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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **Tourbillon 47 LLC dba Estela 47 E Houston 10012** (OP–Restaurant, Change in Method of Operation)
  - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application for a Change in Method of Operation to the existing On-Premises Restaurant license (SN#1268098, exp. 5/31/2025) to continue to operate a full-service restaurant serving American fare on the first floor (several steps above grade) of a C6-3-zoned, 5-story, mixed-use building (c. 1800) on East Houston Street between Mulberry and Mott Streets (Block #509/Lot #21), the building falling within The Special Little Italy District; and
  - ii. **Whereas**, the first floor storefront is approximately 1,810 sq. ft., there are 21 tables and 46 seats and one bar with 13 seats for a total seated occupancy of 59 persons, the premises has one (1) door which will serve as patron ingress and egress and two (2) patron bathroom, the storefront’s infill being fixed and without French doors or operable windows, there is a separately owned licensed premises operating below this premises in the basement; and
  - iii. **Whereas**, the Applicant has been operating this establishment since 2013 with opening hours of 12 PM Saturdays and Sundays and 5 PM Mondays through Fridays, the change in method of operation is to extend the operating hours by opening at noon (12 PM) 7 days a week; music will remain quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers, security personnel or doorman; and

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

1. Premises will be advertised and operated as a full-service family restaurant that focuses on serving American fare with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 AM to 1 AM Sundays through Thursdays and 12 AM to 2 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. No music will be audible in any adjacent residences anytime.
6. Will not have televisions.
7. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein
15. Will appear before CB2, Man. for change in method of operation prior to submitting plans for permanent sidewalk or roadbed seating.
16. Will abide by the lease provisions relating to operations and noise as set forth in the original 2013 stipulation agreement.

**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 **Tourbillon 47 LLC dba Estela 47 E Houston 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, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **Tokana Cafe Bar Restaurant Inc. dba Little Rascal, 163 Elizabeth St. 10012 (OP–Restaurant) (Alteration)**
  - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application for an Alteration to the existing On-Premises Restaurant Liquor License (SN#1287602, exp 10/31/23) to continue to operate a Turkish restaurant in the ground floor of a C6-1-zoned, 1-story commercial building (c. 1986) with three (3) commercial spaces on the northwest corner Elizabeth and Kenmare Streets (Block #479/Lot #26), the building falling within the Special Little Italy district; and
  - ii. **Whereas**, the alteration is to add the adjacent storefront at 29 Kenmare Street, the combined ground floor storefront is approximately 2,200 sq. ft. (1,300 sq. ft ground floor and 900 sq. ft. basement with no patron use of the basement), there will be 23 tables and 50 seats and one bar with eight (8) seats for a total seated occupancy of 58 persons; the hours of operation remain at 11 AM to 12 AM Saturdays, 4PM to 12 AM Mondays through Thursdays, 4 PM to 1 AM Fridays and 11 AM to 1 AM Saturdays; there will be two (2) doors which will serve as patron ingress and egress (one on Elizabeth Street and one on Kenmare Street) and two (2) patron bathrooms, the Applicant having installed operable windows along the Elizabeth Street storefront; and
  - iii. **Whereas**, the Applicant has been operating at 163 Elizabeth Street since approximately 2012, originally with a Restaurant Wine License (SN#1262589) that was upgraded to a full On-Premises Liquor License in 2015 (SN#1287602), the one story building in which the premises is located is currently divided into three (3) storefronts, including the subject premises, the two storefronts of the instant application previously unlicensed prior to 2012 when both separately received restaurant wine

licenses for two different businesses, prior to that the entire building was operated as a wholesale fruit and vegetable business; and

- iv. **Whereas**, at the time of the issuance of the original Restaurant Wine License in 2012 there were 14 On-Premises Liquor Licenses within 500 feet of the location, in 2015 at the time of the issuance of the On-Premises Liquor License there were 22 on-premises liquor licenses within 500 feet of the location and currently there are 43 On-Premises Liquor Licenses within 500 feet of the location in addition to three (3) pending licenses; and
- v. **Whereas**, the Applicant installed six (6) tables and 20 seats in a roadbed shed on Elizabeth Street as part of the temporary Open-Restaurants Program and is incorporating the outdoor seating as part of the instant application with closing hours of 12 AM 7 days a week, Elizabeth Street being residential in nature with all other buildings on this block having residences on the upper floors, the block having roadbed dining sheds for almost the entirety of the eastern side (Twelve Spring St Rest Corp dba Vig Bar SN#1215096 at 176 Elizabeth St; Agoodlook LLC dba Pietro Nolita, SN#1294253 at 174 Elizabeth St, Black Seed Bagel at 170 Elizabeth Street and Juicerie LLC dba The Butcher's Daughter, SN#1268130 at 19 Kenmare aka 164 Elizabeth Street located directly across from the roadbed shed of the instant application) with an additional large roadbed shed on the same side of Elizabeth Street as the instant application (14 Spring Street Café LLC dba Rin Tin Tin, SN# 1270562 at 14 Spring Street, the building having frontage on Elizabeth Street for half of the block, the roadbed shed being across from a good part of that frontage); the significant number of outdoor dining sheds on this residential block creating quality of life impacts on the residents, there previously having never been anything even remotely close to this degree of outdoor dining pre-pandemic, additionally the street being narrow, the extensive roadbed sheds leaving little room for emergency and city service vehicles to pass; and
- vi. **Whereas**, this alteration application being an extension of the premises to a corner location bringing with it the possibility of significant outdoor seating to both the sidewalks and roadbeds of Elizabeth and Kenmare Streets, the issuance of the On-Premises Liquor License in 2015 being granted against the recommendation of CB2, Man., it being unclear what conditions were imposed on the license by the NYSLA at the time, there may have been a prohibition on outdoor seating which would preclude the Applicant from having outdoor seating but that is unknown, there being no method to apply for outdoor seating at this time, the Applicant unwilling to remove the roadbed seating from the instant application and return for it at a later date when a program is in place for outdoor seating; and
- vii. **Whereas**, there are significant concerns over the quality of life impacts of the outdoor seating, CB2, Man. frequently hearing complaints from residents on and near Elizabeth Street regarding noise in the later evening hours as it relates to the outdoor dining; the Applicant also being unwilling to agree that if they are going to add outdoor seating as part of the future program that there be no roadbed seating, that any outdoor seating be placed on the sidewalk of Kenmare Street which is wider than Elizabeth Street and that all outdoor seating ends by 10 PM nightly; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Alteration Application for **Tokana Cafe Bar Restaurant Inc. dba Little Rascal, 163 Elizabeth St. 10012**; 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 alteration to the existing On- Premises Liquor License 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 Alteration Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future On-Premises Liquor License for **Tokana Cafe Bar Restaurant Inc. dba Little Rascal, 163 Elizabeth St. 10012**:

1. Any future outdoor seating will be located only on the sidewalk of Kenmare Street. There will be no roadbed seating now or in the future on either Kenmare or Elizabeth Streets and no sidewalk seating on Elizabeth Street.
2. Any outdoor seating will end at 10 PM nightly.
3. There will only be one patron entrance/exit.
4. As previously stipulated, the hours of operation will remain from 11 AM to 12 AM Saturdays, 4PM to 12 AM Mondays through Thursdays, 4 PM to 1 AM Fridays and 11 AM to 1 AM Saturdays; doors and windows to close at 9 PM.

**Vote:** Passed, 32 Board Members in favor, 3 against (R. Kessler, M. Metzger, R. Sanz).

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



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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. Mori Hospitality LLC fka Entity to be formed by Shawn Lu An Teng dba Mori 144 Sullivan St 10012 (RW–Restaurant) (*previously unlicensed*)**

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 for a Restaurant Wie License to operate an Omakase-style Japanese restaurant on the ground floor of a R7-2-zoned, seven (7)-story walk-up tenement building (circa 1900) on Sullivan Street between Prince and West Houston Streets (Block #5180/Lot #36); and
- ii. **Whereas**, the premises is approximately 569 sq. ft. with approximately 322 sq. ft. on the ground floor and 247 sq. ft. in the basement, the basement being accessed via a sidewalk hatch with no patron use of the basement; there will one food counter with 11 seats; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
- iii. **Whereas**, the hours of operation will be from 5 PM to 12 AM 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, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **75 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 7 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

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

1. Premises will be advertised and operated as full-service Omakeese-style Japanese restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5 PM 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 close all doors and windows at all times allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
14. 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 Wine License in the name of **Mori Hospitality LLC fka Entity to be formed by Shawn Lu An Teng dba Mori 144 Sullivan 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.

**Vote:** Unanimous, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **770 Kitchen LLC dba Sweet Rehab 135 Sullivan St 10012 (TW–Bar/Tavern) (Change in Method of Operation)**
  - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application for a Change in Method of Operation to the existing Tavern Wine license (SN#1346293, exp 2/28/2025) to continue to operate a bakery, confectionary and dessert café in the ground floor of a R7-2-zoned, 6-story, tenement-style residential building (c. 1904) on Sullivan Street between Prince and West Houston Streets (Block #517/Lot #1), the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
  - ii. **Whereas**, the ground floor storefront is approximately 1,050 sq. ft., there are 8 tables and 16 seats and one service bar with 0 seats for a total seated occupancy of 16 persons, the premises also includes a basement of unspecified size accessed through a sidewalk vault and used for storage only with no patron use, there is one (1) door which will serve as patron ingress and egress and one (1) patron bathroom, the storefront’s infill being fixed and without French doors or operable windows; and
  - iii. **Whereas**, the agreed upon hours of operation are from 9 AM to 11 PM Sundays through Saturdays with the service of alcohol ending by 10 PM Sundays through Thursdays, music is quiet background only, there are no TVs, there is no outdoor seating aside from the temporary roadbed seating which ends by 10 PM nightly with no exterior music or speakers, the change in method of operation is to extend the interior hours and service of alcohol until midnight 7 days a week and the roadbed seating until 11 PM 7 days a week; and



- iii. **Whereas**, the Applicant has been operating this establishment since November/2019, appearing before CB2, Man. in January/2021 to present an application for a Tavern Wine license and again with the same application in December/2021–January/2022 because they had previously failed to move forward with the application, CB2, Man. recommending approval of the application with stipulations and the NYSLA granting the license in March/2023; and
- iv. **Whereas**, this location has had a very problematic history of community disruption under previous operators since first being licensed for alcohol in 2015, including substantial public safety issues regarding access to the residential hallways and to the rear yard “doughnut” of the block; when the Applicant appeared in 2021 a number of building and local residents appeared to oppose the license as inappropriate to this predominately residential block voicing their concerns regarding safety, specifically as it relates to the security of a gate which accesses the side alley where the premises trash is stored before being put out for pick-up; and a door within the premises that accesses the residential hallway, and the danger presented by a sidewalk vault being left open between uses; additional concerns were raised regarding noise-related quality of life issues as it relates to interior music impacting upstairs residents, particularly those immediately above the premises due to the age of the building and lack of substantial soundproofing, noise generated from patrons in the later evening hours, and noise generated by repetitious opening and closing of said vault during all hours of operation; and
- v. **Whereas**, in January/2021 additional concerns were voiced about the drive of previous licensees at this location to continually upgrade their license and reorient their business model toward alcohol-centered concepts inappropriate for the location; the Applicant agreed with the concern and signed and executed a stipulation agreement that included they would not in the future seek a full On-Premises Liquor license for this location, they would not have any sidewalk seating now or in the future, the temporary covid-related outdoor seating would close by 10 PM, indoor hours of operation ending at 11 PM Sunday to Saturday with the service of alcohol ending at 10 PM Sundays through Thursdays and working with landlord to alarm doorway and lock on vault, these stipulations mitigating the concerns of the residents; and
- vi. **Whereas**, the Applicant returned in December/2021January/2022 to re-present the same application because they had not moved forward with filing; residents, including those living directly above and in the same building as the instant application, spoke of their continued concerns regarding security stating employees were frequently seen taking phone calls in the residential hallway, that music could be heard in upstairs residences day and night with some of those residents working from home, residents being kept up due to the noise of patrons remaining in the temporary roadbed dining shed until midnight when all outdoor seating was supposed to close at 10 PM, additionally employees were using the roadbed shed at times until the early morning hours; all of these being issues that were raised in December/2021 and were addressed in the executed stipulations, the Applicant having not moved forward with the liquor license at the time and therefore not being bound to the stipulations that were designed to mitigate the concerns of the residents and to gain their support of the application, despite this, CB2, Man. recommended approval of the license contingent on the Applicant abiding by the signed and executed stipulations which would mitigate the residents’ concerns; and
- vii. **Whereas**, a resident of the building speaking for herself and those living above the establishment said many of those same issues still remained – the music had gotten better but was still disruptive during various times of the day and night, the Applicant stating they had removed one of the speakers in order to help alleviate music being heard upstairs, the soundproofing being inadequate to confine

the sound to the café; the gates were still not being locked at all times, employees were occasionally seen in the hallway and patrons remained outside on the sidewalk and in the temporary roadbed structure past the 10 PM closing time, making noise and disrupting the quality of life of residences; this residential block being particularly saturated with eating and drinking establishments, many having roadbed dining sheds, this block being residentially-zoned, the outdoor seating never having been previously permitted putting an undue burden on the quality of life of residences; and

- viii. **Whereas**, the impacts of the potential of later hours already negatively impacting the residents on the frequent occasions patrons remain past the hours on the existing tavern wine license, concerns being raised that, should this change in method of operation for later hours be approved, residents will experience these disruptions daily and based on the Applicant's history of not abiding by the current stipulated closing hours there are concerns that the hours would extend even later than midnight should this application be granted; and
- ix. **Whereas**, additional concerns being raised regarding the negative quality of life impacts of the roadbed seating there being at least nine roadbed structures on this residential-only zoned block, the Applicant being unwilling to remove the roadbed from the instant application, the Applicant never having been approved for outdoor seating aside from under the temporary program, the temporary program having ended, the Applicant having signed stipulations that they would return to CB2, Man. for any permanent seating once a program is in place, the Applicant never having submitted a 30-day notice for Expansion onto Municipal Property, it being unclear how the instant application can include a request for an extension of hours to the roadbed seating when there is currently no program in place to apply for outdoor seating, additionally the Applicant never filed the appropriate notice to use municipal property per NYSLA guidance issued June 30/2022; and
- ix. **Whereas**, the concerns raised back in 2021 regarding previous licensees reorienting their business model toward alcohol-centered concepts which is inappropriate in this residentially-zoned neighborhood appear to be coming to fruition – the Applicant changing the signage of their storefront logo from Sweet Rehab New York to Sweet Rehab Champagne Bar and adding Dessert and Champagne Bar signage, in addition the posted closing hours on their website has consistently been listed as 12 AM in derogation of their stipulation agreement; and
- x. **Whereas**, this application having originally been heard only two years ago with closing hours of 10 PM and 11 PM and no outdoor seating except as needed in the roadbed during the Covid emergency, questions being asked as to what had changed to bring the Applicant back so soon for a change in hours, the Applicant stating that they have a global clientele that is accustomed to eating later and coming after the theatre for dessert and champagne, concerns being raised that their location on this quiet, residentially-zoned street is not designed to serve the capacity of guests coming from all over the city, especially in the evening hours, and is better suited to serving the local neighborhood community as was presented in their original application, this block having been radically transformed over the past few years with many storefronts that had local businesses that served the neighborhood having been replaced by eating and drinking establishments, many of which have roadbed seating and the negative quality of life impacts this has had on residents of the block; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Change in Method of Operation Application for **770 Kitchen LLC dba Sweet Rehab 135 Sullivan St 10012**; 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 Change in Method of Operation to the existing On-Premises Liquor License is issued to this Applicant.

**Vote:** Passed, 33 Board Members in favor, 2 against (M. Metzger, R. Sanz).

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



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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 5. Mountain 6002 LLC 118 W 3rd St 10012 (RW–Restaurant) (Transfer)**
- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for a Restaurant Wine License to operate a vegetarian Chinese restaurant on the ground floor of a R7-2/C1-7-zoned, five (5)-story walk-up tenement building (circa 1886) on West 3<sup>rd</sup> Street between MacDougal Street and Sixth Avenue (Block #543/Lot #20), the building falling within NYC LPC’s designated South Village Historic District; and
  - ii. Whereas**, the premises is approximately 1,900 sq. ft.; there will 14 tables with 42 seats and one bar with 0 seats for a total seated occupancy of 42 persons; there is one (1) entry which will serve as patron ingress and egress, one emergency exit 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 11 AM to 12 AM 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, live music, 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 2014 to approximately 2022 as Miyabi Sushi Japanese Restaurant NY Inc dba Miyabi (SN#1279571) with a similar method of operation, albeit a Japanese restaurant as opposed to a Chinese restaurant, the Applicant having worked as an Assistant Manager there and this being a transfer of assets, prior to 2014 the premises was unlicensed and operated as a video and record store known as “Bleecker Bobs”; and

- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **107 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 9 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 full-service Chinese 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 close all doors and windows at all times allowing only for patron ingress and egress.
  8. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. 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, security personnel/doormen.
  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 Restaurant Wine License in the name of **Mountain 6002 LLC 118 W 3rd St 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 6. Union Square Rice LLC dba Glaze Teriyaki 110 University Pl aka 21 East 12<sup>th</sup> Street 10003 (RW–Restaurant) (*previously unlicensed*)**
- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for a Restaurant Wine License to operate a fast casual teriyaki restaurant on the ground floor of a C1-7/C6-1-zoned, 23-story mixed use building (circa 2016) on University Place between East 12<sup>th</sup> and East 13th Streets (Block #570/Lot #7503); and
  - ii. Whereas**, the recently-constructed, ground floor storefront is approximately 1,750 sq. ft., there will be nine (9) tables and 20 seats and no bars for a total seated patron occupancy of 20 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
  - iii. Whereas**, the hours of operation will be from 11:30 AM to 10 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, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
  - iv. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **47 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 4 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

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

1. Premises will be advertised and operated as full-service fast casual teriyaki restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11:30 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will have no more than four (4) televisions no larger than 50" used to display the menu. There will be no projectors and TV will operate in "closed caption" mode only without sound.
7. Will close all doors and windows at all times allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
11. All sales of alcohol will be sold by the bottle or can in individual serving sizes.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
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 Wine License in the name of **Union Square Rice LLC dba Glaze Teriyaki 110 University Pl aka 21 East 12<sup>th</sup> Street 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.

**Vote:** Unanimous, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **iCook Bowery Inc. dba Sanmiwago, 90-92 Bowery aka 151-155 Hester St. 10013 (RW–Restaurant) (previously unlicensed)**
  - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for a Restaurant Wine License to operate a restaurant focusing on dumplings, noodles and Chinese and Taiwanese food on the ground floor of a /C6-1G-zoned, seven (7)-story commercial building (circa 1985) on the northwest corner of Bowery and Hester Street (Block #239/Lot #38), the entry being on Hester Street, the building falling within the Special Little Italy District; and
  - ii. **Whereas**, the ground floor storefront is approximately 1,000 sq. ft., there will nine (9) tables and 18 seats and no bars for a total seated patron occupancy of 18 persons; there is one (1) patron entry which will serve as patron ingress and egress, one staff entry which will serve as staff 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 10:00 AM to 2 AM Sundays through Saturdays (7 days a week) with the service of alcohol ending at 12 AM nightly; there is no music; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
  - iv. **Whereas**, the storefront premises was previously unlicensed, the Applicant having opened and been operating at the location since 2021 without a liquor license, prior to that the premises was operated as Golden King Bakery since at least 2009; and



- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **68 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 6 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 full-service Asian cuisine focusing on dumplings, noodles and Chinese and Taiwanese food with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 10:00 AM to 2 AM Sundays through Saturdays (7 days a week) with the service of alcohol ending at 12 AM (midnight) daily. 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 music.
  6. Will not have televisions.
  7. Will close all doors and windows at all times allowing only for patron ingress and egress.
  8. Will not install or have French doors, operable windows or open facades.
  9. Will not make changes to the existing façade except to change signage or awning.
  10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  12. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
  13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  14. 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 Wine License in the name of **iCook Bowery Inc. dba Sanmiwago, 90-92 Bowery aka 151-155 Hester 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.

**Vote:** Unanimous, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. Grande Gusto Ristorante LLC, 188 Grand St. 10013 (RW–Restaurant) (*previously unlicensed*)**
- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for a Restaurant Wine License to operate an Italian restaurant on the ground floor and cellar of a /C6-2G-zoned, four (4)-story commercial building (circa 1900, altered 1981) on the northeast corner of Grand and Mulberry Streets (Block #471/Lot #59), the building falling within the Special Little Italy District; and
  - ii. Whereas**, the ground floor storefront is approximately 5,000 sq. ft. with 2,500 sq. ft. on the ground floor connected by interior stairways to a 2,500 sq. ft. cellar, there will 26 tables and 78 seats and one (1) bar with 17 seats on the ground floor and one (1) table and 16 seats in the cellar as a private dining room for a total seated patron occupancy of 111 persons; there are two (2) patron entries (one on Grand Street and one on Mulberry Street) which will serve as both patron ingress and egress, and five (5) bathrooms; the Applicant will be installing operable doors on Mulberry Street on the south side only of the entryway; there will be no outdoor seating at this time and any future outdoor seating will end by 10 PM; and
  - iii. Whereas**, the hours of operation will be from 11:00 AM to 12 AM 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, live music, 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 unlicensed and was the location of Alleva Dairy cheese shop (“the oldest cheese shop in America”) from 1892 until March 2023; and

- v. **Whereas**, concerns were raised about the large size of the restaurant, the installation of operable doors and the potential for upwards of 50 seats on the sidewalks of Mulberry and Grand Street once there is an outdoor seating program in place, and a significant numbers seats temporarily placed in the streets during the many street closures including open streets programs/Mulberry Mall and other street festivals, Mulberry Street's sidewalks currently being quite congested with the many restaurants having sidewalk and roadbed seating, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 89 active liquor licenses within 750 feet of the proposed premises to be licensed and an additional 7 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 11:00 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  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 have no more than one (1) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
  7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
  8. French doors, operable windows or open facades may only be installed on the Mulberry Street frontage and only in that portion of the façade that is to the south of the Mulberry Street entry. The remaining façade on the north side of the Mulberry Street entry will remain fixed as will the frontage on Grand Street.
  9. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and will keep current at all times required Permits and Certificates.
  10. 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.
  11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  12. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
  13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  14. Will appear before CB2, Man. for change in method of operation prior to submitting plans for any sidewalk, roadbed or other outdoor seating. Any future outdoor seating will end at 10 PM nightly.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for a new Restaurant Wine License in the name **Grande Gusto Ristorante LLC, 188 Grand 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.

**Vote:** Unanimous, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. Torishiki USA, LLC dba Torien, 292 Elizabeth St. 10012 (OP–Restaurant) (Class Change)**

- i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via to present an application for an upgrade of their Restaurant Wine License (SN#1311764, exp. 8/31/2025) to an On-Premises Liquor to enable them to sell Japanese Whiskey in conjunction with their high-end, reservations-only Japanese Yakitori Restaurant with an international following, the premises being located in a C6-2-zoned, six (6)-story, mixed-use building (c. 1900) on Elizabeth Street between East Houston and Bleecker Streets (Block #521/Lot #65) in Greenwich Village, the building falls within the designated NYC Landmark NoHo East Historic District; and
- ii. **Whereas**, the premises has been licensed with a Restaurant Wine license (SN# 1311764) by this same Applicant since 2018, the Applicant last appearing before CB2, Man. in September/2021 due to a Corporate Change from a Corp. to an LLC and a request for a later closing time; and
- ii. **Whereas**, the two-story premises is roughly 2,400 sq. ft. (1,200 sq. ft. each on ground floor and basement); there are two (2) tables with eight (8) seats and one (1) food counter with 19 seats, for a total of 27 interior seats, all on ground level with the basement level being used for storage and other non-patron auxiliary uses; usage appears to conform to NYC DOB regulations as indicated by a previously issued Letter of No Objection; and
- iii. **Whereas**, the hours of operation are Sunday to Saturday from 5:00 PM to 12:30 AM, music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

v. **Whereas**, the Applicant executed and has had notarized a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the new On-Premises Liquor License as follows:

1. Premises will be advertised and operated as full-service, high-end reservations-only Omakase-style Japanese Yakatori restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5:00 PM to 12:30 PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. The only service of spirits will be of Japanese Whiskey. There will be no mixed cocktails and no other types of spirits served.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
9. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in the case of emergency.
10. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
11. Applicant will ask all car services to pick up at the corner of Houston Street rather than on Elizabeth Street and ask their customers to make such arrangements.
12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
13. Will not install or have French doors, operable windows or open façades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
20. Will appear before CB2, Man. for change in method of operation 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 50 active licensed premises within 750 feet of the subject premises, in addition to 1 pending licenses, this block in particular being quiet and residential in nature, the Applicant having operated at this location since 2018, their method of operation being reservation-only Omakase having a low impact on the block and not having created any traffic or noise issues since opening, additionally the request for an upgrade is to enable them to serve Japanese whiskey only as a complement to the Yakitori, there being no other spirits or any mixed cocktails

served, 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 **Torishiki USA, LLC dba Torien, 292 Elizabeth 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, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 10. Dante Grove St LLC 85 MacDougal aka 83-85 MacDougal St, north store 10012 (new OP-Restaurant)**
- i. Whereas**, the Applicants and the Applicant's Attorney originally appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in March/2023 to present an application to the NYS Liquor Authority for a new On-Premises Restaurant Liquor License to operate an all-day Italian restaurant on the ground floor of a R7-2-zoned, six (6)-story mixed-use building (c. 1910) on MacDougal Street between Bleecker and East Houston Streets (Block #236/Lot #26) the building falling within the NYC LPC's designated South Village Historic District, which CB2, Manhattan unanimously recommended approval of the application at their March/2023 full board meeting; and
- ii. Whereas**, the Applicant sent renotification this month to update the corporate name and as over 270 days had passed since their 30-day notice and they had not yet filed with the NYSLA they needed to renotify, there being no changes to the principals or to the application, a stipulation agreement in the new entity name was executed and notarized prior to this month's committee meeting with appearance being waived; 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 **Dante Grove St LLC 85 MacDougal aka 83-85 MacDougal St, north store 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the NYSLA Liquor License.

**Vote:** Unanimous, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### 11. **Kazumi Omakase Inc. 31 W 8th St. 10011** (new TW–Bar/Tavern)

- i. **Whereas**, the Applicants and the Applicant’s Attorney originally appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in March/2023 to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate a Japanese Omakase and contemporary Korean restaurant on the ground floor of a C4-5-zoned, five (5)-story tenement building (c. 1845) on West 8<sup>th</sup> Street between Fifth Avenue and MacDougal Street (Block #572/Lot #59) the building falling within NYC LPC’s designated Greenwich Village Historic District and the designated Limited Commercial District; CB2, Manhattan unanimously recommended approval of the application at their March/2023 full board meeting; and
- ii. **Whereas**, the NYSLA asked the Applicant to renotify the Community Board this month to clarify that the application was for a Tavern Wine license as opposed to a Restaurant Wine license, the March/2023 executed and notarized stipulation agreement being for a Tavern Wine license, their original 30-day notice being for a Tavern Wine license but the description stated sushi restaurant instead of bar/tavern, there being no change to the stipulation agreement needed, appearance was waived; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License in the name **Kazumi Omakase Inc. 31 W 8th 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:** Unanimous, 35 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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January 3, 2024

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

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. Iaccas Corp dba Old Fashion Cafe 110 Thompson 10012 (OP–Restaurant) (Change in Method of Operation)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on December 5, 2023, the Applicant requested **to lay over** this application to January/2024 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 **Iaccas Corp dba Old Fashion Cafe 110 Thompson 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, 35 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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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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **13. South Village Hospitality Group LLC dba Carroll Place 157 Bleecker St 10012 (OP–Restaurant) (Alteration)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 5, 2023, the Applicant requested to lay over this application to January/2024 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 **South Village Hospitality Group LLC dba Carroll Place 157 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, 35 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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NY State Liquor Authority 163 W. 125th Street  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **14. 219 Mulberry LLC dba Ruby's 219B Mulberry St 10012 (RW–Restaurant) (Alteration)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 5, 2023, the Applicant requested to lay over this application to January/2024 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

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

**Note:** Unanimous, 35 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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NY State Liquor Authority 163 W. 125th Street  
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Dear Sir/Madam:

At its Full Board meeting on December 19, 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*) (failed to appear)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 5, 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 **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 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.

**Note:** Unanimous, 35 Board Members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

**Whereas**, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 5, 2023, the Applicant requested **to lay over** this application to February/2024 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, 35 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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NY State Liquor Authority 163 W. 125th Street  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **17. APPA LLC 227 Mulberry St, Store 2 10012 (TW–Bar/Tavern)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 5, 2023, the Applicant requested **to lay over** this application to January/2024 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 **APPA LLC 227 Mulberry St, Store 2 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, 35 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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NY State Liquor Authority 163 W. 125th Street  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **18. Apex Lifestyle Group LLC 7 Spring St 10012 (RW–Restaurant) (failed to appear)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 5, 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 **Apex Lifestyle Group LLC 7 Spring St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 35 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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NY State Liquor Authority 163 W. 125th Street  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **19. 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 December 5, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that 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, 35 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **20. Amo Restaurant Corp 15 E 12th St 10003 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 5, 2023, the Applicant requested **to lay over** this application to January/2024 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 **Amo Restaurant Corp 15 E 12th 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, 35 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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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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **Aramark Services Inc 225 Varick St, 12th Fl 10014** (New RW–Catering Facility) (*previously unlicensed*)
  - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application to the NYS Liquor Authority for a new Catering Establishment Wine License on the 12<sup>th</sup> floor of a M1-5-zoned, 12-story office building (c. 2015) that will be occupied by Squarespace; and
  - ii. **Whereas**, the catering facilities will be ancillary to the business operated by Squarespace and there will be no outside promoters with all events being sponsored by Squarespace, the service of alcoholic beverages will be confined to the 12<sup>th</sup> floor only; and
  - iii. **Whereas**, the hours of operation for the service of alcohol will be from 4 PM to 9 PM Sundays to Saturdays (7 days a week); there will be no exterior spaces, 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,
  - vi. **Whereas** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Catering Establishment Wine License, with those stipulations as follows:
    1. Premise will be advertised and operated as a catering establishment serving the commercial office space of Squarespace.
    2. The hours of operation will be Sundays to Saturdays from 4 PM to 9 PM every day/night.

3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
4. Will play quiet ambient recorded background and live music only. No music will be audible in any adjacent residences at any time.
5. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and will keep current at all times required Permits and Certificates.
6. 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.
7. Will not have unlimited drink or unlimited food and drink specials. No pitchers of beer.
8. 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.
9. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
10. Will appear before CB2, Man. for change in method of operation 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 new RW Catering Facility License in the name of **Aramark Services Inc 225 Varick St, 12th Fl 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.

**Vote:** Passed, 35 Board Members in favor, 1 against (Z. Kazzaz).

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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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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **ReBoot West Village LLC dba Two Boots, 101 7th Ave South 10014 (TW–Restaurant) (*previously unlicensed*)**
  - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 for a new Tavern Wine License to operate a casual pizzeria on the ground floor of a C4-5-zoned, five (5)-story mixed-use building (c. 2011) on the northwest corner of Bowery and Hester Street (Block #239/Lot #38), the entry being on 7<sup>th</sup> Avenue South between Grove, Barrow and West 4<sup>th</sup> Streets, the building falling within NYC LPC’s designated Greenwich Village Historic District; and
  - ii. **Whereas**, the ground floor storefront is approximately 1,600 sq. ft., there will five (5) tables and 14 seats and one food counter with seven (7) seats for a total seated capacity of 31 persons; there is one (1) entry which will serve as ingress and egress and one (1) emergency exit and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; the Applicant currently has sidewalk seating as part of the temporary Open Restaurants program; and
  - iii. **Whereas**, the hours of operation will be from 12 PM to 10 PM Sundays through Wednesdays, 12 PM to 12 AM Thursdays and 12 PM to 4 AM Fridays and Saturdays with the service of alcohol ending at 2 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

- iv. **Whereas**, the storefront premises was previously unlicensed, the Applicant, whose original Two Boots Restaurant opened on Avenue A in 1983, had been operating at 73 Greenwich Avenue from 1995–2018 at which time it closed and re-opened at this location in March 2019 and has been operating here since without a liquor license; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **98 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 16 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, the Applicant having been a fixture of the neighborhood for close to 30 years; 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 pizzeria restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 12 PM to 10 PM Sundays through Wednesdays, 12 PM to 12 AM Thursdays and 12 PM to 4 AM Fridays and Saturdays with the service of alcohol ending at 2 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 outdoor area for commercial purposes except for a sidewalk café located immediately adjacent to the storefront 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 10 PM. All tables and chairs will be removed from the sidewalk 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 at any time.
  8. Will not have televisions.
  9. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
  10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  11. Will not install or have French doors, operable windows or open facades.
  12. Will not make changes to the existing façade except to change signage or awning.
  13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  15. 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, 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.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **ReBoot West Village LLC dba Two Boots 101 7th Ave South 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.

**Vote:** Unanimous, 36 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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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **Sushi Makoto Inc 204-208 W 14th St 10011** (RW–Restaurant) (*previously unlicensed*)
  - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate an Omakase Japanese Restaurant in a ground floor storefront located within a C6-2A zoned, six-story mixed-use building (c. 1969) on West 14<sup>th</sup> Street between Seventh and Eighth Avenues (Block #618/Lot #28); and
  - ii. **Whereas**, the storefront proposed to be licensed was previously operated as fast casual restaurant “Dirty Bird” with a restaurant wine license; the interior storefront is 1,800 sq. ft., with 1,100 sq. ft. on the ground floor connected by an interior staircase to 800 sq. ft. in the basement (used for storage purposes only), the ground floor consisting of two distinct operations with two distinct entrances, the provided diagram not showing square footage of each space, the spaces being joined in the kitchen / service area but separated by a wall in the patron area, the restaurant area having one (1) table with four (4) patron seats, and one food counter with eight (8) additional seats for a total indoor seated patron occupancy of 12 persons, there is one entry serving as patron ingress and egress and one (1) patron bathroom, there is a second entry to a separate storefront, joined on the interior through the kitchen area, the second storefront will operate serving bubble tea and will have no service of alcohol, there are eight (8) tables and eight (8) seats and no bathrooms, the combined storefront infill not having operable doors that open out to the sidewalk; and
  - iii. **Whereas**, the hours of operation will be Sundays to Saturdays from 11 AM to 11 PM, music will be quiet, ambient recorded background only; there will be no DJ’s, 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 has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:

1. The Applicant will operate a full-service Japanese Omakase restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sundays to Saturdays from 11 AM to 11 PM. No patrons will remain after stated closing time.
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 music only. No music will be audible in any adjacent residences at any time.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will not have televisions.
8. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
9. Will ensure there is no service of alcohol in the adjacent ”Bubble Tea” storefront.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will 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” and will not sell pitchers of beer.
14. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for change in method of operation 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 Wine Liquor License to **Sushi Makoto Inc 204-208 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:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. Savta NYC LLC 259 Bleecker St 10014 (RW–Restaurant) (Transfer)**

- i. Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 for a Restaurant Wine License to operate a full-service family restaurant on the ground floor of a R7-2/C1-5-zoned, six (6)-story walk-up tenement building (circa 1904) on Bleecker Street between Jones and Cornelia Streets (Block #590/Lot #2), the building falling within NYC LPC's designated Greenwich Village Historic District Extension II; and
- ii. Whereas**, the premises is approximately 2,340 sq. ft. with 1,170 sq. ft. on the ground floor connected by both an interior stairway and exterior sidewalk hatch to 1,170 sq. ft. in the basement, there being no patron use of the cellar; there will be 13 tables with 32 seats and one bar with eight (8) seats for a total seated occupancy of 40 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; there will be no outdoor seating; and
- iii. Whereas**, the hours of operation will be from 9 AM to 10 PM Sundays, 12 PM to 10 PM Mondays through Thursdays, 12 PM to 11 PM Fridays and 9 AM to 11 PM Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. Whereas**, the storefront premises was previously operated from 2014 to approximately 2023 as Baker & Co (SN#1273385, exp. 3/31/24) with a similar method of operation, this being a transfer of assets to the Applicant; and

- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **111 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 11 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- 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 full-service restaurant serving meat, poultry, pasta and seafood, specifically a restaurant where the entire family will have something on the menu with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 9 AM to 10 PM Sundays, 12 PM to 10 PM Mondays through Thursdays, 12 PM to 11 PM Fridays and 9 AM to 11 PM 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 close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
  8. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
  9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
  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 Restaurant Wine License in the name of **Savta NYC LLC 259 Bleecker 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.

**Vote:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. BL Canal LLC 167 Canal St. 10013 (TW–Bar/Tavern) (*previously unlicensed*)**

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 for a new Tavern Wine License to operate a casual pizzeria selling pizza by the slice and whole pies in addition to sandwiches, salads, wings and gelato on the ground floor of a C6-1G-zoned, five (5)-story commercial building (c. 1900) on the northwest corner of Canal and Elizabeth Streets (Block #204/Lot #27), the building falling within the Special Little Italy District; and
- ii. Whereas**, the ground floor storefront is approximately 1,300 sq. ft. with 700 sq. ft. on the ground floor and 600 sq. ft. in the basement, the basement being accessed via a sidewalk hatch with no patron access to the cellar, there will six (6) tables and 12 seats and one bar no seats for a total seated capacity of 12 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; there may be an operable door installed on Canal St but it will not be utilized; there will be no outdoor seating; and
- iii. Whereas**, the hours of operation will be from 11 AM to 2 AM Sundays through Saturdays (7 days a week), with the service of alcohol ending at 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

- iv. **Whereas**, the storefront premises consists of combining two previously unlicensed storefronts, one of which had been operated as a jewelry store for many years, the other had most recently been a tea shop and prior to that another jewelry store; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **53 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 7 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as pizzeria restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 11 AM to 2 AM Sundays through Saturdays (7 days a week), with the service of alcohol ending at 12 AM Sundays through Thursdays and 1 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. No music will be audible in any adjacent residences at any time.
  6. Will have no more than one (1) television no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
  7. Will close all doors and windows at all times, including any operable façades, allowing only for patron ingress and egress through the standard entry doorway.
  8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  9. There may be an operable window or open facade to the west of the entry door on Canal Street but will keep it closed at all times. Large window area on Elizabeth Street will remain fixed / not operable.
  10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  11. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  13. 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, security personnel/doormen.
  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 Tavern Wine License in the name of **BL Canal LLC 167 Canal 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.

**Vote:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **Par Avion Group LLC dba TBD, 37 Carmine St 10014** (New TW–Bar/Tavern) (installing operable windows) (*previously unlicensed*)
  - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate a wine bar in a five-story, tenement-style residential building (c. 1910) on a residentially-zoned block of Carmine Street between Bleecker and Bedford Streets (Block #586/Lot #36), this building and area falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
  - ii. **Whereas**, the Applicant seeks to gut renovate the existing ground floor storefront, which was previously operated for decades as a printing solutions business closing every evening by 8 PM, to open a wine bar serving classic French small plates while also seeking to install operable windows that will open up the entire interior premises to the exterior public sidewalk in front, with the premise proposed to be licensed having never previously been licensed for the service of alcohol or for eating/drinking purposes; and
  - iii. **Whereas**, the ground floor premise is roughly 830 sq. ft., with an additional 830 sq. ft. in the cellar/basement, the cellar/basement being for storage purposes; there is no kitchen, a food prep space is identified behind a large 28' stand up bar, no Letter of No Objection from the NYC Dept. of Buildings was presented, there are 22 interior tables with 44 patron seats, with the aforementioned stand up bar having an 18 additional seats and one (1) service counter for a total of 62 patron seats in the premises, and one (1) bathroom; and

- iv. **Whereas**, the proposed hours of operation are from 12 PM to 12 AM on Sundays, 5 PM to 12 AM Monday through Thursday, 5 PM to 2 AM Fridays, and 12 PM to 2 AM on Saturdays; music will be recorded background, no DJ's, no live music or televisions; and
- v. **Whereas**, the Applicant originally appeared in September/2023 for an On-Premises License at this location with a similar method of operation and which included sidewalk seating, the application being met with significant opposition from the community and local block associations, the Church on the same block (Our Lady of Pompei) also submitting documentation confirming its church building is exclusively used as a place of worship, with its frontage and doors on Carmine Street being within 200 feet of the premises proposed to be licensed, the application resulting in a denial recommendation at CB2, Man.'s September full board meeting; and
- vi. **Whereas**, there was again significant opposition to this application from residents living on Carmine Street, and the storefront's immediate neighbors living adjacent to and next door, as well as multiple block associations (Carmine Street, Bedford Downing Street, Central Village and West Village Residents); and
- vii. **Whereas**, those who appeared in opposition voiced concerns about license saturation on their residentially-only zoned block and within the immediate area, with Carmine Street having transformed over the last decade from one that offered dry retail business that predates the residential zoning to one lined with licensed late night establishments, with no business diversity, exacerbated by the Open Restaurant program allowing **all** the existing and future licensed establishments to open out onto the sidewalk and roadway where they were previously not permitted, the block being currently zoned for residential use only, many of the licensed storefronts having open facades allowing interior music to escape out to the public sidewalk, the impacts of noise, trash, rodents and traffic from such oversaturation taking over the neighborhood, having significant impacts on residents; and
- viii. **Whereas**, still other long-time residents living immediately next door on the ground floor appeared in opposition, with their building sharing a wall with the proposed bar, voicing concerns regarding overhearing the activities of a bar just a few feet away from their windows and having adjoining walls, the buildings being old with limited insulation between them, with interior music having a devastating impact on their lives; and
- ix. **Whereas**, the Applicant asking for 2 AM closing on Fridays and Saturdays and unwilling to consider earlier hours in this heavily licensed residential area, residents pointing out that the ten existing restaurants on Carmine Street between Bedford and Bleecker Streets all close earlier than the instant application, many by more than two hours earlier, the Applicant continuing to show a lack of understanding of prevailing norms on the block; and
- x. **Whereas**, the Applicant did submit a petition with signatures from residents but the petition did not properly identify the address and its proposed method of operation, and long-time residents living next door and in the immediate area appearing in opposition questioned the credibility of the petition, further indicating no attempt was made to contact them; and
- xi. **Whereas**, no one appeared in support of the application; and
- xii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **93 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 7 pending licenses within this same area, the location to be



licensed is located in a residentially zoned community, has no kitchen, which limits its method of operation to one based on the service of alcohol, the transformation of this area causing existing residents to absorb many adverse impacts that the addition of another license will exacerbate; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License for **Par Avion Group LLC dba TBD, 37 Carmine St 10014**; 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 (C. Dignes, 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. Officina 1397 LLC dba Bar Pisellino 92 7th Ave South aka 52 Grove St 10014 (OP–Bar/Tavern)**

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application to the NYS Liquor Authority for an On Premise Tavern Liquor License to operate a tavern and tapas bar serving Italian café style menu in the ground floor storefront of a three (3)-story, C4-5-zoned, mixed-use building (c. 1933) on 7<sup>th</sup> Avenue South between Bleecker and Grove Streets (Block #591/Lot #10), the building falling within NYC LPC’s Greenwich Village Historic District; and
- ii. Whereas**, the premises proposed to be licensed had operated since 2006 as Panzi Enterprises LLC dba Panca (SN# 1183943, exp 4/2023); and
- iii. Whereas**, the ground floor premises is roughly 1,200 sq. ft.; there are ten (10) tables with 20 seats and one bar with no (0) seats for a total seated patron occupancy of 20, there is one (1) entry which will serve as patron ingress and egress 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
- iv. Whereas**, the hours of operation are from 7 AM to 11 AM Sundays through Thursdays and 7 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 live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and

- v. **Whereas**, the Applicant is the principal of other bars and restaurants in the immediate area including one in same building going by the name of Pisellino with a On-Premises Tavern liquor license (SN#1304160), separated from the instant application by one storefront which is currently a liquor store, the Applicant's other establishments being very popular, with crowds frequently gathering on the sidewalk waiting for entry at many of the establishments, sidewalk seating at Pisellino being placed on the sidewalk not only next to the building but also on the curbside, with standing patrons frequently congregating in the sidewalk area as well making the sidewalk impassable to pedestrians, the Applicant's public interest statement stating that the instant application will alleviate clients coming to their other establishments from waiting on the street, this same statement was made with the Applicant appeared before CB2, Man. to open Pisellino, the Applicant recognizing this is an issue and agreeing to make every effort to alleviate the sidewalk congestion at all of their establishment; 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 Premise Liquor License, with those stipulations as follows:
1. The Applicant will operate an Italian tavern/tapas bar with full menu items available until closing every night.
  2. The hours of operation will be 7 AM to 11 AM Sundays through Thursdays and 7 AM to 1 AM Fridays and Saturdays. No patrons will remain after stated closing time.
  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 music only. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress
  8. Will not install or have French doors, operable windows or open facades.
  9. Will not make changes to the existing façade except to change signage or awning.
  10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  11. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
  12. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
  13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  14. Will appear before CB2, 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.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, this area already being saturated with liquor licenses, there being **103 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 14 pending licenses within this same area,

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-Premises Tavern Liquor License to **Officina 1397 LLC dba Bar Pisellino 92 7th Ave South aka 52 Grove St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 36 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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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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. Mino Wine Bar, LLC dba Mino Brasserie 225 W. 12<sup>th</sup> St. 10011 (New OP–Restaurant) (Class Change)**
- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA #2 Licensing Committee to present an application to the NYSLA for a new On-Premises Restaurant Liquor License to operate a Wine Bar and Brasserie in a corner storefront located in a five-story tenement styled apartment building (c. 1837) on the northeast corner of Greenwich Avenue and West 12<sup>th</sup> Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and
  - ii. Whereas**, the ground floor storefront location has been operated as a Wine Bar and Brasserie by the Applicant since it opened in 2022 with a restaurant wine license, the storefront location having never previously operated with an on premises liquor license subject to 500 foot rule requiring the Applicant to satisfy the public interest standard; and
  - iii. Whereas**, the ground floor storefront is roughly 2,500 sq. ft. (1500 sq. ft. ground floor and 1000 sq. ft. basement with the basement not being presented for patron service), the ground floor space having 27 tables with 54 patron seats, 1 stand-up bar with 12 seats for a total interior patron seated occupancy of 66 seats, with a single patron entrance on the corner of West 12th Street and Greenwich Avenue, two (2) bathrooms, in addition to casement windows running along the front facade which open out to the sidewalk; a Certificate of Occupancy for the location was presented which permits “stores” and “medical offices,” but does not permit eating and drinking, the Applicant when seeking its restaurant wine license agreed in its stipulations to obtain a Letter of No Objection from the NYC DOB which would permit their use and occupancy at the licensed premises for eating and drinking purposes, the Applicant not presenting in the instant Application the Letter of No Objection that it had previously agreed to obtain; and

- iv. **Whereas**, the hours of operation proposed are Sunday through Thursday from 12 PM to 12 AM and Fridays/Saturdays from 12 PM to 1 AM, interior music being at background levels only, with no dancing, TVs, DJs, no promoted events, no scheduled performances or cover fees, no security; and
- v. **Whereas**, the instant Application also includes the use a sidewalk café with 1 table and 2 seats on Greenwich Avenue and 6 tables and 12 seats on West 12<sup>th</sup> Street; and
- vi. **Whereas**, this is the second application by this Applicant for an on premise liquor license at this location, the prior application not establishing that the public interest would be served, the application resulting in a deny recommendation from this Community Board, for reasons previously articulated in a resolution forwarded to the NYSLA from November/2021; and
- vii. **Whereas**, the Applicant also operates two other wine bars in Community Board 2, at 194-196 Spring Street (St. Tropez Soho; RW#1313689) and at 302-304 West 4<sup>th</sup> Street (St. Tropez Wine Bar; OP#1324076) with the operations at both wine bars generating complaints, operating in violation of their prior agreements and stipulations with this Community Board, the Applicant providing no avenue for amending or correcting their method of operations at each of these licensed establishments, previously incorporated in the multiple licenses by their agreements, as well as the residents and surrounding community where they are sited; and
- viii. **Whereas**, at 194-196 Spring Street, despite agreeing not to operate with any outdoor areas for commercial purposes with the exception of no more than 5 tables and 10 seats operating on the sidewalk in front of the premises, the Applicant is now operating at this location with a large enclosed wooden shed, with roof, in the roadway, with tables and chairs in the roadway and on the sidewalk, greatly in excess of the 5 tables previously agreed upon; and
- ix. **Whereas**, this same location (194-196 Spring Street) was also the source of significant complaints during the Covid Pandemic in 2020 for large numbers of patrons being served and consuming alcohol without food, congregating outside, blocking the sidewalk for pedestrians, blocking the adjacent bikeway and roadway, the complaints having been presented with photographic and video evidence from residents living in the area, resulting in a withdrawal by the Applicant for the On-Premises Liquor License application; and
- x. **Whereas**, this same Applicant, when applying for its current on premise liquor license at 302-304 West 4<sup>th</sup> Street in January/2020, a location like the instant application, never previously licensed with an on premise license subject to the public interest standard, agreed with the surrounding community for the purpose of garnering said license approval from the local West 12<sup>th</sup> Street block association, surrounding community of residents, and CB2 Manhattan, “not to operate in any outdoor area for commercial purposes,” the licensed premises also being located in a residentially zoned area; and
- xi. **Whereas**, despite the Applicant’s prior agreement not to serve alcohol to any areas outside of the licensed premises at 302-304 West 4<sup>th</sup> Street, the Applicant is currently serving alcohol to a large enclosed wooden shed, with roof, located in the roadway, across a narrow public sidewalk, where there is extensive service to a number of undisclosed tables and chairs at the exterior, the Applicant again providing no avenue to correct, or to amend the disruptive change in method of operation outside its licensed premise, in violation of its prior agreements, with this significant change in method of operation requiring a new, alteration application to the NYSLA, required to change its method of operation so that residents in the immediate area can be heard, and alterations properly reviewed; and

xii. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by the addition of another on premise liquor license at this location, the storefront in question never previously operating with an on premise liquor license, there being 55 active SLA licenses within 750 feet of the location proposed to be licensed, with 9 additional pending licenses, the Applicant having a history of not complying with its agreed upon stipulations and agreements with this Community Board, stipulations incorporated into its liquor license for gaining approval of its current licenses, at multiple licensed premises, those violations generating significant complaints, with the Applicant providing no avenue to resolve its on-going derogation of these agreed upon stipulations or revert to its prior agreements, the Applicant still not obtaining the proper permits from the NYC DOB for eating and drinking for the premises of the instant application; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **Mino Wine Bar, LLC dba Mino Brasserie, 225 W. 12<sup>th</sup> St. 10011**; and

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

**Vote:** Passed, 31 Board Members in favor, 5 against (C. Dignes, R. Kessler, M. Metzger, E. Olson, 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 9. Amber 135 New Inc., dba Amber, 135 Christopher Street New York, New York 10014 (OP–Restaurant) (Transfer)**
- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application to the NYS Liquor Authority for a transfer of an existing On-Premises Liquor License to continue to operate a Sushi restaurant serving Asian cuisine with neighborhood take out services in a ground floor storefront located within a four (4)-story residential building (c. 1911) on Christopher Street between Hudson and Greenwich Streets in Greenwich Village this building falling within NYC LPC’s designated Greenwich Village Historic District; and
  - ii. Whereas,** this is a change in ownership of the business, with the method of operation not changing and remaining the same as an Asian/sushi food restaurant serving the local community, the ground floor storefront is 1,000 sq. ft. with a full-service kitchen, there are 13 tables with 26 patron seats, one bar with five (5) seats for a total indoor seated patron occupancy of 31 persons, there is one (1) patron entry and one (1) patron exit on Christopher Street, and one (1) patron bathroom, the storefront infill being fixed without operable doors or windows; and
  - iii. Whereas,** the hours of operation will remain Sunday to Saturday from 11 AM to 12 AM Sunday to Thursday and 11 AM to 1 AM on Fridays and Saturdays, music will be quiet, ambient recorded background music only; there will be no DJ’s, no promoted events, or scheduled performances, no cover fees, one television; there will be no sidewalk café seating or other exterior service of alcohol included with this application; and



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

1. The Applicant will operate a full-service Sushi food restaurant with full menu items available until closing every night.
2. The hours of operation will be Sunday to Thursday from 11 AM to 12 AM and on Fridays and Saturdays from 11 AM to 1 AM.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk or roadbed seating.
5. Will not install or have French doors, operable windows or open facades.
6. Will not make changes to the existing façade except to change signage or awning.
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will have no more than two (2) television(s) no larger than 55". There will be no projectors and TV will operate in “closed caption” mode only without sound
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
13. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation 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, this area already being saturated with liquor licenses, there being **53 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 7 pending licenses within this same area, 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 a transfer of a Restaurant Wine Liquor License to **Amber 135 New Inc., dba Amber, 135 Christopher Street, New York, New York 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premise License.

**Vote:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 10. Capo Del Cibo Inc. dba TBD 213 6<sup>th</sup> Ave aka 18 King Street, New York, New York 10014 (OP–Restaurant))**
- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application to the NYS Liquor Authority for a new On-Premises Restaurant Liquor License to operate an Italian fusion restaurant in the ground floor of a R7-2, C1-5 zoned, six (6)-story mixed-use building (c. 1904) on the southwest corner of Sixth Avenue and King Streets (Block #519/Lot #30), this building falling within NYC LPC’s designated Charlton-King-Vandam Historic District; and
  - ii. Whereas**, the storefront proposed to be licensed was previously operated since 2017 as Soho Market & Beer with a restaurant wine license, and before 2017 was never previously licensed for the service of alcohol or for eating and drinking purposes; the interior storefront is small, roughly 600 sq. ft., with a 300 sq. ft. basement (used for storage purposes only), including 12 tables with 24 patron seats, one counter with 6 additional seats for a total indoor seated patron occupancy of 30 persons, there is one (1) patron entry and one (1) patron exit on Sixth Avenue, and one (1) patron bathroom, the storefront infill being fixed without operable doors or windows; and
  - iii. Whereas**, the hours of operation will be Sundays to Saturdays from 12 PM to 12 AM every day/night, music will be quiet, ambient recorded background only; there will be no DJ’s, no promoted events, or scheduled performances, no cover fees, and no televisions; there is no outdoor seating and no exterior service of alcohol at this time with any future outdoor seating closing at 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and

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

1. The Applicant will operate a full-service Italian fusion restaurant with full menu items available until closing every night.
2. The hours of operation will be Sunday to Saturday 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will close all doors and windows at all times, allowing only for patron ingress and egress.
6. Will not install or have French doors, operable windows or open facades.
7. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
8. Will play quiet ambient recorded background and live music only. No music will be audible in any adjacent residences at any time.
9. Will not have televisions.
10. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
11. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
12. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
14. Will appear before CB2, Man. for change in method of operation prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
15. Any future sidewalk seating will end by 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. There will not be any future use of the backyard and/or roadbed

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, this area already being saturated with liquor licenses, there being **68 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 5 pending licenses within this same area, 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 a new Restaurant Wine Liquor License to **Capo Del Cibo Inc. dba TBD 213 6<sup>th</sup> Ave, New York, New York 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 in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. Sushi Nozawa NYC LLC dba Kazunori fka A. Hernandez on behalf of entity TBD 205 Bleeker St. Suite B 10012 (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 April/2023 to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to operate a counter seat sushi restaurant in a ground floor storefront located within a six-story residential building on Bleeker Street between MacDougal Street and Sixth Avenue in Greenwich Village, with this building falling within NYC LPC’s designated South Village Historic District; and; CB2, Manhattan unanimously recommended approval of the application at their April/2023 full board meeting; and
- ii. **Whereas**, this was a renotification to change the licensee name and update the street address to include Suite B, there was no change in principals or method of operation, the Applicant has executed and notarized an updated stipulation agreement reflecting the update in licensee name and address prior to the committee meeting, with there being no changes to method of operation or principals appearance was waived; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License in the name **Sushi Nozawa NYC LLC dba Kazunori fka A. Hernandez on behalf of entity TBD 205 Bleeker St. Suite B 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **12. 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 Bank and West 12th Streets in November/2023, the full board recommending approval of the application; and
- ii. **Whereas**, following the November/2023 CB2, Man. full board meeting the Applicant updated their seating diagram and moved the bar from the 93 Greenwich Avenue storefront to the 95 Greenwich Avenue storefront with no substantive changes in seating; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the revised floor plans for **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 in November/2023 remain incorporated into the “Method of Operation” of the SLA Restaurant On-Premises Liquor License.

**Vote:** Unanimous, 36 Board Members in favor.

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



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

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

**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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13. 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 #1 Licensing Committee Meeting on December 6, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that 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:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. 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 December 6, 2023, the Applicant requested to lay over this application to January/2024 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:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15. Hudson River Rice LLC, dba Glaze, 350 Hudson St. 10014 (RW–Restaurant) (previously unlicensed)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 6, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that 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 **Hudson River Rice LLC, dba Glaze, 350 Hudson St. 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 36 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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January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **16. Savta NYC LLC 259 Bleecker St 10014 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 6, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that 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 **Savta NYC LLC 259 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:** Unanimous, 36 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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NEW YORK, NY 10012-1899

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

January 3, 2024

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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**17. Babi Restaurant Inc., dba Brasserie Vietnam, 282 Bleecker St. 10014 (RW–Restaurant) (failed to appear)**

**Whereas**, at the December/2022 CB2, Manhattan SLA Licensing Committee #2 Meeting 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 **Babi Restaurant Inc., dba Brasserie Vietnam, 282 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 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, 36 Board Members in favor.

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

Sincerely,



Donna Raftery, Chair  
SLA Licensing 1 and 2 Committees  
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 Kavanaugh, 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