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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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### SLA 1 LICENSING

June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **SIP NY Acquisition, LLC and SIM SoHo Manager LLC 60 Thompson St 10012 (OP–Hotel) (Change in Method of Operation)**
  - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Change in Method of Operation to an On-Premises Hotel License (Lic ID #NA-0343-22-104709) to continue to operate a luxury hotel including a restaurant, a sidewalk café located within the property line and rooftop patio in a M1-5/R10-zoned, 14-story building (c. 1999, altered 2013) on Thompson Street between Broome and Spring Streets (Block #488/Lot #3), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District; and
  - ii. **Whereas**, the hotel is approximately 52,000 sq. ft., the cellar is 3,500 sq. ft., floors 1–12 are 4,200 sq. ft. each, floor 13 is 1,400 sq. ft.; there are a total of 61 tables and 158 seats throughout the premises, an additional two stand up bars with 14 seats and an additional 12 banquette seats in the front restaurant bar area for a total of 184 seats throughout the premises (of those 15 tables/30 seats are on the 1<sup>st</sup> floor patio and 23 tables/49 seats and one bar with 9 seats is in the 2<sup>nd</sup> floor lounge); there is an existing certificate of occupancy; and
  - iii. **Whereas**, the change in method of operation is to change the opening hours of the exterior sidewalk café and rooftop patio from 11 AM to 7 AM daily, extend the hours of the 2<sup>nd</sup> floor lounge to from midnight to 2 AM Thursdays through Saturdays and to add a DJ at background levels to the 2<sup>nd</sup> floor lounge; the hours of operation of the hotel will be 24 hours a day, the

hours for the interior restaurants will be 7 AM to 12 AM Sundays through Saturdays, the hours of 2<sup>nd</sup> floor hotel lounge will be 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 2 AM Thursdays through Saturdays, the hours for the exterior sidewalk café and rooftop patio (outdoor area located on the penthouse level) will be 7 AM to 11 PM Mondays through Thursdays and 7 AM to 12 AM Fridays and Saturdays; music will be background only from iPods/CDs, there may be a DJ in the 2<sup>nd</sup> floor lounge with music at background levels only and ending no later than midnight daily; there will be no live music, promoted events, any events for which a cover fee is charged or scheduled performances, there will be no exterior music, TVs or speakers; and

- iv. **Whereas**, the Applicant had presented their original hotel application to CB2, Man in [October/2022](#) at which time the Board recommended approval of their license, prior to that the premises had operated as a hotel since approximately 2001, the previous change prior to October/2022 being to incorporate the restaurant license under the hotel license in 2014 (Cromwell Soho Operating LLC & Sessanta LLC SN#1023302, exp 11/30/22); and
- v. **Whereas**, a member of the community provided testimony that while there had been issues with the restaurant, café and rooftop patio when they were previously operated separate from the hotel, there have been no issues with the hotel operation in regards to the restaurant, café and rooftop patio since the hotel took over management of those spaces, the Applicant had done outreach with this application as they had in the past and was agreeable to working with the local community; 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 OP–Hotel Liquor License, with those stipulations as follows:
  - 1. Premises will be advertised and operated as hotel and restaurant.
  - 2. Hours of operation of the hotel will be 24 hours a day, the hours for the interior restaurants will be 7 AM to 12 AM Sundays through Saturdays, the hours of 2<sup>nd</sup> floor hotel lounge will be 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 2 AM Thursdays through Saturdays, the hours for the exterior sidewalk café and rooftop patio will be 7 AM to 11 PM Mondays through Thursdays and 7 AM to 12 AM Fridays and Saturdays. No patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or other outdoor area for commercial purposes aside from rooftop patio and patio in front of hotel on Thompson Street located within the property line.
  - 5. Patio seating will close no later than 11 PM Mondays through Thursdays and 12 AM Fridays and Saturdays with no patrons remaining outside at this hour. No exterior music, speakers or TVs. No private parties occurring in the exterior patios will begin before 10 AM daily.
  - 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. There may a DJ curating music in the 2nd floor lounge but music will remain at background levels at all times and will end by midnight. 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 make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will not have any of the following: dancing, live music, promoted events, any event for which a cover fee is charged, scheduled performances, or velvet ropes or barricades.
14. Will appear before CB2, Manhattan prior to submitting 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 additional sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the Change in Method of Operation application to the On-Premises Hotel License (Lic ID #NA-0343-22-104709) in the name of **SIP Acquisition, LLC dba TBD, 60 Thompson 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 On-Premises Hotel License.

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

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



Antony Wong, *Treasurer*  
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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **Jin Noodles & Sushi Inc fka Jin Ramen Sushi 2 Inc. dba Jin Noodle and Sushi 49 E 8th St 10003** (RW–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 a new Restaurant Wine License to operate a ramen and sushi restaurant in a ground floor storefront located within a six (6)-story building (ca.1955) on 8<sup>th</sup> Street between University Place and Greene Streets (Block #560/Lot #7501); and
  - ii. **Whereas**, the storefront premises is roughly 2,780 sq. ft. (ground floor of roughly 1600 sq. ft. connected via an interior stairway the basement with no patron use of the cellar), the ground floor premises consisting of 15 tables with 60 seats and for a total seated patron seating occupancy of 60 persons, there is one entrance serving as patron ingress and egress and two (2) patron bathrooms; there is no outdoor seating; and
  - iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 11 PM; there will be quiet background music only consisting of music from iPod/CD’s/streaming services; 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**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **27 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 3 pending

licenses within this same area including a hot pot restaurant next door, 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 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 ramen and sushi restaurant.
2. Hours of operation will be Sundays through Saturdays from 11 AM to 11 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 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. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except 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 **Jin Noodles & Sushi Inc fka Jin Ramen Sushi 2 Inc. dba Jin Noodle and Sushi 49 E 8th St 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

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

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



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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **GSV NYC 2 LLC dba Garage Sale Vintage 302 Bowery 10012** (TW–Bar/Tavern) (Dining Out NYC–sidewalk) (*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 a Tavern Wine License to operate a vintage clothing store in a four (4)-story, C6-1-zoned, commercial building (ca. 1878) on the Bowery between Bleecker and East Houston Streets (Block #521/Lot #81), this building falling within NYC LPC’s designated NoHo East Historic District and the Special Little Italy District; and
  - ii. **Whereas**, the ground floor premises is roughly 4,600 sq. ft. with 2,342 sq. ft. on the ground floor connected by an interior stairway to 2,258 sq. ft. in the cellar; there are four (4) tables with eight (8) seats and one (1) bar with ten (10) seats on the ground floor for a total seated patron occupancy of approximately 18 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; and
  - iii. **Whereas**, the proposed hours of operation are from 10 AM to 12 AM Sundays through Thursdays and 10 AM to 2 AM Fridays and Saturdays; there may be promoted events related to the vintage clothing, there will be no live music, DJs, scheduled performances, outside promoters, private parties or events where a cover fee is charged, there will be TVs operating in closed-caption mode (no sound) for menu display and there will be security; there originally was sidewalk seating consisting of two (2) tables and four (4) chairs with hours of 10 AM to 12 AM 7 days a week presented, but the applicant removed the outdoor seating from the application at the meeting; and

- iv. **Whereas**, the previously unlicensed premises is the old Patricia Fields boutique clothing store which operated at this location from 2006 to 2012 and has more recently been operating from 2013 to 2022 as Olde Good Things which sold architectural antiques and salvage items along with some vintage clothing and most recently as LINES which is a tattoo and fashion studio with a community centered space; and
- v. **Whereas**, the Applicant currently has four other outposts of [Garage Sale Vintage](#) (GSV) with two in Tennessee and two in Colorado, some if not all of them have full liquor licenses, all of them branded under the same website and are described in social media, community and tourist guides as vintage clothing store and bar, the Applicant [quoted](#) as calling his Boulder, CO store/bar/taco restaurant “spicy hot vintage” because of the collection of hot sauces, there being daily bar specials and an extensive beer selection in addition to Mezcal and tequila, special days where the roll of a dice determines the price of a drink; the GSV [website](#) promotes “Bar Hangs – drink while you shop in store” raising concerns that the bar component of the operation is a central theme in their marketing and is unlike other retail establishments that offer it as an amenity to shopping but not part of their marketing materials, the Applicant not being forthcoming regarding the role of the bar and drink aspect of the business; the Applicant is also the principal of [Good Baby Management](#) located in Denver, CO which is a retail hospitality group that specializes in placemaking and brand development services, raising further concerns that gathering and drinking will be the primary function of the premises in the later hours with the shopping becoming the ancillary business; and
- vi. **Whereas**, residents of the next door building appeared to speak in opposition to the application, specifically the midnight and 2 AM hours for what is being described as a vintage clothing retail establishment, the immediate area having already having a number of late night bar establishments including 310 Bowery Group LLC dba 310 Bowery Bar (Lic ID #0340-23-133813), Griffs Global Corp Operator/Bowery Poetry Club Inc dba Duane Park BPC (Lic ID #0370-24-113478) – a burlesque and live music venue at 308 Bowery, and P G T Rest Corp dba Slainte (Lic ID #0370-240101413) at 304 Bowery and Tom and Jerrys Bar Rest Inc (Lic ID #0340-21-117850) around the corner at 288 Elizabeth Street, there being crowding on their sidewalk due to the daytime tourists and late night bar activities and the quality of life issues including noise from groups of people, random pressing of their home buzzers in the evening and early morning hours and loitering, the residents supporting having a vintage clothing store without outdoor seating and earlier hours but the proposed hours were not in alignment with other retail establishment and were also not in alignment with area restaurants such as Little Rest LLC (Lic ID #0340-23-128365) at 290 Elizabeth, Torien (Lic ID #0524-24-14891) at 292 Elizabeth which close not later than 1 AM on the weekends, residents also had concerns with any outdoor seating and in particular outdoor seating going until midnight every night creating even more of a noise disturbance; and
- vii. **Whereas**, there was no Certificate of Occupancy provided or able to be found on DOB’s website, there is an older Schedule “A” online showing the existing use of the cellar to be storage with no proposed change in use and the ground floor to be a store, the Applicant having no plans to change the Certificate of Occupancy although the diagrams presented and method of operation described is to use the cellar as additional active retail space where patrons shop and congregate, the method of operation also being that patrons can get drinks at the bar and bring them throughout the store with both the cellar and ground floor being the entirety of the licensed premises; and

- viii. **Whereas**, the primary business of the application being presented is that of a vintage clothing retail store located in the majority of the storefront, in the rear of the store there is an ancillary bar with 10 barstools, and 4 tables and 8 seats, there is also a food preparation area behind the bar where the Applicant intends to microwave tacos which he will order from Sysco Corporation and will also offer nachos and chips with queso; and
- ix. **Whereas**, the posted hours of operation of the Applicant's other locations being not later than midnight on Fridays and Saturdays and earlier closing hours during the week, the Applicant was asked if they would consider earlier closing hours of 10 PM weekdays and 11 PM weekends which the applicant would not agree to, the applicant did offer to reduce their hours to 12 AM Sunday to Thursday and 1 AM Friday and Saturday, following the meeting, in an effort to reach a compromise and alleviate the concerns that the method of operation would morph into a bar scene in the evening at this previously unlicensed location, the Applicant was offered to have later retail hours, with alcohol service ending at 10 PM weekdays and 11 PM weekends; the Applicant's representative stated that those hours were not acceptable and they would file the application with the SLA without any agreement in place; and
- x. **Whereas**, other retail stores in the area and in CB2 which also hold a variety of liquor licenses close at hours which are consistent with retail store hours, mostly closing at 8 or 9 PM, those hours of operation being acceptable to the community; and
- xi. **Whereas**, while this application is for the service of Beer and Wine only and therefore not subject to any requirements for public interest, convenience or advantage or any other public review, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **52 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 pending licenses within this same area; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a Tavern Wine License **GSV NYC 2 LLC dba Garage Sale Vintage 302 Bowery 10012**; and

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

**THEREFORE, BE IT FURTHER RESOLVED**, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Tavern Wine license for **GSV NYC 2 LLC dba Garage Sale Vintage 02 Bowery 10012**:

1. Provide a valid Certificate of Occupancy or Letter of No Objection showing that the store use proposed for the cellar is permitted in addition to use as an Eating and Drinking establishment in advance of the issuance of any license in order to demonstrate an ability to conform with SLA Rule 48.3 (Section 48.3 - Conformance with local and other regulations. The Authority expects all on-premises licensees, regardless of type of premises, to conform with all applicable building codes, fire, health, safety and governmental regulations.)
2. The hours for the service of alcohol will be from 10 AM to 10 PM Sundays through Thursdays and 10 AM to 11 PM Fridays and Saturdays.



3. Music is quiet background music only with no live music of any kind, DJs or amplification.
4. There is no outdoor seating associated with this application.
5. While there will not be any outside events, 3<sup>rd</sup> party promoters or events with cover fees, any events associated with the retail stores vendors or other occasion will end no later than 10 PM.

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

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



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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 4. Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012 (OP–Restaurant) (Alteration)**
- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application for an Alteration to the existing On-Premises Restaurant license (SN#0340-23-136034, legacy #1348100, exp 3/31/2025) to continue to operate a café and bistro in a residentially only zoned area in the non-conforming basement space of a six (6)-story, residential walk-up building (c. 1900, zoned R7-2) on Thompson Street between Spring and Prince Streets (Block 502/Lot 12), the building falling within NYC’s LPC-designated Sullivan-Thompson Historic District; and
  - ii. Whereas**, the current premises is in a 750 sq. ft. cellar space accessed via a sidewalk stairway, with 10 tables and 31 seats and one (1) stand up bar with four (4) seats, the alteration is to add the adjacent 250 sq. ft. cellar space which is connected on the interior via a hallway of which the Applicant has exclusive use of, the added non-conforming basement space previously operated as a psychic has its own entry doorway via sidewalk stairs which is separated from the existing restaurant entry by the residential building entrance; the added storefront will have approximately 13 tables and 26 seats for a total seated occupancy of 61, there are no TVs, there is a full service kitchen, two (2) bathrooms and two (2) doorways for patron ingress and egress; and
  - iii. Whereas**, the Applicant has been operating since Fall/2022 with stipulated closing hours being 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays; music will remain quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers, security personnel or doorman; and

- iv. **Whereas**, the Applicant had previously appeared before CB2, Man. in [January/2024](#) for a change in method of operation to close an hour later each night (1 AM Sundays through Thursdays and 2 AM Fridays and Saturdays) at which time the board recommended denial of the application for reasons laid out in the resolution which included complaints from nearby residents, including those that support the restaurant, of noise from patrons leaving and mingling around the stairwell especially at closing, the Applicant choosing not to move forward with the application at the NYSLA; and
- v. **Whereas**, a local neighborhood association reached out to residents on the block and submitted testimony of the same complaints that were voiced in January/2024, those complaints being of patrons congregating, talking loudly and smoking in the entry, especially upon leaving the premises, and were concerned that with the expansion of the premises adding another entryway on the opposite side of the building's residential doorway, the congregating of patrons and associated smoking and noise would be increased with the Applicant to date not exhibiting the means to control their patrons once they exited the premises, residents did not have complaints about the interior operation and two residents came to speak in favor of the application; and
- vi. **Whereas**, included in the initial application was sidewalk seating consisting of two (2) tables and four (4) chairs as part of the temporary Open Restaurants program, the premises being below grade and therefore not eligible for the program as it applied to ground floor premises only, this being a residentially-zoned neighborhood with narrow sidewalks where outdoor seating had never previously been permitted, the outdoor seating of nearby eating and drinking establishments already having had negative quality of life impacts for residents, the Applicant agreeing that they would remove outdoor seating from their application and signing stipulations agreeing to the same as part of meeting the public interest, yet the Applicant has been operating in derogation of those stipulations with tables and chairs on the sidewalk above their premises and has constructed an additional roadbed café which they are also operating in derogation of those same stipulations; and
- vii. **Whereas**, the immediate residential neighborhood is currently saturated with licensed premises with **65 active licenses** listed on LAMP within 750 feet of the instant application and 8 pending licenses; the SLA Committee recommending denial of the expansion of the premises on this residential block unless the Applicant agreed to not having outdoor seating in the future where it had never previously been permitted, the agreement made with the community at the time of the initial application in June/2022 in order to meet the requirements for public interest, convenience or advantage was that there would be no outdoor seating, with the only complaints being made by local residents since they opened and continuing now being about patrons behavior outside the premises; as this alteration application was only for expansion of the interior premises and did not have any outdoor seating as part of the instant application, the Committee reconsidered their decision and recommended approval of the alteration application if the Applicant agreed to sign the same stipulations as were originally signed in June/2022, the Applicant to date not agreeing to sign those stipulations, instead asking to have the increase in hours to 1 AM closing Sundays through Thursdays and 2 AM closing Fridays and Saturdays that the board recommended denying in January/2024 and which were not part of the notification to the Community Board for this instant application and therefore not part of the public notice, nor was the discussion of a change in hours brought up at any point during the Committee meeting, the Applicant's Attorney stating the Applicant is fine with all the other stipulations, it being pointed out to the Attorney that the stipulations

are the same as what is currently in place and that nothing precludes the Applicant from filing a Change in Method of Operation and returning for the extension of hours; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Alteration Application for **Iaccas Corp dba Old Fashion Cafe 110 Thompson 10012**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any Alteration or Change in Method of Operation to the existing On-Premises Liquor License (Lic ID #0340-23-136034, legacy SN #1348100, exp 3/31/2025) is issued to this Applicant; and

**THEREFORE, BE IT FURTHER RESOLVED**, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Alteration Application, CB2 Man. recommends in the alternative that the following stipulations remain on the On-Premises Liquor License for Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012:

1. Premises will be advertised and operated as café and bistro with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 9 AM to 12 AM Sundays through Thursdays and 9 AM to 1 AM Fridays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program / Dining Out NYC.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will not install or have French doors, operable windows or open facades.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
10. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
11. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
12. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
13. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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

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



Antony Wong, *Treasurer*  
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

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **W LLC, dba The Wooly, 390 Broome St. 10013 (OP–Restaurant) (Change in Method of Operation)**
  - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 to present an application to the NYS Liquor Authority for a Change in Method of Operation to their existing On-Premises Restaurant License (Lic ID #0340-23-136613, exp 9/30/2025) to operate a full-service, American themed family restaurant on the ground floor of a C6-2G-zoned, six (6)-story mixed-use tenement building (c. 1900) on Broome Street between Mulberry and Centre Streets (Block #481/Lot #35) the building falling within the designated Special Little Italy District; and
  - ii. **Whereas**, the ground floor premises is approximately 2,780 sq. ft. consisting of approximately 1,380 sq. ft. on the ground floor and 1,400 sq. ft. in the basement, the two floors connected by an interior stairway, there will be no patron use of the basement, the basement being for storage and office use only; there are 19 tables with 58 seats and one (1) bar with nine (9) seats for a total of 67 patron seats; the premises has two (2) doors which will serve as patron entrance, and three (3) exits and one (1) bathroom; and
  - iii. **Whereas**, the hours of operation will be from 9 AM to 12 AM Sundays through Saturdays (7 days a week); there are French doors on Broome Street which will close at 10 PM nightly; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers and no security personnel; and

- iv. **Whereas**, there is both sidewalk and roadbed seating operating under the temporary Open Restaurants program, sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats on Broome Street and eight (8) tables and sixteen (16) patron seats on Mulberry Street and roadbed seating not great than 5' deep and not exceeding the business frontage of licensed premises on Mulberry Street only with 11 tables and 22 patron seats; and
- v. **Whereas**, the Applicant appeared in [November/2022](#) for their original application at which time the board unanimously recommended approval, the Applicant receiving their temporary license in March/2023 and their permanent one in October/2023, the requested Change in Method of Operation is to extend the hours of operation until 2 AM, Sundays through Saturdays, 7 days a week, the premises having been in operation for barely over a year, the Applicants' original and instant application describe the premises as a family-themed restaurant yet their website advertises it as a "Dining Room and Cocktail Bar", the concern being that in the extended hours the premises will no longer be a restaurant with a cocktail bar but will function primarily as a cocktail bar which brings with it the increase in late night noise and other quality of life issues, the kitchen closing at midnight nightly, the Applicants stating they want the later hours to serve customers that arrive at 11:30 for a bite or want a drink after eating elsewhere, the area already being heavily licensed, there being **104 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 10 pending licenses, the Applicants understanding the concerns and agreeing to a compromise of closing hours of 12 AM Sundays through Wednesdays and 1 AM Thursdays through Saturdays; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a family restaurant serving American themed food with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 9 AM to 12 AM Sundays through Wednesdays and 9 AM to 1 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Any future sidewalk café and/or roadbed seating will abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service will be by wait staff from within the sidewalk café boundaries. All sidewalk and roadbed seating will consist of two-top tables. There will be no roadbed seating on Broome Street.
  5. Any future sidewalk café and/or roadbed seating will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays. All tables and chairs will be secured with no patrons remaining outside at this hour. No exterior music, speakers or TVs..
  6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  7. Will not have more than 12 private parties per year.
  8. Will not have televisions.
  9. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.

10. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, or velvet ropes or barricades, doorman or security personnel.
17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for Change in Method of Operation to the existing On-Premises Restaurant Liquor License in the name of **W, LLC dba The Wooly, 390 Broome St. 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

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

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



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

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. Great Jones Distillers LLC dba Great Jones Distilling Co 686 Broadway 10012 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 4, 2024, the Applicant requested to requested again **to lay over** this application to July/2024 while they continue their internal analysis of the conditions previously presented to them by the committee and affirmed that they will notify Community Board 2 of whether or not they can agree to those conditions prior to any filings with the NYSLA should they proceed in order for the Community Board to properly comment on the application; 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, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 7. 389 Broome LLC dba Goldbar 389 Broome St 10013 (OP–Restaurant) (Change in Method of Operation: increase closing hours to 2 AM, 7 nights a week; Alteration: Dining Out NYC-Sidewalk)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 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 **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, 37 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*  
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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. Likeminded Hospitality LLC dba Roscioli NYC 43 MacDougal St 10012 (RW–Restaurant) (Alteration: add sidewalk seating)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 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 **Likeminded Hospitality LLC dba Roscioli NYC 43 MacDougal St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

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



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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### 9. **United States of Aritzia Inc 560 Broadway 10012** (OP–Restaurant)

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 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 **United States of Aritzia Inc 560 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, 37 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*  
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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **10. Baby John Inc 148 Mulberry St 10013 (OP–Bar/Tavern)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 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 **Baby John Inc 148 Mulberry St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 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*  
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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### 11. **Baby John Inc 191 Grand St 10013** (OP–Bar/Tavern)

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 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 **Baby John Inc 191 Grand St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

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



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **NEW BUSINESS:**

#### **12. Hakim Hospitality LLC dba Leon's, 817 Broadway 10003 (RW–Restaurant)**

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 in [May/2023](#) to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a neighborhood seafood brasserie focusing on vegetables and Mediterranean cuisine on the ground floor and cellar of a C6-1-zoned, 14-story landmarked commercial building (c. 1898, altered 2018) on the southwest corner of Broadway and West 12<sup>th</sup> Street (Block #563/Lot #31) at which time Community Board 2 recommended approval of the application; and
- ii. Whereas**, following this month's committee meetings, the Applicant submitted a 30-day notice for a Restaurant Wine license for the premises, requesting us to waive the 30-day waiting period and appearance, all other elements of the application remaining the same, the NYSLA currently permitting applicants to file for a 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 ground floor premises is approximately 5,200 sq. ft. consisting of 2,500 sq. ft. on the ground floor and 2,700 sq. ft. in the cellar, the two floors connected by an interior stairway with no patron use of the cellar; there will be 24 tables and 87 seats and one (1) bar with 14 seats for a total seated patron occupancy of 101; the premises has one (1) door which will serve as patron ingress and egress, one (1) additional door for emergency exit and

waitstaff service to sidewalk café and three (3) patron bathrooms, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and

- iv. **Whereas**, the hours of operation will be from 8 AM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background music only; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there is sidewalk seating consisting of no more than four (4) tables and 14 patron seats on 12<sup>th</sup> Street and two (2) tables and six (6) patron seats on Broadway as illustrated in the provided diagram, the outdoor seating closing at 10 PM nightly; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
  1. Premises will be advertised and operated as a neighborhood seafood brasserie focusing on vegetables and Mediterranean cuisine with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 8 AM to 12 AM Sundays through Saturdays, 7 days a week. No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café with no more than 4 tables and 14 patron seats on 12th Street and 2 tables and 6 patron seats on Broadway as illustrated in the attached diagram and will abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that service by wait staff will be from within the sidewalk café boundaries. Sidewalk café will not have any structures with sides or roof aside from a barrier no higher than 36". There may be umbrellas. No roadbed seating.
  5. All outdoor seating will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
  6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  7. Will not have televisions.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  10. Will not install or have French doors, operable windows or open facades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
  13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
  14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or doorman or security personnel.



17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for a new Restaurant Wine License in the name of **Hakim Hospitality LLC dba Leon's, 817 Broadway 10003** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Restaurant Wine License.

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

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



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
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### SLA 2 LICENSING

June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **Gen Manhattan Sixth LP 392 Avenue of the Americas 10011 (OP–Restaurant) (*previously unlicensed*)**
  - i. **Whereas**, the Applicant’s Manager, Representative who has been with the company for over 20 years and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate an “all you can eat” sit down Korean barbecue restaurant in the ground and second floors of a four (4)-story commercial building (ca. 1956, altered 2007) on the Avenue of the Americas between Eighth Street and Waverly Place (Block #453/Lot #7), the building is individually-landmarked and falls within NYC LPC’s designated Greenwich Village Historic District; and
  - ii. **Whereas**, the premises is approximately 7,223 sq. ft. with approximately 3,455 sq. ft. on the ground floor and 3,455 sq. ft. on the 2<sup>nd</sup> floor, the floors being connected by an interior stairway, there is also ADA access via the building elevator located in the lobby; there will be approximately 43 tables with 153 seats, one sushi bar with 10 seats and one (1) bar with ten (10) seats on the ground floor and approximately 47 tables with 187 seats and one (1) bar with 19 seats on the 2<sup>nd</sup> floor for a total seated patron occupancy for the premises of approximately 379 persons; there are two (2) main doorways serving as patron ingress and egress with an additional door for patron egress and additional emergency egress via access to the building lobby; there are seven (7) patron toilets located within two (2) communal

bathrooms, one on each floor; 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 through Saturdays, 7 days a week; music will be recorded background music only; there will be no dancing, DJ's, live music, private events, promoted events or scheduled performances, cover fees, velvet ropes and no televisions; ADA access to the second floor, if needed, is provided via staff accessing the elevator in the building lobby through the rear portion of the restaurant, there will be no other use of the building lobby/elevators; and
- iv. **Whereas**, the premises was previously unlicensed and most recently was occupied by "Grab and Go" and Staples; many of the storefronts on the block have been vacant for awhile, the Applicant having close to 40 outposts of [GEN Korean BBQ House](#) across the country with locations primarily in California, Texas and Nevada, their first New York location opened in January 2023 on East 14<sup>th</sup> Street; 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 **74 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 8 pending licenses, the Applicant having experience running this type of large restaurant, the addition of an all you can eat restaurant with a proven track record and reasonable hours of operation being a welcome addition to the block which has had many vacant storefronts for years; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On Premise Restaurant Liquor License, with those stipulations as follows:
  1. Premises will be advertised and operated as a full-service "all you can eat" Korean BBQ restaurant 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 through Saturdays, 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 café or roadbed seating.
  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 not have private parties.
  8. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
  9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  10. Will not 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. 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.
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 alcohol by the bottle, except for beer and wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances or velvet ropes or barricades.
16. 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 **Gen Manhattan Sixth LP 392 Avenue of the Americas 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

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

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **2. Vevamo Partners LLC dba Bar V 10-12 Morton St 10014 (RW–Restaurant)**

- i. Whereas**, the Applicants and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a neighborhood tapas restaurant on the ground floor of a six (6)-story, tenement-style building (c. 1910) on Morton Street between Bleecker Street and 7<sup>th</sup> Avenue South (Block #586/Lot #57) the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor storefront premises is approximately 1,350 sq. ft. with 700 sq. ft. on the ground floor connected via an internal staircase to the 650 sq. ft. basement, there is no patron use of the basement; there will be 11 tables and 31 seats and one (1) bar with four (4) seats for a total interior seated occupancy of 35 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be from 2 PM to 11 PM Saturdays through Wednesdays and 2 PM to 12 AM Thursdays through Saturdays there will be no sidewalk café, roadbed or Open Streets dining; music will be quiet background only consisting of music from iPod/CDs/streaming; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers or security; and
- iv. Whereas**, the premises to be licensed had operated with a Restaurant Wine license since approximately late 2019 as a café and wine bar under the name Hiru, LLC dba Lena (Lic ID # 0240-23-139918), at the time, CB2, Man. unanimously recommended denial of the

application ([October/2019](#)) due to concerns from the local neighbors on this quiet residential block of a midnight closing 7 days a week, that applicant unwilling to compromise with the neighbors that were in opposition to the license, there were additional issues regarding an expansion to the rear of the building done in 2009 which enclosed the exterior shaftway and added an a new enclosed stairway to the basement food prep area; while promised at the time, no permits were produced showing authorization of the work and no letter of no objection was provided for the basement area, this expanded area being included in the licensed premises; since 2009, the premises had operated without a liquor license as Bosie Tea Parlor – a bakery, coffee and tea shop with significant noise complaints from neighbors; and

- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **112 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 20 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule, the Applicant has operated a wine bar with a full liquor license in CB2, Man. for the past 15 years without any history of complaints (Puar LLC dba Entwine Lic ID #0340-22-103562, SN # 1211362) and agreed to work with the neighbors and reduce the hours of operation from Sundays to Wednesdays to 11 PM, the original request being for midnight closing 7 days a week in addition to no outside seating; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service neighborhood tapas restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 2 PM to 11 PM Saturdays through Wednesdays and 2 PM to 12 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café, roadbed or Open Streets seating.
  5. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  9. Will ensure doorway to the common hallway in basement is an alarmed door to prevent employee access aside from in case of emergency.
  10. Will not install any French doors, operable windows or open facades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for a new Restaurant Wine License in the name of **Vevamo Partners LLC dba Bar V 10-12 Morton St 10014**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA liquor license.

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

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



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

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **Carta Restaurant Services LLC dba Carta Wine Bar 35 Bedford St 10014 (TW–Bar/Tavern) (*previously unlicensed*)**
  - i. **Whereas**, the Applicant and Applicant’s Attorney 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 a Mediterranean inspired establishment serving tapas and wine from global producers in a non-conforming, ground floor storefront located within a six (6) story, tenement style building (ca.1907) on Bedford Street between Carmine and Downing Streets (Block #528/Lot #78), the building falling within the NYC LPC’s designated Greenwich Village Historic District Extension II; and
  - ii. **Whereas**, the ground floor storefront premises is roughly 684 sq. ft. with five (5) tables and 12 seats and one (1) bar with 12 seats for a total seated patron occupancy of 24 persons, there is one entrance serving 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 outdoor seating; and
  - iii. **Whereas**, the hours of operation will be 4 PM to 10 PM Sundays and Mondays, 4 PM to 11 PM Tuesdays through Thursdays and 4 PM to 12 AM Fridays and Saturdays; there will be quiet background music only consisting of music from iPod/CD’s/streaming services; there is no outdoor seating; 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 has previously never been licensed for the service of alcohol and has been a psychic reader’s shop for over 15 years; this being a narrow, quiet,



residential block that has lost many of its small dry retail shops that served the residents and brought diversity to the neighborhood and seen them replaced by eating and drinking establishments, one of the principals of the instant application stating that she lives in the immediate area and wants to be a place for the local community to gather, having reasonable hours and no outside seating; and

- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **76 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 16 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
  
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the new Tavern Wine License, with those stipulations as follows:
  - 1. Premises will be advertised and operated as a Mediterranean-inspired wine bar with less than a full kitchen but will serve food during all hours of operation.
  - 2. The hours of operation will be 4 PM to 10 PM Sundays and Mondays, 4 PM to 11 PM Tuesdays through Thursdays and 4 PM to 12 AM Fridays and Saturdays. No patrons will remain after stated closing time.
  - 3. The premise will not operate as a Sports Bar, Lounge or Tavern 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 televisions.
  - 6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 7. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  - 8. Will have not more than 24 private parties per year.
  - 9. Will not have any benches or other seating outside.
  - 10. Will not install or have French doors, operable windows or open facades.
  - 11. Will not make changes to the existing façade except to change signage or awning.
  - 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  - 13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
  - 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  - 15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  - 16. 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-Premises Restaurant Liquor License in the name of **Carta Restaurant Services LLC dba Carta Wine Bar 35 Bedford St 10014** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations

agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

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

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



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

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 4. Sulluluna New York LLC dba Sulluluna 41-43 Carmine Street, New York, New York 10012 (New OP – Restaurant with Ancillary Book Store)**
  - i. Whereas**, the Applicants 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 a causal restaurant with ancillary bookstore in a ground floor storefront located within a 5 story residential building (ca. 1874) on Carmine Street between Bedford and Bleecker Streets in Greenwich Village, with this building falling within NYC LPC's designated Greenwich Village Historic District; and,
  - ii. Whereas**, the storefront proposed to be licensed was previously operated as a vegetarian style restaurant, Blossom on Carmine, albeit operated with an unpermitted, undisclosed basement space used for eating and drinking purposes, the basement use/occupancy not previously disclosed to this Community Board upon Blossom on Carmine's application in March/2018, there never having been permission provided by the NYC Department of Buildings with the requisite egress for eating/drinking occupancy/use via a staircase in the basement, the Landlord despite trying not being able to obtain the requisite permits for this purpose; and
  - iii. Whereas**, the Applicants and their Attorney coming to the same conclusion as this Community Board regarding the unpermitted use/occupancy of the basement, the Applicant withdrawing use/occupancy of the basement for eating/drinking purposes and agreeing to not use/occupy the ground floor only for this purpose until and unless the proper permits are in place to do so, and returning to this Community Board and the NYSLA via alteration application; and

- iv. **Whereas**, the ground floor interior storefront is roughly 860 sq. ft., with patron use of the basement (430 sq. ft.) for bathroom access only, with the ground floor containing 8 tables with 45 patron seats, one counter/bar with 10 additional seats for a total indoor seated patron occupancy of 55 persons/patrons, there is one (1) patron entry and one (1) patron exit on Carmine Street, and two (2) patron bathrooms in the basement, the store front infill having windows/doors that will remain closed during operating hours with the exception for patron ingress/egress; and
- v. **Whereas**, the hours of operation will be Sunday to Saturday from 8:00 AM to 11:00 PM every day/night, music will be quiet, ambient recorded background only; there will be no DJ's, no promoted events, or scheduled performances, no cover fees, and no televisions; there will be a sidewalk café with 5 tables and 10 seats, which will close every night by 10:00 PM, and there will be no other exterior service of alcohol to any other outdoor areas; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On-Premises Liquor License, with those stipulations as follows:
1. The Applicant will operate a full-service, casual restaurant serving baked goods in the morning to savory soups, cheese and vegan platters in the evening with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be Sunday to Saturday from 8:00 AM to 11:00 PM every day/night.
  3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any outdoor area for commercial purposes excluding only sidewalk seating closing every night by 10 PM; the Applicant and abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service by wait staff will be from within the sidewalk cafe boundaries. No exterior music, speakers or TVs.
  5. Will close all doors and windows at all times except for patron ingress/egress.
  6. Will play quiet ambient recorded background and live music only. No music will be audible in any adjacent residences at any time.
  7. Patron use of basement will be for bathroom access only. There will be no other patron occupancy of the basement or any service to patrons in any portion of the basement of licensed premises.
  8. Will not have televisions.
  9. Will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
  10. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
  11. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  12. Will not make changes to the existing facade except to change signage or awning.
  13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  14. Will 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 **Sulluluna New York LLC d/b/a Sulluluna 41-43 Carmine Street, New York, New York 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” in order to create public interest for the issuance of the On-Premises Liquor License.

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

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



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

v

## COMMUNITY BOARD NO. 2, MANHATTAN

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **5. Dahla Exclusive Inc 202 West 14th St 10011 (OP–Restaurant)**

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate an upscale Thai restaurant in the basement and cellar of a five (5)-story, tenement-style building (ca. 1910) on the West 14<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues (Block #618/Lot #31); and
- ii. Whereas**, the premises is approximately 4,077 sq. ft. with approximately 2,355 sq. ft. in the basement connected by an interior stairway to 1,722 sq. ft. in the cellar, the cellar being used for storage only with no patron occupancy of the cellar; there will be approximately 20 tables with 60 seats and one (1) bar with six (6) seats for a total seated patron occupancy of 66 seats; the premises has one (1) door which will serve as patron ingress and egress and two (2) 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; there is a Certificate of Occupancy indicating a restaurant in the basement and storage in the cellar; and
- iii. Whereas**, the hours of operation will be 12 PM to 12 AM Sundays through Wednesdays, 12 AM to 1 AM Thursdays and 12 PM to 2 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen and no televisions; and
- iv. Whereas**, the premises had been most recently licensed under the name of Saigon Market LLC (Lic ID # 0340-23-128795, SN # 1346210, exp. 3/31/2025) from approximately 2021, it being

unclear if the licensee actually opened at the location, prior to that the premises was licensed under the name of Knoel Group Inc. dba Zusik (Lic ID #0340-19-111555 / SN #1314651.0), both licensees following the same method of operation; and

- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service Thai restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 12 PM to 12 AM Sundays through Wednesdays, 12 AM to 1 AM Thursdays and 12 PM to 2 AM Fridays and Saturdays. No patrons will remain after stated closing time.
  3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  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 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 make changes to the existing façade except to change signage or awning.
  10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 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 **43 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 7 pending licenses, the hours of operation being reasonable, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License to **Dahla Exclusive Inc 202 West 14th St 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the

“Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

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



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



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

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 6. Sushi by Bou West Village LLC, d/b/a t/b/a 107 Greenwich Avenue New York, New York 10014** (New TW–Sushi Restaurant, OP Tavern–Sushi Restaurant) (*previously unlicensed location*)
  - i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the NYS Liquor Authority for a new On Premise Liquor License to operate an omakase style restaurant with bar like atmosphere in a partially below street level space in a four-story residential townhouse building (circa. 1842) on Greenwich Avenue between West 12<sup>th</sup> and Jane Streets in Greenwich Village, with this building falling within NYC LPC’s designated Greenwich Village Historic District; and,
  - ii. Whereas**, the partially below grade premises proposed to be licensed was previously operated for many years as the Abington Square Veterinary Clinic, with the location having never previously been operated for eating/drinking purposes or licensed for the service of alcohol/spirits, the current certificate of occupancy allowing for a veterinary doctor’s office with no provision for boarding of animals, with the premises proposed to be licensed sharing an entrance and hallway with the residential tenants within the same building, the entrance to the premises also not being handicapped accessible; and,
  - iii. Whereas**, the premise proposed to be licensed is small, roughly 240 sq. ft. on the subterranean ground floor, with interior stairs leading to 540 sq. ft. cellar, with eating/drinking planned on both floors, the ground floor having one long bar with 15 patron seats, with additional lounge type seating in the front and 17 patron counter seats both on this floor and basement, the basement having no exterior windows but also containing a pool table with small kitchen; the

premises having one shared entrance with the residents of the building, the entrance on Greenwich Avenue serving as patron ingress and egress, with two (2) bathrooms; and

- iv. **Whereas**, the proposed hours of operation are from 5:00 PM to 12:00 AM Sunday through Thursday, and from 5:00 PM to 1:00 AM Fridays and Saturdays, music for the interior is stated to be background only without dancing, DJs, live music, promoted events, no scheduled performances or cover fees; and
- v. **Whereas**, the Applicant already operates other similar restaurants in New York and New Jersey, the method of operation being one of promoting price-fixed omakase dining in a speakeasy, bar-like atmosphere/experience with themed music, cocktails and special events, the Applicant acknowledging the use of a Sonos speaker system with subwoofers, the Applicant not incorporating soundproofing to the space, or knowledgeable with or performing outreach to those residents living immediately above and adjacent to the previously unlicensed location; and
- vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate how public service and public convenience would be served by the granting of a liquor license at this location, the method of operation proposed is one that promotes the consumption of late night drinking with spirits, the location having never been previously licensed for the service of alcohol, the immediate area already containing 61 active liquor licenses and 7 pending licenses within 750 feet of the location proposed to be licensed according to LAMP, the current Certificate of Occupancy not allowing for eating and drinking, the transformation from veterinary office with hours of operation no later than 6:00 PM to an establishment with a focus on consuming alcohol in a bar-like atmosphere until 12:00 AM and 1:00 AM being significant, with this location sharing its patron entrance and hallway with the other residential tenants of the building, the subterranean location not being consistent with a full service restaurant but rather one designed for a focus on drinking alcohol and spirits, this particular area and immediate block on both sides already being greatly saturated with liquor licenses and late night establishments, the Applicant not satisfying the public interest standard as it relates specifically to this particular location; and

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan recommends denial of the new on premise liquor license application for **Sushi by Bou West Village LLC, dba TBD 107 Greenwich Avenue New York, New York 10014**; and

**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 SLA; and

**THEREFORE, BE IT FURTHER RESOLVED** that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500-foot hearing.

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

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **Sabor Argentino Corp dba Sabor Argentino 57 7th Ave S 10014** (RW–Restaurant, Lic ID # 0240-23-140209, exp. 6/30/2025) (Corporate Change)
  - i. **Whereas**, neither the Applicant nor their representative appeared before Community Board 2, Manhattan’s SLA Committee but prior to the meeting did provide the requested documents for a Corporate Change application to the NYS Liquor Authority for their licensed premises; and
  - ii. **Whereas**, the storefront location to be licensed is approximately 700 sq. ft., and has five (5) tables with 14 seats and one (1) stand-up bar with three (3) seats, for a total of 17 seats; the Applicant has a LNO from NYC Department of Buildings for this use; and
  - iii. **Whereas**, there will be no change in method of operation – the hours of operation are from 11 AM to 12 AM, Sunday to Saturday, seven days a week; all doors and windows face Seventh Avenue South and will be closed by 11PM every evening, music is background music only and will not audible outside the premises; and, that there would be no televisions; and
  - iv. **Whereas**, the Corporate Change is to remove the two existing principals which combined hold 100% interest in the Corporation and replace them with one new principal holding 100% interest in the Corporation; and
  - v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:

1. The Applicant will operate a full-service, family friendly Argentinian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sunday to Saturday from 11 AM to 12 AM.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Any future sidewalk café seating will close no later than 11 PM and abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service will be by wait staff from within the sidewalk café boundaries. No exterior music, speakers or TVs.
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. Will close all doors and windows at 11 PM every night, allowing only for patron ingress and egress.
9. Will not make changes to the existing facade except to change signage or awning.
10. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
11. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
12. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
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 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 Liquor License to **Sabor Argentino Corp dba Sabor Argentino 57 7th Ave S 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the Restaurant Wine License.

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

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



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

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. **Two Guys and a Fish Tank, LLC dba Cecchi's, 105 W. 13<sup>th</sup> St. 10011** (OP – Restaurant) (Alteration: Dining Out NYC – Sidewalk) (Lic ID # 0340-23-130315, exp. 5/31/2025)
  - i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee in [July/2021](#) to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a neighborhood restaurant located in the ground floor of a C6-2, R6-zoned, sixteen (16)-story mixed-use building (c. 1961) on West 13<sup>th</sup> Street between Sixth and Seventh Avenues (Block #609 / Lot #47); and
  - ii. **Whereas**, the interior ground floor premises is approximately 4,138 sq. ft. with approximately 3,300 sq. ft. on the ground floor and approximately 1,135 sq. ft. in the basement, the basement being access by an interior staircase; there will be 28 tables with 104 seats and one (1) stand up bar with twelve (12) seats, for a total patron occupancy of 117 seats; all service and patron areas will be on the ground floor; there is one (1) entryway and two (2) exits and three (3) patron bathrooms; and
  - iii. **Whereas**, the agreed to hours of operation are 11 AM to 12 AM Sundays, 11:30 AM to 12 AM Mondays through Thursdays, 11:30 AM to 2 AM Fridays and 11 AM to 2 AM Saturdays; music will be quiet background only consisting of music from iPod/CD's, no music will be audible in any adjacent residences at any; all doors and windows will be closed at all times; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

- iv. **Whereas**, the instant application is an Alteration to add sidewalk seating to their On-Premises Liquor License (Lic ID # 0340-23-130315, exp. 5/31/2025), the Applicant being asked to submit the Sidewalk Café Site Plan Form that would be submitted to DOT for their Dining Out NYC application, the Applicant submitting the completed form which included an architecturally drawn diagram of the proposed seating with all obstructions and other related elements accounted for that exist both in front of and to the sides of the licensed premises, the drawing including measurements of all clear path areas; additionally the Applicant provided a completed questionnaire, menu and Place of Assembly Certificate; and
- v. **Whereas**, there was a misunderstanding and the Applicant failed to appear at the CB2 SLA Committee meeting; as all documents were thorough and complete and had been provided prior to the meeting, the Committee voted to recommend approval of the application and waive appearance provided the Applicant would agree to close the outdoor seating at 10 PM nightly (the location being in a residential area and not located on an Avenue) and that there were no other changes to the previously agreed upon stipulations; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Will operate a full service restaurant, specifically a classic West Village neighborhood restaurant and cocktail bar with the kitchen open and full menu items available until closing every night.
  2. The hours of operation are 11 AM to 12 AM Sundays, 11:30 AM to 12 AM Mondays through Thursdays, 11:30 AM to 2 AM Fridays and 11 AM to 2 AM 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 consisting of not more than five (5) tables and ten (10) seats will close no later than 10 PM and abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service will be by wait staff from within the sidewalk café boundaries. No exterior music, speakers or TVs.
  5. No roadbed seating.
  6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
  7. Will have no more than one (1) television no larger than 60". There will be no projectors and TV will operate in “closed caption” mode only (without sound).
  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 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, Manhattan prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the Alteration application to the On Premise Restaurant Liquor License to **Two Guys and a Fish Tank, LLC dba Cecchi's, 105 W. 13<sup>th</sup>St. 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the NYSLA Liquor License.

**Vote:** Unanimous, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 9. 4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014 (OP-Restaurant) (Alteration to add adjacent space)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/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 **4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. Ruby's West Village LLC dba Little Ruby's Cafe 225 West 4th St 10014 (OP–Restaurant)**  
(Alteration: Dining Out NYC–sidewalk)

**Whereas**, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/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 **Ruby's West Village LLC dba Little Ruby's Cafe 225 West 4th St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014 (OP–Restaurant)**  
(Alteration: convert service bar to customer bar with 8 seats)

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 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 **Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **12. Air Mail 546 Hudson Street LLC dba Air Mail 546 Hudson 10014 (TW–Bar/Tavern)**

**Whereas**, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/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 **Air Mail 546 Hudson Street LLC dba Air Mail 546 Hudson 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, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **13. Christopher Street Hospitality LLC 115 Christopher St. 10014 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/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 **Christopher Street Hospitality LLC 115 Christopher St. 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. Store3 Pizza NYC LLC dba Zazzy's Pizza 201 W. 11th St. 10014 (Class change) (OP-Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 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 **Store3 Pizza NYC LLC dba Zazzy's Pizza 201 W. 11th St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15. Pyramid Effect LLC dba Fellini 176 Seventh Ave South 10014 (Class change) (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 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 **Pyramid Effect LLC dba Fellini 176 Seventh Ave South 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 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

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **16. Lume West Village LLC dba Lume West Village 259 West 4th St 10014 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 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 **Lume West Village LLC dba Lume West Village 259 West 4th St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 37 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*

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June 25, 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 June 20, 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 June 6, 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 **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:** Unanimous, 37 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*

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June 25, 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 June 20, 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 June 6, 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 **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:** Unanimous, 37 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*

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June 25, 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 June 20, 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 June 6, 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 **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:** Unanimous, 37 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*

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June 25, 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 June 20, 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 June 6, 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 **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:** Unanimous, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **21. Spunto, Inc 65 Carmine St 10014 (OP–Restaurant) (Expansion into Municipal Property)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/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 **Spunto, Inc 65 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:** Unanimous, 37 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*  
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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **22. 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 June 6, 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 **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:** Unanimous, 37 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*

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June 25, 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 June 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **23. 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 June 6, 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 **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:** Unanimous, 37 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