

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

SLA1 LICENSING

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. Veg 240 Lafayette LLC 240 Lafayette St 10012 (RW–Restaurant)**
 - i. Whereas**, the Applicant and Applicant’s representative appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Indian restaurant in a ground floor storefront located within a five (5)-story mixed-use building (ca.1873) on Lafayette Street between Spring and Prince Streets (Block #496/Lot #32), the building falling within NYC LPC’s designated SoHo Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
 - ii. Whereas**, the existing storefront premises is roughly 2,191 sq. ft. (ground floor of roughly 1,246 sq. ft. connected via an interior stairway and sidewalk hatch to a 945 sq. ft. cellar with no patron use of the cellar), the interior consisting of 12 tables with 34 seats and no bars for a total indoor seated patron seating occupancy of 34 persons, there is one entrance serving as patron ingress and egress and one (2) patron bathroom, the storefront infill being fixed without operable windows or French doors; there is no outdoor seating; the Applicant has a valid Letter of No Objection for Eating and Drinking on the first floor from the NYC Department of Buildings; and
 - iii. Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 10 PM; there will be quiet background only consisting of music from iPod/CD’s/streaming services and one TV operating in closed-caption mode (no sound) showing menu items; all doors and windows will be closed at all times; there will be no

dancing, DJ's, live music, promoted events or scheduled performances, cover fees and no security/doormen; and

- iv. **Whereas**, the premises to be licensed previously operated with a Restaurant Wine license from approximately 2016 through 2020 under the name of E2 Lafayette LLC dba By Chloe (Lic ID# 0240-19-112165, Legacy SN# 1295189) with a similar method of operation; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **64 active licensed premises** within 750 feet of the proposed premises according to LAMP 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
- vi. **Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2, Man. which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the Restaurant Wine license, with those stipulations as follows:
 - 1. The premises will be advertised and operated as a full-service Indian Restaurant.
 - 2. Hours of operation will be Sundays through Saturdays from 11 AM to 10 PM.
 - 3. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 - 4. Will have no more than one (1) television no larger than 55" that will operate in "closed caption" mode only without sound.
 - 5. Will play recorded background music at conversational levels only.
 - 6. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 - 13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 14. Will not have dancing, DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
 - 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/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the Restaurant Wine application for **Veg 240 Lafayette LLC 240 Lafayette St 10012** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and

stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012 (OP-Tavern)

- i. Whereas**, the Applicant and Applicant's Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application for an On-Premises Tavern Liquor License to operate a tavern featuring backgammon on the ground floor of a C6-2 zoned, five (5)-story, mixed-use, tenement-style building (ca. 1900) on Spring Street between Bowery and Elizabeth Street (Block #492/Lot #42), the building falling within the Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 3,100 sq. ft. with approximately 1,580 sq. ft. on the ground floor and 1,500 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage purposes only, there being no patron use of the basement; there will be seven (7) tables with 14 seats in the front area and 12 tables with 24 seats in the rear and one (1) bar with nine (9) seats in the center area for a total seated patron occupancy of 47 persons and a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress, one (1) emergency exit and two (2) bathrooms; there is a backgammon-oriented retail area in the front which patrons enter through; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
- iii. Whereas**, the hours of operation will be from 8 AM to 12 AM Sundays through Saturdays (7 days a week) with the front seating area serving as a café during the daytime hours; 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 or barriers and no security personnel/doormen; and

- iv. **Whereas**, the storefront premises was previously operated from 2013–2020 as a Michelin star Thai Restaurant called Uncle Boon’s LLC (SN#1274110); and
- v. **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 **95 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 12 pending licenses, concerns being raised that the method of operation is that of a tavern asking for a 1 AM closing 7 days a week as opposed to a full-service restaurant with closing hours of 11 PM and 12 AM, there already being a number of late night establishments which have caused quality of life issues with nearby residents within a block of the instant application (18 Front Inc. dba Mother’s Ruin – Lic ID: 0340-22-107087, SN#: 1151149 – 4 AM close, Twelve Spring St Rest Corp dba The Vig Bar – Lic ID: 0340-23-133781, SN#: 1215096 – 4 AM close; 5 Spring Street Corp dba Sweet & Vicious Bar – Lic ID: 0340-22-108579, SN#: 1025224 – 2 AM close with rear yard), the method of operation focusing on the game of backgammon and including both a retail component and the service of coffee and café items during the morning and afternoon, the Applicant agreeing to reduce their closing hours to 12 AM, 7 days a week so as not to add to the late night activity on the block and entering into a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Tavern Liquor License, with those stipulations as follows:
 1. Premises will be advertised and operated as retail shop, café and tavern featuring backgammon with less than a full-service kitchen but will serve food during all hours of operation.
 2. The hours of operation will be 8 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.

12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
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/alteration 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 On-Premises Tavern Liquor License in the name of **Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **174 Mott Hospitality LLC and 174 Mott LLC 174 Mott St aka 368 Broome St 10012**
(New OP–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise Liquor License to operate an elegant wood-fired concept restaurant with the menu sourced from local farmers and East Coast fisherman in the ground floor and cellar storefront of a newly-renovated six (6)-story commercial building on the northeast corner of Mott and Broome Streets (Block #479/Lot #40), the building falling within the Special Little Italy District; and
 - ii. **Whereas**, the premises is approximately 5,613 sq. ft. with approximately 3,088 sq. ft. on the ground floor and 2,605 sq. ft. in the cellar, the cellar being accessed by an interior stairway; there will be approximately 38 tables with 92 seats and one (1) bar with ten (10) seats on the ground floor and approximately 34 seats in the cellar used for private dining only consisting of one private dining room with 12 seats and a second private dining room with 24 seats and one (1) service bar for a total seated patron occupancy for the premises of approximately 138 persons; there is one (1) patron entry on Mott Street which will serve as patron ingress and egress, one (1) service entrance also on Mott Street and four (4) patron 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 11 AM to 12 AM Sundays, 5 PM to 12 AM Mondays through Wednesdays, 5 PM to 1 AM Thursdays and Fridays and 11 AM to 1 AM Saturdays

with a last reservation of 10:30 PM 7 days a week; music will be recorded background music only; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel and no televisions; and

- iv. **Whereas**, the building was purchased approximately two (2) years ago by venture capital firm Alley Corp of which one of the principals on the instant application is the founder and CEO, the upper floors of the building will be used by Alley Corp for their offices as well as associated start-ups, the remaining two or three floors will be leased to other businesses – there will be no residential use of the building; the other listed principals on the instant application are also the principals of The Noortwyck LLC (Lic ID #0340-22-114889, SN #1343229) which has been operating in CB2, Man. since 2022 without any known complaints; and
- v. **Whereas**, a 40-year resident of the neighborhood spoke against the application citing the large number of liquor licenses in the immediate vicinity and the noise and quality of life concerns regarding the requested 2 AM, 7 days a week closing, that closing time being much later than all the other nearby restaurants which close not later than midnight and often earlier, additionally pointing out that this is a family-oriented neighborhood and many of the immediate neighbors are families living in old tenement-style buildings despite the Applicant's traffic study describing the area as being primarily known for upscale residences; another resident pointing out per the 2020 census (source: NYC's Population Finder) that the four blocks around the Applicant, with it at the crossroads, consists of 1,734 persons, 50.8% are Asian (non-Hispanic) and 95.8% are renter-occupied units, that there are upscale boutiques, restaurants and bars which are all signs of gentrification and displacement of the mom and pop shops that serve the old time residents, additional concerns were raised that the traffic study submitted did not acknowledge the excessive traffic in the evening rush hour and on the weekends with Broome Street being a major artery to the Holland tunnel, the application being for a large, upscale restaurant (126 persons) with multiple seatings an evening with patrons travelling by for-hire vehicle, further exacerbating the traffic issues; members of the Bowery Block Association and Bowery Alliance of Neighbors met with the Applicants and also voiced their concern that the late hours of the application were not in alignment with the residential nature of the neighborhood, as well as sharing concerns regarding further gentrification of the area; and
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **105 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 14 pending licenses, the Applicant hearing concerns of the block associations and residents and as a concession reducing their closing hours to 12 AM Sundays through Wednesdays and 1 AM Fridays and Saturdays, additionally agreeing to return to CB2, Man. if there is a substantive change in principals as the known reputation of the principals is part of the public interest of the instant application and entering into a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and
- vii. **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 Restaurant Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service, elegant wood-fired concept restaurant with the menu sourced from local farmers and East Coast fisherman with full menu items available until closing every night.
2. The hours of operation will be 11 AM to 12 AM Sundays, 5 PM to 12 AM Mondays through Wednesdays, 5 PM to 1 AM Thursdays and Fridays and 11 AM to 1 AM Saturdays with a last reservation of 10:30 PM 7 days a week. 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 not install or have French doors, operable windows or open facades.
6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Cellar will be used for private dining only.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades.
11. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
12. Total occupancy between the cellar and 1st floor will be roughly 180 persons.
13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for ground floor and cellar premises proposed to be licensed prior to opening.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. Will return to CB2, Man. if there is a change of principals as presented to CB2 with greater than 40% share of either 174 Mott Hospitality LLC or 174 Mott LLC or if there is going to be a change where a new entity comes in on an endorsement.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On Premise Liquor License to **174 Mott Hospitality LLC and 174 Mott LLC 174 Mott St. 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **Parcelle 72 MacDougal LLC dba parcelle macdougal 72 MacDougal St 10012 (OP–Restaurant) (Transfer)**
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a neighborhood restaurant featuring European and domestic wines in a one-story commercial building (c. 1858) on the residential block of MacDougal Street between West Houston and Bleecker Streets; and
 - ii. **Whereas**, the premises consists of 1,200 sq. ft. on the ground floor only; there will be 21 tables with 42 seats and one (1) bar with no seats for total interior patron seating of 42, there is one door serving as patron ingress and egress and two (2) bathrooms; there are operable French doors spanning the majority of the length of the premises, the Applicant will be changing the hinges so that the doors open to the interior of the premises; and
 - iii. **Whereas**, the hours of operation are from 12 PM to 12 AM Sundays through 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 10 PM every night, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and
 - iv. **Whereas**, the premises (Block #526/Lot #84) are zoned R7-2 (residential), the proposed non-conforming commercial use is claimed to be permitted by the applicant, and they stated that a Letter of No Objection had been sought by previous operators, yet no Letter of No Objection

or Certificate of Occupancy showing the use was allowable was produced, the space having previously been operated as restaurant for some time; and

- v. **Whereas**, this is a transfer application from LouLou LLC dba Babs, Lic ID 0340-23-136647, SN# 1316096 which operated a family restaurant serving breakfast, lunch and dinner from 2018 until closing in 2023; at the time of their license, sidewalk seating was not permitted in residential only zoned blocks such as this, this use being a non-conforming previously existing use; the instant application includes seating both in the sidewalk and the roadbed, the Applicant providing diagrams for both but concerns were raised that the diagram for the sidewalk did not allow for the necessary 10' clear path around the tree pit as required by the new Dining Out NYC program (this block of MacDougal Street is designated as a Regional corridor in NYC DOT's Pedestrian Mobility Plan requiring a 10' clear path), the Applicant changing the hinges on the French doors in order for them to open to the interior of the restaurant allowing for sidewalk tables to be placed close to the building with waiter service to sidewalk café patrons occurring from the interior of the restaurant; there were also concerns that the planned roadbed seating did not take into account the Dining Out NYC required 15' emergency lane, the roadway being approximately 25' wide with a "Truck Loading M-F, 8AM-6PM" directly across from the proposed roadbed and vehicle parking permitted at other times, the truck loading or overnight car parking not addressed in the plans, nor that each parking lane on each side of MacDougal St. being 8' wide leaves only a 9' vehicle travel lane, the Applicant agreeing that any outdoor seating will conform to the rules and regulations of the Dining Out NYC program and, irrespective of those issues, as a part of creating public interest in this residential-only zoned block, the applicant agreed that any outdoor seating permitted will close at 10 PM nightly; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service, neighborhood restaurant featuring European and domestic wines with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be 12 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. Any future sidewalk café seating will close no later than 10 PM and abide by all rules, regulations and procedures of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will have not have televisions.
 7. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
 8. All service to any sidewalk café will be from the interior premises through the operable French doors. There will be no service to patrons from the sidewalk.
 9. Will not make changes to the existing façade except to change signage, awning and/or hinges on existing French doors.

10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 13. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
 14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- ix. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **128 active licensed premises** within 750 ft. and 17 pending licenses according to LAMP; the Applicant’s hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a On-Premises Restaurant L License in the name of **Parcelle 72 MacDougal LLC dba parcelle macdougal 72 MacDougal St 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 5. Yumway LLC 41 Elizabeth St 10013 (OP–Restaurant) (*previously unlicensed*)**
- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a “vegan restaurant with an ecofriendly concept that aims to support animal welfare” in a seven (7)-story, C6-2G/C6-1G-zoned, commercial building (c. 1923, renovated 2003) on Elizabeth Street between Canal and Hester Streets (Block #204/Lot #24), this building falling within the Special Little Italy District; and
 - ii. Whereas**, the ground floor premises is roughly 3,373 sq. ft. with 2,284 sq. ft. on the ground floor connected by an interior stairway to 1,089 sq. ft. cellar space; there are 33 tables with 70 seats and one (1) bar with eight (8) seats on the ground floor and 19 tables with 52 seats and one (1) bar with seven (7) seats in the cellar for a combined total seated patron occupancy of approximately 137 persons, there is one (1) entry which will serve as patron ingress and egress and one additional emergency egress on each floor and six (6) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iii. Whereas**, the hours of operation are from 8 AM to 2 AM Sundays through Mondays and 8 AM to 4 AM Thursdays through Saturdays; the floor plans show, and the Applicant confirmed that there will be a performance stage on both the ground floor and in the cellar, there will be live music, DJs and karaoke played at background and entertainment levels with amplified sound; there will be both promoted events and scheduled performances that will include movable barriers, there will be security personnel, there will be no TVs; and

- iv. **Whereas**, the premises has been operating for many years as a traditional Chinese restaurant without a liquor license and early closing hours, the Applicant stating that a relative currently owns the restaurant and will be retiring and that he would like to open a family-friendly, healthy affordable restaurant that will serve coffee, breakfast and lunch as well as offer a very family-friendly dinner option that is also healthy, affordable and fun, there will be karaoke on both floors as the Applicant has seen a loss of karaoke establishments in the neighborhood with restaurants closing early, there being a loss of “fun” in the area; there will be live jazz bands in the early evening or local artists may perform, the ground floor kitchen will remain as there may also be future catering events, there will be special events though it is unclear exactly what format those will take, the late night hours being necessary to bring some “fun” back to the neighborhood; and
- v. **Whereas**, the primary principal for this application is the principal at another nearby establishment called Bowery Gyokai LLC dba Shinsen with an On-Premises Restaurant Liquor License (Lic ID 0340-22-11309, SN# 1322562), the Applicant having come under disciplinary action by the NYSLA in July/2020, receiving a civil penalty of \$20,000 in addition to conditions being placed on the license of a 12:30 AM closing and background music only (the Applicant stating he is open until 2 AM), and while many bars and restaurants received fines at this point during the Covid-19 pandemic, the Applicant was on a list as receiving some of the steepest punishment and was specifically mentioned in an August/2020 *New York Post* article for changing the licensed premises from a restaurant to a “strip club,” the Applicant admitting that he had operated the premises poorly during Covid while not going into any specifics or disclosing the specific charges when asked; and
- vi. **Whereas**, the other proposed principal in the instant application, who did not appear before CB2, Man., has previously been the principal/managing partner in numerous clubs located in CB1, Man. that had created significant quality of life problems for nearby residents (Bon LLC dba Le Baron SN# 1243811 opened in 2012 and closed around 2015, and 100 Lafayette Street LTD dba Santos Party House SN# 1171341 which opened in 2008 and closed in 2016 after hosting a festival with an alleged neo-Nazi element), additionally, the Applicant’s partner was also the plaintiff in a lawsuit in 2012-2013 (Jockey Hollow LLC v Dicker) in which it appears they may have been availing their liquor license; that proposed principal was not present and unable to address those issues, the Applicant stating that his partner is strictly functioning as the architect in regards to the instant application despite being a principal and will not be otherwise involved with the operation despite their name being on the license; and
- ix. **Whereas**, concerns were raised that the Applicant was not presenting a defined method of operation illustrating that the premises would be operated as the stated family-friendly restaurant the Applicant described, the method of operation and the late night hours sounding more like that of a club which both principals have experience operating, the Applicant not able to clearly state how the premises will operate as a restaurant in the late night hours, concerns being raised about the quality of life impacts for the residents on the block, the Applicant offering a petition with the requested hours and method of operation as restaurant with karaoke with signatures from occupants of the upper floors of the premises but the building is commercial with no residents, there was no outreach to the residents in the large apartment buildings across the street and slightly to the north of the building, additionally the Applicant sent email letters to other members of the broader community to which there was little response with the subject of “New Vegan Café/Restaurant” and no mention of operating hours; and

- x. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, **there being 60 active licensed premises** within 750 ft. and 10 pending licenses according to LAMP; the application presented being unclear in the method of operation, the restaurant being described as an all-day café with family-friendly dinner and entertainment but also with DJs, entertainment level music and late night hours, the latter causing concern that the premises will be a late-night club which may have similar issues to past clubs operated by the Applicants; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Yumway LLC 41 Elizabeth St 10013**; 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: Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **Sushidelic LLC dba Sushidelic 177 Lafayette St 10013** (New OP–Restaurant) (Class Change)
 - i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA #1 Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their Restaurant Wine License (Lic ID 0240-24-106139, SN# 6014158) to an On-Premises Restaurant Liquor License to operate an elevated omakase and sushi restaurant on the ground floor of a M1-5/R7X-zoned, six (6)-story commercial building (c. 1891, renovated 2011) on Lafayette Street between Broome and Grand Streets (Block #472/Lot #28), the building falling within NYC LPC’s SoHo-Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
 - ii. **Whereas**, the ground floor premises, located between the 7th and 4th building column directly to the south of the building entrance, is approximately 2,700 sq. ft. (1,350 sq. ft. on the ground floor connected by an interior, common stairway to 1,350 sq. ft. in the basement with no patron use of the basement); there will be two (2) tables with 16 seats and one (1) bar with 27 seats for a total of 43 interior seats; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk, the Applicant not presenting a certificate of occupancy or letter of no objection permitting eating and drinking at the location; and
 - iii. **Whereas**, the hours of operation will be from 11:30 AM to 12:00 AM Sundays through Saturdays (7 days a week); any future sidewalk café will close by 10 PM nightly and will abide by all rules and regulations of the Dining Out NYC program; music will be quiet

background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the Applicant appeared before CB2, Man. in October/2022 for their Restaurant Wine application with closing hours of 2 AM 7 days a week, at which time the full board recommended denial of the application, prior to that the premises had been unlicensed and was most recently (from approximately 2011 to 2020) a meeting and event space called the WeWork Lounge; and
- v. **Whereas**, concerns were raised by the Broadway Residents Coalition regarding the current sidewalk seating being operated under the temporary Open Restaurants program, that seating being located on a platform which was not permitted in the temporary program and is not permitted in the Dining Out NYC program, additionally that the barriers surrounding the seating have been painted a bright pink which feels inappropriate for a premises located in a historic district; the Applicant agreeing to abide by all rules of the NYC Dining Out program including no platforms; and
- vi. **Whereas**, the Applicant executed 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 of the On-Premises Restaurant Liquor License:
 - 1. Premises will be operated as a full-service fast-casual sushi 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 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and 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. Any future sidewalk café seating will close no later than 10 PM and abide by all rules and regulations of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
 - 5. No roadbed seating.
 - 6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 7. Will not have televisions.
 - 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 10. Will not install or have French doors, operable windows or open façades.
 - 11. Will not make changes to the existing façade except to change signage or awning.
 - 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. prior to submitting plans for any sidewalk, roadbed or other outdoor seating; and

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 **80 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 7 pending licenses, the Applicant having operated for the past year at this location with the hours of operation being reasonable and executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **Sushidelic LLC dba Sushidelic 177 Lafayette St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the into the “Method of Operation” of the NYSLA Liquor License

Vote: Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- Soho Hummus LLC dba 19 Cleveland by Nish Nush 19 Cleveland Pl 10012** (OP–Restaurant) (Change in Method of Operation: increase closing hours to 2 AM, 7 nights a week)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **Soho Hummus LLC dba 19 Cleveland by Nish Nush 19 Cleveland Pl 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. 389 Broome LLC dba Goldbar 389 Broome St 10013** (OP–Bar/Tavern) (Change in Method of Operation: add live music; Alteration: add sidewalk café)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **389 Broome LLC dba Goldbar 389 Broome 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Juicerie Nolita LLC dba The Butcher's Daughter 19 Kenmare St, east unit 10012 (OP-Restaurant) (Alteration: add sidewalk seating)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **Juicerie Nolita LLC dba The Butcher's Daughter 19 Kenmare St, east unit 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. TH NYC Restaurant 2 LLC 264 Bowery 10012 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **TH NYC Restaurant 2 LLC 264 Bowery 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. 739 Broadway Rest Corp dba The Famous Cozy Soup & Burger 739 Broadway 10003
(RW–Restaurant) (*previously unlicensed*)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **739 Broadway Rest Corp dba The Famous Cozy Soup & Burger 739 Broadway 10003 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. De Xiang, Inc dba Genki Omakase 552 La Guardia Pl, no 4 10014 (RW–Restaurant)
(previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **De Xiang, Inc dba Genki Omakase 552 La Guardia Pl, no 4 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Talum LLC 183 Grand St 10013 (Application ID: NA-0240-24-104517)
(RW–Restaurant) (*previously unlicensed*) (**failed to appear**)

Whereas, after laying over the application since January/2024, at this month's CB2, Manhattan SLA Licensing Committee Meeting on April 2, 2024 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 SLA **DENY** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, temporary license, corporate change, 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 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Crosby Street Bar LLC 90 Crosby St 10012 (OP–Tavern) (*previously unlicensed*)

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **Crosby Street Bar LLC 90 Crosby 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Great Jones Distillers LLC dba Great Jones Distilling Co 686 Broadway 10012 (OP—Restaurant, Bar/Tavern)

Whereas, following this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to April/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 **Great Jones Distillers LLC dba Great Jones Distilling Co 686 Broadway 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. 216 Lafayette, LLC dba ELM by Atelier Collective 216 Lafayette 10012 (OP–Catering Facility)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **216 Lafayette, LLC dba ELM by Atelier Collective 216 Lafayette 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, 32 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

SLA2 LICENSING

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **Makimaki 350 Hudson LLC 350 Hudson St, Unit 103 10014** (RW–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application for a Restaurant Wine License to operate a full-service family-run sushi restaurant on the ground floor of a nine (9)-story commercial building (ca. 1930) on Hudson Street between Charlton and King Streets (Block #580/Lot #39), the building falling within the Special Hudson Square District; and
 - ii. **Whereas**, the ground floor premises is approximately 1,168 sq. ft.; there will six (6) tables and 12 seats and no bars or counters for a total seated patron occupancy of 12 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 is no sidewalk or roadbed seating; and
 - iii. **Whereas**, the hours of operation will be from 11 AM to 8 PM Mondays through Fridays and closed on the weekends; 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 premises is a previously unlicensed location, the Applicant having opened in 2022 without a liquor license with this being its third Manhattan location, previously the premises had been a coffee shop and prior to that various forms of dry retail; there already are a number of licensed establishments in both Community Board 2 and in the immediate area, according to LAMP there being **21 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
- 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 sushi restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 8 PM Mondays through Fridays. 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 recorded background music at conversational levels 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 change in method of operation/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 **Makimaki 350 Hudson LLC 350 Hudson St, Unit 103 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, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **Saltwaternyc2 LLC dba Saltwater Coffee 126 Waverly Pl 10011 (TW–Bar/Tavern)**
(previously unlicensed)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application for a Tavern Wine License to operate a family-run coffee shop on the ground floor of a five (5)-story, mixed-use building (ca. 1986) which spans the block between Waverly and Washington Place on the east side of 6th Avenue (Block #552/Lot #7501), the building falling within NYC LPC’s designated Greenwich Village Historic District with the premises entry on Waverly Place; and
 - ii. **Whereas**, the ground floor premises is approximately 750 sq. ft.; there will three (3) tables and 19 seats and no bars for a total seated patron occupancy of 19 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 is no sidewalk or roadbed seating; and
 - iii. **Whereas**, the Applicant is looking to extend their current hours of operation by adding a wine and beer component to their operation having been operating the coffee shop for the past 3–4 years, the proposed hours of operation will be from 8 AM to 10 PM Sundays, 7 AM to 10 PM Monday through Wednesdays, 7 AM to 11 PM Thursdays and Fridays and 8 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,** a resident of the block and past-president of the local block association appeared in opposition to the application documenting issues with drug use on this specific block and in the front of the premises of the instant application as well as other quality of life issues regarding homeless persons and general safety concerns, members of the block having hired their own security to patrol the sidewalks in the evening, concerns that adding the service of alcohol and later evening hours may exacerbate the current problems and add additional quality of life impacts of late night noise, this being a very quiet and residential block; and
- v. Whereas,** there already are a number of licensed establishments in both Community Board 2 and in the immediate area, according to LAMP 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, the Applicant reducing the originally requested closing hours of midnight, 7 days to 10 PM and 11 PM as a concession to nearby residents and additionally agreeing to remove any benches and the sandwich board, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule, concerns of the local residents being overall quality of life concerns, those concerns not being attributed to the Applicant directly but more the impacts of activities in Washington Square Park and 6th Avenue; 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 coffee bar with less than a full service kitchen but will serve food during all hours of operation.
 2. The hours of operation will be 8 AM to 10 PM Sundays, 7 AM to 10 PM Monday through Wednesdays, 7 AM to 11 PM Thursdays and Fridays and 8 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 not have any seating, including benches, or sandwich boards on the sidewalk.
 6. Will play recorded background music at conversational levels only.
 7. Will not have televisions.
 8. Will close all doors and windows at all times allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 12. Will 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 change in method of operation/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 **Saltwaternyc2 LLC dba Saltwater Coffee 126 Waverly Pl 10011** **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, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 299 Hospitality LLC 299 W Houston St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicants' attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application for a new On-Premises Liquor License to operate a full-service, vegetable-focused fine dining restaurant on the ground floor of an 18-story commercial building occupying the entire block bordered by Greenwich Street to the west, Hudson Street to the east, West Houston Street to the north and King Street to the South, (Block #599/Lot #64), the building falling within the Special Hudson Square District with the premises entry on Hudson Street; and
- ii. **Whereas**, the premises is approximately 3,493 sq. ft. with approximately 3,293 sq. ft. on the ground floor and 200 sq. ft. in the cellar, the cellar being accessed by a freight elevator in the lobby with no patron use of the cellar; there will be approximately 21 tables with 75 seats and one (1) bar with eight (8) seats for a total seated patron occupancy of approximately 83 persons; there is one (1) double-door entry on Hudson Street which will serve as the main passage for patron ingress and egress, one (1) additional door on Hudson Street for patrons of the private dining room and three (3) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be 12 PM to 12 AM Sundays through Saturdays, the restaurant will operate primarily as a reservation-only establishment with a last reservation of 9:30 PM 7 days a week; the ground floor premises consists of three distinct dining experiences: the main dining room which includes an 8-seat bar, the "kitchen room" with approximately 26 seats which will serve a prix-fixe meal with a continuously changing menu

and an approximately 20 seat private dining room; music will be recorded background music only; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel and no televisions; and

- iv. **Whereas**, there may be future sidewalk seating on Hudson Street which will abide by all rules and regulations of the Dining Out NYC program and will close no later than 10 PM nightly; and
- v. **Whereas**, the premises most recently was occupied by LPQ King & Hudson Inc dba Le Pain Quotidien (Lic ID 0340-18-105045, SN# 1289943) from approximately 2018–2020; the Applicant is a former teen chef, now a celebrity chef who started his culinary career at the age of eleven and has worked at many fine dining restaurants in Los Angeles, Chicago and New York and was the chef at Eureka Gem LLC dba Gem (Lic ID 0240-22-101779, SN# 13073356) in the East Village until stepping away to focus on plans for the instant application, the type of service for the above-mentioned “kitchen room” originating from the cooking he did while at Gem; and
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **20 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 9 pending licenses, the Applicant method of operation and hours being reasonable and executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and
- vii. **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 Restaurant Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service, vegetable-focused, fine dining restaurant with full menu items available until closing every night.
 - 2. The hours of operation will be 12 PM to 12 AM Sundays through Saturdays and will operate primarily as a reservation-based establishment with a last reservation of 9:30 PM 7 nightly. 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. Any future sidewalk café seating will close no later than 10 PM and will abide by all rules and regulations of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
 - 5. No roadbed seating.
 - 6. Will play recorded background music at conversational levels only.
 - 7. Will not have televisions.
 - 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.

13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will return to CB2, Man. if there is a change of principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. 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 On-Premises Restaurant Liquor License in the name of **299 Hospitality LLC 299 W Houston St 10014** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **AV 7th Ave LLC dba All'Antico Vinaio 89 7th Ave South aka 16 Barrow 10014 (TW–Bar/Tavern)**
 - i. **Whereas**, the Director of Operations and the Applicants' Representative appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate and "artisanal sandwich shop with roots in Italy" in a ground floor storefront within a five-story building (ca. 1910) on Seventh Avenue South between Grove and Barrow Streets, this building falling within NYC LPC's designated Greenwich Village Historic District
 - ii. **Whereas**, the storefront premises is roughly 834 sq. ft. with 534 sq. ft. on the ground floor and 300 sq. ft in the basement with no patron use of the basement and has been operating for about a month without a liquor license; there are two window counters with approximately 15 seats which were omitted from the supplied diagrams and there is an unenclosed sidewalk café with 15 tables and 30 seats for a total overall patron occupancy of 46 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; there are large operable windows that open out to the sidewalk; and
 - iii. **Whereas**, the hours of operation will be from 8 AM to 12 AM Sundays through Saturdays on both the interior and exterior (weather providing); music will be quiet background music only from iPods/CDs/streaming services; there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the premises had operated for many years as a restaurant with an On-Premises Liquor License by the name of Organika with similar hours of operation and may also have most recently operated briefly as a Cuban restaurant, there being uncertainty if they ever officially opened; and
- v. **Whereas**, the instant application is part of an expansion of the All'Antico Vinaio brand, the Applicants having three other sandwich shops operating under the same name in Manhattan, the principals also being licensees in many other establishments both in New York City and throughout the country with one of those other brands being Eataly; and
- vi. **Whereas**, the method of operation for patrons eating on the premises is to place an order and take the order, including their drink, to their respective seat either in the interior of the premises or in the sidewalk café, there being no wait staff to deliver food and drinks to patrons; for offsite orders, the applicant has contracted exclusively with Uber Eats and arranged that all pick ups will happen from the curbside and not on the sidewalk, this part of 7th Avenue South is heavily trafficked by both residents and tourists, the sandwich shop itself drawing additional people to the immediate block; and
- vii. **Whereas**, the mixed-use building is located mid-block on 7th Avenue South between Grove and Barrow Streets, the building is a block through building fronting 7th Ave South and running through to Barrow Street in the rear (Barrow St runs diagonally), the instant application being the commercial entry to the building on 7th Avenue South, the residential entry being on Barrow Street; and
- viii. **Whereas**, it appears the interior premises of the commercial space has been re-configured so that there is no longer access to a patron bathroom from the interior of the commercial premises, the patron bathroom is only accessed by walking outside around the block to the rear of the building through the residential entry way; more specifically, the patron bathroom for the commercial space is now only accessed by exiting the commercial premises, walking south on 7th Ave South past two buildings to Barrow Street and turning East on to Barrow Street walking past the other side of the same two buildings and back up to the rear of the Applicant's building utilizing the residential entry at the rear of 89 7th Avenue South known as 16 Barrow Street where one has to enter the residential hallway, walk past the residential mailboxes and enter a common doorway which leads down to the basement patron bathroom which is in the same area that the residents also access for trash, etc.; the locked bathroom in that common basement area is the exclusive use of the Applicant; and
- ix. **Whereas**, according to Section 48.4(d)(2) of the Rules of the Authority "Each premises licensed hereunder shall provide separate sanitary facilities for both sexes. The provision of such facilities may be waived by the Authority provided there is a satisfactory showing that such facilities are in an area **adjacent or proximate to the licensed premises** and available to the patrons thereof." Advisory 2022-24 states that "waivers of this requirement may be granted... if the applicant demonstrates that 1) there are sufficient restroom facilities in, adjacent to and within reasonable proximity to the licensed premises when considered in relation to the occupancy of the licensed premises; and 2) any such restroom facilities are available for use by patrons of the licensed premises."; and
- x. **Whereas**, in the instant application, the Applicant is not only requesting a waiver of the two bathroom requirement which is not uncommon in smaller premises, but is also seeking a waiver to Rule 48.4(d)(2) that the patron restroom facility be "within reasonable proximity to

the licensed premises” in order to be compliant with the rules of the Authority; requiring patrons to exit the commercial building with a member of the restaurant staff, walk around the block past multiple storefronts in the open air in all sorts of weather, enter the residential portion of the building via a stairway, navigate the residential hallway and another flight of stairs with said staff member in order to have the bathroom unlocked for use, with staff waiting to lock the bathroom and escort the patron back to the restaurant once they exit the bathroom; it is clear to CB2 that no waiver to Rule 48.4(d)(2) should be issued because in practice and as presented, the bathroom is not within “reasonable proximity” to the licensed premises; and

- xi. Whereas**, even if it was determined that the bathroom location around the corner in the basement only accessible with a staff escort was somehow considered to be within “reasonable proximity” to the licensed premises, there were additional concerns about the ability of the restaurant’s staff to properly manage the bathroom use particularly during the busy hours when the staff is managing the pick-up of both take-out orders and deliveries along with patrons eating on the premises, with there being potentially 30 persons eating outside, 16 inside, it is not unlikely that there could be more than one person wanting to use the bathroom at a time, questions arising as to how the restaurant would be able to adequately navigate the situation when it requires multiple staff escorting patrons to the bathroom at overlapping times; concerns were also raised that the bathroom access was not ADA compliant, the area being frequently visited by tourists who would likely find the restaurant appealing due to providing the ability to grab a quality quick meal, that the public, especially tourists, is frequently in need of a patron bathroom which most restaurants provide, the bathroom situation of the instant application not fulfilling that requirement; and
- xi. Whereas**, nearby residents and the West Village Residents Association spoke in opposition to the license due to the 12 AM closing on the exterior sidewalk cafe and the “bizarre” bathroom arrangement, stating that the sandwich shop itself is a welcome addition and if the outside dining area in the sidewalk café were to close earlier and there were a proper bathroom accessible from the interior of the actual premises they would be in support of the application but as it currently stands they could not support it; and
- xii. 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 18 pending licenses within this same area according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Tavern Wine License for **AV 7th Ave LLC dba All’Antico Vinaio 89 7th Ave South aka 16 Barrow 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA to not only consider the merits of the application itself, but also to determine the applicability of Rule 48.4(d)(2) and the Applicant’s request to waive this rule and locate their patron restroom in the common area of the building only accessibly by walking around the block.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 28 Seventh Ave S Hospitality LLC 28 Seventh Ave S 10014 (OP–Restaurant)

- i. Whereas**, the Applicants 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-Premises Liquor License to operate a Mediterranean restaurant specializing in fresh seafood in in the entirety of a two (2)-story commercial building (ca. 1920) on 7th Avenue South between Bedford and Leroy Streets (Block #583 / Lot #38) in the Greenwich Village Historic District; and
- ii. Whereas**, the licensed premises will include approximately 1,500 sq. ft. on the ground floor, 1,000 sq. ft on the 2nd floor/mezzanine and 1,500 sq. ft in the basement, the three floors being connected by an interior stairwell with the kitchen being located in the basement , there is no patron use of the basement; there will be nine (9) tables with 30 seats and one (1) stand up bar with six (6) seats on the ground floor and four (4) tables with 22 seats on the 2nd floor/mezzanine for a total of 58 patron seats, there is an existing certificate of occupancy which indicates occupancy between the ground floor and mezzanine of 100 persons for an eating and drinking establishment; there is one (1) entryway used for both patron egress and ingress, 2 service entrances for staff and two (2) patron bathrooms; the front façade, windows and doors will remain fixed and not operable; and
- iii. Whereas**, the Applicant also seeks to serve alcohol to tables at a public sidewalk café located in front of the premises proposed to be licensed with six (6) tables and fourteen (14) seats until 12 AM every night, there will be no roadbed seating; and

- iv. **Whereas**, the proposed hours of operation are 11 AM to 12 AM Sundays through Wednesdays and 11 AM to 3 AM Thursdays through Saturdays; music will be background only consisting of music from iPod/CD's; all doors and windows will be closed at all times; there may be up to 35 private parties per year (buyout of the entire premises); there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- v. **Whereas**, there was significant opposition to this application from residents living adjacent to or nearby the premises on Morton Street and St Luke's Place, as well as multiple block associations (Morton Street, St. Luke's Place and West Village Residents Block Associations), many who wrote letters also appeared in opposition to voice their concerns regarding the late night hours of the application, pointing out that the other nearby restaurants on 7th Avenue South, Carmine Street and Morton Street all close no later than midnight, that there already exists a number of late night bars within 300' of the premises (C7 Ave South LLC dba Judy Z's, Lic ID 0340-23-137321 operating as a sports bar until 2AM; Den NoHo LLC dba Bandits, Lic ID 0340-23-139295 closing at 2 AM and 4 AM; and Elmhurst 3 Inc dba The Village Tavern, Lic ID 0340-23-128086 closing at 4 AM) with patrons leaving late into the evening creating significant quality of life issues for these same residents of Bedford St., Morton St. and St. Luke's Place; the instant application having hours more in line with a bar than a restaurant; there were also concerns about the 12 AM nightly closing on the sidewalk and the noise impacts from patrons outside later in the evening in addition to the number of private parties (2-3/month) requested; there are French doors that the Applicant agreed to close at 10 PM, concerns were also raised that the Principal operates bars and clubs and that the hours presented for this operation until 3 AM or even 2 AM were more in line with those operations, especially considering the use of the mezzanine with non-traditional low tables and lounge type seating and banquette seating on the ground floor; and,
- vi. **Whereas**, additional concerns were raised specifically about the layout of the premises, 60% of the seating is on the ground floor with half of that seating being for larger groups at banquets, the remaining 40% of the seating in the mezzanine is depicted with low tables and lounge-like chairs as opposed to dining tables, the kitchen being in the basement with just service stations and no prep area on either the ground floor or mezzanine, the layout having room to accommodate a significant number of standing patrons instead of seating not matching use as a restaurant, this additionally exacerbating the noise concerns about private parties and patrons leaving in the early morning hours; and
- vii. **Whereas**, the Applicant did submit a petition with signatures, some of which were near the establishment, but no one wrote individual letters or appeared to speak in support of the application; and
- viii. **Whereas**, the Applicant, after hearing the concerns of the many residents adjusted the closing to 2 AM Thursdays through Saturdays but was unwilling to consider any earlier hours on any days in this heavily licensed residential area even though the previous restaurant operator at this location closed at 12 AM Sunday to Wed and 1 AM Thursday to Saturday, residents continuing to point out that the existing nearby restaurants all close earlier than the instant application, many closing by 11 PM, the Applicant continuing to show a lack of understanding of prevailing restaurant norms in the immediate vicinity and the impact that this method of operation and late hours would have yet also insisting that the application is for that of a restaurant at all times and not of a lounge or bar; and

ix. Whereas, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **83 active liquor licenses** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 8 pending licenses within this same area, the location to be licensed is surrounded by residents in the rear and on the sides that are already impacted by the saturation of liquor licenses and the late night hours of the existing bars in the immediate area; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **28 Seventh Ave S Hospitality LLC 28 Seventh Ave S 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, 30 Board Members in favor, 1 against (C. Dignes).

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Guliani Group Inc dba Laliko Stories of Georgia 80 Carmine St 10014 (OP–Restaurant)

- i. Whereas**, the Applicants and the Applicants' attorney appeared before Community Board 2 Manhattan's SLA Committee #2 to present an application for a new On-Premises Restaurant Liquor License to operate a Georgian restaurant in the ground floor storefront located in a nine (9)-story mixed-use building (ca.1986) on the southeast corner of Carmine and Varick Street (Block #528/Lot #7501, with the premises entry on Carmine Street; and
- ii. Whereas**, the ground floor premises is approximately 2,000 sq. ft.; there will be approximately 11 tables with 29 seats and one (1) bar with six (6) seats for a total of 35 seats, there is one doorway serving as patron ingress and egress and one (1) patron bathroom; there is an existing operable window on Carmine Street; and
- iii. Whereas**, the Applicant's interior hours of operation will be 8:30 AM to 12 AM Sundays, through Thursdays and 8:30 AM to 1 AM Fridays and Saturdays; there may be a future sidewalk café on Carmine Street which will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; all doors and windows will close by 10 PM nightly allowing only for patron ingress and egress; and
- iv. Whereas**, music will be quiet background only consisting of music from iPod/CDs/streaming services inclusive of any private parties; 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 Guiliani Group was founded in 2011, the Applicant having opened a number of successful restaurants in Tbilisi and Moscow with the instant application being their first outpost in the United States; and
- vi. **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 Restaurant Liquor License as follows:
1. Premises will be advertised and operated as a full-service Georgian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 8:30 AM to 12 AM Sundays through Thursdays and 8:30 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and 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. Any future sidewalk café seating will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays and will abide by all rules and regulations of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
 5. No roadbed seating.
 6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at 10 PM nightly, allowing only for patron ingress and egress.
 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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. 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, according to LAMP there being **64 active licensed premises** within 750 feet of the subject premises, in addition to 6 pending licenses, there being just a few Georgian restaurants in Manhattan, the Applicant the hours being reasonable and 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 **Guliani Group Inc dba Laliko Stories of Georgia 80 Carmine St 10014** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **DBNB Partners LLC fka DBNB LLC dba Serpentine 64 Greenwich Ave 10011 (OP-Restaurant) (*Renotification, Appearance Waived*)**
 - i. **Whereas**, the Applicants and the Applicant's Attorney originally appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in December/2022 to present an application to the NYS Liquor Authority for a new On-Premises Restaurant Liquor License to operate a restaurant serving comfort food in a ground floor storefront located within a three-story, Federal style townhouse building (ca. 1841) on Greenwich Avenue between Perry and 7th Avenue South, this building falling within NYC LPC's designated Greenwich Village Historic District; and CB2, Manhattan unanimously recommended approval of the application at their December/2022 full board meeting; and
 - ii. **Whereas**, this is a renotification to change the licensee name from DBNB LLC to DBNB Partners LLC, 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 prior to the committee meeting, with there being no changes to method of operation or principals appearance was waived; the liquor license having been issued by the NYSLA on 3/1//2024 (Lic. ID 0340-24-105270, SN# 6013274); 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 **DBNB Partners LLC fka DBNB LLC dba Serpentine 64 Greenwich Ave 10011**, **unless** the statements presented

by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 214 Sullivan LLC 214 Sullivan St 10012 (RW–Restaurant)

- i. Whereas**, the Applicants and the Applicants' attorney appeared before Community Board 2 Manhattan's SLA Committee #2 in March/2023 to present an application for a new On-Premises Restaurant Liquor License for an offshoot of Bottino restaurant, and Italian restaurant which has been in business in West Chelsea since 1997, in the ground floor storefront located on a residential block in a six (6)-story commercial building (ca.1900) on Sullivan Street between Bleecker and West 3rd Streets in NYC LPC's designated South Village Historic District; and
- ii. Whereas**, at its March/2023 full board meeting, CB2 Man. unanimously recommended approval of the On-Premises Restaurant Liquor License for 214 Sullivan LLC, the instant application being for a Restaurant Wine license with all other elements of the application remaining the same, the NYSLA currently permitting applicants to file for the beer and wine license concurrently due to the backlog at the NYSLA in order for applicants to get a temporary beer and wine license while waiting for approval of the On-Premises Liquor License; the details of the instant application are as follows:
- iii. Whereas**, the premises proposed to be licensed is roughly 5,000 sq. ft., with 2,000 sq. ft. on the ground floor and 3,000 sq. ft. in the cellar; the ground floor will have approximately 38 tables with 100 seats and one (1) bar with 11 seats for a total of 111 seats on the ground floor, the cellar will have 10 tables with 44 seats for a total combined interior patron seating of 155 persons, there is one doorway serving as patron ingress and egress and three (3) patron

bathrooms; the storefront infill is fixed, without French doors/windows or operable windows; and

- iv. **Whereas**, the Applicant's interior hours of operation will be 11 AM to 10 PM Sundays, 5 PM to 11 PM Mondays, 12 PM to 11 PM Tuesdays through Thursdays and 12 PM to 1 AM Fridays and Saturdays; any future sidewalk seating will close by 10 PM and any future roadbed seating will have a last seating no later than 9 PM and a closing no later than 9:30 PM as a concession to adjacent residents, especially those with ground floor apartments next door to the premises, the area having not previously been permitted to have any outdoor seating; the proposed future roadbed seating being located in a "No Parking 8 AM to 6 PM" zone which was created specifically to allow for commercial parking to service the commercial building the premises is located within, the Applicant currently being unaware if the roadbed seating will create an issue with other tenants of the building; and
- v. **Whereas**, music will be quiet background only consisting of music from iPod/CDs/streaming services inclusive of any private parties; 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
- vi. **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 Restaurant Wine License as follows:
 - 1. Premises will be advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 AM to 10 PM Sundays, 5 PM to 11 PM Mondays, 12 PM to 11 PM Tuesdays through Thursdays and 12 PM to 1 AM Fridays and Saturdays. All patrons will be cleared and 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. Sidewalk café seating will close no later than 10 PM. Roadbed seating will have a last seating no later than 9 PM with a closing no later than 9:30 PM as a concession to adjacent residents. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
 - 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
 - 8. Will have not more than 12 private parties per year consisting of a buyout of the entire premises.
 - 9. Will not install or have French doors, operable windows or open façades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 - 13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
17. Any operation under a temporary license will adhere to all elements of method of operation as indicated above including interior and exterior hours; and

vii. Whereas, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **124 active licenses** within 750 feet of the licensed premises and an additional 11 pending licenses within this same area listed on LAMP, this being a residential block with the premises having adjacent ground floor apartments, the Applicant being a well-respected and known operator from their other restaurant, Bottino (Lic. ID# 0340-23-131646) which has operated in Chelsea since 1997, the hours of both the interior and exterior being reasonable and the number of private parties encompassing the entirety of the premises being limited so as not to cause a late night disturbance to the nearby residents, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **214 Sullivan LLC 214 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: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- Whitney Museum of American Art and Hudson Yards Catering LLC dba Whitney Museum, Untitled, Studio Cafe 99 Gansevoort St 10014 (OP–Restaurant) (Corporate Change)**

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **Whitney Museum of American Art and Hudson Yards Catering LLC dba Whitney Museum, Untitled, Studio Cafe 99 Gansevoort St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests

that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. West 10West LLC dba West 10West 242 W 10th St 10014 (RW–Restaurant) (Alteration: add sidewalk and roadbed seating)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **West 10West LLC dba West 10West 242 W 10th St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. NYC Rooms LLC dba The Jane Hotel 113 Jane St 10014 (RW–Hotel)

Whereas, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, 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 **NYC Rooms LLC dba The Jane Hotel 113 Jane St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Sushi By Bou West Village LLC 107 Greenwich Ave 10014 (TW–Sushi Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **Sushi By Bou West Village LLC 107 Greenwich Ave 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. New York Water Tours Inc dba Enchanted 353 West St, Pier 40 10014 (RW–Vessel/Boat/Ship)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **New York Water Tours Inc dba Enchanted 353 West St, Pier 40 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. New York Water Tours Inc dba Oasis 353 West St, Pier 40 10014 (RW–Vessel/Boat/Ship)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **New York Water Tours Inc dba Oasis 353 West St, Pier 40 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Sushi By Bou West Village LLC 107 Greenwich Ave 10014 (OP–Tavern/Sushi Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **Sushi By Bou West Village LLC 107 Greenwich Ave 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Sullaluna New York LLC dba Sullaluna 41-43 Carmine St. 10014 (OP–Restaurant)

Whereas, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, 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 **Sullaluna New York LLC dba Sullaluna 41-43 Carmine St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. New York Water Tours Inc dba Eclipse 353 West St, Pier 40 10014 (OP–Vessel/ Boat/Ship) (Removal and Relocation)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **New York Water Tours Inc dba Eclipse 353 West St, Pier 40 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. New York Water Tours Inc dba Liberty Cruise-Event Cruises NYC 353 West St, Pier 40 10014 (OP-Vessel/ Boat/Ship) (Removal and Relocation)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **New York Water Tours Inc dba Liberty Cruise-Event Cruises NYC 353 West St, Pier 40 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. New York Water Tours Inc dba The Manhattan 353 West St, Pier 40 10014 (OP–Vessel/ Boat/Ship) (Removal and Relocation)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **New York Water Tours Inc dba The Manhattan 353 West St, Pier 40 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 Board Members in favor.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

April 30, 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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. New York Water Tours Inc dba The Manhattan II 353 West St, Pier 40 10014 (OP–Vessel/ Boat/Ship) (Removal and Relocation)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **New York Water Tours Inc dba The Manhattan II 353 West St, Pier 40 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 31 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