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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. HHLP Union Square Associates LLC, HHLP Union Square Lessee LLC, Herhsa Hospitality Management LP, Union Square 4th F&B Management LLC dba Hyatt Union Square / Bowery Road / Library of Distilled Spirits 76 E 13<sup>th</sup> St aka 132 4<sup>th</sup> Ave. 10003 (Hotel Liquor – Corporate Change)**
  - i. Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a corporate change of ownership to existing Hotel Liquor Licenses (SN 1264972 & SN 1294064) to reflect a change in ownership due to an acquisition by a private equity firm about nine levels up in the corporate chain, none of the principals are changing, all the existing principals are remaining on the license; the Applicants will all continue to operate a boutique hotel which features a full-service restaurant and a cocktail bar/lounge in a C6-1 zoned, 11-story, mixed-use building constructed in 1910 on the southwest corner of E. 13th St. between Fourth Ave. and Broadway (Block #564/Lot #45); and
  - ii. Whereas**, aside from the aforementioned change in ownership at an upper level, all of the Applicants’ names will remain on the license and there will be no change in the operation of the hotel whose total licensed interior space is approximately 78,174.07 sq. ft.; the restaurant will continue to serve breakfast, brunch, lunch, and dinner and together with the cocktail bar/lounge (which serves breakfast, lunch, and an evening bar menu) will have 84 tables with 218 seats and two (2) stand up bars with 22 seats for a total of 240 interior seats; there is a sidewalk cafe of approximately 450 sq. ft. with 20 tables and 40 seats; there is an existing Certificate of Occupancy for the premises which has five (5) entrances, five (5) exits, and five (5) bathrooms; and

**iii. Whereas,** the agreed-to hours of operation are 6:30 AM to 2:00 AM seven (7) days a week, with all doors and windows shut by 10:00 PM nightly; music will be quiet background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and

**iv. Whereas,** the Applicants have executed and have had notarized a Memorandum of Understanding with Community Board 2, Manhattan which incorporates all of the agreements, stipulations, and representations that were made to Community Board 2, Manhattan by 132 4th Avenue Restaurant, LLC in March 2012 and at any other time in conjunction with 132 4th Avenue Restaurant, LLC's application to license the premises and which were which set forth in a CB2, Manhattan resolution of March 2012; the Applicants now seeks to incorporate into the "Method of Operation" of each Hotel Liquor License (and any other subsequent alteration applications to the original March 2012 application) the stipulations set forth in the aforementioned March 2012 resolution, which are as follows:

1. The hours of operation are from 6:30 AM to 2:00 AM, seven (7) days a week.
2. All doors and windows will be shut by 10:00 PM nightly.
3. Music will be background only, and there will be no promoted events, DJs or third party promoters.
4. Applicants agree to and follow the Memorandum of Understanding with the building directly attached to them with the 77 E. 12th Street owners that was signed by their landlords, and is incorporated by reference herein (*see* MOU dated as of February 3, 2012, between Hersha Hospitality Trust, 132 4th Avenue Restaurant LLC and 77 E. 12 Owners, Inc.).

It is additionally noted that the portion of the above-referenced MOU that covers use of the rooftop in the building in which the premises is located is not included in this application, that CB2, Manhattan has made no representations to support or deny the rooftop use at this time and that any use of the rooftop as part of any licensed premise must come before CB2, Manhattan to submit an application to incorporate that area for consideration of a recommendation from CB2, Manhattan either in support or in opposition; that 77 E. 12 Owners have presented no opposition to this application.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a Corporate Change to the existing Hotel Liquor license for **HHLP Union Square Associates LLC, HHLP Union Square Lessee LLC, Herhsa Hospitality Management LP, Union Square 4th F&B Management LLC dba Hyatt Union Square / Bowery Road / Library of Distilled Spirits 76 E 13<sup>th</sup> St aka 132 4<sup>th</sup> Ave. 10003, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the NYSLA Liquor License.

**Vote:** Unanimous, 37 Board Members in favor.

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



Antony Wong, *Treasurer*  
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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 2. Lucia Pizzeria 2 LLC 301 West Broadway aka 375 Canal Street 10013 (New RW-Restaurant) (previously unlicensed)**
- i. Whereas**, the Applicants 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 Restaurant Wine License to operate a pizzeria restaurant located in the ground floor of a M1-5/R9X zoned, four (4)-story, tenement style, mixed-use building (c. 1824) on the northeast corner of West Broadway and Canal Street (Block #228/Lot #10), the building falling within the Special SoHo-NoHo Mixed Use District; and
  - ii. Whereas**, the ground floor premises is approximately 1,100 sq. ft. per the supplied questionnaire, there were no detailed square footages supplied, and consists of two storefronts connected by a service window only; and
  - iii. Whereas**, the first storefront is located on the corner of Canal Street and West Broadway with its entrance on Canal Street and will operate as a slice pizzeria, there is a basement accessed by a sidewalk hatch with no patron access to the basement; there is one (1) pizza counter and two (2) standup counters and no (0) patron bathrooms; there is one (1) entry which will serve as patron ingress and egress, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
  - iv. Whereas**, the second storefront, which will be operated as a pizzeria similar to the Applicant's restaurant in Brooklyn – serving whole pies, heros and salads, is located just north on West Broadway, it being separated from the first storefront on the exterior by a residential entryway, its entrance being solely located on West Broadway, there is a basement accessed by an interior staircase with patron

access for bathroom use only; there will be nine (9) tables with 18 seats and no bars for a total patron occupancy of 18 seats; there is one (1) patron bathroom, there is one (1) entry which will serve as patron ingress and egress, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and

- iii. **Whereas**, the hours of operation will be from 12 PM to 12 AM Saturdays through Sundays; there is no music or TVs; the Canal Street storefront is not part of the licensed premises due to the lack of a public bathroom; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel; and
- iv. **Whereas**, the storefront premises was previously unlicensed and was most recently occupied as a Bank of American on Canal Street and an Espresso shop on West Broadway; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **44 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 5 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 a pizzeria.
  - 2. The hours of operation will be from 12 AM to 12 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 any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 5. Will not have any music.
  - 6. Will not have televisions.
  - 7. Will close all doors and windows at all times allowing only for patron ingress and egress.
  - 8. Corner storefront accessed via Canal Street is not part of licensed premises as it does not have a patron bathroom. Any service of alcohol will be to seated patrons in separate pizzeria accessed via 301 West Broadway.
  - 9. Patron use of the basement accessed via 301 West Broadway storefront will be for bathroom access only and not for the service of alcohol.
  - 10. Will not install or have French doors, operable windows or open facades.
  - 11. Will not make changes to the existing façade except to change signage or awning.
  - 12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  - 13. Will 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.
  - 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  - 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 metal barricades, security personnel or doorman.
  - 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 roadbed or other outdoor seating, except for sidewalk 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 **Lucia Pizzeria 2 LLC 301 West Broadway aka 375 Canal Street 10013** **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.

**Vote:** Unanimous, 37 Board Members in favor.

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



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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **Serafina To Go 110 Uni, LLC dba Serafina, 110 University Pl. 10003** (OP–Restaurant, Class Change, Change in Method of Operation)
  - i. **Whereas**, a corporate representative of the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a Class Change and Change in Method of Operation to the existing Tavern Wine license, SN# 0267-23-158237, to continue to operate a full-service Italian restaurant in the ground floor and of a C1-7-zoned, 23-story, mixed-use building (c. 2016) on the northwest corner of University Place and East 12<sup>th</sup> Street the building being located between 12<sup>th</sup> and 13th Streets (Block #570/Lot #7503), in Greenwich Village; and
  - ii. **Whereas**, the recently-constructed, ground floor storefront is approximately 1,800 sq. ft., there are 12 tables and 48 seats and one service counter with no seats for a total seated occupancy of 48 persons, the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; and
  - iii. **Whereas**, the Applicant very recently received their Tavern Wine license, the premises having been previously unlicensed, the change in method of operation is to extend the closing hours from 10 PM every night to 11 PM Sundays through Thursdays and 12 PM Fridays and Saturdays; music will remain quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
  - iv. **Whereas**, there is a sidewalk café that has been operating under the temporary Open Restaurants program with four (4) tables and eight (8) seats on University Place and six (6) tables with twelve

(12) seats on East 12<sup>th</sup> Street, all tables and seats located adjacent to the building, all sidewalk seating will end at 10 PM nightly; 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 new 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 10 AM to 11 PM Sundays through Thursdays and 10 AM to 11 PM 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 outdoor area for commercial purposes except for a sidewalk café located immediately adjacent to the storefront complying with all outdoor dining and sidewalk regulations.
5. No roadbed seating.
6. Sidewalk café will close no later than 10 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will not have televisions.
9. Will close all doors and windows at all times.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will 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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

viii. **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 **47 active licensed premises** within 750 feet of the subject premises, in addition to 4 pending licenses, the Applicant hours of operation being reasonable and the Applicant agreeing to keep the hours for the sidewalk seating to closing at 10 PM, 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 Change in Method of Operation and an upgrade to an On-Premises Restaurant Liquor License in the name of **Serafina To Go 110 Uni, LLC dba Serafina, 110 University Pl. 10003** **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:** Unanimous, 37 Board Members in favor.



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



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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 4. Broome Hotel Owner LLC 431 Broome St 10013 (New TW-Bar/Tavern) (*previously unlicensed*)**
  - i. Whereas**, the Applicant 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 a new Tavern Wine license in a boutique hotel to operate a "food and beverage oasis" without a kitchen in the Courtyard and rear art studio on the ground floor of a M1-5B zoned, five (5)-story, 14 room boutique hotel (c. 1825, renovated 2012) on Broome Street between Crosby Street and Broadway (Block #473 / Lot #31), the building falling within NYC LPC's designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
  - ii. Whereas**, the premises to be licensed is approximately 1,108 sq. ft. (675 sq. ft. in the exterior courtyard and 433 sq. ft. in the interior art studio); there will be four (4) tables and 12 seats and one counter with 6 seats in the interior art studio premises and 19 tables and 40 seats in the courtyard for a total seated occupancy of 58 persons,; there are two (2) entryways serving as both patron ingress and egress and two (2) bathrooms located in the hotel lobby; the interior Courtyard being accessed by passing through the hotel lobby and the interior space being past the Courtyard; and
  - iii. Whereas**, the hours of operation will be from 7 AM to 12 AM Sundays through Thursdays and 7 AM to 1 AM Fridays and Saturdays for the Courtyard and 7 AM to 12 PM Sundays through Thursdays and 7 AM to 1 AM Fridays and Saturdays for the interior licensed premises, the courtyard closing to

patrons but remaining open as a means of ingress and egress to the interior licensed premises; music will be background only with speakers located both throughout the Courtyard and the interior premises, there may be live acoustic music once a month on the interior; there will be no dancing, DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the building had been previously occupied by artist joint live work quarters with five loft units on the upper floors and a plumber's shop on the ground floor. But was gut renovated in 2012 and converted to Hotel uses on the second, third and fourth floors and the ground floor was converted to a hotel lobby space in the front, large courtyard in the middle and Art Studio / Art Storage located in the rear on the ground floor, at the time of the conversion, ground floor eating and drinking uses were expressly prohibited in the zoning district; the Hotel originally opened in 2014; and
- v. **Whereas**, there is no ground floor retail space currently located in the building and the certificate of occupancy permits an Art Studio and Art Storage on the ground floor but does not permit Eating and Drinking uses on any floor of the building; the Art Studio and Art Storage Use Group in the zoning text being an expressly separate use group from that which includes Eating and Drinking Uses, And an Art Studio and Art Storage Space not having any accessory use that CB2 is aware of being utilized as a food and beverage operation without a kitchen to service a boutique hotel; and
- vi. **Whereas**, despite there being no permit in place to operate a retail eating and drinking establish on the premises, the Applicant proposes and seeks to open up and advertise a tavern on the first floor for its boutique hotel guests but also for the general public with tables and chairs throughout the interior and service to their outdoor courtyard space which also includes tables and chairs until Midnight Sundays through Thursdays and 1 AM Fridays and Saturdays serving snacks but without any kitchen, the provided menu showing flatbreads, salads, charcuterie but no breakfast menu; additionally they intend to hold private parties in the courtyard and the interior art studio space; and
- vii. **Whereas**, the Courtyard is also surrounded by residential apartments immediately above overlooking the interior courtyard and adjacent to said Courtyard, the surrounding residents in a previous license application in 2015 which was not pursued providing photos showing the closeness in proximity of their bedroom windows surrounding the courtyard space planned for eating and drinking, their concerns of a significant increase of a noisy, late night and day time encroachment echoing against the surrounding building walls and up to the residences for what has always been for them a place of comfort, privacy and quiet, some of which have resided in these apartments for their lifetime; and
- viii. **Whereas**, the Applicant, who also owns the building and is therefore a part of the community, only did outreach via phone to a decades-long defunct block association no longer listed on CB2's website, the Applicant's Attorney and his firm being very familiar with CB2, Man. and CB2's desire for outreach to the local block associations prior to our meetings, the request being specifically addressed on CB2's application materials, the Attorney and his firm being directly familiar with those local block associations having been appearing before CB2, Man. on almost a monthly basis for decades, the Attorney choosing not to reach out to the two active block associations in the area who he is familiar with, those block associations being equipped to do further outreach to the community regarding the application, the Attorney stating that on a beer and wine application that is not subject to the 500 Foot Rule their firm having a different standard of outreach than what CB2 requests and that the CB2 SLA Committee meeting is where these issues are hashed out despite no direct notice to the applicant's immediate neighbors and those who would be immediately impacted; and

- ix. **Whereas**, the head of the Broadway Residents Coalition spoke against the application, stating her involvement when the hotel was first built and that the use of the courtyard was explicitly for guests to walk through and not for gathering, that the Certificate of Occupancy does not allow for eating and drinking or for retail, additionally highlighting that the courtyard acts as a conduit for sound and the music travels up to all the residential windows above the hotel as well as further into the community, it was also pointed out that there is a nice restaurant across the corner with a wine license serving breakfast, lunch and dinner in addition to the many other eating and drinking establishment in the immediate vicinity; the resident living directly above, who submitted materials for the prior application in 2015 illustrating parties and pig roasts that were occurring illegally in the courtyard, was out of town and to our knowledge was unaware of the application as was, we believe, the resident above her; and
- x. **Whereas**, the certificate of occupancy does not permit eating and drinking on any floor of the subject premises, this being an application for a food and beverage operation to service the boutique hotel guests and the general public, the hotel building being small, historic and being limited to transient hotel uses and an art studio but not designed for accessory eating and drinking to a hotel, the outdoor courtyard space being surrounded by residential apartments which will increase the levels of noise and disruption to others where no such commercial uses or occupancy previously existed prior to the hotel opening in 2014 and that there was no outreach to the local block associations or the surrounding neighbors being most impacted by the issuance of this license concerning the hours and mitigation of any quality of life concerns; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Tavern Wine License for **Broome Hotel Owner LLC 431 Broome St 10013**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

**THEREFORE, BE IT FURTHER RESOLVED**, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Tavern Wine license for **Broome Hotel Owner LLC 431 Broome St 10013**:

1. Provide a valid Certificate of Occupancy or Letter of No Objection showing that Eating and Drinking use as an accessory to the Hotel is permitted in advance of the issuance of any license in order to demonstrate an ability to conform with SLA Rule 48.3 (Section 48.3 - Conformance with local and other regulations. The Authority expects all on-premises licensees, regardless of type of premises, to conform with all applicable building codes, fire, health, safety and governmental regulations.)
2. The hours of operation will be from 9 AM to 9 PM Sundays through Saturdays (7 days a week) for the Courtyard and 7 AM to 11 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays for the interior licensed premises.
3. No music, no speakers, no TVs in the Courtyard at any time.
4. No events at any time.

All service in both the Courtyard and interior premises is to seated patrons only.

**Vote:** Passed 36 Board Members in favor, 1 against (R. Sanz).

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



Antony Wong, *Treasurer*  
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 5. L. Pride on behalf of an Entity to be Determined 204 Elizabeth St 10012 (New OP–Restaurant)**
- i. Whereas**, the Applicants and the Applicants’ 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 to operate an Italian restaurant with wood-fired pizzas in a six-story, C6-2 zoned, mixed-use building (c. 1922, redeveloped 2022) on Elizabeth Street between Spring and Prince Streets (Block #492/Lot #8), the street being a small street in Nolita across from the Elizabeth Street Garden, this building falling within the Special Little Italy District; and
  - ii. Whereas**, the ground floor premises is roughly 3,700 sq. ft. with 2,000 sq. ft. on the ground floor connected by interior stairways to a 1,700 sq. ft. cellar, the only patron use of the cellar is for bathroom access; there are 21 tables with 82 seats, one food counter with nine (9) seats around the pizza oven and one (1) bar with 13 seats for a total seated patron occupancy of approximately 104 with an undetermined maximum occupancy, there is one (1) entry which will serve as patron ingress and egress and five (5) bathrooms; 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 are from 11 AM to 12 AM Sundays through Wednesdays and 11 AM to 1 AM Fridays and Saturdays; music will be quiet background only consisting of music from ipod/cd’s/streaming services, there will be no TVs, all doors and windows will be closed at all times except for patron ingress and egress, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and

- iv. **Whereas**, there will be sidewalk seating consisting of two (2) tables and four (4) seats adjacent to the building on Elizabeth Street until 10 PM nightly; and
- v. **Whereas**, in 2017 the building was part of a complete gut renovation and reconfiguration of 204–210 Elizabeth Street this portion of the building being brand new and includes the general area which was previously licensed in the previous building under Public Rest L.P. Avroko Rest Grp, LLC G.P. & 27 LTD dba Public (SN# 1143335) from approximately 2003–2017 of which the Applicant was a principal, the recent renovation completely changing the layout of the premises across the two buildings and now including an exterior courtyard and complete reconfiguration of the space, and floor levels; and
- vi. **Whereas**, the Applicant had appeared before CB2, Manhattan’s SLA Committee in October/2023 and requested at that time to lay the application over to do further outreach to nearby Block Associations and residents, there being significant opposition, this resulted in a reduction in hours from 2 AM to 1 AM, further reduced at our meeting to midnight and 1 AM and a reduction in outdoor seating, all else being the same with community opposition not diminished; and
- vii. **Whereas**, members of the Elizabeth Street Block Association, Bowery Block Association, and the Bowery Alliance of Neighbors the along with other local residents again came to speak against the application, though appreciating the reduction in hours wished them to be reduced further to 11 PM weekdays, 12 PM weekends, one of the other existing restaurant on the street having those hours, the other existing restaurant closing at 12 AM and the most recently heard application to occupy another portion of the newly created space next door to the instant application having hours of 11 PM and 12 AM; residents stating that this is a highly residential neighborhood whose quality of life is being severely impacted by a number of factors mostly related to over-saturation: Elizabeth Street between Prince and Spring Streets is part of the Open Streets program and is closed 4:30 PM to 11 PM Mondays–Fridays and 11 AM to 11 PM Saturdays and Sundays meaning anyone taking for-hire vehicles will need to be dropped off at Spring or Prince Streets (Spring street having also participated in the open Streets program and being closed at similar hours) which are already congested and can not handle the burden of the number of for-hire vehicles dropping off/picking up patrons to a 104 seat destination restaurant; there is already one wood-fired pizza place, though not the same esthetic, around the corner on Prince Street (Prince Street Pizza) creating noise and trash issues and another around the corner on Spring Street (Lombardi’s) wood-fired pizza hardly being unique to the immediate area; and
- viii. **Whereas**, the Applicant is applying for another liquor license in the adjacent space in the same redevelopment at 202 Elizabeth Street with approximately 45 seats and CB2, Man. recently recommended approval for an On-Premises Restaurant license in the same redevelopment next door at 206–210 Elizabeth Street for a 260 seat restaurant, all together adding 410 new dining seats within one block, directly next to each other completely oversaturating the immediate residential area characterized by small local storefronts; the size of majority of these restaurants being larger than the typical 50 seat restaurants usually found in the area, further leading to over-saturation and significant impacts on quality of life; the principal also operates two other similar establishments in our Community Board district which are locally and internationally well-known for being promoted as one of the 50 best bars in the world, both locations for which members of the local community have had direct issues with due to noise emanating from the establishments, not following rules and regulations, overcrowding on the sidewalks and lack of desire to correct those deficiencies; and
- ix. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this

location, there being 78 active licenses within 750 ft.; there being an overwhelming number of licensed premises within Nolita, the same zip code and throughout Community Board 2, the class and character of this application being comparable to many of the licensed premises in each area; there being no demonstrated need for further licensed premises to service the local residents, workers or visitors to CB2 or NYC in this area, the hours being later than any of the other nearby restaurants raising a concern in the extension of late night noise from eating and drinking establishments up this block, there already being a significant number of restaurants and late night bars on Spring Street and Elizabeth Street south of Spring, residents not wanting their residential block to become another rowdy destination location after 10pm; there being significant concerns regarding the impact on the existing traffic and parking conditions through addition of a destination retail, especially if the street continues to be a NYC Open Street with the addition of 3 more eating and drinking establishments next to each other, there being significant concerns of oversaturation on this heavily residential block due to the large number of seats of this instant application, together with the Applicant's concurrent application for an Aperitivo bar with small plates in the same redevelopment and the other adjacent restaurant in the same redevelopment recently recommended approval of by CB2, Man., all three applications combined adding up to 410 new dining seats adjacent to each other on this small street.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for an On-Premises Liquor License for **L. Pride on behalf of an Entity to be Determined 204 Elizabeth St 10012**; 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, 34 Board Members in favor, 2 against (M. Metzger, R. Sanz), 1 abstention (R. Kessler).

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

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NEW YORK, NY 10012-1899

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 6. L. Pride on behalf of an Entity to be Determined 202 Elizabeth St 10012 (New OP–Restaurant) (previously unlicensed)**
- i. Whereas**, the Applicants and the Applicants' 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 to operate an Aperitivo bar with small plates in a six-story, C6-2 zoned, mixed-use building (c. 1900) on Elizabeth Street between Spring and Prince Streets (Block #492/Lot #7), the street being a small street in Nolita across from the Elizabeth Street Garden, this building falling within the Special Little Italy District; and
  - ii. Whereas**, the ground floor premises is roughly 650 sq. ft. on the ground floor; there are 7 tables with 28 seats and one (1) bar with seven (7) seats for a total seated patron occupancy of approximately 35 seats with an undetermined maximum occupancy, 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
  - iii. Whereas**, the hours of operation are from 10 AM to 12 AM Sundays through Wednesdays and 10 AM to 1 AM Fridays and Saturdays; music will be quiet background only consisting of music from ipod/cd's/streaming services, there will be no TVs, all doors and windows will be closed at all times except for patron ingress and egress, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and
  - iv. Whereas**, there will be sidewalk seating consisting of two (2) tables and eight (8) seats adjacent to the building on Elizabeth Street until 10 PM nightly; and

- v. **Whereas**, in 2017 the building was part of a complete gut renovation and reconfiguration of 204–210 Elizabeth Street this portion of the building being brand new and adjacent to the general area which was previously licensed in the previous building under Public Rest L.P. Avroko Rest Grp, LLC G.P. & 27 LTD dba Public (SN# 1143335) from approximately 2003–2017 of which the Applicant was a principal, the recent renovation completely changing the layout of the premises across the two buildings and now including an exterior courtyard and complete reconfiguration of the space, and floor levels; and
- vi. **Whereas**, the Applicant had appeared before CB2, Manhattan’s SLA Committee in October/2023 and requested at that time to lay the application over to do further outreach to nearby Block Associations and residents, there being significant opposition, this resulted in a reduction in hours from 2 AM to 1 AM, further reduced at our meeting to midnight and 1 AM and a reduction in outdoor seating, all else being the same with community opposition not diminished; and
- vii. **Whereas**, members of the Elizabeth Street Block Association, Bowery Block Association, and the Bowery Alliance of Neighbors along with other local residents again came to speak against the application, though appreciating the reduction in hours wished them to be reduced further to 11 PM weekdays, 12 PM weekends, one of the other existing restaurant on the street having those hours, the other existing restaurant closing at 12 AM and the most recently heard application to occupy another portion of the newly created space two doors north of the instant application having hours of 11 PM and 12 AM; residents stating that this is a highly residential neighborhood whose quality of life is being severely impacted by a number of factors mostly related to over-saturation: Elizabeth Street between Prince and Spring Streets is part of the Open Streets program and is closed 4:30 PM to 11 PM Mondays–Fridays and 11 AM to 11 PM Saturdays and Sundays meaning anyone taking for-hire vehicles will need to be dropped off at Spring or Prince Streets (Spring street having also participated in the open Streets program and being closed at similar hours) which are already congested; the Applicant having two other similar restaurants in CB2, Man. which are destination restaurants for both locals and tourists, being promoted as one of the 50 best bars in the world, both locations for which members of the local community have had direct issues with due to noise emanating from the establishments, not following rules and regulations, overcrowding on the sidewalks and lack of desire to correct those deficiencies; and
- viii. **Whereas**, the instant application is being considered in conjunction with another application from this Applicant heard by CB2, Man. this same month under the same name in the adjacent storefront at 204 Elizabeth St, this instant application operating as an Aperitivo bar with a lighter food menu and intended to supplement patrons waiting for seating at the Applicant’s adjacent storefront or serving as a spot for after-dinner drinks in addition to general walk ins; and,
- ix. **Whereas**, concerns were raised about the extension of hours until 1 AM on the weekends when none of the other restaurants on the block had those hours especially with the Applicant applying for another liquor license in the adjacent space at 204 Elizabeth Street in the same redevelopment site for an Italian restaurant with wood-fired pizzas having 104 seats with an undetermined maximum occupancy and the same hours; additional concerns were raised about oversaturation on this block, especially because CB2, Man. recently recommended approval for another On-Premises Restaurant license two doors north in the same building redevelopment site at 206–210 Elizabeth Street for a 260 seat restaurant, that, combined with this instant application and the Applicant’s additional application this month would add 410 new dining seats within one block, directly next to each other in this new redevelopment completely oversaturating the immediate area; the size of the majority of



these restaurants being significantly larger than the typical 50 seat restaurants usually found in the area, further leading to over-saturation; and

- x. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being 78 active licenses within 750 ft.; there being an overwhelming number of licensed premises within Nolita, the same zip code and throughout Community Board 2, the class and character of this application being comparable to many of the licensed premises in each area; there being no demonstrated need for further licensed premises to service the local residents, workers or visitors to CB2 or NYC in this area, the hours being later than any of the other nearby restaurants raising a concern in the extension of late night noise from eating and drinking establishments up this block, there already being a significant number of restaurants and late night bars on Spring Street and Elizabeth Street south of Spring, residents not wanting their residential block to become another rowdy destination location after 10pm; there being significant concerns regarding the impact on the existing traffic and parking conditions through addition of a destination retail, especially if the street continues to be a NYC Open Street with the addition of 3 more eating and drinking establishments next to each other, there being significant concerns of oversaturation on this heavily residential block due to the large number of seats of this instant application, together with the Applicant's concurrent application in the adjacent restaurant in the same redevelopment and the other adjacent restaurant in the same redevelopment recently recommended approval of by CB2, Man., all three applications combined adding up to 410 new dining seats adjacent to each other on this small street; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for an On-Premises Liquor License for **L. Pride on behalf of an Entity to be Determined 202 Elizabeth St 10012**; 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, 34 Board Members in favor, 2 against (M. Metzger, R. Sanz), 1 abstention (R. Kessler).

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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **7. 1 Tyger LLC dba Tyger–South SoHo Bar 1 Howard St 10013 (OP–Restaurant) (Alteration)**

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an Alteration to their On-Premises Restaurant Liquor License (SN#13330910, exp 1/31/2025) for their existing full-service Southeast Asian Restaurant serving lunch and dinner located in the ground floor of a M1-5/R10-zoned, six (6)-story, commercial building (c. 1915) on the southwest corner of Howard and Centre Street (Block #208/Lot #19), the building falling within the Special SoHo-NoHo Mixed-Use District; and
- ii. Whereas**, the Applicant has been in operation at this location since approximately September/2020, the original application being heard by CB2, Manhattan in December/2020 and an alteration application heard in February/2020; and
- iii. Whereas**, the Alteration Application is to remove the adjacent storefront whose entrance is on Centre Street, the storefront having been added as part of an Alteration application in December/2021, and reconfigure the interior seating; and
- iv. Whereas**, the initial premise of adding the adjacent storefront was to increase the kitchen in order to support the substantial outdoor sidewalk and roadbed seating in addition to takeout orders that occurred during the pandemic in addition to adding a bar and a few additional seats; in actuality the premises ended up operating under a separate DBA and more as a lounge than a restaurant with loud music, crowding on the sidewalk and security; and
- v. Whereas**, there will be 33 tables with 103 seats and one (1) bar with 11 seats for a total seated capacity of 119 persons and a maximum legal capacity of 180 persons; the hours of operation remain from

12 AM to 1 AM Saturdays through Sundays (7 days a week); there are 23 tables and 46 seats on the sidewalk on Centre Street adjacent to the licensed premises that was approved under the temporary Open Restaurants program which closes at 11 PM nightly; music is background only; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:

1. Premises will operate and be advertised as full-service all-day Southeast Asian restaurant with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be from 12 PM to 1 AM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing times.
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 complying with all outdoor dining and sidewalk regulations.
5. Sidewalk café will close no later than 11:00PM. All tables and chairs will be cleared and secured at this hour. Planters will be removed or brought adjacent to the premises. No exterior music, speakers or TVs.
6. No roadbed seating.
7. Will play quiet, ambient recorded background music only. No subwoofers. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 9:00PM every night, allowing only for patron ingress and egress.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink, or unlimited food and drink specials (including no “boozy brunches”), nor will it sell pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
14. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an Alteration Application to an On-Premises Restaurant Liquor License in the name of **1 Tyger LLC dba Tyger-South SoHo Bar 1 Howard St 10013** **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:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. Entity to be Formed by Eddie Buckingham dba Soso's, 189-191 Centre St 10013 (New OP-Restaurant) (previously unlicensed)**
- i. Whereas**, the Applicant 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 American-style restaurant and bar with an international menu located in the ground floor of a M1-5/R10 zoned, six (6)-story, mixed-use building (c. 1915) on Centre Street between Hester and Canal Streets (Block #208/Lot #19), the building falling within the Special SoHo-NoHo Mixed Use District; and
  - ii. Whereas**, the ground floor premises is approximately 2,648 sq. ft.; there will be 16 tables with 79 seats and one (1) bar with 16 seats for a total patron occupancy of 95 seats; there is one (1) entry in the center of the front façade which will serve as patron ingress and egress with an additional door for egress further south on Centre Street, there are five (5) 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 4 PM to 1 AM Sundays through Saturdays (7 days a week); music will be quiet background only inclusive of any private parties 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, and no movable barriers; and
  - iv. Whereas**, the instant application consists of combing two storefronts, the north side of the storefront premises was previously operated since 2022 as part of the On-Premises Restaurant Liquor license under 1 Tyger LLC dba Tyger-South SoHo Bar (SN#13330910, exp 1/31/2025), when that storefront

was connected to the northern storefront as an addition to the restaurant The Tyger of which the Applicant is one of the principals; the walls which were opened to combine those spaces have been sealed and a new wall has been opened between the two storefronts of the instant application; and

- v. **Whereas**, there had been complaints about the operation of South SoHo Bar when it was added to The Tyger as an extension of their restaurant, instead it operated more as a lounge with loud music, crowds on the street and security, concerns being raised that this would not be a restaurant as presented but would be an extension of the lounge operation especially as the application originally included DJs and closing hours of 2 AM while purporting to be strictly a restaurant with background music, the Applicant assuring the Committee that this was an attempt to clean up the past operation and in so agreeing to reduce the hours to 1 AM, and remove the DJ from the application; additional concerns were raised about the proposed seating on the sidewalk which looked to block the building entryway as well as the current additional tables and seating as part of The Tyger's Open Restaurants seating that block the main building's entryway to the 2nd floor next to their storefront, the Applicant's next door operation (The Tyger) violating many of the Open Restaurants guidelines for sidewalk and roadbed structures including blocking the building's main entryway and sidewalk with planters that are never removed, the sidewalk on Centre street having a crosswalk midblock at the location of the instant application, that sidewalk already being congested and there being sidewalk seating at the Applicant's adjacent restaurant, the Applicant agreeing to remove the sidewalk seating in conjunction with the instant application; 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 American style restaurant and bar with an international menu with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 4 PM to 1 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  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 TVs or speakers outside.
  7. Will not have televisions.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will not 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 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. In conjunction with an American Style restaurant and bar, security personnel/doorman will not be used to limit entrance to those 21 and older. Premises will be open to patrons under 21 at all times.
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

vii. **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 54 active licensed premises within 750 feet of the subject premises, in addition to 4 pending licenses, the Applicant agreeing to reduce the hours and eliminate DJs to conform to the described method of operation as a restaurant, 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 **Entity to be Formed by Eddie Buckingham dba Soso's, 189-191 Centre St 10013** 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:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. 100 West Houston LLC, dba Sarabeth's, 100 West Houston St. 10012 (OP – Restaurant) (Transfer)**

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an On Premise Liquor License to operate a full-service family restaurant serving American fare in the ground floor and cellar storefront of a six-story, R7-2 zoned, mixed-use building (c. 1890, renovated 2013) on West Houston Street between Thompson Street and LaGuardia Place (Block #525/Lot #61), this building falling within NYC LPC's South Village Historic District; and
- ii. Whereas**, the premises proposed to be licensed has operated since 2017 as Jane (SN# 1298523, exp 12/2024), this being a sale of assets to a new LLC, the Applicant being a principal of the Jane; and
- iii. Whereas**, the ground floor premises is roughly 4,300 sq. ft. with 2,150 sq. ft. on the ground floor connected by interior stairways to a 2,150 sq. ft. cellar; there are 33 tables with 100 seats on the ground floor, five (5) tables with 40 seats and one bar with ten (10) seats in the cellar for a total seated patron occupancy of 150, there is one (1) entry which will serve as patron ingress and egress, one (1) emergency exist and two (2) bathrooms; there is no outdoor seating; 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 are from 8 AM to 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays; music will be quiet background only consisting of music from ipod/cd's/streaming services, there will be no TVs, all doors and windows will be closed at all times except for patron ingress and egress, there will be no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and

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

- The Applicant will operate a full-service family restaurant serving American fare with full menu items available until closing every night.
- The hours of operation will be Sunday to Thursday from 8 .
- The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
- Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk or roadbed seating.
- Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
- Will not have televisions.
- Will close all doors and windows at all times, allowing only for patron ingress and egress
- Will not install or have French doors, operable windows or open facades.
- Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
- It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
- There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
- 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.
- Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, the method of operation being the same as to what has been licensed and operated at the same location in the past, the Applicant’s agreed upon stipulations satisfying the public interest standard albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations in the future; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On Premise Liquor License to **100 West Houston LLC, dba Sarabeth’s, 100 West Houston St. 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 37 Board Members in favor.



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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### 10. Apex Lifestyle Group LLC 7 Spring St 10012 (OP–Restaurant)

- i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for an On-Premises Restaurant Liquor License to operate a full service restaurant serving sushi, omakase and handrolls on the ground floor of a C6-2 zoned, five (5)-story mixed-use building (circa 1900) on Spring Street between Bowery and Elizabeth Street (Block #492/Lot #42), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 2,250 sq. ft. with approximately 1,300 sq. ft. on the ground floor and 950 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage purposes only, there being no patron access to the basement; there will be 16 tables with 39 seats and one (1) bar with 22 seats for a total patron occupancy of 61 seats with 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; there will be no outdoor seating; and
- iii. **Whereas**, the hours of operation will be from 12 PM to 11 PM Sundays Thursdays and 12 PM to 12 AM Fridays and Saturdays; 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 from 2013–2021 as a Thai Restaurant called Uncle Boon’s LLC (SN#1274110) with a similar method of operation; 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 full-service restaurant serving sushi, omakase and hand rolls with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 11 PM Sundays Thursdays and 12 PM to 12 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.
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 install soundproofing.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 17.

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 85 active licensed premises within 750 feet of the subject premises, in addition to 8 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 **Apex Lifestyle Group LLC 7 Spring 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:** Unanimous, 37 Board Members in favor.

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 11. The Dragon Pot Manhattan LLC, dba Shoo Loong Kan Hot Pot, 22 E. 13th St. 10013 (OP–Restaurant)**
- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for an On-Premises Restaurant Liquor License to operate a full service Chinese Hot Pot restaurant in the basement and first floor of a C6-1 zoned, four (4)-story walk-up, mixed use building (circa 1920) on East 13<sup>th</sup> Street between Fifth Avenue and University Place (Block #570/Lot #16; and
  - ii. Whereas**, the premises is approximately 3,566 sq. ft. with approximately 1,886 sq. ft. on the below-grade basement and 1,680 sq. ft. in the above-grade first floor, the basement being the main entrance to the premises connected to the first floor by an interior staircase; there will be approximately 6 tables and 12 seats in the basement level and 14 tables and 52 seats on the first and no bars or food counters for a total patron occupancy of 20 tables and 64 patron seats with a maximum legal occupancy of 120 persons; there is one (1) entry which will serve as patron ingress and egress, one additional entry to service as emergency exit and three (3) 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 11 AM to 12 PM Sundays through Saturdays (7 days a week); 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 from 2019–2020 as Adina LLC dba Babu Ji Restaurant (SN#1315576) with a similar method of operation; 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 full-service Chinese Hot Pot restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 11 AM to 12 AM Sundays through Saturdays. No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of 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 not have a bar.
  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 will keep current at all times required Permits and Certificates.
  12. Temporary Certificate of Occupancy will be re-applied for permitting eating and drinking for store front premises proposed to be licensed prior to opening and will be kept current.
  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, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
  16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  17. Will appear before CB2, Man. for alteration to license prior to submitting plans for any 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 46 active licensed premises within 750 feet of the subject premises, in addition to 4 pending licenses, the method of operation being similar to the past licensee 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 **The Dragon Pot Manhattan LLC, dba Shoo Loong Kan Hot Pot, 22 E. 13th St. 10013** **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:** Unanimous, 37 Board Members in favor.

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Dear Sir/Madam:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. Union Square Rice LLC dba Glaze Teriyaki, 110 University Place 10003 (RW–Restaurant) (previously unlicensed) (failed to appear)**

**Whereas**, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on November 1, 2023 the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

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

**Vote:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13. icook Bowery Inc dba Sanmiwago, 90-92 Bowery 10013 (RW–Restaurant) (previously unlicensed) (failed to appear)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on November 1, 2023 the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **icook Bowery Inc dba Sanmiwago, 90-92 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **14. Tokana Cafe Bar Restaurant Inc. dba Little Rascal, 163 Elizabeth St. 10012 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on November 1, 2023, the Applicant requested **to lay over** this application to December/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 **Tokana Cafe Bar Restaurant Inc. dba Little Rascal, 163 Elizabeth St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 Board Members in favor.



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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15. ER Hotpot 8 St Inc dba Six Hotpot, 51 E 8th St 10003 (RW–Restaurant) (*previously unlicensed*)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on November 1, 2023, the Applicant requested **to lay over** this application to December/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 **ER Hotpot 8 St Inc dba Six Hotpot, 51 E 8th St 10003 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **16. Talum LLC 183 Grand St 10013 (RW–Restaurant) (*previously unlicensed*)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on November 1, 2023, the Applicant requested **to lay over** this application to December/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 **Talum LLC 183 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:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**17. Entity to be formed by Shawn Lu An Teng 144 Sullivan St 10012 (RW–Restaurant) (previously unlicensed)**

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

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Entity to be formed by Shawn Lu An Teng 144 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:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **18. Mountain 6002 LLC 118 W 3rd St 10012 (RW–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on November 1, 2023, the Applicant requested **to lay over** this application to December/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 **Mountain 6002 LLC 118 W 3rd St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 Board Members in favor.

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



Antony Wong, *Treasurer*  
Amy Brenna, *Secretary*  
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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**19. Festive & Co Crosby–Street LLC dba Champers Social Club 430 Broome St aka 39 1/2 Crosby St 10013 (OP-Restaurant) (Class Change)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on November 1, 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 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 **Festive & Co Crosby Street LLC dba Champers Social Club 430 Broome St aka 39 1/2 Crosby St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 Board Members in favor.

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **20. Entity to be formed by Jason Pomeranc 65 Bleecker St 10012 (OP–Bar/Tavern)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on November 1, 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 Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Entity to be formed by Jason Pomeranc 65 Bleecker St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **21. Torishiki USA Corp dba Torien 292 Elizabeth St 10012 (OP–Restaurant) (Class Change)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on November 1, 2023, the Applicant requested **to lay over** this application to December/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 **Torishiki USA Corp dba Torien 292 Elizabeth St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 Board Members in favor.

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **22. Elmer Kennedy LLC dba Pasquale Jones 86 Kenmare St 10012 (OP-Restaurant) (Class Change)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on November 1, 2023, the Applicant requested **to lay over** this application to December/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 **Elmer Kennedy LLC dba Pasquale Jones 86 Kenmare St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 Board Members in favor.



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



Antony Wong, *Treasurer*  
Amy Brenna, *Secretary*  
Brian Pape, *Assistant Secretary*  
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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **23. Zimmi's NY LLC 72 Bedford St 10014 (OP–Restaurant)**

- i. Whereas**, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service farm to table, wine-centric restaurant in the ground floor of a six (6)-story, R6-zoned, walk-up building (c. 1901) on Bedford Street between Commerce and Morton Streets (Block #587/Lot #7), this building falling within NYC LPC's Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 2,890 sq. ft. with approximately 800 sq. ft. on the ground floor and 2090 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage only with no patron use; there will be 17 tables with 45 seats and one (1) bar with six (6) seats for a total patron occupancy of 51 seats with a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress with an additional door for emergency egress on Commerce 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 Saturdays to Sundays from 11 AM to 12 AM Sundays through Saturdays (7 days a week), music will be quiet, ambient recorded background only; there will be no dancing, DJ's, live music, no promoted events or scheduled performances, no cover fees, and no televisions; there will be no sidewalk café seating or other exterior service of alcohol included with this application; and

- iv. **Whereas**, the Applicant originally appeared before the committee in October/2023 at which time there was opposition raised by Bedford Barrow Commerce Block Association and other local residents due to the lack of any outreach, the area being residential and any adverse quality of life impacts would greatly affect the local community, the Applicant hearing those concerns asking to lay the application over to this month in order to meet with the neighbors, having done so gaining support of the Bedford Barrow Commerce Block Association and residents who sent letters and appeared this month to support the application; and
- v. **Whereas**, the storefront premises was previously operated for almost 25 years (from 1998 to December 23, 2022) as Casa with an On-Premises license under Sinha LLC, SN# 1026053; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant License, with those stipulations as follows:
1. The Applicant will operate a full-service farm to table wine-centric restaurant with full menu items available until closing every nights.
  2. The hours of operation will be Sundays to Saturdays from 11 AM to 12 AM every day/night.
  3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk or roadbed seating.
  5. Will play quiet ambient recorded background and live music only. No music will be audible in any adjacent residences at any time.
  6. All doors/windows will be closed at all times.
  7. Will not have televisions.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  10. Will not install or have French doors, operable windows or open facades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
  14. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and 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 not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  18. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **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 **90 active licensed premises** within 750 feet of the

subject premises, in addition to 11 pending licenses, the Applicant meeting with the neighbors and local block association and gaining their support, 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 new On-Premises Restaurant Liquor License in the name of **Zimmi's NY LLC 72 Bedford St 10014** **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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate via a licensing agreement a Jean Georges Vongerichten restaurant in the ground floor of a three (3)-story, C1-6A-zoned, mixed-use building (c. 1842) on the southeast corner of Washington and 12th Streets (Block #640/Lot #40), this building falling within NYC LPC's Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 2,440 sq. ft. with approximately 1,340 sq. ft. on the ground floor and 1,100 sq. ft. in the basement, the basement being accessed by both an interior stairway and exterior sidewalk hatch and being used for storage only with no patron use; there will be 12 tables with 46 seats and one (1) bar with ten (10) seats for a total seated patron occupancy of 56 seats with a maximum legal occupancy of 65 persons; there are two (2) doorways used for 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; there will be no outdoor seating; and
- iii. Whereas**, the hours of operation will be Saturdays to Sundays from 12 PM to 12 AM Sundays through Saturdays (7 days a week), music will be quiet, ambient recorded background only inclusive of any private parties or events; there will be no dancing, DJ's, live music, no subwoofers, no promoted events or scheduled performances, no cover fees and no televisions; and
- iv. Whereas**, there will be a sidewalk café located adjacent to the building on West 12<sup>th</sup> Street consisting of not more than four (4) tables and 10 seats complying with all outdoor dining and sidewalk

regulations; all sidewalk seating will end at 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and

- v. **Whereas**, the storefront premises was previously operated with an On-Premises Liquor License for 35 years from 1983 to 2018 as Tortilla Flats Inc (SN# 1025686), a [West Village Institution](#) and neighborhood restaurant, and has remained vacant since that restaurant's closing in 2018; and
  
- vi. **Whereas**, this application was originally presented to CB2, Manhattan in October/2023 by the Attorney and a representative from the Jean Georges Vongerichten management company, the actual Applicant and sole Principal being unavailable; the Applicant being the COO of Chrome Hearts, a luxury brand which has a 16,000 sq. ft. retail store on the southern end of the same block on Washington Street at Bethune St. that opened in 2017, where apparently all their new products debut; in addition, members of Chrome Hearts own the premises of the instant application in addition to the adjacent building on West 12th Street which runs full block through to Bethune Street abutting the eastern side of both the location which is the subject of this application and the Chrome Hearts store; and
  
- vii. **Whereas**, at the October/2023 meeting, the Attorney presented closing hours of 1 AM and 2 AM on weekends, the 30-day notice indicating outdoor rooftop use with the Attorney explaining that was an error, nearby residents and a representative of the Jane Street Block Association appeared in opposition with concerns about the application, there having been no outreach to neighbors or the local block association despite ownership of the retail store on the same block for over 6 years and living in the neighborhood, those concerns had to do with the relationship between Chrome Hearts and the proposed restaurant, residents stating that though the store always seems empty there are frequently for-hire and chauffeured vehicles parked and double-parked outside which continuously block the bike lane, concerns being that the restaurant will attract a similar crowd that travels in for-hire and chauffeured vehicles leading to congestion on 12<sup>th</sup> Street, that the closing hours were too late for a restaurant and later than other Jean Georges restaurant including those in the immediate area, as Jean Georges Vongerichten's management company was not listed as one of the principals only operating through a management agreement, additional concerns were raised that while the public interest was presented as having a new Jean Georges restaurant (there is another Jean Georges restaurant a few blocks away at 176 Perry St) the actual operators of the restaurant could change at any time, even prior to the space opening; additional concerns were raised that the Applicant himself was not present to hear or address any of the concerns being raised; and
  
- viii. **Whereas**, the Attorney and Jean Georges representative agreeing in October/2023 to lay the application over to do further outreach to the community, having done so they returned this month meeting in November/2023 with the Applicant/Principal as well, they reluctantly reduced the requested interior hours to midnight and 1 AM weekends when it was pointed out that all other Jean Georges restaurant close earlier, the Applicant also requesting 11 PM and midnight on weekends for the exterior seating, they would not be having DJs, live music; nearby residents and a representative of the Jane Street Block Association once again appeared stating that the hours were still too late on the interior and exterior, they still did not have clarity about the relationship between the Chrome Hearts store and the restaurant, that there were press reports of Jean Georges catering events at the Chrome Hearst retail store already occurring, which [some guests refer to as the "Chrome Hearts clubhouse"](#) and concerns that those type of events with many celebrities and associated impacts will also occur at the proposed restaurant, that no theme had yet been established for the restaurant, meaning the type or style of food being served, only that it was a collaboration between Chrome Heats and Jean Georges; the immediate area being surrounded by residences, concerns that the

Applicant, who resides in LA, does not appreciate the quiet character and nature of the residential neighborhood and the impact of both for-hire and chauffeured vehicles waiting on West 12<sup>th</sup> Street, and patrons leaving at the early morning hours will have on the residents there, and

- ix. Whereas,** additionally the Applicant stated they were doing a complete historical renovation of the ground level façade on West 12<sup>th</sup> Street to return the location to its original features as shown in 1930's historical photos as part of the public benefit, the renovation would open a bricked up doorway located near the corner, in subsequent questioning it became apparent that they were not in fact doing a complete historical renovation of the West 12<sup>th</sup> St façade as there were other doorways and windows at ground level that completed the rhythm of the historical nature of the upper floors that were not being reinstated, this is simply opening and using a single doorway on West 12<sup>th</sup> Street which would shift a patron emphasis to the more residential street; and
- x. Whereas,** upon further discussion the Applicant agreed to closing hours of midnight 7 days a week which are typical of area restaurants, closing of the outside seating at 10 PM and 11 PM on Fridays and Saturdays and that music would be background only, inclusive of any private parties or events; and
- xi. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On-Premises Restaurant License, with those stipulations as follows:

  - 1. The Applicant will operate a full-service Jean Georges Vongerichten restaurant with full menu items available until closing every night.
  - 2. The hours of operation will be Sundays to Saturdays from 12 PM to 12 AM every day/night.
  - 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café located immediately adjacent to the storefront on West 12th Street complying with all outdoor dining and sidewalk regulations and having not more than 4 tables and 10 seats. No exterior music, speakers or TVs.
  - 5. No roadbed seating.
  - 6. All outdoor seating will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour.
  - 7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  - 8. Will not have subwoofers.
  - 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 will keep current at all times required Permits and Certificates.
  - 15. Will not have unlimited drink or unlimited food and drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
  - 16. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
  - 17. Will not have more than 24 private events per year.

18. Will ensure staff manages the flow of for-hire vehicles to prevent congestion on Washington and West 12th Streets.
19. In conjunction with a Jean Georges Vongerichten restaurant, security personnel/doorman will not be used to limit entrance to those 21 and older. Premises will be open to patrons under 21 at all
20. 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.
21. Will appear before CB2, Man. if there is a change in restaurant management from Jean Georges Vongerichten.
22. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
23. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**xii. 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 **27 active licensed premises** within 750 feet of the subject premises, in addition to 2 pending licenses, there being an overwhelming number of licenses in the same zip code and in Community Board 2, 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 new On-Premises Restaurant Liquor License in the name of **Chrome Flats LLC 366 W 12th St aka 767 Washington St, 2nd door 100144** **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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**25. 93 Greenwich, LLC dba Chez Stanley, 93 95 Greenwich Ave. 10014 (OP–Restaurant) (Alteration)**

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for an Alteration to their On-Premises Restaurant Liquor License (SN#1356334, exp 9/30/25) for their new neighborhood bistro restaurant located within a six story residential building (circa 1929) on Greenwich Avenue. between West 4<sup>th</sup> and Bleecker Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the Applicant originally appeared in [November/2022](#) to operate a full-service restaurant in a previously-licensed premises (Little Owl), the Alteration Application is to add the adjacent storefront to the licensed premises, the combined storefront being roughly 2,083 sq. ft., comprised of an interior ground floor space of approximately 1,277 sq. ft. and a cellar of approximately 806 sq. ft. (with no patron use of basement); there will be a total of 63 patron seats, comprised of 26 tables with 59 seats and 1 stand-up bar with 4 seats; the storefront’s infill being fixed and there are no French doors or operable windows, with 2 patron entrance/exit and 1 bathroom; and
- iii. **Whereas**, the Applicant also plans to have sidewalk seating immediately in front of the storefront to be licensed, with 5 tables and 10 patron seats that will close by 10 PM Sunday-Thursday and by 11 PM Fridays and Saturdays, with no other exterior service of alcohol included in this application; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Restaurant On Premises License, with those stipulations as follows:



1. The Applicant will operate a full-service neighborhood bistro with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sunday through Thursday from 10:00 AM to 12:00 AM, Fridays and Saturdays from 10:00 AM to 1:00 AM.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront complying with all outdoor dining and sidewalk regulations and consisting of not more than four (5) tables and eight (10) patron seats. No exterior music, speakers or TVs
6. No roadbed seating.
7. Sidewalk café will close no later than 10 PM Sunday to Thursday and no later than 11 PM Fridays and Saturdays. All tables and chairs will be removed at this hour.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime
9. Will close all doors and windows at all times, allowing only for patron ingress and egress
10. Will not install or have French doors, operable windows or open facades.
11. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
14. 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 sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **93 Greenwich, LLC d/b/a Chez Stanley, 93 95 Greenwich Ave. 10014, unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant On Premises License.

**Vote:** Passed, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 26. Sedona Club Inc. d/b/a to be determined, 39 Clarkson St., 6<sup>th</sup> Floor and Rooftop 10014** (New OP–Private Member Club) (*Previously Unlicensed*)
- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new club license to operate a private members club located in a six-story building (circa 1920) on Clarkson Street between Hudson and Greenwich Streets, this building having previously operated for decades as a manufacturer of chocolate known as the Kopper’s Chocolate Factory in Greenwich Village; and
  - ii. Whereas**, the Applicant seeks to operate on the sixth-floor interior (3500 sq.ft.) and rooftop (2,850 sq. ft.) as a private membership club in a previously unlicensed location, the building also being the very recent subject of yet another large eating and drinking establishment on the ground and second floors (also previously unlicensed), with that additional license pending before the NYSLA (Ossea LLC; Ser. #1361986); and
  - iii. Whereas**, the new private members club will have an extensive rooftop space, all of which will be covered and there will be privacy, sound proofing wall on the east side, with that portion of the rooftop directly facing, within a relatively short distance, the bedrooms and living quarters of residential apartments located on the top floors of a large condominium building known as the Printing House at 421 Hudson Street, the Condominium Board having appeared after receiving notice of the Applicant’s plans on the rooftop, having retained a lawyer due to significant opposition from residents living therein, the Condominium’s Board representing the majority of owners ultimately negotiating a stipulation agreement, in compromise over a span of two months, to limit the operations of the private members club in a satisfactory manner so that it could open and co-exist despite the closeness of the private members rooftop operations; and

- iv. **Whereas**, the new membership only club will operate on the sixth floor with 31 tables and 78 patron seats, including lounge seating, one stand up bar with 4 seats and an Omakase food counter with an additional 12 seats, for a total interior seating capacity of 78, with a full service kitchen and stairs leading to the rooftop space, where there will be no rooftop stand up bar, no music of any kind, played or orchestrated, where all patrons will be seated, and where patron occupancy on the rooftop will never exceed 65 persons, the rooftop being divided into two spaces, the first (1,966 sq. ft.) covered with glass and the second (883 sq. ft.) covered by an awning; and
- v. **Whereas**, the glass covered portion of the rooftop will be covered by sliding panels, supporting materials and vertical Vinyl Barrier blankets that meet or exceed the Sound Transmission Class of 33, or its equivalent, with any and all openings in the structures facing north and east, including all portions facing the Printing House Condominium, or materials that meet or exceed the recommendations of the acoustic survey performed by experts for the Sedona Club, with such sliding panels having no gap with other structures, sealed shut when closed, and offering no space for sound or light to escape; the glass, sliding panels, and other structures remaining sealed and closed at all times; and
- vi. **Whereas**, the awning covered rooftop space will be covered to the sky exposure plane by a retractable awning with a Sound Transmission Class of 26 (STC 26) or better, and like the glass covered portion of the rooftop, there shall be no gap or space between the awning and the Rooftop Protective Barrier (as described below) and the retractable awning will not be retracted or otherwise opened during hours of operations; and
- vii. **Whereas**, there will be a Rooftop Protective Barrier installed along the 20-foot portion of the Sedona Club rooftop's east parapet facing the Printing House Condominium where there is no structure, including but not limited to the portion immediately adjacent to the Awning Covered Rooftop, where the "Safety Barrier" will be present; this Safety Barrier will be a trellis with an embedded transparent vertical Mass Loaded Vinyl barrier blanket with a Sound Transmission Class of 26 (STC 26) or a transparent fence that incorporates a material with similar or better acoustic mitigation properties. The Safety Barrier shall extend at least to the height of the awning, or as high as permissible; and
- viii. **Whereas**, there will be no heating or cooling equipment used at or on any part of the rooftop, including but not limited to air conditioners, heaters, open or closed flame heaters, no smoking or drug use, there will be background music to the interior only, with all doors and windows leading to the interior from the rooftop spaces being closed at all times except for patron/waitstaff egress, and all windows and doors to the exterior on the sixth floor being closed at all times; and,
- ix. **Whereas**, the Applicant entered into a stipulation agreement with Community Board 2 as follows:

**Hours of operation:**

**6<sup>th</sup> Floor: \***

Monday – Wednesday 9:00AM to 1:00AM (no service of alcohol before 11:30AM)

Thursday – Saturday 9:00AM to 2:00AM (no service of alcohol before 11:30AM)

Sundays 9:00AM to 4:00 PM (no service of alcohol before 11:00AM)

**Glass Covered (Interior) Rooftop:\***

Monday – Saturday (Nov. 1 to March 31) 9:00AM to 9:00PM

Monday – Saturday (April 1 to Oct. 30) 9:00AM to 10:00PM

Sundays 9:00AM to 4:00PM

(no service of alcohol before 10:00AM)

**Awning Covered (Exterior) Rooftop:\***

Monday – Saturday 9:00AM to 9:00PM (no service of alcohol before 9:00AM)

Sundays 9:00AM to 4:00PM (no service of alcohol before 10:00AM)

\* **NO** patrons will remain after stated closing time.

1. Will operate a full-service restaurant with the kitchen open and full menu items available until closing every night.
  2. Will not operate as a Nightclub, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  3. Will not operate a backyard garden or any outdoor area for commercial purposes except for on the building rooftop. No exterior music, speakers or TVs.
  4. No sidewalk or roadbed seating.
  5. Service on the rooftop will be to seated patrons only at all times.
  6. There will be no heating or cooling equipment used on any part of the rooftop.
  7. Occupancy on the rooftop will not exceed 65 persons including staff at any time.
  8. Will play quiet ambient recorded background music only, inclusive of any private parties or events. Music will be at levels in accordance with stipulation agreement between Printing House Condominiums and so as not to cause a disturbance in any adjacent residences at any time.
  9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  10. Operable doors between interior and exterior rooftop areas will remain closed at all time, allowing only for patron/server ingress and egress.
  11. Will not have more than 24 private parties on the rooftop per year. Only members of the private club may host parties for his or her guests. . Private parties shall mean full buy-outs of the entire rooftop.
  12. All stipulations agreed to between Printing House Condominiums and The Sedona Club Inc. on October 5, 2023 (see attached 6 page stipulation agreement) including but not limited to soundproofing and limitations of Sedona Club’s use and occupancy of rooftop spaces shall be incorporated with these stipulations.
  13. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
  14. Will provide a Letter of No Objection, Certificate of Occupancy or Temporary Certificate of Occupancy permitting eating and drinking for premises proposed to be licensed prior to opening.
  15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  17. Will not have: Dancing, DJs, Live Music, Promoted Events, any event where cover fee is charged, Scheduled Performances (but may have scheduled events or programming), Velvet ropes or metal barricades or Security Personnel.
  18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- x. **Whereas**, despite the stipulation agreement brokered between the Printing House Condominium and the Applicant, condominium owners still appeared in opposition to this liquor license voicing legitimate questions and concerns regarding the completeness and soundness of the Applicant’s agreement to soundproof the rooftop, and establish a privacy screen on the east side of the building facing those apartment directly exposed by their operations, and whether those actions could be

accomplished in a proper and sufficient manner, with this application being subject to the 500 foot rule; and

- xi. Whereas**, still additional questions were raised as to whether the private members club satisfies and meets the statutory elements of a Club License, in conjunction with other NYS regulations governing not-for-profit entities or organizations, where such licensees may only be issued to an organization operated solely for recreational, social, patriotic, political, benevolent or athletic purposes, and which may not be issued where the intent is to traffic in alcoholic beverages for profit or for pecuniary gain; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan requests the Licensing Division of the NYSLA review and determine whether the membership club operated by the Applicant properly qualifies for the class of liquor license being sought; and

**THEREFORE BE IT FURTHER RESOLVED** that if the Applicant does qualify for such license, Community Board 2, Manhattan recommends **denial** of the application for a new Club liquor license to **Sedona Club Inc. d/b/a to be determined, 39 Clarkson St., 6<sup>th</sup> Floor and Rooftop 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant are incorporated into the Method of Operation on its Liquor License.

**Vote:** Passed, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



Antony Wong, *Treasurer*  
Amy Brenna, *Secretary*  
Brian Pape, *Assistant Secretary*  
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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**27. Parcelle 522 Hudson LLC d/b/a Parcelle, 522 Hudson St. 10014 (New Tavern Wine) (Previously Unlicensed)**

- i. Whereas**, the Applicants and their Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for new Tavern Wine Liquor License to operate a Wine Bar in a corner, ground floor storefront located within a four-story, residential apartment building (circa 1949) at the corner of Hudson and Perry Streets; with this building falling within NYC LPC's designated Greenwich Village Historic District; and,
- ii. Whereas**, the storefront proposed to be licensed was previously operated since 2017 as a fitness studio, and before that for decades as a dry cleaner, the corner storefront having never previously operated for eating and drinking or licensed for the service of alcohol, the interior ground floor premises is roughly 900 sq. ft., with a set of stairs leading to 600 sq. ft. basement (basement for storage purposes only), there is no full-service kitchen, the service of alcohol being the primary method of operation with a complementary small dish, cold food offering, the Applicant seeking to operate on the adjoining public sidewalks on Hudson and Perry Streets as well as the roadbed running along Perry Street, for a total of 25 tables and 64 exterior patrons seats, the exterior seating exceeding the number of patron seats for the interior, where there will be an additional 12 tables and 43 seats, with only 1 bathroom to serve all patrons and staff, the store front infill being fixed without operable doors or windows that open out to the sidewalk even though a new doorway entrance is planned to be installed on Perry Street, in addition to the existing entrance on Hudson Street; and,
- iii. Whereas**, the Applicant's hours of operation will be Sundays to Saturdays from 5PM to 12AM, music will be quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,

- iv. **Whereas**, the addition of 64 exterior seats on the public sidewalks, and roadbed on Perry Street, is excessive and inappropriate for this residential neighborhood, especially on Perry Street, where no such exterior seating for the service of alcohol has ever previously existed, and where residents live immediately above and adjacent to the proposed exterior seating, with Perry Street being a very narrow roadway, the sidewalk not being of appropriate depth to accommodate the numbers of seats proposed, and the service aisle, while also allowing for the proper passage of pedestrians; and,
- v. **Whereas**, there was substantial opposition to this Application from residents living on Perry Street and on Hudson Street, as well as the local block association, the objections raised primarily focused on the substantial number of exterior seating for one location, as well as the use of roadbed seating on such a narrow roadway, with the numbers of exterior seating on Hudson Street being overwhelming, the immediate area already being inundated with licensed premises next door and within the same building, with all four storefronts on Hudson Street within this same building being for the service of alcohol, the Applicants when confronted with these objections not being willing to compromise sufficiently as to the numbers of exterior seats on the sidewalk or forgo seating in the narrow roadway; and,
- vi. **Whereas**, no one appeared in favor of the application from the Community; and,
- vii. **Whereas**, legitimate questions having been raised about the significant impacts caused by the excessive number of patrons being served alcohol to the above-referenced exterior areas surrounded by residences, where no such service has ever existed previously, with this part of Hudson Street already being overwhelmed by the service of alcohol to the sidewalks and roadbeds running along this roadway, and the method of operation for this particular application as a wine bar being one focused on the service of alcohol, there being so many other wine bars already sited within this area, and throughout Greenwich Village; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Restaurant Wine License application for **Parcelle 522 Hudson LLC d/b/a Parcelle, 522 Hudson St. 10014**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA before any license, temporary or otherwise is issued to this Applicant.

**Vote:** Passed, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **28. Super Rich NY Corp 260 6th Ave 10014 (OP–Restaurant)**

- i. Whereas**, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service Thai restaurant in the ground floor of two six (6)-story, R7-2/C1-5-zoned, walk-up buildings (c. 1988, 2003) on 6<sup>th</sup> Avenue between Bedford and Bleecker Streets (Block #526/Lots #11 and 14), these building falling within NYC LPC's South Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 3,800 sq. ft. with approximately 1,800 sq. ft. on the ground floor and 2,000 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage only with no patron use; there will be 26 tables with 54 seats and two (2) bar with eight (8) seats for a total patron occupancy of 62 seats; there are three (3) entries which will serve as patron ingress and egress and two (2) bathrooms; and
- iii. Whereas**, the hours of operation will be Saturdays to Sundays from 11:30 AM to 12 AM Sundays through Saturdays (7 days a week), music will be quiet, ambient recorded background only; there will be no dancing, DJ's, live music, no promoted events or scheduled performances, no cover fees, and no televisions; and
- iv. Whereas**, there will be a sidewalk café located adjacent to the building leaving a clear path of 8' and consisting of approximately 24 tables and 48 seats adjacent to the building; all sidewalk seating will end at 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and



- v. **Whereas**, the storefront premises was previously operated with an On-Premises license for 41 years as [Da Salivano](#) (SN# 1028415) followed by Alta Cucina 2 LLC dba Avena Downtown, SN# 13311601 from 2018–2022; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant License, with those stipulations as follows:
1. The Applicant will operate a full-service Thai restaurant with full menu items available until closing every nights.
  2. The hours of operation will be Sundays to Saturdays from 11:30 AM to 12 AM every day/night.
  3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café situated on the sidewalk adjacent to the storefront and complying with all outdoor dining and sidewalk regulations. No exterior music, speakers or TVs
  5. No roadbed seating.
  6. All outdoor seating will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk or secured adjacent to the building at this hour. No exterior music, speakers or TVs.
  7. Will play quiet ambient recorded background and live music only. No music will be audible in any adjacent residences at any time.
  8. All doors/windows will be closed at all times.
  9. Will not have televisions.
  10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  11. Will close all doors and windows at 9PM every night, allowing only for patron ingress and egress.
  12. Will not have any buyouts of the entire restaurant.
  13. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  14. Will ensure door to residential area of cellar is alarmed and used only for emergency egress.
  15. Will not make changes to the existing façade except to change signage or awning.
  16. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  17. Will not have unlimited drink or unlimited food and drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
  18. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
  19. 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.
  20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  22. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **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 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 new On-Premises Restaurant Liquor License in the name of **Super Rich NY Corp 260 6th Ave 10014** **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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 29. 142 Carriage House LLC dba Carriage House NYC 142 W 10th St 10014 (OP–Restaurant) (Class Change) (Appearance Waived)**
- i. Whereas**, the Applicants and the Applicant’s Attorney originally appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in November/2021 to present an application to the NYS Liquor Authority for a new On-Premises Restaurant Liquor License to operate operate a fine-dining restaurant specializing in American cuisine in a R6 zoned, four-story mixed-use building constructed in 1887 on W. 10th St. between Waverly St. and Greenwich Ave. (Block #610/Lot#7502), and located in the Greenwich Village Historic District; and
  - ii. Whereas**, at that time the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which would be incorporated into the “Method of Operation” of the On-Premises Restaurant Liquor License; [CB2, Manhattan unanimously recommended approval of the license](#), in addition to signing a stipulation agreement with West 10<sup>th</sup> Street and Greenwich Avenue Neighbors Block Assn; and
  - iii. Whereas**, in July/2022 the Applicant’s Attorney re-submitted a new 30-day notice for a Restaurant Wine license with all other aspects of the application being identical to what was presented to CB2 originally, the reason for the downgrade in license class was due to the backlog at the NYSLA, the class change permitting the Applicant to obtain a temporary license in a more timely manner, the Applicant having also informed the block association of their intentions and gaining their support; CB2 Manhattan taking no further action on the matter as all parties believed that the NYSLA would honor the originally signed stipulations agreement for the On-Premises Restaurant Liquor License which had been executed in November/2021; and

- iv. Whereas,** the Applicant’s Restaurant Wine license has been conditionally approved and the Applicant has been operating at the location with a temporary license (SN#1371524), their final RW license being held up waiting for a signed agreement with CB2, Manhattan for the Restaurant Wine license, stipulations having been signed and a resolution recommending approval of their Restaurant Wine license being unanimously approved at last month’s CB2 full board meeting, the Applicant received their Restaurant Wine license; and
- v. Whereas,** there being no change in principals or method of operation from the original application which was heard in November/2021, the block association remaining in support of the application, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:
1. The premises will be advertised and will operate as a full-service restaurant specializing in New American cuisine and employing fine dining techniques from France and Italy.
  2. The hours of operation will be from 4:00 PM to 11:00 PM Sundays, Mondays, Wednesdays, and Thursdays, and 4:00 PM to 12:00 AM on Fridays and Saturdays. The business will be closed on Tuesdays. The premises will open no later than the stated opening time and no patrons will remain after the stated closing time.
  3. The Applicant will operate a full-service restaurant, specifically a fine-dining restaurant specializing in New American cuisine and employing fine dining techniques from France and Italy, with the kitchen open and the full menu available until closing every night.
  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. It will not operate a backyard garden or any other outdoor area for commercial purposes, including a sidewalk café and there will be no roadbed seating.
  6. It 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. There will be no televisions.
  8. The Applicant will not install or have French doors, operable windows or open façades.
  9. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
  10. There will be no patron occupancy/service to any portion of the basement of the licensed premises.
  11. It will not make changes to the existing façade, except to change the signage or awning.
  12. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  13. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
  14. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
  15. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  16. It will not change any of the business’ principals prior to submission of the original application to the SLA.
  17. 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.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant License in the name of 142 Carriage House LLC d/b/a Carriage House, 142 West 10<sup>th</sup> Street 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



Antony Wong, *Treasurer*  
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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 30. West 14th Tavern Corp fka Entity to be formed by John Cutillo 234 W 14th St 10011 (OP-Tavern) (*Appearance Waived*)**
- i. Whereas**, the Applicants and the Applicant's Attorney originally appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in [June/2022](#) to present an application to the NYS Liquor Authority for a new On-Premises Tavern License to operate a tavern in a basement level storefront located in a five-story apartment building (circa 1926) on West 14th Street between Seventh and Eighth Avenues in Greenwich Village at which time CB2, Manhattan recommended approval of the application; and
  - ii. Whereas**, the Applicant renotified CB2, Manhattan due to a change in the Licensee name from Entity to be formed by John Cutillo to West 14<sup>th</sup> Tavern Corp and because they had made a clerical error and failed to check of that they would have security on their 30-day notice, a matter they had disclosed to CB2 at the time and is reflect in the stipulation agreement which was executed with them.
  - iii. Whereas**, there being no changes to the application that was presented in June/2022 aside from the change in Licensee name, no change in principals or method of operation, the Applicant re-signed the same stipulation agreement with CB2, Manhattan under the new licensee name with those stipulations as follows:
    1. The premises will be advertised and operated as a tavern.
    2. The hours of operation will be Sunday to Thursday from 12 PM to 2 AM, Fridays and Saturdays from 12 PM to 4 AM. All patrons will be cleared and no patrons will remain after stated closing times.

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 play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
5. Will install soundproofing (ceiling and walls throughout).
6. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
7. Will not install or have French doors, operable windows or open facades.
8. Will close all doors & windows at all times.
9. Will have no more than 6 TVs.
10. No smoking or lingering in front of adjacent residential building (238 West 14<sup>th</sup> Street).
11. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
12. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
13. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern License in the name of **West 14th Tavern Corp fka Entity to be formed by John Cutillo 234 W 14th 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**31. Take Me to the River 22 LLC dba Next Door 22 Greenwich Ave. 10011 (TW–Bar/Tavern)**  
*(Appearance Waived)*

- i. **Whereas**, the Applicants and the Applicant’s Attorney originally appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in [August/2022](#) to present an application to the NYS Liquor Authority for new Tavern Wine License to operate a raw bar focused restaurant and wine bar on the ground floor of a C1-6-zoned, three (3)-story mixed-use building (c. 1839, altered 2011) on Greenwich Avenue between West 10<sup>th</sup> and Charles Streets (Block #606/Lot #6) the building falling within NYC LPC’s designated Greenwich Village Historic District, which CB2, Manhattan unanimously recommended approval of the application at their [September/2022](#) full board meeting; and
- ii. **Whereas**, the Applicant sent renotification this month to include a Temporary Retail Permit, there being no other changes to the application, no new stipulations were provided and appearance was waived; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern License in the name of **Take Me to the River 22 LLC dba Next Door 22 Greenwich Ave. 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).



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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 32. Compass Group Inc (parent company of Restaurant Associates Inc) floors 1-4, 6, 9, 12 550 Washington St 10014 (OP-Catering Facility) (*Appearance Waived*)**
- i. Whereas**, the Applicants and the Applicant's Attorney originally appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in April/2023 to present an application to the NYS Liquor Authority for a new On Premise Catering Liquor License on multiple floors (1-4, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; and
- ii. Whereas**, at its [April full board meeting](#) CB2, Manhattan unanimously recommended approval of the license(s); and
- iii. Whereas**, the Applicant sent renotification because the NYSLA was requesting them to amend the Licensee name to that of the parent company, Compass Group Inc., there are no changes to any of the premises details or method of operation; they have executed updated stipulations reflecting the new Licensee name, all else remaining the same, with those stipulations as follows:
1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
  2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
  3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
  4. Service of alcoholic beverages will be conducted from the interior of building only. Alcoholic consumption will be permitted at/to exterior locations on the 4<sup>th</sup>, 6<sup>th</sup> and 12<sup>th</sup> floors but the service

of alcohol from any exterior areas of the building will be prohibited; there will be no bars, stand-up or service in any exterior areas of the building. No sidewalk or roadbed seating.

5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
7. It will not have unlimited drink or unlimited food & and drink specials; it will not have “boozy brunches” or serve pitchers of beer.
8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Compass Group Inc (parent company of Restaurant Associates Inc) floors 1-4, 6, 9, 12 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Catering On Premise License.

**Vote:** Passed, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **33. Follow up to CB Resolution on NYC Council Bill (Int 0160-2022)**

- i. **Whereas**, Al Fierstein, one of the most respected sound consultants in New York City who is well-known to CB2 as he is frequently hired by restaurants, bars and clubs to design their sound proofing and sound systems in addition to also being hired by residents to address ongoing noise issues and noncompliance with NYC noise codes, appeared again at this month's committee meeting to follow up on [NYC Council Bill Int 0160-2022](#) which would revise the NYC Noise Code and which was heard before NYC Council Committee on Environmental Protection, Resiliency and Waterfronts on October 16, 2023 and laid over by Committee; and
- ii. **Whereas**, Mr. Fierstein gave a demonstration to Councilmember Robert Holden, who is one of the sponsors of the bill, which he felt was very effective, that changes have been made to the bill but that those changes are still not good enough and urged the committee to reach out to our Councilmembers to voice our concerns over the bill; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan remains deeply concerned about these proposed changes to the NYC Noise Code and would urge New York City Council to oppose this bill unless the recommendations of Mr. Fierstein have been incorporated into the Bill Int 0160-2022 in their entirety.

**Vote:** Passed, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



Antony Wong, *Treasurer*  
Amy Brenna, *Secretary*  
Brian Pape, *Assistant Secretary*  
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November 22, 2023

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

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

Dear Sir/Madam:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**34. Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014 (OP-Restaurant) (Convert 16' service bar to customer bar with 8 seats)**

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 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 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 **Grey Dog Carmine Inc dba The Grey Dog 49 Carmine 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **35. 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 November 9, 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 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**37. Aramark Services Inc 225 Varick St, 12th Fl 10014** (RW-Catering Facility) (TRP) (entire 12th floor)

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/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 **Aramark Services Inc 225 Varick St, 12th Fl 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



Antony Wong, *Treasurer*  
Amy Brenna, *Secretary*  
Brian Pape, *Assistant Secretary*  
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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**38. AV 7th Ave LLC dba All'Antico Vinaio 89 7th Ave S 10014 (RW-Bar/Tavern) (TRP) (Sidewalk Cafe)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/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 **AV 7th Ave LLC dba All'Antico Vinaio 89 7th Ave S 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).



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



Antony Wong, *Treasurer*  
Amy Brenna, *Secretary*  
Brian Pape, *Assistant Secretary*  
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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**39. Guliani Group Inc dba Laliko Georgian Bistro 80 Carmine St, Unit 2 10014 (RW-Restaurant) (TRP)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/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 **Guliani Group Inc dba Laliko Georgian Bistro 80 Carmine St, Unit 2 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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



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

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November 22, 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **40. Officina 1397 LLC 92 7th Ave South 10014 (OP-Bar/Tavern) (TRP)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/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 **Officina 1397 LLC 92 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, 33 Board Members in favor, 4 abstentions (A. Brenna, R. Kessler, Z. Roberts, R. Sanz).

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