



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene St 10012** (New OP–Tavern)
(previously unlicensed)
 - i. **Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present a new application for a Tavern Wine license to operate a luxury café and coffee shop on the ground floor of an M1-5A/R7X-zoned, eight (8)-story mixed-use building on Greene Street between East Houston and Greene St. (Block #514/Lot #7505), the building falling within NYC LPC’s SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the storefront premises is approximately 1,200 sq. ft. (approximately 650 sq. ft. on the ground floor and 550 sq. ft. in the cellar, the cellar being accessed via an internal staircase with no patron use of the cellar); there are approximately 13 tables with 25 seats and one bar with no (0) seats for a total interior seated occupancy of 25 persons; 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 Sundays from 8 AM to 10 PM, Mondays through Saturdays from 9 AM to 10 PM; music will be quiet background music only from iPod/CDs/streaming services; there may be private parties of not more than 20/year; there will be no: dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
 - iv. **Whereas**, there will be a sidewalk café located adjacent to the building leaving a clear path of 8' and consisting of six (6) tables and 18 patron seats on East Houston Street only; all sidewalk seating will end at 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays; and

- v. **Whereas**, the premises to be licensed was previously unlicensed and operated as a Bubble Milk Tea Shop; and
- vi. **Whereas**, the Applicant had been operating with an On-Premises Liquor License and with the same method of operation at 104 Greene Street from November/2021 until January/2023 (Felix Green Street SoHo LLC dba Felix Roasting Co SN#1330133) with approval from the NYSLA despite CB2, Man.'s denial recommendation ([CB2, Manhattan June/2020 full board](#)); a committee member spoke to the crowding of the sidewalk due to their sidewalk café seating arrangement and piling of trash by the roadbed structure at the prior location creating an eyesore, that the neighbors were pleased when area could finally get cleaned up once the roadbed structure was gone, the Applicant apologizing for the way they had been operating during the pandemic, stating there would be no roadbed area associated with the instant application, a nearby resident to the instant application also expressing concern about sidewalk lines and trash, 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 Tavern Liquor License, with those stipulations as follows:
1. Premise will be advertised and operated as advertised and operated as a café focused primarily on high-end premium coffee with the addition of evening cocktails with less than a full service kitchen, but will serve food during all hours of operation.
 2. The hours of operation will be 8 AM to 10 PM, Mondays through Saturdays from 9 AM to 10 PM Sundays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than six (6) tables and 18 patron seats. No roadbed seating.
 5. All outdoor seating will close no later than 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating.
 6. All service of alcohol to the sidewalk seating will be by waitstaff only. Patrons will not bring drinks to outside seating area.
 7. All trash pick up will occur on Houston Street.
 8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 9. Will not have televisions.
 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 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 provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed.
 16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 18. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

19. Will not change principals prior to submission of original application to the NYSLA.
20. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
21. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk, roadbed or other outdoor seating; and

viii. 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 both Community Board 2 and in the immediate area, there being 32 active licensed premises within 750 feet of the subject premises, in addition to 3 pending licenses, the application being for the service of beer, wine and spirits for a coffee shop with 42% of its seating on the sidewalk, the Applicant agreeing to all of the above stipulations and therefore meeting the public interest; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the **Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 2. Davida 1 Inc dba Marcellino, 178 Mulberry St aka 388 Broome St 10012 (OP–Restaurant) (Transfer)**
- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a full-service Italian restaurant on the ground floor of a C6-2G-zoned seven (7)-story tenement-style residential building (c. 1900) on the northeast corner of Mulberry and Broome Streets (Block #480 / Lot #1), the building falling within the Special SoHo-NoHo Little Italy District; and
 - ii. Whereas**, the ground floor premises is approximately 1,750 sq. ft.; (875 sq. ft on the ground floor and 875 sq. ft. in the cellar, the cellar being accessed by a sidewalk hatch and used for storage purposes only), there will be 15 tables and 32 seats and one bar with ten (10) seats for a total seated patron occupancy of 42 and a maximum legal occupancy of 74 persons; the premises has one (1) entry which will serve as patron ingress and egress on Mulberry Street with an additional door for egress on Broome Street and one (1) bathroom; and
 - iii. Whereas**, the premises to be licensed has operated under the same DBA name since approximately 2018, this being a transfer of the business from the current owners who have been in operation at the location since 2014 with an On-Premises Liquor License (Sud 123 Inc, SN#1305656, exp. 12/31/2024) to the their son with the only change in method of operation being an extension of hours on Fridays and Saturdays from midnight to 1 AM, the Applicant being a principal in another nearby restaurant since 2018 (New Zoe 21 Inc, SN#1281635, 244 Mulberry St); and
 - iv. Whereas**, the hours of operation will be from 10 AM to 12 AM Sundays, 11 AM to 12 AM Mondays through Thursdays, 11 AM to 1 AM Fridays and 10 AM to 1 AM Saturdays; music will be quiet background music only consisting of music from iPod/CD’s/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers, or security personnel; and

- v. **Whereas**, there will be a sidewalk café immediately adjacent to the storefront on Broome Street leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 7 tables and 15 patron seats with no sidewalk seating on Mulberry Street; seating will follow the same layout as the DCWP-approved sidewalk café for the previous operator; all outdoor seating will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays as was previously approved; 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 Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 10 AM to 12 AM Sundays, 11 AM to 12 AM Mondays through Thursdays, 11 AM to 1 AM Fridays and 10 AM to 1 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 outdoor area for commercial purposes except for a sidewalk café located immediately adjacent to the storefront on Broome Street leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 7 tables and 15 patron seats. No sidewalk seating on Mulberry Street. Seating will follow the same layout as the DCWP-approved sidewalk café for the previous operator (Sud 123 Incorporated dba Ciao SN#1305656). All service will be by wait staff. No roadbed seating.
 5. All outdoor seating will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 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 doormen/security personnel.
 15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man, for alteration to license if changes are sought to the previously approved sidewalk seating, or if roadbed or other outdoor seating is sought in the future; and
- vii. **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 are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 101 active licensed premises within 750 feet of the subject premises, in addition to 6 pending licenses, the Applicant’s history and familiarity of operating restaurants in the

immediate neighborhood, the method of operation remaining the same and agreed upon stipulations establishing public interest; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a On-Premises Restaurant Liquor License in the **Davida 1 Inc dba Marcellino, 178 Mulberry St aka 388 Broome St 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. LH NYC LLC, 155 Bleecker St 10012 (OP–Restaurant)

- i. **Whereas**, the Director of Operations and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a English-inspired breakfast and lunch restaurant located in the ground floor of a R7-2 with a C1-5 overlay-zoned, four (4)-story, mixed-use building (c. 1835, renovated 2014) on the northwest corner of Bleecker and Thompson Streets (Block #539/Lot #35), the building falling within NYC LPC's designated South Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,100 sq. ft. with approximately 1,300 sq. ft. on the ground floor and 800 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage and patron bathroom access, there being no service of alcohol to patrons in the basement; there will be 17 tables with 52 seats and one (1) bar with seven (7) seats for a total patron occupancy of 59 seats with a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress at the corner of Bleecker and Thompson Streets with an additional door for egress on Thompson Street and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
- iii. **Whereas**, the hours of operation will be from 8 AM to 10 PM Sundays through Saturdays (7 days a week), with operations usually closing by 8 PM, the 10 PM closing being for private parties; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. **Whereas**, the storefront premises was previously operated since 2020 with an On-Premises license as Citizens of Bleecker LLC (SN#1323941) and from 2016–2020 as 155 Bleecker PB LLC and Pig Beach BBQ LLC (SN#1294276); and

- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as an English-inspired breakfast and lunch restaurant focused on high-quality and freshly sourced ingredients with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 8 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 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 have service of alcohol to any portion of the basement of licensed premises. Patron use is for bathroom access only.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and 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. 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.
 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 any permanent sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being 112 active licensed premises within 750 feet of the subject premises, in addition to 11 pending licenses, the method of operation being similar to past licensees with the hours of operation being reasonable, the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest, and

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 **LH NYC LLC, 155 Bleecker St 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 4. Boni Restaurant LLC dba Boni & Mott, 238 Mott St 10012 (New RW–Restaurant) (*previously unlicensed*)**
- i. Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a new Restaurant Wine license for a full-service, family-oriented Mediterranean restaurant located on the ground floor of a C6-2 zoned, six (6)-story tenement-style residential building (c. 1900) on Mott Street between Prince and Spring Streets (Block #493 / Lot #13), the building falling within the designated Special Little Italy District; and
 - ii. Whereas**, the storefront premises is roughly 1,400 sq. ft. with approximately 700 sq. ft. on the ground floor and 700 sq. ft. in the basement, the basement being accessed by both an interior stairway and exterior sidewalk hatch, there is no patron use of the basement; there will be 9 tables with 33 seats and one (1) bar with three (3) seats for a total patron occupancy of 36 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; and
 - iii. Whereas**, the hours of operation will be from 10 AM to 12 AM Sundays, 11 AM to 12 AM Mondays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; 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 previously been operating as three separate retail shops, the instant application being to combine the three stores into one restaurant and install operable French doors across the street frontage, the Applicant who has had other establishments in the area (Tava Café dba Balzem SN#1276835) agreeing to close those doors by 10 PM nightly; the instant application also included 10 tables and 20 seats on the sidewalk, there currently being no program through which to apply for sidewalk seating, the applicant providing no diagram or measurements of the tables, sidewalk or any obstructions, the sidewalk width measuring approximately 9' at the location, it being unclear if proper passage could be maintained for

pedestrians, the Applicant agreeing to return to the Community Board if they decide to go forward with sidewalk seating in the future; and

- v. **Whereas**, concerns were raised about the loss of three small retail spaces and that they were being replaced with another eating and drinking establishment, where there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 81 active liquor licenses within 750 feet and an additional 3 pending licenses within this same area, with the removal of the sidewalk seating from the instant application, the additional concerns over any sidewalk seating on the narrow sidewalk were eliminated at this time, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; 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 family-oriented neighborhood 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, 11 AM to 12 AM Mondays through Wednesdays and 11 AM to 1 AM Thursdays 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 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.
 5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
 6. Will not have televisions.
 7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 10. Will provide a Letter of No Objection permitting eating and drinking for store front premises proposed to be licensed prior to issuance of license.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
 12. 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.
 13. Will not change principals prior to submission of original application to the NYSLA.
 14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 15. Will appear before CB2, Man. for alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for **Boni Restaurant LLC dba Boni & Mott, 238 Mott 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Change in Method of Operation to their Restaurant Wine Liquor License (SN#1346335, exp 11/30/23) to operate a family oriented Vegan restaurant on the ground floor of a R7-2 zoned 4-story, mixed-use building (c. 1900) on West 3rd Street between MacDougal Street and Sixth Avenue (Block #543/Lot #67), the building falls within NYC LPC's designated South Village Historic District; and
- ii. **Whereas**, the Applicant came before Community Board 2, Manhattan in May/2022 after relocating from the East Village where they had been operating a Vegan restaurant under the same DBA for the past twelve years, the Community Board recommending approval of the application with hours of operation from 12 PM to 12 AM Sundays through Saturdays (7 days a week); quiet background music only consisting of music from iPod/CDs; no dancing, DJs, live music, promoted events, scheduled performances or cover fees; and
- ii. **Whereas**, the instant application is to add live music, poetry readings and comedy nights to the venue, the Applicant admitting that they had already been having those performances listed on their calendar and occurring for many months not realizing they had signed stipulations stating there would be no performances; concerns were raised by the committee regarding competition with the significant number of long-standing comedy and performance venues in addition to bars with live music already existing on the block, the Applicant stating the performances are by members of the local Vegan restaurant community and are a means of bringing that community together, there are no fees or cover charges and they are very casual in nature; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service, family-oriented vegan restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 12 AM Sunday through Saturday (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 the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music only except there may be acoustic, non-amplified music (no brass, percussion or piano) consisting of not more than three (3) performers between the hours of 6 PM and 9 PM. No music will be audible in any adjacent residences anytime.
6. All performances will be end by 9 PM and may consist of comedy and/or poetry readings as well as acoustic music.
7. Will not have any televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will appear before CB2, Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends **denial** of the application for a Change in Method of Operation of the existing Restaurant Wine License in the name of **Organic Grill, Inc., 133 W. 3rd St. 10012**, **unless** the statements presented by the Applicant 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **Little Rest, LLC, dba Raf's, 290 Elizabeth St. 10012** (OP – Restaurant) (Change in Method of Operation, Alteration)
 - i. **Whereas**, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an Alteration and Change in Method of Operation to their existing On-Premises Restaurant Liquor License (SN#134376, exp. 12/31/24) to the existing French Italian bistro and bakery located in a four (4)-story tenement building with ground floor retail (c. 1878) on Elizabeth Street between West Houston to the south and Bleecker Street to the north (Block #521/Lot #64) in Greenwich Village, the building falling within NYC LPC's designated NoHo East Historic District; and
 - ii. **Whereas**, the Applicant has been in operation at this location since January/2023, the original application being heard by CB2, Manhattan in December/2021; and
 - iii. **Whereas**, the Alteration Application is to increase the number of ground floor tables from 12 to 18, increasing the number of seats from 41 to 44, decrease the size of the customer bar and reduce the bar seats from 14 to 8, add a private dining area in the cellar consisting of one (1) table and 20 seats as well as a service bar, the total seated occupancy increasing from 55 seats to 72 seats and a maximum legal occupancy of 74 persons; in addition the ground floor restroom has moved from the north of the premises to the south of the premises and the door to the residential hallway has been removed; and
 - iv. **Whereas**, the Change in Method of Operation is to change the use of the cellar from storage to patron use and request closing hours of 2 AM for private/special events; and
 - iii. **Whereas**, when the Applicant originally appeared before CB2, Manhattan in December/2021 the board unanimously recommended denial of the application in large part due to closing hours of midnight and 1 AM as opposed to 11 PM on a small, quiet, primarily residential block and the quality of life impacts the

later hours would have on the adjacent residents, the NYSLA approving the application with the current hours of 9 AM to 12 AM Sundays through Thursdays and 9 AM to 1 AM Fridays and Saturdays; and

- iv. **Whereas**, concerns were again raised regarding late hours with the instant Change in Method of Operation application requesting a 2 AM closing when there are events, resulting in 72 persons leaving the premises at around the same time, after midnight, the noise of patrons gathered outside as they say goodnight and the traffic congestion of for-hire vehicles congregating pick up departing patrons, the Applicant reluctantly agreeing to keep the hours for private/special events the same as those for the regular operation of the restaurant; and
- v. **Whereas**, the hours of operation will continue to be from 9 AM to 12 AM Sundays through Thursdays and 9 AM to 1 AM Fridays and Saturdays with no exceptions for private/special events; music will be quiet background only consisting of music from iPod/CDs/streaming services); there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel and no use of the outdoor area for commercial purposes; and
- vi. **Whereas**, the Applicant had stated both this month and at their initial meeting with CB2 Manhattan, in addition to materials presented to the NYSLA, that they would handle the building's trash pick up so as not to have residential refuse placed outside their restaurant, residents commenting that they were unaware of the building's new trash procedures since the Applicant took over responsibility for the building's trash; and
- vii. **Whereas**, the applicant specifically did not inform the most impacted residents living immediately above their premises both in the front and rear of the building and other residents of the building in which they are located of the instant application and their plans despite claims of being a good neighbor and professional operator, instead utilizing the standing request for all applicants in CB2 to reach out to ALL immediately impacted residents to only reach out to neighbors who support the instant application thereby undermining the intent of the request for public outreach by CB2; there being testimony and written submission from those immediately impacted receiving no notice from the applicant despite having their homes in the same building and outlining outstanding issues, concerns and objections which have not been resolved; the applicant also presented letters in support from other immediate residents who they had reached out to directly; and
- viii. **Whereas**, following this month's CB2, Manhattan SLA1 committee meeting, but prior to CB2's Full Board meeting, it was brought to the Committee's attention that the Applicant held a private event with security, rope lines and tables and chairs on the sidewalk adjacent to their storefront serving gelato, with for-hire vehicles blocking the street causing quality of life issues for residents; the Applicant attesting to no outdoor activity not only in their application to CB2 but in their application to the NYSLA as well; CB2 Manhattan presenting the Applicant with the standard stipulation used when there is no outdoor seating applied for with the application stating "Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating," the Applicant wanting to quantify that they will only stipulate to not using the outdoor for the service of food and alcohol, the Applicant previously stating to secure their initial liquor license application on all questionnaires and statements to both CB2, Manhattan and the NYSLA, including in their 500' statement to the ALJ, that there is no outdoor use and therefore no impact on the local community; and
- ix. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. 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 an upscale French-Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 9 AM to 12 AM Sunday through Thursdays and 9 AM to 1 AM Fridays and Saturdays. No patrons will remain after stated closing time.
3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
4. Will play quiet ambient recorded background music only, inclusive of any private parties or events, so as not to cause a disturbance in any adjacent residences at any time.
5. Will have not more than six (6) private events per year (full closure of restaurant) which will end by 12 AM Sunday to Thursday and 1 AM Fridays and Saturdays.
6. There will be no exceptions to any stipulation for private events.
7. Patron use of cellar will be for guests in the Private Dining Room only and service will be to seated guests only.
8. Will use the main entrance to Raf's for patron access to the cellar Private Dining Room.
9. Will work with building management to ensure clarity to all building residents regarding building trash operations including bulk item disposal. The licensee has made an agreement with building management to store and include residential trash as part of their commercial waste instead of utilizing NYC Department of Sanitation services for residential building.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or security personnel.
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends **denial** of the application for a Change in Method of Operation and Alteration Application of the existing On-Premises Restaurant Liquor License in the name of **Little Rest, LLC, dba Raf's, 290 Elizabeth St. 10012**, **unless** the statements presented by the Applicant 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 7. Tartinery W3, LLC dba Tartinery, 233 Thompson Street aka 78 W. 3rd St. 10012 (RW–Restaurant)**
- i. Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application for a new Restaurant Wine License to operate a French sandwich shop serving tartines and salads on the ground floor of an R7-2 with a C1-5 overlay zoned 4-story, residential building (c. 1900) on Thompson Street between West 3rd and Bleecker Streets (Block #543/Lot #67), the building falls within NYC LPC’s designated South Village Historic District; and
 - ii. Whereas**, the premises was previously licensed with a Tavern Wine license (SN# 1303099) as part of a larger space by Irving Farm Coffee Roasters from 2017–2019, with fixed windows and no outdoor seating, which was preceded by two storefronts comprised of a deli and a laundromat, both of which served the surrounding local community; and
 - iii. Whereas**, the ground floor storefront is roughly 2,400 sq. ft. (1,200 sq. ft. on the ground floor and 1,200 in the cellar, the floors connected by two interior staircases with no patron use of the cellar); there will be 18 tables with 46 seats and one (1) bar with 11 seats for a total patron occupancy of 57 seats and a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iv. Whereas**, the hours of operation will be from 8 AM to 12 AM Saturdays and Sundays and 7 AM to 12 AM Mondays through Fridays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers and no security personnel/doormen; and
 - v. Whereas**, the Applicant came before CB2 Manhattan’s SLA Licensing Committee in November/2021 for an On-Premises Liquor License at this location but with the inclusion of the corner storefront located at the southwest corner of West 3rd and Thompson Streets, currently, and at that time, occupied by Irving Farm

coffee, to operate three distinct businesses under one license with one business operating out of the cellar and there being co-mingling of the two ground floor business, in addition to the inclusion of an excessive amount of outdoor seating (98 seats) at which time CB2, Manhattan unanimously recommended denial of the application ([November/2021 SLA resolutions](#)); and

- vi. **Whereas**, following CB2, Manhattan’s denial resolution the Applicant chose to move forward with a Restaurant Wine application in 2022 because they could not afford to wait the lengthy NYSLA processing time for an On-Premises Liquor License, bypassing a hearing with CB2, Manhattan; the Applicant receiving a temporary license for Restaurant Wine (SN#131667) but received a deficiency notice on their NYSLA application which prompted a new 30-day notice for a Restaurant Wine license to be sent to CB2, Manhattan in July/2023, the Applicant then laying over the application from August/2023 to September/2023; and
- vii. **Whereas**, the instant application no longer includes the approximately 600 sq. ft. northern corner part of the premises currently occupied by Irving Farm Coffee, there having been a wall built to separate the corner space from the southern part of the storefront that is accessed via doors on Thompson Street, the cellar currently shared by the Applicant and Irving Farm Coffee being one large space and not delineated by a wall, the cellar storage of alcohol by the Applicant being in a location that may be accessed by Irving Farm Coffee and therefore not permitted by the NYSLA; and
- viii. **Whereas**, the instant application includes both sidewalk seating consisting of 12 seats and roadbed seating consisting of 34 seats for a total of 46 exterior seats; the Applicant failed to apply for a permit for outdoor sidewalk or roadbed seating under the Temporary Open Restaurant program before the temporary program stopped receiving application on August 3, 2023 and has not been able to apply to any permanent program because the program has not commenced, but has nevertheless been seating customers on the sidewalk and serving alcohol to them without having secured permission from the City of New York for the utilization of Municipal Space for outdoor seating or permission from the NYSLA for the service of alcohol because there is no permit or permission to use the sidewalk space; the applicant stated that they believed they were able to use permission granted to another licensed entity previously located in that location (Irving Farm Coffee) to both use the sidewalk and serve alcohol, that clearly not being allowed; and
- ix. **Whereas**, the Applicant stating they would not install any roadbed seating at this time and would cease the service of alcohol to the exterior premises, agreeing that when a program is announced in the future, the applicant will return to CB2 prior to submitting applications or plans for permanent outdoor seating to both the City and NYSLA and agreed that any future outdoor seating would close no later 10 PM; and
- x. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service French sandwich shop serving tartines, sandwiches and salads with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 8 AM to 12 AM Saturdays and Sundays and 7 AM to 12 AM Mondays through Fridays. No patrons will remain after stated closing time.
 - 3. The applicant does not have a permit for outdoor sidewalk or roadbed seating. Applications are no longer being accepted under the temporary Open Restaurants program. When a program is announced in the future, the applicant will return to CB2 prior to submitting plans for permanent outdoor seating. Applicant agreed that any future outdoor seating would close no later 10 PM.
 - 4. Will not have any service of alcohol to the exterior sidewalk café.
 - 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 10 PM every night, allowing only for patron ingress and egress.
8. Will not sublease any part of the cellar of licensed premises.
9. Will not have patron occupancy/service to any portion of the cellar 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 keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel/doormen.
14. Will not change principals prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. 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 any permanent sidewalk, roadbed or other outdoor seating.

xi. Whereas, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 86 active liquor licenses within 750 feet and an additional 10 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

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 **Tartinery W3, LLC dba Tartinery, 233 Thompson Street aka 78 W. 3rd St. 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. Cinque Restaurant Inc. fka Entity to be formed by Iyad Hamsho, 133 Mulberry Street 10013 (OP–Restaurant)**
- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 via video conference in January/2023 to present an application to the NYS Liquor Authority for a new On-Premises Restaurant License under the name of “Entity to be formed by Iyad Hamsho” to operate a full-service, Italian restaurant on the ground floor of a C6-2G-zoned, six (6)-story mixed-use building (c. 1920) on Mulberry Street between Hester and Grand Streets (Block #236/Lot #7503) the building falling within the designated Special Little Italy District; and
 - ii. Whereas**, at the January/2023 CB2 Manhattan full board hearing the board recommended approval of the application ([January/2023 SLA resolutions](#)); and
 - iii. Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee meeting, the Applicant submitted an amended 30-day notice to update the Licensee name to “Cinque Restaurant”; and
 - v. Whereas**, prior to the SLA Committee meeting, the Applicant had executed and had notarized an amended Stipulations Agreement with Community Board 2, Manhattan to include the updated Licensee name with no other changes from those stipulations signed in January/2023 that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 11:00 AM to 11:00 PM Sundays through Thursdays and 11:00 AM to 12:00 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music only, 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 9PM every night, allowing only for patron ingress and egress.
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 any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, or velvet ropes or barricades, doorman or security personnel.
13. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

vi. Whereas, there being no change in principals or method of operation, with stipulations signed and executed prior to the SLA#1 Committee meeting, reappearance by the Applicant was waived; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant License in the name of **Cinque Restaurant Inc. fka Entity to be formed by Iyad Hamsho, 133 Mulberry Street 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 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 September 5, 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 **Melda Comedy LLC, dba Greenwich Village Comedy Club, 99 MacDougal St. lower level 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 770 Kitchen LLC dba Sweet Rehab, 135 Sullivan St. 10012 (TW–Bar/Tavern) (Change in Method of Operation)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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 **770 Kitchen LLC dba Sweet Rehab, 135 Sullivan 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. 219 Mulberry LLC dba Ruby's, 219B Mulberry St 10012 (RW) (Alteration)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 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 **219 Mulberry LLC dba Ruby's, 219B Mulberry 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Le Comptoir Inc dba Chateau Rouge, 137 Thompson St 10012 (TW) (*previously unlicensed*)

Whereas, during this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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 **Le Comptoir Inc dba Chateau Rouge, 137 Thompson St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Cantiere NY LLC dba Cantiere Hambirreria, 41 Kenmare St 10012 (TW)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant's Attorney requested **to lay over** this application to October/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 **Cantiere NY LLC dba Cantiere Hambirreria, 41 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. **Ouji 196 Inc, 196 Prince St 10012 (RW)**

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant's Attorney requested **to lay over** this application to October/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 **Ouji 196 Inc, 196 Prince 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Union Square Rice LLC dba Glaze Teriyaki, 110 University Place 10003 (RW)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant's Attorney requested **to lay over** this application to October/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 **Union Square Rice LLC dba Glaze Teriyaki, 110 University Place 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Nolita Pizza Inc dba Nolita Pizza, 68 Kenmare St 10012 (RW)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant's Attorney requested **to lay over** this application to October/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 **Nolita Pizza Inc dba Nolita Pizza, 68 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. ER Hotpot 8 St Inc dba Six Hotpot, 51 E 8th St 10003 (RW) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant's Attorney requested **to lay over** this application to October/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 **Nolita Pizza Inc dba Nolita Pizza, 68 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. 130 Bowery OPCO Tenant LLC, 130 Bowery 10013 (OP-Catering Facility)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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 **130 Bowery OPCO Tenant LLC, 130 Bowery 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Grande Gusto Ristorante LLC, 188 Grand St 10013 (OP–Restaurant) (*previously unlicensed*)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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 **Grande Gusto Ristorante LLC, 188 Grand 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. The Strangers Club NY LLC dba The Strangers Club, 264 Bowery 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 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 **The Strangers Club NY LLC dba The Strangers Club, 264 Bowery 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Citizens of Soho LLC dba Citizens of Soho, 201 Lafayette St, 10012 (OP–Restaurant))

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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 **Citizens of Soho LLC dba Citizens of Soho, 201 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. **Babak Khorrami, 29 Kenmare St 10013 (OP–Restaurant)**

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 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 **Babak Khorrami, 29 Kenmare 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. **Big Love Cooking LLC, 90 Bedford St 10014 (RW–Restaurant)**

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application for a Restaurant Wine license to operate a neighborhood restaurant focusing on seasonal Mediterranean cuisine on the ground floor of an R6-zoned, six (6)-story, tenement-style residential building (c. 1899) on Bedford Street between Grove and Barrow Streets (Block #588/Lot #6), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the storefront premises is approximately 1,200 sq. ft. (600 sq. ft. on the ground floor and 600 sq. ft. in the cellar, the cellar being accessed via an internal staircase with no patron use of the cellar); there are four (4) tables with 22 seats and one bar with four (4) seats for a total seated occupancy of 26 persons; 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 9 AM to 12 AM Saturdays and Sundays and 11 AM to 12 AM Mondays through Fridays; music will be ambient recorded background music only; there will be no: dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there is no back yard, sidewalk or roadbed seating; and
- iv. **Whereas**, the premises to be licensed was previously licensed with a Restaurant Wine License under Bedford Pizza Corp dba Moustache Restaurant (SN#1029378), the restaurant opening in 1992 and having a Restaurant Wine license since 1996; and
- v. **Whereas**, the Applicant is a principal in the adjacent restaurant at 90 Bedford Street, Store 1 (Blackfoot Consulting LLC dba Little Owl, SN#1174868) which has been at the location since the mid-2000's with a similar method of operation in addition to being a principal in four (4) other restaurants in CB2, with three of those located on similarly narrow streets that are primarily residential in character; and

- vi. Whereas**, members of the public appeared to voice concerns about the over-saturation of liquor licenses in this residential neighborhood with 86 active licenses and 11 pending within 750' of the premises, this storefront being a non-conforming pre-existing use in the residentially only zoned area, there frequently being crowds gathering outside the Applicant's other establishments, including next door, creating quality of life issues for nearby residents, additional concerns were raised regarding the extensive amount of outdoor seating in roadbed structures at the adjacent restaurant extending well beyond the restaurant frontage in addition to his other restaurants also utilizing roadbed seating beyond the store frontage, Bedford Street being a narrow residentially only zoned street making it difficult for emergency vehicles to pass and the additional pedestrian congestion of servers and diners congregating on the sidewalk entering and leaving roadbed structures on the very narrow sidewalks of Bedford Street making pedestrian passage all the more difficult; and
- vii. Whereas**, the Committee raised concerns as to whether the instant application would act independent of the Applicant's adjacent restaurant or whether it would serve as essentially a private dining room for the adjacent restaurant, the diagram illustrating the four (4) dining tables set up as one large table, the Applicant stating that the new premises would host private parties but that it would act entirely independent of the adjacent restaurant, with its own menu and chef, purchase and storage of alcohol and separate bookkeeping; and
- viii. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 86 active liquor licenses within 750 feet and an additional 11 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- ix. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service neighborhood restaurant serving Mediterranean cuisine with the kitchen open and full menu items available until closing every night. with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 9 AM to 12 AM Saturdays and Sundays and 11 AM to 12 AM Mondays through Fridays. No patrons will remain after stated closing time.
 3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 4. 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.
 5. Will not have televisions.
 6. 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 .
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not install or have French doors, operable windows or open facades/
 10. Will not make changes to the existing façade except the installation of operable windows and to change signage and/or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.

13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or 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 changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Restaurant Wine License in the name of **Big Love Cooking LLC, 90 Bedford St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 24. Par Avion Group LLC dba Nightingale, 37 Carmine St 10014** (New OP–Bar/Tavern) (installing operable windows) (*previously unlicensed*)
- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise License to operate a bar/wine bar in a five-story, tenement-style residential building (c. 1910) on a residentially zoned block of Carmine Street between Bleecker and Bedford Streets (Block #586/Lot #36), this building and area falling within Greenwich Village’s Landmarked Historic District; and
 - ii. Whereas**, the Applicant seeks to gut renovate the existing ground floor storefront, which was previously operated for decades as a printing solutions business closing every evening by 8 PM, to open a “sophisticated and intimate bar and restaurant serving classic French fare paired with French wines and curated cocktails” despite there being no kitchen planned, while also seeking to install operable French doors that will open up the entire interior premises to the exterior public sidewalk in front, with the premise proposed to be licensed having never previously been licensed for the service of alcohol or for eating/drinking purposes; and
 - iii. Whereas**, the ground floor premise is roughly 830 sq. ft., with an additional 830 sq. ft. in the cellar/basement, the cellar/basement being for storage purposes; there is no kitchen, a food prep space is identified behind a large 28’ stand up, no Letter of No Objection from the NYC Dept. of Buildings was presented, there are 16 interior tables with 44 patron seats, with the aforementioned stand up bar with 18 additional seats and one (1) service counter for a total of 59 patron seats in the premises, and one (1) bathroom; and
 - iv. Whereas**, the proposed hours of operation are from 12 PM to 12 AM on Sundays, 5 PM to 12 AM Monday through Wednesday, 5 PM to 1 AM Thursdays and Fridays, and 12 PM to 1 AM on Saturdays; music will be recorded background, no DJ’s, no live music or televisions; and

- v. **Whereas**, the Applicant also seeks to serve alcohol to tables on the public sidewalk in front of the premises proposed to be licensed, with 6 tables and 12 seats until 10:00 PM every night within a few feet of ground floor residential apartments, there will be no roadbed seating, the ground floor residential apartments being a conforming use in this residentially only-zoned area; and
- vi. **Whereas**, there was significant opposition to this application from residents living on Carmine Street, and the storefront's immediate neighbors living adjacent to and next door, as well as multiple block associations (Carmine Street, Bedford Downing Street, Central Village and West Village Residents), the Church on the same block (Our Lady of Pompeii) also submitting documentation confirming its church building is exclusively used as a place of worship, with its frontage and doors on Carmine Street being within 200 feet of the premises proposed to be licensed; and
- vii. **Whereas**, those who appeared in opposition voiced concerns regarding about license saturation on their residentially only-zoned block and within the immediate area, with Carmine Street having transformed over the last decade from one that offered dry retail business that predates the residential zoning to one lined with licensed late night establishments, with no business diversity, exacerbated by the open restaurant's program allowing all the existing and future licensed establishments to open out onto the sidewalk and roadway where they were previously not permitted, the block being currently zoned for residential use only, many of the licensed storefronts having open facades allowing interior music to escape out to the public sidewalk, the impacts of noise, trash, rodents and traffic from such oversaturation taking over the neighborhood, having significant impacts on residents; and
- viii. **Whereas**, still other long-time residents living immediately next door on the ground floor appeared in opposition, with their building sharing a wall with the proposed bar, voicing concerns overhearing the activities of a bar just a few feet away from their windows with interior music having a devastating impact on their lives; and
- ix. **Whereas**, the Applicant did submit a petition with signatures from residents but the petition did not properly identify the address and its proposed method of operation, and long-time residents living next door and in the immediate area appearing in opposition questioned the credibility of the petition, further indicating no attempt was made to contact them; and
- x. **Whereas**, no one appeared in support of the application; and
- xi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the addition of another On-Premises Liquor license at this location, the storefront premise having never been licensed for the service of alcohol, there being a significant number of licensed establishments throughout Community Board 2 and the immediate block, there being 94 active SLA licenses within 750 feet of the location proposed to be licensed, with 7 additional pending licenses, the location to be licensed is located in a residentially zoned community, has no kitchen, which limits its method of operation to one based on the service of alcohol, the transformation of this area causing existing residents to absorb many adverse impacts that the addition of another license will exacerbate; and
- xii. **Whereas**, it also appears the premises proposed to be licensed is within 200 feet from Our Lady of Pompeii on the same side of Carmine Street, an active place of worship; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Liquor License for **Par Avion Group LLC dba Nightingale, 37 Carmine St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that prior to the issuance of an On-Premises Liquor license at 37 Carmine Street, New York, NY 10014, **a measurement should be undertaken** from the closest, active

entrance of Our Lady of Pompeii, an existing place of worship, to determine if it is located within 200 feet of premises proposed to be so licensed; and

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

Vote: Passed, 37 Board Members in favor, 2 Abstain (M. Metzger, R. Kessler).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. People's NYC LLC, 113 West 13th St 10011 (OP–Bar/Tavern)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for an On-Premises Bar/Tavern license to operate a sophisticated neighborhood cocktail lounge on the below-grade ground floor/basement of an R6-zoned, three (3)-story residential building (c. 1835, renovated 1985) on 13th Street between 6th and 7th Avenues (Block #609/Lot #52), the building falling within NYC LPC's Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,700 sq. ft. consisting of 1,800 sq. ft. on the ground floor/basement and 900 sq. ft. in the cellar, the two floors connected by an interior stairway with no patron use of the cellar; there will be approximately 17 tables and 40 seats and two (2) bars with 21 seats for a total seated patron occupancy of 61 and maximum occupancy of 74 persons; the premises has two (2) doors which will be used for patron ingress and egress and two (2) patron bathrooms; and
- iii. **Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Wednesdays, 11 AM to 1 AM Thursdays and 11 AM to 2 AM Fridays and Saturdays; music will originate from iPod/CDs/streaming services or may be curated by a DJ but at all times will be played at background levels and tied into the existing sound system with the limiter set following the recommendations made by Acoustilog in their August 22/2023 report and all recommendations for soundproofing made in that report will be followed; there will be no: dancing, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; the store front infill being fixed with no operable doors or windows that open out to the sidewalk aside from the entryway; there is an approximately 150 sq. ft. exterior area within the property line in the entryway which in the past included a display case with the menu and press clippings but there is no rear yard, sidewalk café or roadbed seating or other exterior area for the service of alcohol; and
- iv. **Whereas**, the premises to be licensed was previously operated as a full-service Spanish restaurant known as Spain (Val Mac Restaurant Inc, SN# 1028375, surrendered) which opened in 1966 and closed in early

2020 at the start of the pandemic and was once part of a small enclave called “Little Spain” when the neighborhood streets were lined with Spanish businesses, this mid-block building is in residential-only zoning and predates the existing zoning, but because of its low impact use as a neighborhood restaurant, it was consistent with the residential only character of the immediate community; despite the claims of the applicant that this location is not subject to the 500 Foot Rule, it should be noted among other facts that this space has been vacant since the previous restaurant closed in 2020, there is no transfer of assets and there is no active liquor license at this location, the applicant having not sought a declaratory ruling consistent with SLA Advisory 2022-35 and therefore the presumption should be that the location is subject to the 500 ft rule; and

- v. **Whereas**, the Applicants originally proposed closing time was 2 AM, 7 days a week, the area being residentially zoned and surrounded by apartments including the rear area of the restaurant – a basement-level back room which includes a skylight that is surrounded by residential apartments; the prior use of the space being a neighborhood restaurant, the instant application being for a bar with DJs, concerns were raised about the quality of life impacts to nearby residents of patrons arriving and leaving the bar at later hours, those impacts being significantly different than the prior operation as a restaurant with earlier hours and no DJs, the Applicant agreeing to close at midnight Sundays through Wednesdays and to adhere to all the recommendations in the Acoustilog report in regards to soundproofing and agreeing that Acoustilog would return after soundproofing was done to ensure that the system was performing to specifications; 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, there being a significant number of licensed establishments throughout Community Board 2 and in the immediate area of this residentially only-zoned block, there being 24 active licensed premises within 750 feet of the subject premises, in addition to 3 pending licenses, the Applicant having reduced their closing hours during the week with music at background levels only at all times, this space previously operating as a licensed neighborhood restaurant, 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 neighborhood cocktail lounge serving chef-driven light bites with the kitchen open and full food menu items available during all hours of operation.
 - 2. The hours of operation will be from 11 AM to 12 PM Sundays through Wednesdays, 11 AM to 1 AM Thursdays and 11 AM to 2 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 - 3. Will not operate as a 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.
 - 5. Will play recorded background music and may have a DJ curate music with all music at background levels at all times, inclusive of any private parties or events. Background music levels will be set so as not to cause a disturbance in any adjacent residences at any time.
 - 6. Will follow all recommendations made by Acoustilog in their August 22, 2023 report for soundproofing of premises, including the skylight, and will have Acoustilog inspect the premises prior to opening to ensure the system performs properly.
 - 7. Will not have televisions.
 - 8. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.

9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have any of the following: dancing, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel.
17. Will not change principals with greater than 20% share of business 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 any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Bar/Tavern Liquor License in the name of **People’s NYC LLC, 113 West 13th St 10011**) unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Carmine Fine Foods LLC, 34 Carmine St 10014 (RW–Restaurant) (*previously unlicensed*)

- i. Whereas**, the Applicant's appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an all-day café with full dinner service on the ground floor and cellar of a R6-zoned, five (5)-story tenement-style residential building (c. 1890) on Carmine Street between Bedford and Bleecker Streets (Block #527/Lot #64) the building falling within NYC LPC's designated Greenwich Village Historic District Extension II; and
- ii. Whereas**, the ground floor premises is approximately 1,350 sq. ft.; (1,100 sq. ft. on the ground floor and 250 sq. ft. in the cellar, the cellar being accessed via an external sidewalk hatch with no patron use of the cellar, the ground floor rear kitchen extending west behind the adjacent storefront); there are ten (10) tables with 26 seats, one food counter with seven (7) seats and one bar with eight (8) seats for a total seated occupancy of 41 persons and a maximum occupancy of 74; 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 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays; there may be not more than 15 private events per year at which time the restaurant will close by 12 AM regardless of the day of the week; music will be quiet background music only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers; and
- iv. Whereas**, the premises to be licensed was previously unlicensed and occupied as a retail store, most recently occupied by Karma Nepal Crafts and prior to that by Wisdom of Tibet; and
- v. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 114 active liquor licenses within 750 feet and an additional 7 pending

licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; 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 Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as an all-day café with full dinner service with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 8 AM to 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays; private events, not exceeding 15x/year, will end no later than 12 AM. 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.
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 have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except the installation of operable windows and to change signage and/or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel/doormen.
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 any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Carmine Fine Foods LLC, 34 Carmine 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 NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. Cornucopia Cruise Line NY, LLC, dba Destiny, Cornucopia Cruise Line NY, LLC, d/b/a Horizons Edge, Cornucopia Cruise Line NY, LLC, dba Sundancer and Cornucopia Cruise Line NY, LLC, dba Majesty, Pier 40, 353 West St. 10014 (New OP–Vessel/Boat/Ship)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for four new Vessel Liquor licenses for four ships – Destiny, Horizon's Edge, Sundancer and Majesty – considered together by Community Board 2 given the consistent nature of each application outside of the unique characteristics of each vessel, to operate chartered Hudson River cruises originating from and docked at Pier 40 in Hudson River Park on the West side of Manhattan at West Houston Street and West St.; and,
- ii. **Whereas**, Majesty, the largest luxury yacht in the Northeast, is roughly 30,000 sq. ft. with 4 decks, 5 dance floors, bars and dining rooms and serves up to 1,200 guests; Destiny has 4 decks, 2 dance floors, 3 bars and a roughly 10,000 sq. ft. dining room and serves up to 420 guests; Horizon's Edge has 3 decks, 3 dance floors, 3 bars, 2 dining rooms and serves up to 600 guests; Sundancer has 2 decks, 2 dance floors, 2 bars and can serve up to 130 guests; each are docked on the northern and western perimeters of Pier 40, and will operate for parties, weddings, events and dinner cruises on the Hudson River in and about New York and New Jersey harbor area, each vessel currently holding all USCG permits; and
- iii. **Whereas**, the Applicant's hours of operation are Sunday through Saturday from 6 pm to 1 am; there will be open air decks; music will be by DJ and from iPod/CD's/streaming services at entertainment and at background levels, the Applicant agreeing to specific stipulations regarding music as indicated below; and
- iii. **Whereas**, the Applicant came before CB2, Man. in May/2021 with the same application at which time the full board unanimously recommended approval with stipulations, the Applicant having signed those stipulations but failed to file their application with the NYSLA; at that time complaints had been received and observations were shared at the meeting by members of the community and members of CB2 Manhattan in regards to the music volume levels played on the previously licensed vessels owned and

operated by Hornblower NY, LLC, when those ships are docked at Pier 40, when they disembark Pier 40 and when they return to Pier 40, the harmful quality of life impacts having been a persistent problem for the surrounding residential buildings, and to other users of the park, the Applicant understanding all the concerns and signing the stipulations that were put in place to mitigate the issues of the prior operators; and

- iv. **Whereas**, at this month's CB2, Man. SLA #2 Committee meeting complaints were once again shared with the Applicant, this time about one of his boats around Pier 40 having originated from a NJ Pier, members of the Committee having filed complaints with Hudson River Park Trust regarding noise emanating from the boat "Majesty" in recent months, the ship operating in violation by not having a NYS liquor license despite travelling in NY waters and not purchasing alcohol from NY based wholesalers, the Applicant appearing before CB2, Man. to rectify the situation by filing with the NYSLA for the On-Premises Vessel liquor license; and

- iv. **Whereas**, the Applicant (Mustafa Kilic) and his family having significant experience operating similar cruise ships across the Hudson River out of Hoboken and Jersey City, acknowledging in May/2021 an understanding of these persistent problems in the past by prior operators at Pier 40, stating affirmatively in May/2021 that none of his ships will be playing music at entertainment levels while embarking or disembarking from Pier 40, further agreeing to be individually responsible for any complaints that may come up and arise in the future, and agreeing to address those concerns should they come up directly and in a responsible manner, the Applicant hearing the recent complaints and agreeing to everything that had been agreed to, though not since followed, in May/2021; 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 incorporated into the "Method of Operation" of the On Premises Vessel/Boat/Ship Liquor License for each license for Cornucopia Cruise Line NY, LLC, dba Destiny, Cornucopia Cruise Line NY, LLC, d/b/a Horizons Edge, Cornucopia Cruise Line NY, LLC, dba Sundancer and Cornucopia Cruise Line NY, LLC, dba Majesty, with those stipulations as follows:
 - 1. The licensed vessels will be operated as an event and dinner boat rental business on open waters with passenger embark/disembark at Pier 40.
 - 2. The hours of operation will be from 10 AM to 1 AM 7 days a week. All disembarking patrons will disembark by 1 AM through Pier 40 and its parking lot and will not be permitted into Hudson River Park after closing time of 1AM.
 - 3. When docked and/or during embarking or disembarking of passengers from Pier 40, 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.
 - 4. All vessels will cease playing music within .5 nautical mile of shoreline and/or pier 40 (for all vessel approaching/leaving Pier 40 for purposes of dockage or berthing vessels at Pier 40).
 - 5. Owner will provide dedicated, updated and shared contact number for members of the Community and Community Board 2 to contact the cruise line directly should there be noise complaints or other problems.
 - 6. All noise complaints will be immediately shared with all managers and staff to prevent unreasonable noise intrusions to residents living nearby.
 - 7. Will self-disclose to NYSLA that they have been operating in violation by not having a NYS liquor license for approximately the past year and half and have been serving alcohol in NYS waters and not purchasing alcohol from NYS wholesalers.
 - 8. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 - 9. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

11. Will not change any principals prior to submission of original application to NYSLA.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of an On-Premises Vessel Liquor License for **Cornucopia Cruise Line NY, LLC, dba Destiny, Cornucopia Cruise Line NY, LLC, dba Horizons Edge, Cornucopia Cruise Line NY, LLC, dba Sundancer and Cornucopia Cruise Line NY, LLC, dba Majesty, Pier 40, 353 West St. 10014** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the NYSLA Vessel Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. Shuuka, LLC dba Hirado, 357 Bleecker St. 10014 (RW–Restaurant) (previously unlicensed)

- i. **Whereas**, the Applicant's appeared before Community Board 2, Manhattan's SLA Licensing Committee in June/2022 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Omakase-only restaurant on the ground floor storefront and Bleecker Street between West 10th and Charles Streets, at which time CB2 Manhattan's full board recommended approval of the Restaurant Wine license (see [June/2022 SLA Minutes](#)); and
- ii. **Whereas**, the Applicant failed to file for the NYS liquor license at the time due to delays with the project, as required by NYSLA this is a renotification to Community Board 2 that they now intend to move forward with filing their Restaurant Wine license, there is no change in principals or method of operation and the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan prior to this month's SLA Committee meeting that they agreed to submit to the NYSLA and agreed would be incorporated into the "Method of Operation" of the new Restaurant License, with those stipulations as follows:
 1. The premises will be advertised and operated as a full service restaurant, specifically a Japanese inspired Omakase-sushi with the kitchen open and full menu items available until closing every night.
 2. The interior hours of operation will be Sunday to Saturday from 5 PM to 11 PM.
 3. Will not operate a backyard garden or any outdoor area for commercial purpose including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 4. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
 5. Will not install or have French doors, operable windows or open façades.
 6. Will keep closed all doors & windows at all times.
 7. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.

8. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
9. Will not have TVs.
10. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
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 a change in method of operation to license prior to submitting plans for permanent sidewalk or roadbed seating; and

iii. Whereas, as there were no changes to the application as originally heard and the stipulation agreement was executed and notarized prior to this month's SLA Committee meeting, appearance by the Applicant was waived.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Shuuka, LLC dba Hirado, 357 Bleecker St. 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. **One Tree Hill, LLC dba Westerly, 39 E. 13th St., 6th Fl (TW–Bar/Tavern)**

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee in November/2022 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Asian restaurant on the 6th floor of a commercial building on 13th Street between University Place and Broadway, at which time CB2 Manhattan’s full board unanimously recommended approval of the Restaurant Wine license (see [November/2022 SLA Minutes](#)); and
- ii. **Whereas**, at the time the Applicant submitted the 30-day notice incorrectly as a Restaurant Wine application as opposed to a Tavern Wine despite the fact that the premises does not have a full kitchen, the NYSLA now requiring the Applicant to re-file the 30-day notice as a Tavern Wine application, there is no change in principals and no change to the method of operation as presented in November/2022; and
- iii. **Whereas**, Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan prior to this month’s SLA Committee meeting that they agreed to submit to the NYSLA and agreed would be incorporated into the “Method of Operation” of the new Tavern Wine License, with those stipulations as follows:
 1. Premises will be advertised and operated as an Asian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 6:00 PM to 11:00 PM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program except for a patio located on the 6th floor adjacent to the licensed premises with no more than six (6) tables and 12 seats.

5. Patio use will be for seated patrons only and will close no later than 10:00PM nightly. No patrons will remain outside after 10:00PM. No exterior music, speakers or TVs.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will operate primarily as a reservation-only restaurant and will have a staff member present on the ground floor of the building entrance at 39 East 13th Street to greet all guests. Guests will always be escorted in the elevator to and from the 6th floor as this elevator is shared with other building tenants and provides direct access to their space if elevator access to each floor is not locked.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

iv. Whereas, as there were no changes to the application as originally heard and the stipulation agreement was signed and executed prior to this month’s SLA Committee meeting, appearance by the Applicant was waived.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License in the name of **One Tree Hill, LLC dba Westerly, 39 E. 13th St., 6th Fl** **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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

30. MT 181 Waverly LLC 150 W 10th St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee in October/2022 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant showcasing culinary beers and seafood cuisine in the ground floor of a five-story residential building on 10th Street between Waverly Place and Greenwich Avenue, at which time CB2 Manhattan’s full recommended approval of the On-Premises Restaurant Liquor License (see [October/2022 SLA Minutes](#)); and
- ii. **Whereas**, the Applicant, being uncertain if the kitchen and food menu satisfied the NYSLA’s requirements to classify as a restaurant, submitted a second 30-day notice in October/2022 for an On-Premises Tavern Liquor License; and
- iii. **Whereas**, in October/2022 the application was listed on CB2, Manhattan’s agenda and reviewed as an On-Premises Restaurant Liquor License the Applicant having executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan at the time that they agreed to submit to the NYSLA and agreed would be incorporated into the “Method of Operation” of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
 1. The Applicant will operate a full-service restaurant with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
 2. The hours of operation will be Sundays from 12:00 PM to 12:00 AM, Monday through Thursday from 5:00 PM to 12:00 AM, Fridays from 5:00 PM to 1:00 AM and Saturdays from 12:00 PM to 1:00 AM.
 3. Will not install or have French doors, operable windows or open facades.
 4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

5. The Applicant will not operate a backyard garden or any other outdoor area for commercial purposes, including any sidewalk and/or roadbed seating operated under the temporary Open Restaurants program.
6. 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.
7. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
9. Will not have televisions.
10. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
13. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

iii. Whereas, as there was no change in what had been previously reviewed and submitted to the NYSLA by CB2, Manhattan regarding this application, there was no need for updated stipulations and 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-Premises Restaurant License in the name of **MT 181 Waverly LLC 150 W 10th 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 NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. MCD Hospitality LLC dba Le Baratin, 26 Greenwich Ave 10011 (OP–Restaurant) (Change in Method of Operation: adding outdoor seating)

Whereas, at this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 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 **MCD Hospitality LLC dba Le Baratin, 26 Greenwich Ave 10011 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. ReBoot West Village LLC, 101 7th Ave South 10014 (RW-Restaurant) (*previously unlicensed*)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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 **ReBoot West Village LLC, 101 7th Ave South 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

33. Sofia's Bagels LLC dba Hudson Bagels, 535 Hudson St 10014 (RW)

Whereas, at this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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 **Sofia's Bagels LLC dba Hudson Bagels, 535 Hudson St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

34. Slutty Vegan Inc, 280 Bleecker St 10014 (TW–Bar/Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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 **Slutty Vegan Inc, 280 Bleecker St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

35. Sedona Club Inc, 39 Clarkson St, 6th Fl and rooftop 10014 (OP–Private Members Club)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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 **Sedona Club Inc, 39 Clarkson St, 6th Fl and rooftop 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

36. Kiko NYC LLC dba Kiko 19 Greenwich Ave 10014 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 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 **Kiko NYC LLC dba Kiko 19 Greenwich 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

37. Chrome Flats LLC 366 W 12th St aka 767 Washington St, 2nd door 10014 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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 **Chrome Flats LLC 366 W 12th St aka 767 Washington St, 2nd door 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger).

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