooftop; and
 - iii. Whereas**, the proposed method of operation varies between floors; the ground floor will function as a full-service restaurant with weekly rotating guests chefs, there will be eight (8) tables with twenty eight (28) seats, one (1) counter with three (3) seats and one (1) bar with eight (8) seats for a total of thirty nine (39) seats on the ground floor; the 2nd floor will function as a deli goods alimentari as well as caviar for tasting and/or purchase, there will be one banquet with three (3) tables and ten (10) seats and one bar/island with eight (8) seats for a total of eighteen (18) seats on the 2nd floor; the 3rd floor will be an intimate caviar, champagne

and cocktail lounge, there will be two (2) tables with eight (8) seats, a large banquet with five (5) tables and twelve (12) seats and one (1) bar with eight (8) seats for a total of twenty eight (28) seats on the 3rd floor interior, the floor plans indicating an additional 28 seats on the exterior rooftop; the provided questionnaire listing the total overall number of seats in the premises to be 136; there are two (2) doorways serving as both patron ingress and egress, there is one (1) bathroom on each floor for a total of three (3) bathrooms; there is a kitchen on both the ground and 2nd floors; and

- iv. **Whereas**, the Applicant appeared before CB2, Man. in July/2021 for an On-Premises Restaurant liquor license at this location with the exact same method of operation as the instant application, after meeting with a local block association (West Broadway Block Association) the Applicant agreed to a number of stipulations including but not limited to that there would be no open rooftop bar or use of the rooftop, there would be no live music and/or DJs, the hours of operation would be from 12 PM to 12 AM Sundays through Saturdays (7 days a week) with last call being at 11 PM Saturdays through Sundays (seven days a week); at the time the Applicant also held a Restaurant Wine license at another location in CB2, Man. (Badhair LLC SN#1315500, still active) at 43 MacDougal Street, where she had been operating in derogation of her stipulation agreements, the application in July/2021 being subject to the 500 foot rule requiring the Applicant to satisfy the public interest standard for adding another licensed establishment in this area, the area being saturated with licensed establishments (40 active licensed establishments and 5 pending within 750'), there having been real concerns raised about possible outdoor rooftop use, despite any stipulations agreements that might have been entered into, based on the past history of the Applicant blatantly disregarding stipulations agreements, CB2, Man. unanimously recommending denial of the On-Premises liquor license application; the Applicant returning to CB2, Man. in October/2022 with the same method of operation but for a Restaurant Wine license which does not have the public interest standard that the On-Premises license had, the Applicant signing a stipulation agreement with CB2, Man. with one of those stipulations being that she would return to CB2, Man. to address the issues regarding the method of operation for Badhair LLC, SN#1315500, located at 43 MacDougal St., CB2, Man. therefore recommending approval of the Restaurant Wine license; the Applicant being one of the principals on the transfer application of the Restaurant Wine license for Badhair LLC that came before CB2, Man. in April/2023, the new managing principal appearing and presenting a different method of operation than what currently existed at that location, the new method being of an Italian restaurant operating as one DBA on the ground floor and cellar level with reasonable hours, CB2, Man. unanimously recommending approval of that license dependent on the Applicant signing stipulations, those stipulations being incorporated into the method of operation of the new Restaurant Wine license (<https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2023/04/04-April-2023-SLA-Resolutions.pdf>); and
- v. **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 40 active licensed premises within 750 feet of the subject premises, in addition to 10 pending licenses, the Applicant taking steps to bring the method of operation at 43 MacDougal Street into alignment with agreed-upon stipulations, the instant application having reasonable closing hours, with the agreed upon stipulations being reasonable and including those made with the West Broadway Block Association originally, 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 that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a seated pre-fixe dinner restaurant with weekly rotating guest chefs on the first floor, a deli goods market as well as caviar for tasting and/or purchase on the second floor and an intimate caviar and champagne lounge on the third floor.
2. The hours of operation will be 12:00 PM to 12:00 AM Sundays through Saturdays (7 days a week) with last call at 11:00 PM nightly. No patrons will remain after stated closing time.
3. Will operate a full-service restaurant on the first floor, specifically a seated dinner series with rotating chefs serving a prefixed menu and deli goods, caviar and a more limited menu on the second and third floors with the kitchen open and full menu items available until closing every night.
4. Will not operate a backyard garden or other outdoor area for commercial purposes including the adjacent third floor rooftop in addition to any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, or velvet ropes or barricades.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License in the name of **357WBroadway, LLC dba The Residence + Cavi-AIR Café, 357 W. Broadway 10013, Grnd., 2nd & 3rd Flrs., unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 9. Sunset Select Inc. dba TBD, 173 Elizabeth St 10012 (OP-Restaurant) (*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 On-Premises Liquor License to operate a full-service restaurant with a small, rotating chef's menu on the ground floor of a C6-2-zoned, five (5)-story tenement style building (c. 1900) on Elizabeth Street between Spring and Kenmare Streets (Block #479/Lot #21), the building falling within the Special Little Italy District; and
 - ii. Whereas,** the ground floor premises is approximately 300 sq. ft.; there will be six (6) tables and 20 seats and one (1) bar with four (4) seats for a total seated patron occupancy of 24; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom, the kitchen being all electric, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iii. Whereas,** the hours of operation will be from 11 AM to 11 PM Sundays, 5 PM to 11 PM Mondays through Wednesdays and 5 PM to 12 AM Thursdays and Fridays and 11 AM to 12 AM Saturdays; music will be quiet background music only; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there will be no sidewalk café or roadbed seating operating under the temporary Open Restaurants program; and
 - iv. Whereas,** the Applicant is the sole principal of 14 Spring Café LLC dba RinTinTin (OP SN# 1270562) located next door in the same building with the address of 14 Spring St. that has been at the location since approximately 2013, local residents spoke about the disruption to their quality of life due to the noise from the open French doors and the extensive sidewalk

café located on both Spring and Elizabeth Streets with seating expanding into the required 8' clear path, in addition to a roadbed shed that extends past the restaurant blocking the residential entryway, concerns were raised that the instant application will not run independently of the adjacent restaurant, that the instant application may operate as a lounge for patrons of RinTinTin either before or after their meals there and additionally that the area is already over-saturated with liquor licenses; and

- v. **Whereas**, the premises to be licensed was previously unlicensed and had been a pop-up boutique and retail store; 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 93 active licensed premises within 750 feet of the subject premises, in addition to 9 pending licenses, the Applicant working with the community and agreeing to have closing hours of midnight Thursdays through Saturdays with background music only with all doors and windows remaining fixed, that there will be no outdoor seating at this location now or in the future, that the Applicant will remain knowledgeable of and abide by all rules and regulations at all times pertaining to outdoor dining and will operate the outdoor dining for 14 Spring St Café in compliance with all NYC outdoor dining regulations; with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with 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 Restaurant Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service restaurant with a small, rotating chef's menu with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 AM to 11 PM Sundays, 5 PM to 11 PM Mondays through Wednesdays and 5 PM to 12 AM Thursdays and Fridays and 11 AM to 12 AM 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 any sidewalk café and/or roadbed seating for commercial purposes now or in the future.
 - 5. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not install or have French doors, operable windows or open facades.
 - 9. Will not make changes to the existing façade except to change signage or awning.
 - 10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - 11. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.

13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will 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 not change principals prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
17. Being the sole principal of Sunset Select Inc at 173 Elizabeth St and also sole principal of 14 Spring Street Café LLC dba RinTinTin (OP SN# 1270562) located next door in the same building with the address of 14 Spring St. affirm that the two businesses will be operated completely independently without any overlap or interconnect, and that as part of creating public interest for the issuance of a new on-premise liquor license where none has previously existed at 173 Elizabeth St. affirm in response to significant community opposition that I will remain knowledgeable on all rules and regulations at all times pertaining to outdoor dining and will, while a principal of 14 Spring Street Café Inc., operate my outdoor dining for 14 Spring Street Café LLC in complete and absolute compliance with all NYC outdoor dining regulations including no seating in amenity zones, no outdoor host stands, will maintain proper clearance from all cross walks, and will not have seating outside of any clearly designated roadway areas (ie only within existing barriers) and will maintain an 8' clear path on the side walk at all times.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License in the name of **Sunset Select Inc. dba TBD, 173 Elizabeth St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. Sum Yung Gai LLC dba Char'd, 17 E 13th St 10003 (OP) (Corporate Change) (Change in Method of Operation) (Alteration Application)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the applications 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, change in method of operation, alteration, transfer or other changes to any existing license for **Sum Yung Gai LLC dba Char'd, 17 E 13th St 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, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Pro Action Holdings Ltd, 195 Spring St 10012 (OP–Restaurant) (Change in Method of Operation – Increase outdoor seating)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on June 6, 2023 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Pro Action Holdings Ltd, 195 Spring St 10012 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Melda Comedy LLC, dba Greenwich Village Comedy Club, 99 MacDougal St. lower level 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 13. 219 Mulberry LLC dba Ruby's, 219B Mulberry St 10012 (RW) (Change in Method of Operation – adding cellar use as storage and a kitchen) (DOT Open Restaurant Program – roadway)**

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **219 Mulberry LLC dba Ruby's, 219B Mulberry St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Italia Like Locals Inc, 171 Canal St 3rd Fl 10013 (Catering Establishment – Wine, Beer, Cider)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Italia Like Locals Inc, 171 Canal St 3rd Fl 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Babak Khorrami, 29 Kenmare St 10012 (OP–Restaurant) (*previously unlicensed*)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Babak Khorrami, 29 Kenmare St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Entity to be formed by 224 Lafayette St, 224 Lafayette St 10012 (OP–Restaurant) (DOT Open Restaurant Program – sidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Entity to be formed by 224 Lafayette St, 224 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, 43 Board Members in favor.

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



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

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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 June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Entity to be formed by Cristian Macancela dba The Original Benito One, 174 Mulberry St 10013 (OP–Restaurant) (DOT Open Restaurant Program – sidewalk, covered structure)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on June 6, 2023 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Entity to be formed by Cristian Macancela dba The Original Benito One, 174 Mulberry St 10013 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



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

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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 June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Uchi New York 206-210 Elizabeth Street fka Entity to be formed by Todd D. Reppert, 204-206 Elizabeth St 10012 (OP–Restaurant) (Courtyard) (*previously unlicensed*)

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Uchi New York 206-210 Elizabeth Street fka Entity to be formed by Todd D. Reppert, 204-206 Elizabeth 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, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Westside Museum LLC, 427 Broadway 10013 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 6, 2023 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Westside Museum LLC, 427 Broadway 10013 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Astor Entertainment LLC, 163 Bleeker St 10012 (OP–Restaurant) (Live Music-Entertainment Level) (Scheduled Performances, Promoted Events)

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Astor Entertainment LLC, 163 Bleeker 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, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Entity to be formed by John McDonald, 65 Blecker St 10012 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 6, 2023 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Entity to be formed by John McDonald, 65 Blecker St 10012 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Aime Leon Dore Soho LLC d/b/a Aime Leon Dore, 214 Mulberry St 10012 (OP-Bar/Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Aime Leon Dore Soho LLC d/b/a Aime Leon Dore, 214 Mulberry St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Davida I Inc dba Marchellino, 178 Mulberry St 10013 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 6, 2023, the Applicant requested **to lay over** this application to July/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Davida I Inc dba Marchellino, 178 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, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. Bleecker Street Pizza Corp d/b/a Bleecker Street Pizza, 69 71 7th Ave S 10014 (RW)

- i. Whereas**, the Applicants and the Applicants' attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a Corporate Change on the existing Restaurant Wine License for a Pizzeria Restaurant in a ground floor storefront located in a 1-story 1900 commercial building on Seventh Avenue South between Bleecker and Barrow Streets in the Greenwich Village Historic District; and,
- ii. Whereas**, the current license holder has operated the premises for the last four years, and now seeks to transfer ownership to her two daughters, and said daughters have been managing the premises for most of the last four years; and,
- iii. Whereas**, the premises to be transferred has operated as Bleecker Street Pizza for over 4 years under its current owner, and is roughly 1000 sq. ft.; with 16 tables with 32 seats and one (1) stand-up bar with no (0) seats, and has a sidewalk café located immediately adjacent to the storefront frontage which is approximately 70 sq. ft., and has two (2) tables and four (4) seats; and there is a kitchen and two patron bathrooms, the storefront infill is fixed and there are no operable French doors or windows, and 2 entrances on Seventh Avenue South; and,
- iv. Whereas**, the Applicant's hours of operation will remain Sunday to Wednesday from 10:00 AM to 1:00 AM, and Thursday to Saturday from 10:00 AM to 2:00 AM; music is quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no television, doors are closed at 10:00 PM allowing only for patron ingress and egress, the sidewalk café hours are 10:00 AM to 10:00 PM, and include waitstaff for service of alcohol as required by SLA regulations, and there is no roadbed seating included in this application; 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 Wine Liquor License, with those stipulations as follows:

1. Premise will be advertised and operated as a Pizzeria.
2. Hours of operation: Sunday to Wednesday from 10:00 AM to 1:00 AM, and Thursday to Saturday from 10:00 AM to 2:00 AM. (Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)
3. Will operate a full-service restaurant, specifically a Pizzeria, with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 2 tables and 4 patron seats. No roadbed seating.
6. All outdoor seating will close no later than 11:00 PM. All tables and chairs will be removed at this hour. No exterior music, speakers, or TVs. No roadbed seating.
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 10PM every night, and anytime there is live music, amplified music or DJ.
10. allowing only for patron ingress and egress.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and will 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: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
16. Will not change principals prior to submission of original application to the NYSLA.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Bleecker Street Pizza Corp d/b/a Bleecker Street Pizza, 69 71 7th Ave S 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 Wine License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. The Whitney Museum of American Art and Hudson Yards Catering LLC d/b/a Whitney Museum; Whitney Café; Studio Bar, 99 Gansevoort St 10014 (OP-Restaurant)

- i. Whereas**, the Applicant and the Applicant's representatives appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a Corporate Change, changes to the Method of Operation involving seating and hours, and alterations involving renovations of the interiors, for their licensed spaces on the ground floor and the 8th floor of the museum, a 2011 public facility building on Gansevoort Street between Washington Street and Tenth Avenue/West Street; and,
- ii. Whereas**, the licensee seeks a corporate change to add additional principals to the license, including members from Galactus Group, LLC dba Frenchette Bakery, a catering and events provider; and,
- iii. Whereas**, the Applicant further seeks the following changes to the licensed restaurant on the ground floor: Custom wooden shelving behind the bar, and on countertops for food and bottle display and storage; custom lighting fixtures and art installation; new seating and furniture in a new layout; and, reduction of patron seating in the interior of the restaurant space by 30, resulting in 58 patron seats, including eliminating all bar seats, and expanding seating in the restaurant's exterior space by 4, resulting in 56 patron seats, and opening the restaurant (interior and exterior spaces) 1 hour earlier at 8:00 AM daily, with no change to the current stipulated closing hours of 12:00 AM Sunday through Thursday and 1:00 AM Friday and Saturday for the interior, with the exterior spaces opening at the same time but closing 1 hour earlier than the interior, advertised/posted restaurant closing hours will remain 2 hours earlier than the stipulated closing hours above; and,

- iv. **Whereas**, the Applicant further seeks the following changes to the licensed café on the 8th floor: redesigned shelving with added lighting and storage, new tables, chairs and banquettes, at varying heights: high top tables with stools, dining table height with banquette seating and lower lounge style seats with accompanying tables; and, reduction of patron table seating by 4, resulting in 62 seats, expansion of bar seating by 2, resulting in 12 bar seats and overall interior patron seating for 74, and reducing patron seating on the exterior terrace by 20, resulting in 32 exterior seats, and increasing interior closing hours to 12:00 AM Sunday to Thursday and 1:00 AM Friday & Saturday from the current stipulated hours of 6:00 pm and 9:30 respectively, with no change to the current daily opening time of 10:30 AM, and exterior hours will remain 10:30 AM to 6:00 PM Sunday to Thursdays and 10:30 AM to 9:30 PM Fridays & Saturdays, and the Applicant will return to the Community Board should they decide to seek a change in the exterior hours on the 8th Floor café terrace, and other stipulations and representatives remain unchanged; 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 On Premises Liquor License, with those stipulations as follows:

1. **Restaurant and Café Hours of Operation:**

Ground Floor Restaurant

Interior Space – 58 seats, 0 (zero) bar seats:

Posted Operating Hours will include soft closing hours – no reservations will be accepted after posted soft closing hours and no patrons without reservations will be seated after posted soft closing hours — Sunday to Thursday at 10:00pm and Friday to Saturday at 11:00pm.

Hard Operating Hours – No Patrons shall remain after closing hour or be seated prior to opening hour: Sunday to Thursday from 8:00am to 12:00am, Friday and Saturday from 8:00am to 1:00am.

Exterior space — 56 outdoor seats:

Soft and Hard Operating Hours: will open at same time and close one hour earlier than the interior restaurant. Tables and chairs shall be removed at those closing times. Stanchions will be placed around the adjacent exterior space for the restaurant on the ground floor and entry will be from a fixed point which will be managed by a staff member and patrons will be seated at specific tables. A waitlist will be maintained as necessary and if needed will be managed with electronic notifications. At no time will there be more patrons in the adjacent exterior space to the ground floor restaurant than there are patron seats in the ground floor area — there will be no standing patrons drinking any beverages without an available seat.

8th Floor Café and Adjoining Exterior Terrace

62 indoor seats, 12 bar seats, 32 outdoor seats:

The indoor café will be operated with hard operating hours of Sunday to Thursday from 10:30am to 12:00am and Friday and Saturday from 10:30am to 1:00am. The exterior terrace will be operated with hard operating hours of Sunday to Thursday from 10:30am to 6:00pm and Friday and Saturday from 10:30am to 9:30pm. At the closing time, no patrons or guests shall remain in those areas.

2. In the interior of the Ground Floor Restaurant and the 8th Floor Café, there will be quiet background music only; there will be no DJ, no live music, no dancing, and no scheduled performances. There will be no music or amplified sound in the exterior spaces of the Ground Floor Restaurant and the 8th Floor Café at any time. Any sound or music from the interior of the Ground Floor Restaurant or 8th Floor Café will not be heard in the adjoining exterior space.
3. Any Windows, Doors or French Doors adjoining the cafe, bar, or dining areas will be closed no later than 10:00pm (remain in a fixed closed position except for ingress and egress).
4. For all parties or events held on any of the museum's exterior spaces, no music or amplified sound will be permitted. However, there may be up to 6 special events per calendar year identified well in advance with exterior music or amplified sound that may be held only on the 5th floor terrace. The volume at which any music or amplified sound is utilized for those 6 events must conform to the limits described in #5 below and all such parties and events will end by 11:00pm with all patrons and guests having left the 5th floor terrace at 11:00pm. Those 6 exceptions for music or amplified sound on the 5th floor terrace must be identified well in advance and made known to any local residents who request to be notified at least 2 weeks in advance (email notice is acceptable) and to the 6th Precinct and CB2.
5. For all exterior art or programmatic activity, the Whitney will ensure that at no time will sound levels exceed 10db (7db after 10pm) over the ambient noise level when measured using both A-weighted and C-Weighted decibel scales. [From January/2017 forward, should there be complaints and after meeting with and at the request of CB2 regarding those complaints, the Whitney would resume at CB2's request for all exterior art or programmatic activity to monitor and gather accurate db readings at frequencies down to 25hz will ensure that at no time will sound levels exceed 10db (7db after 10pm) over the ambient noise level when measured using both A-weighted and C-Weighted decibel scales. These measurements will be taken 15 feet away from, and at the same height as, the railings which mark the boundaries of the space where the music is being played.] Sub-woofers will not be installed. All individuals, artists or companies responsible for any aspect of music or amplified sound or any sound affiliated with exterior art or programmatic activity in exterior areas will be made aware of these requirements and a specific individual shall be identified for ensuring compliance during all times of operation. That individual may be an employee of the Whitney. The Whitney and the Community will revisit these sound limits as necessary should residents or the museum be experiencing any sound related issues. All exterior art or programmatic activity involving music or amplified sound or other sound will finish by 11:00pm with 6 exceptions allowed per year.
6. The Whitney agrees to revisit any DOT related issues as necessary to mitigate traffic impacts.
7. The Whitney will station one or more properly attired and well identified traffic management agents outside the Museum during any events that are expected to draw unusually high numbers of vehicles, especially taxis and for hire vehicles, to help insure that Gansevoort Street and 10th Avenue adjoining the Museum do not at any time become blocked or obstructed by double-parked or standing vehicles.

8. All parties and special events in any of the interior areas of the Museum will end by midnight with all patrons and guests having left at that time. There may be up to 6 exceptions per year for special events lasting until 2:00am in the interior areas of the museum only. Those 6 exceptions must be identified well in advance and made known to any local residents who request to be notified at least 2 weeks in advance (email notice is acceptable) and to the 6th Precinct and CB2. At 2 am for the 6 exceptions, all patrons and guest shall have exited the premises.
9. No outside caterers or outside groups will serve alcohol within the premises except those that appear on the license. Should there be any changes to the operators of the Ground Floor Restaurant, 8th Floor Cafe or event caterer for any portion of the premises, The Whitney will return to CB2 Manhattan to present the alteration with the new operators who will agree to the existing stipulations and any modifications as necessary to reflect any ongoing documented issues.
10. All information and details as presented to CB2 in December of 2014 and January of 2017 except as modified in this agreement are presented in good faith and are accurate and complete. Should there be any changes, The Whitney will return to CB2 as soon as practical to present those changes.

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change, Change in Method of Operation and Alterations to the On-Premises Restaurant Liquor License of the **Whitney Museum of American Art and Hudson Yards Catering LLC d/b/a Whitney Museum; Whitney Café; Studio Bar, 99 Gansevoort St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. While We Were Young, LLC, d/b/a While We Were Young Kitchen & Cocktails, 183 W. 10th St., Space #2 10014 (OP – Alteration to add Open Storefront)

- i. Whereas**, the Applicant and his Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application for an alteration to its existing on premise liquor license (Lic. # 1290230), to open, via operable French style doors, the entire storefront façade to the public sidewalk during operating hours; and,
- ii. Whereas**, the Applicant has been operating a small restaurant serving specialty cocktails at this location since 2017, the licensed premise being roughly 400 sq. ft., with 4 tables and 12 seats, one bar with 9 seats and 4 additional window counter seats facing the sidewalk, for a total patron seating capacity of 25, the licensed storefront being located in a five story residential building at the corner of West 4th and West 10th Street, this same corner building also containing and consisting of three separate licensed establishments running along West 10th Street, at street level, including a jazz club located immediately next door resulting in long lines queuing on the public sidewalk for multiple shows each evening, the sidewalk due to its location at this intersection in a landmarked district being subject to heavy use and congestion, on a narrow street which also includes an adjacent bike lane and a NYC Transit Bus service line, the M8, the narrowness of the sidewalk being further exacerbated by the Applicant's use of the sidewalk for additional seating on the narrow sidewalk; and,
- iii. Whereas**, over the prior objections of Community Board 2—as set forth in its previous resolution from June/2017—the Applicant has been operating and providing service to the sidewalk in question, with 7 exterior tables and 20 patrons seats, while not leaving the

requisite 8 foot passage on the sidewalk for pedestrian traffic, forcing pedestrians to walk between the tables on both sides of the sidewalk, with wait service to patrons crossing over such passage, the Applicant also having built a roofed structure/shed on the public sidewalk without permits, blocking use and emergency egress from a fire escape located directly above the storefront down to the sidewalk, the safety concern relating to this fire escape being an objection voiced to the placement of sidewalk seating at this location in the past, the above-described structure having been built on the sidewalk immediately under the fire escape, in addition to the use of the tree pit and amenity zone running along the edge of the curb for tables and seats, both shed and amenity zone seating being in derogation of and a departure from the temporary program introduced by the City of New York in reaction to the Covid Pandemic; and,

- iv. Whereas**, in addition public interest objections were raised when this license was first made and when first approved at the NYSLA in 2017, those objections relating to pre-existing conditions within the immediate area where there already existed a large quantity of licensed premises, this particular location having never held an on premise liquor license, the proposed establishment not being unique, with 2 existing licenses already in the same building, the area generating noise and sidewalk congestion complaints, the intersection of West 4th and 10th Streets also having experienced a significant increase in late night eating and drinking establishments, the area being greatly saturated with liquor licenses, where there are currently 75 liquor licenses within 750 feet of the Applicant’s licensed premise, with 14 additional pending licenses; and,
- v. Whereas**, in an attempt to meet the public interest standard and alleviate the concerns raised by those residents living in the same building and immediate area in 2017, the NYS Liquor Authority approved the license albeit derived from certain representations by the Applicant to the NYS Liquor Authority which was later determined and found to be material misrepresentations, resulting in disciplinary proceedings at the NYSLA: to wit the Applicant in March 2016 appeared before the Full Board of the Liquor Authority and the Members of the Authority and after a lengthy discussion, question and answer period where the Applicant and his Counsel unambiguously represented to the Authority (in order to persuade the Full Board of the NYS Liquor Authority that a public interest could be found) that its front façade to the storefront would be fixed and that there would be no exterior seating that would add to noise or sidewalk congestion in light of where the license was being sited; and,
- vi. Whereas**, before the Liquor Authority, the Applicant’s attorney is recorded as making several statements to persuade the Liquor Authority that the license was in the public interest, including “We’ll be soundproofing the floor, the ceiling, the walls, replacing the frontage of the building with soundproof glass.” and, “They’re soundproofing this place like crazy” and “I don’t think that adding a full bar and a full food menu and soundproofing is going to net us a louder establishment. They’ve taken advice from the Community Board in respect to getting a security person or someone to keep the front area clean. They’ve come done that, keeping the façade fixed”;
- vii. Whereas**, during the same hearing before the Liquor Authority, the Applicant Bradford Dunnigan was also recorded as follows: “I’ve done everything I’ve been asked.” and, “As far as the storefront goes, we’ve already had an initial meeting with LPC and we will be replacing the whole storefront.”; and in response to a query from Chairman Bradley “are those windows going to open?”, Mr. Dunnigan responded “no fixed”; and,

- viii. **Whereas**, shortly after the applicant appeared before the NYSLA and made those material representations to the Chairman and the Licensing Board to garner the approval of his liquor license, the Applicant installed an operable façade with large accordion style windows across the entire façade in contradiction of his promises; and,
- ix. **Whereas**, in June 2017, when the Applicant returned to Community Board 2 Man., seeking to add service to the public sidewalk, residents living in the area appeared in opposition, citing such misrepresentations, providing photos demonstrating that the front façade was reconstructed with operable accordion doors running along the entire front façade, allowing the entire storefront to open up which was exactly what he was promised and affirmed would not occur in order to garner it's liquor license, while also objecting to sidewalk congestion and the aforesaid fire escape egress concerns; and,
- x. **Whereas**, because the Applicant asserted material misrepresentations to the NYSLA to obtain his initial liquor license, the NYSLA brought disciplinary proceedings (1790-2021/Case No. 154671) against the Applicant warranting revocation, cancellation or suspension of the license, the Applicant in 2021 not contesting those charges, compromising such charges levied against him with the NYSLA by paying fines to avoid but not losing the privilege of operating with an on premise license; and,
- xi. **Whereas**, despite such misrepresentations, disciplinary actions and fines, the Applicant has returned with a new attorney seeking to open the windows he represented would never be installed, seeking to horse trade with this Community Board by proposing a reduction in sidewalk seating and the removal of the unpermitted sidewalk shed in exchange for the right to open his storefront; and,
- xii. **Whereas**, there was opposition to this application from the Tenant's Association representing the residents living in the same building where the license was issued, the local block association and residents living in the immediate neighborhood; and, there was support of the instant application from other residents living within and outside the neighborhood, in addition to a member of Community Board 2; and,
- xiii. **Whereas**, in addition to the concerns outlined above, it is difficult to take any representations by this applicant on their face as accurate, complete or correct; the material misrepresentations, if known at the inception of this license, would have resulted in this liquor license not being approved by the Liquor Authority – this is clear from the record of the meeting, and subsequent disciplinary proceedings that followed, with the Applicant not contesting those charges; so to extend this particular aspect of this license at this time would specifically reward the Applicant for the very same material misrepresentations from which he improperly derived his liquor license; and
- xiv. **Whereas**, CB2 Man. is always in a position where it must rely upon Applicants to be honest and truthful in their presentations and that statements made are accurate and complete; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends **denial** of the alteration application to the existing on-premise license Serial Number 1290230 for **While We Were Young, LLC, d/b/a While We Were Young Kitchen & Cocktails, 183 W. 10th St., Space #2 10014**; and,

THEREFORE, BE IT FURTHER RESOLVED that CB2, Manhattan respectfully requests that this alteration application be calendared to be heard before the Full Board of the New York State Liquor Authority prior to any determination.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 27. Cappone Foods Inc dba Cappone's, 11 Abingdon Square (aka 4 Eighth Ave.) 10014 (RW-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 Restaurant Wine License to operate an Italian specialties sandwich shop in a ground floor storefront located in an 1856 mixed-use building on Eighth Avenue between West 12th and Bleecker Streets in the Greenwich Village Historic District; and,
 - ii. Whereas**, the storefront proposed to be licensed has operated in the past as Injera Restaurant, the interior is roughly 1300 sq. ft., with 650 square feet on the ground floor and a 650 sq. ft. basement, there is a full-service kitchen, with all patron service on the ground floor with 6 tables with 12 seats and 1 lunch counter/snack bar with 5 seats for a total indoor seated patron occupancy of 17 persons, the storefront infill being fixed and there are no operable French doors or windows, 1 entrance on Eighth Avenue and 2 patron bathrooms, there will be sidewalk café operating under the temporary Open Restaurants Program with seating located immediate adjacent to the storefront frontage with 2 tables and 4 seats; and,
 - iii. Whereas**, the Applicant's interior hours of operation will be Sunday to Saturday from 8:00 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 1 television; the sidewalk café hours will be 8:00 AM to 10:00 PM, and include waitstaff service as required by SLA regulations, and there is no roadbed seating included in this application; and

- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Restaurant Wine Liquor License, with those stipulations as follows:
1. Premise will be advertised and operated as a sandwich-focused Italian restaurant.
 2. Hours of operation will be: Sunday to Saturday from 8:00 AM to 12:00 AM. (**NO** patrons will remain after stated closing time.)
 3. Will operate a full-service restaurant, specifically a “Italian-specialty restaurant with an emphasis on traditional New York sandwiches,” with the kitchen open and full menu items available until closing every night.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 2 tables and 4 patron seats. No roadbed seating.
 6. All outdoor seating will close no later than 10:00 PM. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers, or TVs. No roadbed seating.
 7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will have no more than 1 television(s) no larger than 40”. There will be no projectors and TV will operate in “closed caption” mode only without sound.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 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 will 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: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
 16. Will not change principals prior to submission of original application to the NYSLA.
 17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new Restaurant Wine License to **Cappone Foods Inc dba Cappone's, 11 Abingdon Square 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 Wine License.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. A24 Commerce St LLC, 38-42 Commerce St 10014 (OP-Restaurant | Theatre)

- 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 within a legitimate theatre (the Cherry Lane Theatre) housed in an 1838 theater building and the ground floor of an adjacent 1858 mixed-use building both on Commerce Street between Bedford and Barrow Streets in the Greenwich Village Historic District; and,
- ii. Whereas**, the space proposed to be licensed has operated for many years as the Cherry Lane Theatre, the interior is roughly 4404 sq. ft., with the theatre portion having an occupancy of 220 and the dedicated restaurant space of 60, with the restaurant having 15 tables with 46 seats and 1 bar with 8 seats for a total seated restaurant capacity of 54 persons, and the theatre has 166 seats, and there is a full-service kitchen, there will be two patron entrances on Commerce Street and no more than 1 operable window, and 3 patron bathrooms, there will be no sidewalk café, roadbed seating or other outdoor food or beverage service or seating; and,
- iii. Whereas**, the restaurant's hours of operation will be Sunday to Saturday from 11:00 AM to 11:00 PM; music in the restaurant will be quiet recorded background only; the restaurant area will not have DJ's, promoted events, live music, scheduled performances, cover fees, or televisions; and,
- iv. Whereas**, the Applicant has met with neighboring tenants and other block residents and committed to sophisticated soundproofing of the restaurant space and design and management steps to mitigate impact of theatre queuing and traffic as well as prevent

queuing for the restaurant, and a number of local residents testified and testimony was mostly supportive although concerns about noise, queuing and especially traffic were expressed; 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 On Premises Liquor License, with those stipulations as follows:

1. Premise will be advertised and operated as a Theatre, with a restaurant in it.
2. Hours of operation: Sunday to Saturday from 11:00 AM to 11:00 PM (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
3. Will operate as a theatre and full-service restaurant. The restaurant may operate at times when there is no performance. The restaurant kitchen will be open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants program.
6. Will play quiet ambient recorded background music only in the restaurant, 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. Restaurant 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. Theatre will accommodate queuing/gathering/waiting inside as much as possible and will direct any outside line towards the East end of the block.
9. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. The restaurant will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
15. Street ushers, line control, and traffic control for theatre performances will be provided as needed.
16. Will not change principals prior to submission of original application to the NYSLA.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

- vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 43 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 3 additional pending licenses, 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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **A24 Commerce St LLC, 38-42 Commerce St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. Retro Japan Inc d/b/a Retro, 87 7th Ave South 10014 (OP-Restaurant)

- i. Whereas**, the Applicants and the Applicants' 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 traditional Japanese restaurant in a 1923 (extensively renovated in 2006) commercial building on Seventh Avenue South between Barrow and Grove Streets in the Greenwich Village Historic District; and,
- ii. Whereas**, the location proposed to be licensed has operated in the past as Sushisamba, a restaurant with a heavy record of negative community impacts, the interior is roughly 6064 sq. ft., with 2465 sq. ft. on the ground floor, 1790 sq. ft. on the second floor, and 1807 sq ft in the basement, there are 26 tables with 80 seats and 2 stand-up bars with 16 seats for a total of 96 patron seats, there is a full-service kitchen, a service bar, 1 patron entrance on Seventh Avenue South, and 3 patron bathrooms, there are to be no operable windows and no use of any preexisting operable windows, any entrances on Barrow Street will not be used for patron access; and,
- iii. Whereas**, the hours of operation will be Sunday to Thursday from 9:00 AM to 12:30 AM, and Friday to Saturday from 9:00 AM to 2:00 AM, with last seating on Fridays & Saturdays no later than 12:30 AM, there is no stand-up service and all patrons are seated, and 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**, there was opposition to elements of the presented application, specifically the hours, a proposal (since withdrawn) to use the rooftop for outdoor dining, and a planned reclassification of the site zoning to allow for entertainment venues; and, community

opinion on appropriate closing times ranged from 11 PM and 12 AM for weeknights and 12 AM and 1 AM for weekends, concerns about rooftop dining was rooted in the experience of negative impact from use of that space in the past and the neighboring recently renovated and partially already occupied residential apartment building where some of the units directly abut and face the rooftop space; and, the Applicants in response to such concerns offered and agreed to mitigate their weekend hours and forego the use of the roof, and later upon consultation with the landlord's representatives, committed to maintain the current zoning use group, which is appropriate to their application and proposed use; and,

v. **Whereas**, the location has a history of being very disruptive and diminishing of community, local residential quality of life, and businesses, public interest would not likely exist without the inclusion of specific elements in the Applicants' final proposal such as the seated, food-driven and quiet atmosphere concept of the establishment, the commitment to maintain an appropriate zoning use group for a restaurant, the focusing of the establishment on the Avenue and not the side street, and the commitment not to use the roof or include outdoor dining on Barrow Street; 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 On Premises Liquor License, with those stipulations as follows:

1. Premise will be advertised and operated as a "traditional Japanese restaurant with a menu thoughtfully crafted to capture the essence of Japanese culinary traditions."
2. Hours of operation: Sunday to Thursday from 9:00 AM to 12:30 AM, and Friday to Saturday from 9:00 AM to 2:00 AM (Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)
3. Last seating on Friday's and Saturday's will be no later than 12:30 AM.
4. Will operate a full-service restaurant, specifically a traditional Japanese restaurant with the kitchen open and full menu items available until closing every night.
5. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
6. Will not operate a backyard garden, terrace, rooftop, or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants program.
7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time. No exterior music, speakers, or TVs.
8. Will not have televisions.
9. Will not have patron service to any portion of the basement of licensed premises.
10. Will not install or have French windows/French doors, operable windows or open facades.
11. Will close all doors and windows at all times except for patron egress.
12. All changes to the existing façade will be approved by the Landmarks Preservation Commission.
13. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
14. Will provide a Letter of No Objection or Certificate of Occupancy specifying NYC Zoning Use Group 6 (allowing for eating and drinking establishments) for

premises proposed to be licensed prior to opening. Will not apply for Use Group 12.

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: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
18. Will not change principals prior to submission of original application to the NYSLA.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
20. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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, where there are 61 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 9 additional pending licenses, the method of operation being reasonable when compared to what was licensed and operated at the same location in the past, 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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Retro Japan Inc d/b/a Retro, 87 7th Ave South 10014. unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 30. LLC to be formed by Cesar Ramirez d/b/a Cesar's, 333 Hudson St 10013 (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 fine dining French-Japanese restaurant in a ground floor storefront located in a 1925 commercial building on Hudson Street between Charlton and Vandam Streets; and,
 - ii. Whereas**, the storefront proposed to be licensed was previously the Hudson Food Court, the location being roughly 6200 sq. ft., with 2500 sq. ft. ground floor and 3700 sq. ft. basement in the basement , with 22 interior tables with 64 interior seats, 1 stand up bar with 23, for a total interior seating of 87 patrons, a full kitchen, and 3 patron bathrooms, all on the ground floor, with no patron access to the basement, there no operable windows and no outdoor seating or service; and,
 - iii. Whereas**, the Applicant's proposed hours of operation are Wednesdays to Mondays and from 12:00 PM to 12:00 AM (closed Tuesdays); music will be quiet background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,
 - iv. Whereas** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the Restaurant Wine License, with those stipulations as follows:
 1. Premise will be advertised and operated as a "fine dining Japanese restaurant."

2. Hours will be Sunday through Monday 12:00 PM to 12 AM, Closed Tuesdays, Wednesday through Saturday 12:00 PM to 12:00 AM. (Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)
 3. Will operate a full-service restaurant, specifically a fine-dining restaurant with Japanese cuisine with the kitchen open and full menu items available until closing every night.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants program.
 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 not install or have French doors, operable windows, or open facades.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
 14. Will not change principals prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting any 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.
- 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, where there are 20 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 5 additional pending licenses, 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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **LLC to be formed by Cesar Ramirez d/b/a Cesar's, 333 Hudson 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 SLA On Premises License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. LYN LLC, 55 Christopher St 10014 (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 an Izakaya-style Japanese restaurant in a ground floor storefront located in a 1915 mixed-use building on Christopher Street between Waverly Place and Seventh Avenue South in the Greenwich Village Historic District; and,
- ii. Whereas**, the storefront proposed to be licensed has operated in the past as 55 Bar, the interior storefront is roughly 980 sq. ft., plus a 980 sq. ft. basement which is used only for storage (no patron access) there is a full-service kitchen, with 5 tables with 20 patron seats and 4 booths with an additional seating for 22 patrons and 1 stand-up bar with 8 seats for a total indoor seated patron occupancy of 50 persons, and there is no exterior seating and Applicant indicated that they will not seek such in the future, and the storefront infill being fixed and there are no operable French doors or windows, 1 entrance on Christopher Street and 2 ADA accessible patron bathrooms; and,
- iii. Whereas**, the Applicant's hours of operation will be Sunday to Wednesday from 12:00 PM (Noon) to 1:00 AM, and Thursday to Saturday from 12:00 PM (Noon) to 2:00 AM; live music will be provided no more than once per week, will be acoustic and non-amplified, will consist of no more than 2 musicians, and will end by 11 pm.; when there is no performance, recorded music will be quiet background only; there will be no DJ's, no promoted events, no cover fees, and no televisions; and,
- iv. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On Premises Liquor License, with those stipulations as follows:

1. Premise will be advertised and operated as an “Izakaya-style Japanese restaurant.”
 2. Hours of operation will be: Sunday to Wednesday from 12:00 PM (Noon) to 1:00 AM, and Thursday to Saturday from 12:00 PM (Noon) to 2:00 AM. (**NO** patrons will remain after stated closing time.)
 3. Will operate a full-service restaurant, specifically a “Izakaya-style Japanese restaurant,” with the kitchen open and full menu items available until closing every night.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants or Open Streets programs.
 6. Will not have televisions.
 7. Will not install or have French doors, operable windows or open facades.
 8. Will not make changes to the existing façade except to change signage or awning.
 9. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 12. Will not have dancing, DJs, promoted events, any event where cover fee is charged, velvet ropes or metal barricades, security personnel/doorman.
 13. Live performances will be not more than once per week, will be acoustic and non-amplified, consist of no more than 2 musicians and will end by 11 pm. Recorded music will be background level only. No music will be audible in nearby residential apartments or on the street at any time.
 14. Will not change principals prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting any 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.
- 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 62 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 8 additional pending licenses, the method of operation being similar to what was licensed and operated at the same location in the past, 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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **LYN LLC, 55 Christopher St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 32. Arthur & Sons NY Italian LLC, 38-40 8th Ave aka 328 W 4th St 10014 (Existing OP-Alteration to add Additional Exterior Sidewalk Seating)**
- 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 an Expansion into Municipal Property to add exterior sidewalk seating to an existing On-Premises license for ground floor storefronts located in adjoining 1842 mixed-use buildings on Eighth Avenue between Jane and West 12th Streets in the Greenwich Village Historic District; and,
 - ii. Whereas**, the proposed licensed sidewalk café is located immediately adjacent to the storefront on Jane and West 4th Streets, with seating parallel to the building and leaving a minimum clearance of 8' to the curbside for pedestrian passage, and will have no more than 7 tables and 14 patron seats on West 4th St and no more than 5 tables and 10 seats on the Jane St for a total of not more than 12 tables and 24 seats, and tables on Jane St will be two-tops only and all seating will be parallel to Jane St., and there is no roadbed seating; and,
 - iii. Whereas**, the café shall comply with all NYC regulations regarding café footprints, pedestrian clearance, and public safety of the program, and will close at 10:00 PM, with all tables and chairs removed from sidewalk with no patrons remaining outside at this hour, and there will be no music, speakers, or televisions in the sidewalk café or exterior to the licensed premises, and the café shall have wait service as required of licensed premises by the SLA; and,

- iv. **Whereas**, the Applicant’s interior hours of operation will remain Sunday to Thursday from 11:00 AM to 11:00 PM, and Friday to Saturday from 11:00 AM to 12:00 AM; and all existing stipulations concerning method of operation and other aspects of the business will remain; 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 On Premises Liquor License, with those stipulations as follows:
1. Premise will be advertised and operated as a “classic Italian neighborhood restaurant.”
 2. Hours will be: Sunday to Thursday from 11:00 AM to 11:00 PM, and Friday to Saturday from 11:00 AM to 12:00 AM. (Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)
 3. Will operate a full-service restaurant, specifically a “classic Italian neighborhood restaurant,” with the kitchen open and full menu items available until closing every night.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café operating under the temporary Open Restaurants program on W 4th St. and Jane St. Sidewalk café is located immediately adjacent to the storefront with seating parallel to the building and leaving a minimum clearance of 8' to the curbside for pedestrian passage. Side café shall have no more than 7 tables and 14 patron seats on West 4th St and no more than 5 tables and 10 seats on the Jane St for a total of not more than 12 tables and 24 seats. All tables on Jane St will be two-tops only and all seating will be parallel to Jane St. No roadbed seating.
 6. All outdoor seating will close no later than 10:00 PM. All tables and chairs will be removed from sidewalk with no patrons remaining outside at this hour. No exterior music, speakers or TVs.
 7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will close all doors and windows at 10:00 PM every evening.
 11. No patron occupancy/service to any portion of premises’ basement.
 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: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
 17. Will not change principals prior to submission of original application to the NYSLA.
 18. Will appear before CB2, Man. prior to submitting any 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 alteration to its existing On Premises Liquor License to **Arthur & Sons NY Italian LLC, 38-40 8th Ave aka 328 W 4th St 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**33. Chez Group Inc d/b/a Chez Omar, 394 West St 10014 (OP-Restaurant)
(Renotification)**

- i. Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee in March/2022 to present an application to the NYS Liquor Authority for a new On-Premises Restaurant Liquor License to operate a full-service restaurant serving French-Caribbean fare within a ground floor storefront on the corner of West Street and West 10th Street within a three-story brick residential building (circa 1910) in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District and were unanimously recommended for approval by CB2, Manhattan (<https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2022/05/03-March-2022-Full-Board-Minutes.pdf>); and
- ii. Whereas**, in reviewing the application, the NYSLA noted the original 30-day notice sent to CB2, Man. was an outdated form and requested the Applicant to re-submit the notice using the updated form; and
- iii. Whereas**, prior to this month's meeting the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On Premises Liquor License, those stipulations being the same as the ones executed in March/2022, there being no change in principals or change in method of operation therefore appearance by the Applicant was waived; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new on premise liquor license to **Chez Group, Inc. d/b/a TBD, 395 West 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, 43 Board Members in favor.

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



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

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June 27, 2023

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

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

34. 182 West 4th Hospitality LLC, 182-184 West 4th St 10014 (OP-Restaurant) (Temporary Retail Permit) (Scheduled Performances, Promoted Events) (Live Music) (DJ) (Security) (4AM) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant sought more time and requested **to lay over** this application to July/2023, thereafter affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **182 West 4th Hospitality LLC, 182-184 West 4th St 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



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

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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

35. ReBoot West Village LLC, 101 7th Ave South 10014 (RW-Restaurant) (Temporary Retail Permit) (DOT Open Restaurants-Sidewalk) (*previously unlicensed*) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant sought more time and requested **to lay over** this application to July/2023, thereafter affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

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

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

36. Sushi Nakazawa LLC, 23 Commerce St 10014 (RW) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant sought more time and requested **to lay over** this application to July/2023, thereafter affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Sushi Nakazawa LLC, 23 Commerce St 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

37. Uno Nove Otto Corp d/b/a Canto West Village, 117 Perry St 10014 (OP) (add sidewalk cafe under City Streets program, which will close at 10PM, amend operating hours on Thursday-Saturday from 11 A.M.-12 A.M. to 11 A.M. to 1 A.M.) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant sought more time and requested to lay over this application to July/2023, thereafter affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Uno Nove Otto Corp d/b/a Canto West Village, 117 Perry St 10014** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

38. RH NY Guesthouse LLC & RH NY Guesthouse F&B LLC dba RH, 55 Gansevoort St 10014 (OP-Hotel with Restaurant) (Update cellar's opening hour to 11 a.m.) (DJ, LiveMusic – full buyouts) (Rooftop) (DOT Open Restaurant Program – sidewalk café) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant sought more time and requested **to lay over** this application to July/2023, thereafter affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **RH NY Guesthouse LLC & RH NY Guesthouse F&B LLC dba RH, 55 Gansevoort St 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

39. Carmine Street Beers Inc d/b/a Carmine Street Beers, 52A Carmine St 10014 (TW-Alteration) (Include backyard as part of licensed premises) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant sought more time and requested **to lay over** this application to July/2023, thereafter affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Carmine Street Beers Inc d/b/a Carmine Street Beers, 52A Carmine St 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

40. Hudson River Rice LLC dba Glaze, 350 Hudson St 10014 (RW-Restaurant) (Temporary Retail Permit) (*previously unlicensed*) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

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

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

41. Tomo Omakase Inc, 11 Barrow St 10014 (TW-Japanese Omakase) (Temporary Retail Permit) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Tomo Omakase Inc, 11 Barrow St 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

42. Entity to be formed by Gianna Groark, 38 8th Ave 10014 (OP-Restaurant) (Temporary Retail Permit) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Entity to be formed by Gianna Groark, 38 8th Ave 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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June 27, 2023

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

Dear Sir/Madam:

At its Full Board meeting on June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

43. LLC to be formed by Lina Goujjane d/b/a Kiko, 178 W Houston St 10014 (OP-Restaurant) (Temporary Retail Permit) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 8, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **LLC to be formed by Lina Goujjane d/b/a Kiko, 178 W Houston St 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 43 Board Members in favor.

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

Sincerely,



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



Susan Kent, Chair
Community Board #2, Manhattan

SK/em

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