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Antony Wong, *Treasurer*  
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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

November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **450 West Broadway LLC & Lowder-Tascarella Hospitality LLC dba Principe 450 West Broadway 10012** (OP–Restaurant) (Lic ID #0340-23-133134, SN #1346923, exp 1/31/2025) (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 the existing On-Premises Restaurant Liquor License to continue to operate a neighborhood restaurant serving breakfast, lunch and dinner in the ground floor and cellar of an M1-5/R7X-zoned, one (1)-story commercial building (ca. 2002) on West Broadway between Prince and West Houston Streets (Block #516/Lot #37) the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District Extension; and
  - ii. **Whereas**, the Applicant has been in operation with an on-premises liquor license at this location since February/2023, the original application being heard by CB2, Manhattan in [February/2022](#), the premises being previously unlicensed, the Change in Method of Operation is to extend the hours of operation by one hour Mondays through Saturdays, the Applicant explaining the purpose of said extension of hours is for patrons who are already in the restaurant to be able to extend their time to have another drink and not for the purposes of permitting patrons to enter later, the Applicant stating that the advertised hours of operation would not be changing and there would be no other change to their method of operation; and

- iii. **Whereas**, the hours of operation will be from 7 AM to 12 AM Sundays, 7 AM to 1 AM Mondays through Thursdays and 7 AM to 2 AM Fridays and Saturdays; there is sidewalk café seating within the property line which the Applicant appeared before CB2, Man. for an alteration application to add the space to their licensed premises in [August/2023](#), that outdoor seating will continue to end at 11 PM nightly; music will be quiet background only (consisting of music from iPod/CDs/streaming services); there will be no dancing, DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there may be acoustic live music and DJs, both at background levels, in the cellar only and only during a private event of which there will be no more than 24 per year; and
- iv. **Whereas**, concerns were raised by CB2, Man. that the granting of the later hours of operation with those hours being later than most “restaurant” hours in the area would change the method of operation from that of a restaurant to that of a late night bar, those concerns being addressed when the Applicant gave assurance that the advertised hours would remain within the current method of operation, though unable to state what the current advertised hours were, and that the intent was simply to allow dinner guests to linger longer and not to extend the hours for new arrivals; the current posted closing hours being Mondays and Tuesdays at 9 PM, Wednesdays to Saturdays at 10 PM; following the committee meeting the Applicant unwilling to agree to sign stipulations specifically stating those advertised closing hours but willing to agree to advertising hours not later than 11:30 PM and 12:30 PM with the understanding that the reason Community Board 2, Man. is recommending approval of the application with signed stipulations is to permit guests that arrive under their current method of operation to stay a bit longer for an after-dinner drink and not to permit patrons to arrive later than one would for a full dinner service under the existing hours of operation (12 AM and 1 AM Fridays and Saturdays); and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows”
1. Will operate a full-service restaurant, specifically a neighborhood restaurant with an Italian menu with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 7 AM to 12 AM Sundays, 7 AM to 1 AM Mondays through Thursdays and 7 AM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time. Licensee’s advertised hours will be no later than 11:30PM Sunday to Thursday and 12:30AM Friday and Saturday.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront within the building line with no more than 5 tables and 10 patron seats. Service to patrons seated within the property line on the sidewalk will be through the separate doors located to the south of the main entry. All service will take place from within the property line. Seating may be reduced to accommodate access from those doors. There is no sidewalk café located on municipal property or service to patrons seated within the property line from the public sidewalk. No roadbed seating.

5. All outdoor seating will close no later than 11 PM Sundays through Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs.
6. Will play quiet ambient recorded background music only on the ground floor. Acoustic live music and DJs with music at background levels is permitted in the cellar only and only when a private event is being held in that location.
7. Will have no more than an average of two (2) private events per month. All private events will take place in the cellar space only. No private events on the ground floor.
8. Will not have televisions.
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 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, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for change in method of operation to the existing On-Premises Restaurant Liquor License for **450 West Broadway LLC & Lowder-Tascarella Hospitality LLC dba Principe, 450 W Broadway 10012, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

**Vote:** Unanimous, 33 Board Members in favor.

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



Antony Wong, *Treasurer*  
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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **2. Laduree Soho LLC dba Laduree 396-398 W. Broadway 10012 (OP–Restaurant)**

- i. Whereas,** the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for new on-premises restaurant liquor license to operate a full-service restaurant, tea salon and patisserie located in a ground floor retail store located within a three (3)-story mixed-use building (ca. 1910) on West Broadway between Spring and Broome Streets (Block #488/Lot #23 and Lot #12), this building falling within NYC LPC's designated SoHo-Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
- ii. Whereas,** the storefront premises is roughly for a 10,700 sq. ft. premises (3,020 sq. ft. in the basement, 3,033 sq. ft. on the ground floor and 2,578 sq. ft. on the second floor, all connected via an interior stairway in addition to 2,068 sq. ft. in the ground floor backyard/garden) there are 40 tables and 110 seats inside and 95 additional seats plus one (1) standup bar with eight (8) seats in the backyard and one (1) additional service bar inside; a temporary certificate of occupancy showing a maximum occupancy of approximately 145 with a proposed occupancy of 205 seated patrons to include backyard; there is no sidewalk café or roadway use; there are one entrance/exit on West Broadway and another entrance/exit on Thompson Street and three patron bathrooms on the ground floor, there is no patron use of the cellar or the 2<sup>nd</sup> floor; and
- iii. Whereas,** the hours of operation for the inside will be Sunday through Thursday from 9 AM to 11 PM and Fridays and Saturdays from 9 AM to 12 AM and the hours of operation in the backyard/garden will be Sundays through Saturdays from 9 AM to 10 PM inclusive of any parties and/or private events, there will be no music, speakers or TVs in the backyard/garden at any time and no smoking, music on the interior will be background only inclusive of any

parties and/or private events, there will be no DJs or live music, no scheduled performances and no outside promoters but there may be private parties; and

- iv. **Whereas**, the Applicant first appeared before CB2, Man. in [June/2013](#) at which time CB2, Man. recommended approval of the application, the Applicant having been operating with the a similar method of operation at the premises since early 2014, albeit there will no longer be a full dinner menu; the liquor license having recently been allowed to lapse due to legal complications involving the [tied-house law](#) and the addition of a minority investor, the minority investor owning a small portion of a French liquor manufacturer and a small interest in the instant application for the retail on-premises liquor license, the tied-house law restricting the ability of an entity in one tier (manufacturer) from having an interest in an entity in another tier (retail), the representative stating that there was legislation ([Senate Bill S9643A](#)) recently signed by the governor exempting this specific property from the tied-house law so that this individual can become a partner, therefore they are re-applying for essentially the same application; and
- v. **Whereas**, there has been a long history of noise complaints regarding music in the backyard despite the 2013 executed stipulation agreement stating there would be no music in the backyard, the Applicant having appeared before CB2, Man. in both [February/2016](#) and [February/2018](#) to address those issues, the instant application indicating that there will be speakers in the garden and providing specifications for those speakers despite the representative stating that they would abide by the existing stipulations and being unaware of any speakers in the garden; a member of the South Village Neighbors stated that an assistant manager of Laduree reached out to the block association asking for a letter of support but when members of the block association were queried there were no letters either in support or against the application submitted, another member of the community stating that she frequents the garden area and that there are definitely speakers being used; the representative calling the Applicant and receiving verification that there will no longer be speakers in the backyard garden and agreeing to close the garden at 10 PM each night to alleviate the quality of life issues with the residents that surround and are directly above the garden area; and
- vi. **Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2, Man. which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation for the on-premises liquor license, with those stipulations as follows:
  - 1. The premises will be advertised and operated as a full service restaurant, tea salon, patisserie and chocolatier.
  - 2. Hours of operation will be Sundays through Thursdays from 9 AM to 11 PM and Fridays and Saturdays from 9 AM to 12 AM.
  - 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 operate a backyard garden consisting of not more than 124 seats with hours from 9 AM to 10 PM daily. There will be no music, speakers or TVs at any time in the backyard garden. No smoking in the backyard garden. These hours and conditions are inclusive of any private events in the backyard garden.
  - 5. No sidewalk café or roadbed seating.
  - 6. Will play recorded background music at conversational levels in the interior 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 10 PM every night, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
15. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades or security personnel/doormen.
16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**vii. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises Liquor License at this location, there being **49 active licensed premises** within 750 ft. and 3 pending licenses according to LAMP; the Applicant’s hours and the agreed upon stipulations being reasonable including the elimination of any music being played in the backyard/garden, a member of the public having recently frequented the premises and noted there were no longer speakers in the backyard/garden, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of the on-premises restaurant liquor license application for **Laduree Soho LLC dba Laduree 396-398 W. Broadway 10012** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **3. Binx 39 Christopher St LLC dba Binx 39 Christopher St 10014 (OP–Restaurant)**

- i. Whereas**, the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 for a new on-premises liquor license to operate a full-service restaurant serving sustainable meats and seafood in a ground floor storefront within a six (6)-story tenement style residential building (ca. 1900) on Christopher Street between Waverly Place and 7<sup>th</sup> Avenue South, this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the storefront proposed to be licensed has operated since 2019 with a similar method of operation as a small plate tapas and wine bar first with a restaurant wine license and then since 2023 with a full liquor license (Lamano West Village LLC, Lic ID #0340-23-127903), but prior to 2018 had never previously operated with any liquor license; the interior storefront is small in size, roughly 441 sq. ft. on the ground floor and 380 sq. ft. in the basement for a total of 821 sq. ft. the basement accessed by a sidewalk hatch with no patron access to the basement, there will be 8 tables with 34 patron seats, one stand-up bar with four (4) additional seats and three (3) window seats for a total indoor seated patron occupancy of 41 persons, there is one (1) entry and one (1) exits and one (1) patron bathroom, the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the Applicant's hours of operation will be Sundays to Saturdays from 12 PM to 12 AM Sundays through Thursdays and 12 PM to 1 AM Fridays and Saturdays, music will be quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; the Applicant intends to apply to the DOT Dining Out NYC program for not more than two (2) tables and four (4) seats to

the east of the entryway, though it remains questionable if the seating will fit within the required clear path requirements, the Applicant agreed that if permitted any future sidewalk café would close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and

**iv. Whereas,** the Applicant met with the West Village Residents Association and agreed to reduce the requested hours for Friday and Saturdays from 2 AM to 1 AM, this being a residential neighborhood, the Applicant operating a wine bar a few blocks away (Moon Flower West 11<sup>th</sup> LLC, Lic ID #0267-22-108076) and agreeing to comply with the sidewalk café regulations at that location by removing the chairs placed in the curbside of the sidewalk, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which should continue to be incorporated into the Method of Operation for the on-premises liquor license, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service restaurant serving sustainable ingredients including meats and seafood with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sunday to Thursday from 12 PM to 12 AM and Fridays and Saturdays from 12 PM to 1 AM. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program, if permitted, consisting of not more than 2 tables and 4 seats. All service will be from within the sidewalk café boundaries to seated patrons only. No exterior music, speakers or TVs.
5. Sidewalk café will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
6. No roadbed seating.
7. 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.
8. Will not have televisions.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will ensure that any venting, fan and any other rooftop equipment will be insulated and professionally installed and timed so as to minimize noise and vibration to the building's residential tenants.
14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
16. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.



18. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **100 active licensed premises** within 750 ft. and 14 pending licenses according to LAMP; the Applicant met with the West Village Residents Association and reached an agreement on a number of stipulations, 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 premise liquor license to **Binx 39 Christopher St LLC dba Binx 39 Christopher St 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the 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, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. Cafe Yaya LLC 137 Thompson St 10012 (TW–Bar/Tavern) (*previously unlicensed*)**

- i. **Whereas**, the Applicant and the Applicant's representative 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 small café serving salads and sandwiches in a ground floor storefront within a five (5)-story tenement-style residential building (ca.1875) on Thompson Street between East Houston and Prince Streets (Block #517/Lot #31), this building falling within NYC LPC's designated Sullivan-Thompson Historic District, this particular block being zoned for residential occupancy only despite certain pre-existing, non-conforming storefronts being found thereat; and
- ii. **Whereas**, the storefront premises is approximately 450 sq. ft. with nine (9) tables and 18 seats and no stand up bars for a total seated patron occupancy of 18 persons, there is one entrance serving as patron ingress and egress and one (1) bathroom, the store front infill being fixed without operable doors or windows that open out to the sidewalk, there is no exterior seating on the sidewalk or in the roadway; and
- iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 9 PM; music will be quiet background music only consisting of music from iPod/CD's/streaming services; there will be no televisions; 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, private parties and no security/doormen; and
- iv. **Whereas**, the premises to be licensed has previously never been licensed for the service of alcohol and was a nail salon for approximately 12 years, and then a covid testing site; this

being a narrow, quiet, residential block that has a school and mix of retail and no other eating and drinking establishments; and

- v. **Whereas**, adjacent and nearby residents as well as a resident of the building and the South Village Neighbors spoke against the application, citing quality of life concerns regarding noise related to having an eating and drinking establishment on their block and the associated noise from patrons, deliveries and garbage pickup, there were other concerns about whether the hot water in the building was sufficient to handle the additional use of a ground floor restaurant, there was no outreach to those living in the building or on the block about the liquor license application which many who spoke found unacceptable, many also describing the block as particularly residential in character due to the school being a major part of the block, this being an active community with many high school children, the overarching concern being the potential negative impacts to this block that the residents witness on surrounding blocks with eating and drinking establishments; and
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **72 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 7 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the applicant having early closing hours and stating that they will not apply for any outdoor seating, will not apply for an upgrade to their liquor license or to extend operating hours past 9 PM in the future, the method of operation being for a small café and sandwich shop and not a wine bar; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the new tavern wine license, with those stipulations as follows:
  - 1. Premises will be advertised and operated as a small café serving salads, sandwiches and desserts with less than a full kitchen but will serve food during all hours of operation.
  - 2. The hours of operation will be 11 AM to 9 PM Sundays through Saturdays (7 days a week). 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 now or in the future.
  - 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. Staff will not play music outside of the regular operating hours of the business.
  - 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 not have e-bike or lithium battery storage inside the premises.
  - 12. Will not apply for a full liquor on-premises license in the future.
  - 13. Will not file for a change in method of operation to extend operating hours past 9 PM in the future.
  - 14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. Will appear before CB2, 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 tavern wine license in the name of **Cafe Yaya LLC 137 Thompson St 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 33 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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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. 150 Sullivan Food Inc dba Let's Talk Soho 150 Sullivan St 10012 (Restaurant Wine)**

- i. **Whereas**, the Applicant, the Applicant's representative and the restaurant's manager appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for a restaurant wine license to operate a restaurant serving breakfast, lunch and dinner in the ground floor storefront of a five (5)-story mixed-use building (ca. 1911, altered 2015) on Sullivan Street between Prince and Houston Streets (Block #518/Lot #32) in NYC LPC's designated Sullivan-Thompson Historic District, this particular block being zoned for residential occupancy only despite certain pre-existing, non-conforming storefronts being found thereat; this is one of two applications this Applicant and related parties presented to CB2, Man. this month, the other being Café and Spirits Inc at 107 Thompson Street; and
- ii. **Whereas**, the storefront premises consists of the ground floor and basement (600 sq. ft on the ground floor and 1,000 sq. ft in the basement) connected by a stairway which is accessed via the residential hallway and shared by the residents of the building; and
- iii. **Whereas**, there will be 14 tables with 40 patron seats, one bar with eight (8) seats for a total of 48 interior seats; there provided diagram (which is from the previous occupant of the premises) shows one (1) entrance that serves as both patron ingress and egress, the questionnaire stating there are 2 entrances, 3 exists and one (1) bathroom; there is no patron use of the cellar which is used for storage, food prep and kitchen only; the Applicant currently operating in the premises with a temporary license (Lic. ID #0524-24-28311); and

- iv. **Whereas**, the provided questionnaire was missing much of the information, the Applicant verbally providing information to CB2, Man. that was contrary to that on the questionnaire, the proposed hours of operation presented by the Applicant and his representative are 8 AM to 11 PM Saturdays through Sundays (7 days a week) which was in contrast to the 7 AM to 1 AM hours stated on the questionnaire, the Applicant stating music will be quiet background only from iPods/CDs/streaming services, there will be no dancing, no DJ's, no promoted events, no live music, no private parties, no scheduled performances or cover fees, the questionnaire stating juke box and failing to address the other elements listed above; and
- v. **Whereas**, members of the community and the South Village Neighbors spoke in opposition to the application, there had been no outreach to residents of the building or neighbors, there were significant concerns raised about the proposed 1 AM closing that was on the questionnaire, this being a residential block and all the other establishments closing earlier including the prior occupant of the premises (3 of Cups LLC, Lic. ID #0240-22-100659) which had a 12 AM closing time imposed on them by the NYSLA, the residents being relieved to hear that the actual closing time was 11 PM though some thought it should be earlier than that; and
- vi. **Whereas**, there is roadbed seating from the prior occupant, the Applicant of the instant application being unaware that the outdoor seating does not transfer from one operator to the next and has been using the roadbed seating, at first saying they were not serving alcohol outside but then admitting to the service of alcohol in the roadbed when confronted with photographs taken just prior to the CB2, Man. meeting, the prior Applicant having a restriction on the liquor license imposed by the NYSLA at their February 16, 2022 full board hearing that there would be no service of alcohol outside until such time as they returned to CB2, Man. which they never did, the Applicant's manager being unaware of the rules and stating that the service of alcohol will be discontinued and the roadbed removed, the Applicant stating that they will apply for any exterior seating that they can have at a future time; residents on this narrow, residential block remain opposed to any exterior seating at the location, this being a residential block where outdoor seating was never permitted before the pandemic and the eating and drinking establishments are previously non-conforming uses; residents being concerned about the lack of clarity regarding the method of operation as presented, the Applicant being strictly an investor, the manager appearing unfamiliar with rules and regulations and not having had much experience in running a restaurant, the manager explaining that her daughter, who also appeared, has experience in the hospitality business and is going to be moving back from London to help; and
- vii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **92 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 13 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 stating the hours are 8 AM to 11 PM with the premises having previously been licensed for the service of beer and wine with similar hours; and
- viii. **Whereas**, the committee voted to recommend denial of the application unless the hours as presented and agreed to at the meeting were part of the stipulations along with other stipulations the Applicant and manager agreed to during the CB2 meeting; the Applicant letting CB2 know a number of days later that they did not mean what was said at the meeting regarding closing hours and instead want the hours of operation as written in the

questionnaire, those hours being closing at 1 AM daily; in an effort to come to a compromise with the Applicant, the stipulations were amended with a closing hour of 12 AM daily, the same hours as the NYSLA had imposed on the prior occupant, the Applicant unwilling to agree to those hours; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial for **150 Sullivan Food Inc dba Let's Talk Soho 150 Sullivan St 10012** on its application seeking a new restaurant wine license; and

**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 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 members of the Authority consider the following stipulations be imposed on any future restaurant wine license for **150 Sullivan Food Inc dba Let's Talk Soho 150 Sullivan St 10012**:

1. Will operate a full-service restaurant serving breakfast, lunch and dinner.
2. The hours of operation will be from 8 AM to 12 AM Sundays through Saturdays. No patrons will remain after stated closing time.
3. Any future service to roadbed seating or sidewalk café will be to seated patrons only and will close no later than 10 PM.
4. Will play recorded background music at conversational levels only.
5. Will not have televisions.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."

Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. Cafe and Spirits 107 Thompson St 10012 (TW–Bar/Tavern) (*previously unlicensed*)**

- i. **Whereas**, the Applicant, the Applicant's representative and the manager 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 small coffee shop and wine bar in a ground floor storefront within a five (5)-story tenement-style residential building (ca.1901) on Thompson Street between Prince and Spring Streets (Block #503/Lot #26), this building falling within NYC LPC's designated Sullivan-Thompson Historic District; this is one of two applications this Applicant and related parties presented to CB2, Man. this month, the other being Let's Talk SoHo at 150 Sullivan Street; and
- ii. **Whereas**, the storefront premises is approximately 650 sq. ft. (350 sq. ft on the ground floor and 300 sq. ft. in the cellar, the cellar is accessed via a sidewalk hatch with no patron occupancy to the cellar), there will be three (3) tables with nine (9) seats and one counter with seven (7) seats for a total seated patron occupancy of 16 persons, there is one entrance serving as patron ingress and egress and one (1) bathroom, the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation as presented at the CB2, Man. meeting will be Sundays through Saturdays (7 days a week) from 8 AM to 1 AM as presented in the questionnaire, the Applicant stating the actual hours are 8 AM to 11 PM and that the later hour is for staff to clean up; music is background music, the questionnaire indicating TVs but the Applicant was unclear as to any specifics, most of the information on the questionnaire was not filled out, the menu provided was the menu for the other application applied for by the Applicant at this same meeting, Let's Talk SoHo; and



- iv. **Whereas**, the premises to be licensed has previously never been licensed for the service of alcohol, since 2021 the premises has been occupied by Drip Drop Coffee who will be moving to another location on Thompson Street at the end of October/2024 and for many years prior to that as Porto Rico Importing Coffee and Tea; and
- v. **Whereas**, Drip Drop coffee had installed benches around the tree pit and roadbed seating extending significantly past their storefront premises, the Applicant intending to file for as much seating as permitted in both the roadbed and sidewalk but no specifics were provided with the application, the Applicant seeming unaware of any of the rules of the permanent Dining Out NYC program, those rules not permitting roadbed seating to extend past the storefront premises with clear path restrictions on the narrow sidewalk and a fire hydrant adjacent to the premises making the availability of outdoor seating limited if allowed at all, especially as it compares to what the current occupant is utilizing and had most likely been using to sustain their business during the pandemic – the current premises having more seating outside than inside due to not having to abide by the permanent rules nor pay for the use of the roadbed, concerns being raised that the Applicant did not properly evaluate the limited amount of seating that will be available under the new rules, concerns being raised that there was no clear plan or method of operation presented with the application, that much of the information was missing from the questionnaire, that the hours verbally presented were different from those on the instant application, the Applicant having no prior business experience in the hospitality industry stating they are investing significant money and will figure it out and fix things as they learn, the manager, while stating she has some recent experience in conjunction with the Bryant Park Winter Village, has never run a restaurant before and is now proposing to manage two restaurants within a few blocks of each other on residential blocks; and
- vi. **Whereas**, neighbors and the South Village Neighbors block association spoke against the application, there being the usual concerns of licensing another previously unlicensed small retail shop, this being of particular due to both because this is a residential block and the lack of any clear business plan being presented by this Applicant, that coffee shops have much earlier closing hours, the hours requested being late for even a full-service restaurant on that block, the Applicant stating they need to be able to serve wine until 11 PM because the rent is so high; and
- vii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **67 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 5 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the applicant stating the hours are 8 AM to 11 PM; and
- viii. **Whereas**, the committee voted to recommend denial of the application unless the hours as presented and agreed to at the meeting were part of the stipulations in addition to there being no service or consumption of alcohol to patrons sitting on the tree bench along with other stipulations the Applicant and manager agreed to during the CB2 meeting such as background music only, no TVs, that the façade remain fixed and that they return to CB2, Man. for an alteration to their license if they decide to apply for outdoor seating as required by the NYSLA; the Applicant letting CB2 know a number of days later that they did not mean what was said at the meeting regarding hours and instead want the hours of operation as written in the questionnaire, those hours being closing at 1 AM daily; and

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan recommends denial of the application for a tavern wine license for **Cafe and Spirits 107 Thompson St 10012**; and

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

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 7. The Bar on Mulberry LLC dba The Mulberry 240 Mulberry St Lower Level 10012 (OP–Bar/Tavern) (Lic ID # 0340-22-110443, SN # 1343027, exp 11/30/2024) (Change in Method of Operation)**
  - i. Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for Change in Method of Operation to the existing On-Premises Tavern Liquor License to continue to operate a cocktail lounge located on the basement level only of a C6-2 zoned, six (6)-story mixed-use building (c. 1901) on Mulberry Street between Prince and Spring Streets (Block #494 / Lot #9) located in the Special Little Italy District; and
  - ii. Whereas**, the Applicant has been in operation with an on-premises liquor license at this location since February/2023, the original application being heard by CB2 in [December/2021](#), the current request being to extend the hours of operation from 2 AM to 4 AM 7 days a week, to add security Thursdays through Saturdays and to add DJs at background levels; and
  - ii. Whereas**, the premises is roughly 1,200 sq. ft.; there are 13 tables with 49 seats and one (1) bar with six (6) seats for a total patron occupancy of 55 seats; there is one (1) entryway which serves as patron ingress and egress and two (2) patron bathrooms; there is no sidewalk café or roadbed seating; and
  - iii. Whereas**, the initial application for The Bar on Mulberry in December/2021 indicated proposed hours of operation until 4 AM nightly, but the Applicant at the time immediately reduced those hours to 2 AM as part of meeting the public interest standard for the initial license, the Applicant not having had any issues since opening aside from a noise issue with

an upstairs resident that was quickly remedied, the bar attracts both locals, residents of the building and celebrities, they stated that they are often still busy when closing at 2 AM so would like to accommodate their patrons with later hours with support from building residents; the Applicant's representative also explaining that the addition of DJs is not really a change but to correctly reflect the method of operation they were currently operating under, the Applicant regularly using DJs to curate music while keeping music at background music levels and not using a microphone, the Applicant thinking that if they were not "working the room", using a microphone and playing at entertainment levels then they were in compliance with the executed stipulation agreement; and

- iv. **Whereas**, a member from the public spoke against the increase in hours saying it was not a good fit for the neighborhood which consists of small apartments and older people, the Applicant stating that most of the people in the building are customers and that the majority of their clientele is between the ages of 30–50 years old; and
- v. **Whereas**, members of the committee had concerns regarding the 4 AM hours 7 days a week, the Applicant in response agreed to reduce the requested hours of operation to 2 AM Sundays to Wednesdays and 4 AM Thursdays through Saturdays; during business session the majority of the committee remained uncomfortable with the 4 AM closing, so a closing time of 3 AM Thursdays through Saturdays was proposed to the Applicant following the meeting which they agreed to; and
- iii. **Whereas**, the hours of operation will be from 12PM to 2AM Sunday through Wednesday and 12 PM to 3 AM Thursday through Saturday; all doors and windows will be closed by 10PM nightly; music will be quiet background only consisting of music from iPod/CDs/streaming services and may be curated by DJs but will remain at background levels; there will be no dancing, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "Method of Operation" of the on-premises liquor license, with those stipulations as follows:
  - 1. Premises will be advertised and operated as an upscale cocktail lounge.
  - 2. The hours of operation will be 12PM to 2AM Sundays through Wednesdays and 12 PM to 3 AM Thursdays through Saturdays All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will operate with less than a full service kitchen but will serve food during all hours of operation.
  - 4. Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
  - 5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Dining Out NYC program.
  - 6. Will play ambient background music only consisting of music from iPods/CDs/streaming services, inclusive of any private parties or events. DJs may be used to curate music but music will continue to be played through the existing sound system at background levels. No music will be audible in any adjacent residences at any time.
  - 7. Will not have televisions.

8. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
9. Will ensure there is no congregating on the sidewalk.
10. Will not install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a change in method of operation to the existing on-premises tavern liquor license for **The Bar on Mulberry, LLC d/b/a The Mulberry, 240 Mulberry St. 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. Baotea Mulberry Inc dba Bao Tea House 122 Mulberry St 10013 (New OP–Restaurant) (Class Change)**
  - i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA #1 Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their Restaurant Wine License (Lic ID 0240-24-122836, exp. 7/30/2026) to an on-premises restaurant liquor license to operate an Chinese restaurant on the ground floor of a C6-2G-zoned, three (3)-story mixed-use building (c. 1910, altered 1986) on Mulberry Street between Hester and Canal Streets (Block #205/Lot #12), the building falling within the designated Special Little Italy District; and
  - ii. Whereas**, the ground floor premises is approximately 800 sq. ft.; there is a basement which is connected by an interior staircase that will be used for storage and by patrons for bathroom access only, no sq. ft. was provided for each individual floor; there will be one (1) table with seven (7) seats and one (1) bar with 12 seats for a total of 19 interior seats; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; there is a large operable window which has been installed in the front façade facing the sidewalk, the parents of the Applicant have been operating at the location for approximately 20 years; and
  - iii. Whereas**, the hours of operation will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week); all doors and windows will close by 10 PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doorman; and

- iv. **Whereas**, the Applicant sent notice to CB2/Man in February/2023 for their restaurant wine and beer license but then failed to appear, the board unanimously recommending denial of the application at the time and asking that the NYSLA also deny the application, calendar the application for a SLA Full Board meeting and send the Applicant back to CB2, Man., which the NYSLA failed to do and issued the restaurant wine license; and
- v. **Whereas**, the Applicant executed a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new on-premises restaurant liquor license, with those stipulations as follows:
1. Premises will be operated as a full-service Chinese restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. 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 10 PM every night, allowing only for patron ingress and egress.
  8. Patron occupancy of basement is for bathroom use only. There will be no service to patrons in the basement.
  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 more than 2 for 1 or half price drink specials. Will not have “boozy brunches.” No pitchers of beer.
  12. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
  13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA; and
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **59 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 6 pending licenses, the Applicant having operated for the past year at this location without incident, the premises having been in the family for the past 20 years, with the hours of operation being reasonable and executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new on-premises restaurant liquor license for **Baotea Mulberry Inc dba Bao Tea House 122 Mulberry St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. Bowery Dream LLC/220 Hospitality Partners LLC dba Nolita Express 218-220 Bowery 10012 (OP-Hotel)**

**Whereas**, following this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on October 1, 2024, the Applicant requested **to withdraw** this application from further consideration due to the revelation during the meeting that the premises currently operates as an SRO and the Applicant's stated plans for the renovation of the premises do not include full height walls for guest rooms along with other requirements necessary to change the DOB occupancy from that of an SRO to a hotel, there being no plans filed with DOB or submitted with the application illustrating how the occupancy can be changed to that of a hotel including guest rooms with no windows, the representative requesting to lay over the application during the meeting in order to do further review with the Applicant on whether the application will be for a hotel or restaurant liquor license, an SRO not being able to be licensed for the sale of alcohol, the Applicant's representative affirming they 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 then later withdrawing the application following the meeting; 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 **Bowery Dream LLC/220 Hospitality Partners LLC dba Nolita Express 218-220 Bowery 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **10. Hex Squared LLC dba Hex & Company 801 Broadway 10003 (TW–Bar/Tavern) (Board Game Cafe)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on October 1, 2024 the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Hex Squared LLC dba Hex & Company 801 Broadway 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **11. Talum LLC 183 Grand St 10013 (TW–Bar/Tavern)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on October 1, 2024 the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

**Whereas**, the Applicant's original 30-day notice was received by CB2, Man. in September/2023 and the application was placed on the October/2023 agenda, their representative requested to layover the application to November and then to December at which time the representative appeared without the Applicants and requested to lay over the application February/2024; on February 5, 2024 the representative requested to lay over the application to March/2024, on February 7, 2024 the application was filed with the NYSLA according to LAMP, in March/2024 the representative requested to lay over the application to April/2024 and was placed on the April 2, 2024 CB2, Man. SLA licensing agenda at which time the Applicant failed to appear without providing any reason or explanation; on April 26, 2024 after it was discovered by CB2, Man. that the Applicant had filed their application with NYSLA, CB2, Man. sent a letter to the Deputy Commission of Licensing at the NYSLA requesting the Applicant be returned to CB2, Man. stating that CB2, Man. would be proactively placing the item on the May 7 agenda and advised the representative that they were on the agenda, the representative responding that they were not ready to appear and a "no show denial" [resolution](#) was unanimously adopted by CB2, Man. at their May full board meeting; and

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Talum LLC 183 Grand St 10013 10003** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **12. Miznon Spring NY LLC 194 Spring St 10012 (OP–Restaurant/RW)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on October 1, 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 **Miznon Spring NY LLC 194 Spring St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **13. 343 Broome Tomorrow LLC 146 Bowery 10013 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on October 1, 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 **343 Broome Tomorrow LLC 146 Bowery 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **14. LDVkenmare LLC 98 Kenmare St 10012 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on October 1, 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 **LDVkenmare LLC 98 Kenmare St 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 33 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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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **15. Banana Republic, LLC 552-556 Broadway 10012 (OP–Bar/Tavern)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 1, 2024, the Applicant requested **to lay over** this application to November/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 **Banana Republic, LLC 552-556 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, 33 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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### SLA 2 LICENSING

November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **New York Water Tours Inc dba Oasis 353 West Street, Pier 40 10014** (New VW–Vessel/Boat/Ship)
  - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for two new Vessel Wine licenses for two ships – Oasis and Enchanted – considered together by Community Board 2 given the consistent nature of each application outside of the unique characteristics of each vessel, to operate chartered Hudson River cruises originating from and docked at Pier 40 in Hudson River Park on the West side of Manhattan at West Houston Street and West Street; and
  - ii. **Whereas**, the ships are quite similar in size with Oasis carrying a maximum of 149 passengers and 155 passengers including crew, each ship consists of two (2) decks, two (2) bars, two (2) bathrooms and a kitchen; each are docked on the northern and western perimeters of Pier 40, and will operate for events, sightseeing and dinner cruises on the Hudson River in and about New York and New Jersey harbor area, each vessel currently holding all USCG permits; and
  - iii. **Whereas**, the Applicant’s hours of operation are Saturdays and Sundays from 12 PM to 10 PM and Mondays through Fridays from 7 PM to 10 PM; there will be open air decks; music will include DJs, live music and music from iPod/CD’s/streaming services at background levels, the Applicant agreeing to specific stipulations regarding music as indicated below; and

- iv. **Whereas**, complaints were shared by members of CB2, Man. with the Applicant in regards to the music volume levels played on the previously licensed vessels operating both out of Pier 40 and out of NJ that docked at Pier 40 when those ships are docked at Pier 40, when they disembark Pier 40 and when they return to Pier 40, the harmful quality of life impacts having been a persistent problem in the past for the surrounding residential buildings and to other users of the park, the Applicant understanding all the concerns and signing the stipulations that were put in place to mitigate the issues of the prior operators, this operator stating and stipulating that they will not be advertising as a party boat rental or have booze cruises; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “Method of Operation” of the Vessel Wine New York Water Tours Inc dba Oasis, with those stipulations as follows:
1. The licensed vessel will be operated as a sightseeing, event and dinner boat rental business on open waters with passenger embark/disembark at Pier 40.
  2. Will not advertise as a party boat rental or have booze cruises.
  3. The hours of operation will be Saturdays and Sundays from 12 PM to 10 PM and Mondays through Fridays from 7 PM to 10 PM.
  4. When docked and/or during embarking or disembarking of passengers from Pier 40, will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
  5. All vessels will cease playing music within .5 nautical mile of shoreline and/or pier 40 (for all vessel approaching/leaving Pier 40 for purposes of dockage or berthing vessels at Pier 40).
  6. Owner will provide dedicated, updated and shared contact number for members of the Community and Community Board 2 to contact the cruise line directly should there be noise complaints or other problems.
  7. All noise complaints will be immediately shared with all managers and staff to prevent unreasonable noise intrusions to residents living nearby.
  8. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  9. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  10. Will not change any principals prior to submission of original application to NYSLA.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of a vessel wine license for **New York Water Tours Inc dba Oasis 353 West Street, Pier 40 10014** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the NYSLA vessel wine license.

**Vote:** Unanimous, 32 Board Members in favor.

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **New York Water Tours Inc dba Enchanted 353 West Street, Pier 40 10014** (New VW–Vessel/Boat/Ship)
  - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a new Vessel Wine licenses for two ships – Oasis and Enchanted – considered together by Community Board 2 given the consistent nature of each application outside of the unique characteristics of each vessel, to operate chartered Hudson River cruises originating from and docked at Pier 40 in Hudson River Park on the West side of Manhattan at West Houston Street and West Street; and
  - ii. **Whereas**, the ships are quite similar in size with Enchanted carrying 132 passengers and 138 passengers including crew, each ship consists of two (2) decks, two (2) bars, two (2) bathrooms and a kitchen; each are docked on the northern and western perimeters of Pier 40, and will operate for events, sightseeing and dinner cruises on the Hudson River in and about New York and New Jersey harbor area, each vessel currently holding all USCG permits; and
  - iii. **Whereas**, the Applicant’s hours of operation are Saturdays and Sundays from 12 PM to 10 PM and Mondays through Fridays from 7 PM to 10 PM; there will be open air decks; music will include DJs, live music and music from iPod/CD’s/streaming services at background levels, the Applicant agreeing to specific stipulations regarding music as indicated below; and
  - iv. **Whereas**, complaints were shared by members of CB2, Man. with the Applicant in regards to the music volume levels played on the previously licensed vessels operating both out of

Pier 40 and out of NJ that docked at Pier 40 when those ships are docked at Pier 40, when they disembark Pier 40 and when they return to Pier 40, the harmful quality of life impacts having been a persistent problem in the past for the surrounding residential buildings and to other users of the park, the Applicant understanding all the concerns and signing the stipulations that were put in place to mitigate the issues of the prior operators, this operator stating and stipulating that they will not be advertising as a party boat rental or have booze cruises; and

v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “Method of Operation” of the Vessel Wine License for New York Water Tours Inc dba Enchanted, with those stipulations as follows:

1. The licensed vessels will be operated as a sightseeing, event and dinner boat rental business on open waters with passenger embark/disembark at Pier 40.
2. Will not advertise as a party boat rental or have booze cruises.
3. The hours of operation will be Saturdays and Sundays from 12 PM to 10 PM and Mondays through Fridays from 7 PM to 10 PM.
4. When docked and/or during embarking or disembarking of passengers from Pier 40, will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
5. All vessels will cease playing music within .5 nautical mile of shoreline and/or pier 40 (for all vessel approaching/leaving Pier 40 for purposes of dockage or berthing vessels at Pier 40).
6. Owner will provide dedicated, updated and shared contact number for members of the Community and Community Board 2 to contact the cruise line directly should there be noise complaints or other problems.
7. All noise complaints will be immediately shared with all managers and staff to prevent unreasonable noise intrusions to residents living nearby.
8. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
9. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
10. Will not change any principals prior to submission of original application to NYSLA.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends denial of a vessel wine license for **New York Water Tours Inc dba Oasis, New York Water Tours Inc dba Enchanted 353 West Street, Pier 40 10014** unless the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the NYSLA vessel wine license.

**Vote:** Passed, with 32 Board members in favor.

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. One Jane LLC dba Cinico 1 Jane St 10014** (TW–Bar/Tavern Wine) (*previously unlicensed*)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a tavern wine license to operate an “Italian café-bistro, renown for our elegance, customer service and quality of food” in a six (6)-story, C1-6-zoned, residential building with ground floor retail (c. 1939) on the northwest corner of Jane Street and Greenwich Avenue (Block #616/Lot #27), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is roughly 595 sq. ft.; there will be six (6) tables with 16 seats and one (1) bar with eight (8) seats, there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be 4 PM to 10 PM Sundays through Thursdays and 4 PM to 12 AM Fridays and Saturdays, there are no operable doors or windows nor any plan to change the exterior storefront façade, there will be no DJs, no promoted events, no live music or TVs, no sidewalk café or other outdoor areas for the service of alcohol; and
- iv. **Whereas**, the premises has been operating from 2019 to 2024 as Glosslab nail salon and prior to that had been a clothing store from approximately 2013 to 2016 and a coffee bar operating without a liquor license prior to that; and

- v. **Whereas**, the Applicant appeared before CB2, Man. in [September/2024](#) for an on-premises tavern liquor license application at which time the board unanimously recommended denial of the application due to a multitude of concerns about the method of operation which included DJs, live music, outdoor seating with minimal seating and no kitchen capacity inside, the Applicant's lack of outreach to the residents of the building and other adjacent residents and the lack of any public interest for the application as presented; the Applicant returning this month for a tavern wine license which does not carry the burden of meeting the public interest standard, this application showing modified hours, no DJs, no live music and no outdoor seating – something the Applicant had previously stated was essential to his business model; and
- vi. **Whereas**, the Applicant is the principal of a coffee bar which opened on Madison Avenue in September/2023 (BVJH International Corporation dba Cinico, Lic ID #0267-24-100297, exp 12/31/25), that coffee bar offering breakfast, lunch and dinner with posted closing hours of 9 PM daily, that premises being much larger and having a full kitchen where bread and meals are made, the Applicant stating as he did last month that most of the meals would be prepared at his other premises and brought down to the Jane Street premises, questions being raised again about the viability of this method of operation if it relies on food being prepared at the sister location which has been open for only approximately one year; and
- vii. **Whereas**, a member of the Jane Street Block Association, who was also contacted by a resident living above the premises and who was in touch with other nearby residents, came to speak about concerns remaining that there had been no outreach again to residents living in the building, that those residents said they could hear people's footsteps walking down the street at night because it was so quiet and the impacts this establishment might have on their quality of life, that there was no plan presented for soundproofing as there had not been when the Applicant appeared for the on-premises license the residents being able to clearly hear the past retail activities within this premises which operated during normal daytime business hours, and that the Applicant had not engaged with the Jane Street Block Association regarding this new application and the proposed changes made to the method of operation to help alleviate the residents concerns since presenting their on-premises application to CB2, the Jane Street Block Association being their only direct neighborhood contact; and
- viii. **Whereas**, the method of operation still not being clearly defined as the instant application builds off of their uptown location, yet their uptown location's method of operation is more of a daytime to early evening premises serving breakfast, lunch and dinner – the earlier hours being something this neighborhood is lacking yet the instant application has removed the earlier hours and its business model is to open for dinner hours only in an area that has an abundance of dinner options including many specializing in Italian food; and
- ix. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 62 active licensed premises within 750 feet of the proposed premises to be licensed according to LAMP and an additional 8 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 adjusting their hours and other aspects of the application to be more in alignment with the residents concerns, though there remains a lack of understanding by CB2 as to how so many elements of the original application which we were told were essential to the business model can be removed (full liquor, late hours, live music, outdoor seating, events) and the business model remain viable

without any expansion of hours or services into the earlier part of the day, the Applicant stating they are confident the proposed method of operation will work for them; and

- x. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their tavern wine license and the stipulations are as follows:

1. Premises will be advertised and operated as an Italian café 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 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 now or in the future.
5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will install adequate soundproofing in ceiling and walls so as to create an acoustical barrier between the premises and adjacent residents .
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 private events or pop-up events.
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 not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the tavern wine application for **One Jane LLC dba Cinico 1 Jane St 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA liquor license.

**Vote:** Unanimous, 32 Board Members in favor.



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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 4. Christopher Street Hospitality LLC 115 Christopher St 10014 (OP–Restaurant) (Transfer)**
- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 for a new on-premises restaurant liquor license to operate a neighborhood restaurant/bar in a ground floor storefront within a seven-story mixed use building (circa 1903) on a residential-zoned block on Christopher Street between Bleecker and Bedford/Hudson Streets (Block #619/Lot #7501), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor storefront sought to be licensed is a transfer application from The Village Academy Bar Inc dba The Hangar (Lic. ID # 0340-23-130034, SN # 1025682) which operated as an unassuming gay bar from June 1993 to January 2024, prior to that the premises had been licensed as Christopher’s since the 1980’s, and as the Green Hornet in the 1960’s; and
- iii. Whereas**, the interior storefront is approximately 3,100 sq. ft. with 1,900 sq. ft. on the ground floor and 1,200 sq. ft. basement, the basement being accessed by entering a vestibule shared by the residential occupants of the building which connects to the interior staircase leading to the Applicant’s basement space, there will be no patron use of the basement, the basement being used for storage purposes only; there will be seven (7) tables and 24 seats and two (2) bars with 40 seats for a total patron occupancy of 64 and a legal occupancy of 88, there is a full-service kitchen, the storefront’s infill being fixed with no doors or windows that open out to the sidewalk aside from the door used for patron ingress/egress; doors will be kept closed at all times allowing only for patron ingress and egress, there will be no outdoor seating; ; and

- iv. **Whereas**, the proposed hours of operation are Fridays through Sundays from 12 PM to 4 AM and Mondays through Thursdays from 2 PM to 4 AM, there will be two (2) TVs, music will be recorded background music at conversational levels only inclusive of any private parties utilizing small speakers installed throughout the premises, there will be soundproofing installed between the licensed premises and the residents of the building to ensure music is not heard in the adjacent residences; there will be no DJs, live music, promoted events, no dancing, no scheduled performances or cover fees, no velvet ropes and no movable barriers, no security personnel or doorman; and
- v. **Whereas**, the Applicant first appeared before CB2, Man. in May/2024 at which time residents of the building, neighbors and the local block association raised many concerns about the application including the 4 AM closing time and the possibility of outdoor seating, this being a residential block with many pre-existing, non-conforming ground floor retail spaces, the involvement of Eytan Sugarman who is the owner of White Horse Hospitality LLC at 569 Hudson Street where there has been an extensive disciplinary history and who was most recently before the NYSLA regarding an endorsement application for HHLP Union Square Associates LLC, etc dba Hyatt Union Square; Bowery Road; Library of Distilled Spirits at 76 East 13<sup>th</sup> Street (Lic. ID #0343-23-103211), and the lack of outreach to the residents of the area, the Applicant asking to lay the application over to do further outreach with the community; and
- vi. **Whereas**, the Applicant returned to CB2, Man. after doing outreach to residents of the building, including conducting a conference call at which a number of residents participated, and getting into the premises to address some of the concerns raised at the previous meeting – outdoor seating has been removed from the application, music will be background only with no DJs as there were complaints that the prior operator would occasionally have DJs and live music, the front windows will not be made operable and will remain closed at all times and doors will remain closed at all times, they will have security to keep the frontage of the premises and immediate surrounding area clear, to bring people inside and to prevent cars from idling outside, there will be regularly scheduled pest maintenance, the Applicant stated they are not willing to apply for closing hours earlier than 4 AM and while they may close earlier, they would like the ability to be open until 4 AM as the prior occupants of the premises were permitted to do because they stated that this premises was not subject to the 500 ft rule because the location had been continuously licensed since prior to 1993; and
- vii. **Whereas**, residents of the building continued to voice their concerns over the application, those concerns being the late hours in a residential block and neighborhood, there are both young children and older adults living in the building and those hours, especially during the week, will cause quality of life issues for them; there were many concerns about work being done in the basement and ground floor with no permits posted, that there are new hot water heaters, the Applicant's attorney stating he checked with the Applicant and those involved with any work the Applicant may be doing and that building permits were not necessary for work they are doing at the time and that the hot water heaters were not installed by the Applicant; additional concerns were raised about patrons previously being able to access the shared vestibule area outside of the licensed premises that leads to the cellar, the Applicant stating they will strictly monitor the door to the vestibule, agreeing in executed stipulations to post signage on that door stating "Employees Only"; neighbors also continued to raise concerns about the involvement of Eytan Sugarman because of his negative history with his other establishments in the immediate area, the Applicant and his attorney not able to clarify

at this time what percentage of ownership he will hold in the LLC as that was still be worked out, as the Applicant was not able to answer there were significant concerns as to who would be actually making the final decisions about the business and its method of operation; there remained concerns about the front window being operable despite assurances by the attorney that if the existing window is currently operable it will remain closed, the neighbor pointing out that this attorney had made those same assurances a number of years ago elsewhere and that window was made operable and has caused considerable quality of life concerns for those residents; another newer resident of the building said that he had had discussions with the Applicant and his attorney and found them to be responsive and was not opposed to the application; and

**viii. Whereas**, while members of CB2’s SLA Licensing Committee, residents of the building and the public would like earlier closing hours consistent with hours that a non-conforming business should operate on a residentially only zoned street and in a residential building, the Applicant stating that this application is not subject to the 500 Foot Rule as it has been continuously licensed prior to 1993, therefore the public interest standard does not apply to this application, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **86 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 9 pending licenses within this same area, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their on-premises restaurant liquor license and the stipulations are as follows:

1. The premises will be advertised and operated as neighborhood bar with a full-service kitchen with the kitchen open full menu items available until midnight every night and a lighter bar menu offered until closing.
2. The interior hours of operation will be Fridays through Sundays from 12 AM to 4 AM and Mondays through Thursdays from 2 PM to 4 AM. No patrons will remain after stated closing time.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only through small speakers installed throughout the premises. Music levels will remain at conversational background levels during any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will install soundproofing to create an acoustical barrier between the licensed premises and the residents of the building.
7. Will have no more than two (2) televisions no larger than 55".
8. Will contract with a pest control management company for services on a regular schedule.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will have security as needed to prevent patrons from congregating and/or smoking outside the licensed premises and to prevent cars from idling.
11. Will post signage on the door leading from the restaurant to the common hallway / cellar stairs stating “Employees Only” to discourage patron use.
12. Will not have patron occupancy/service to any portion of the basement of licensed premises.

13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
18. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades.
19. Will provide Community Board 2, Man. with a listing of all principals with 5% ownership or greater, prior to opening.
20. 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 to **Christopher Street Hospitality LLC 115 Christopher St 10014** unless the statements the Applicant has presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA liquor license.

**Vote:** Passed, 28 Board Members in favor.

4 Board Members opposed (R. Chattree, A. Fernandez, E. Smith and C. Spence)

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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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November 1, 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 November 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. DeMolinari Greenwich Inc dba St. George 62 Greenwich Ave 10011 (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 bakery and café in the entirety of a three (3)-story (exclusive of cellar) commercial building (ca. 1915) on Greenwich Avenue between 7<sup>th</sup> Avenue South and Charles/West 10th Street (Block #606/Lot #26) the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the premises is approximately 4,000 sq. ft. premise (1,000 sq. ft. each basement, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors, patron dining is on 1<sup>st</sup> and 2<sup>nd</sup> floors only, there is no patron use of the basement or 3<sup>rd</sup> floor office, all floors connected by an interior stairway), with 12 tables and 44 table seats across the 1st and 2nd floors and one (1) bar located on the 1<sup>st</sup> floor with eight (8) bar seats and one (1) window counter with nine (9) seats for a total of 60 interior seats, there is one (1) patron bathroom on the 1<sup>st</sup> floor, there is no sidewalk café or roadbed seating included with this application; there is an existing Certificate of Occupancy and a letter of no objection was presented indicating an eating and drinking establishment, UG#6, Non-Place of Assembly for less than 75 persons at the 1<sup>st</sup> and 2<sup>nd</sup> floor; and
- iii. **Whereas**, the hours of operation will be from 7 AM to 11 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming; all doors and windows will be closed at all times, 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 an on-premises restaurant liquor license since approximately early 2017 as a steak house under the name 62 Greenwich LLC dba Greenwich Steak House FG (Lic ID #0340-17-107817) which came before CB2, Man. in [September/2016](#), CB2, Man. unanimously recommending approval of the application with extensive stipulations that took into account the adjacent property owners, the premises at that time having a large glass wall in the rear which directly faces residential buildings, those residents being very involved with the application in 2016, but not appearing for the instant application, it being thought that since they face the rear of the premises and that area was inadvertently not posted for calendared CB2, Man meeting this month the residents may not have been aware of the instant application, the Applicant stating they did not see a large glass window / wall in the rear and agreed to abide by the previous stipulations and keep the rear wall covered; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **57 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 5 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours being reasonable and the premises previously being licensed for the service of alcohol; 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 bakery and café with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 7 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
  6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  7. Will not have televisions.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will not have patron occupancy/service to any portion of the basement or 3rd floor of licensed premises.
  10. Will not operate rooftop outdoor seating or have any patron use of any rooftops, specifically the second-floor rear outdoor area (lower roof) located to the rear of the building will never be used for patron dining or patron occupancy and will be used by staff for maintenance purposes only.
  11. Will ensure that the enhancements made by prior tenants to ensure privacy between the licensed premises and the tenants facing the rear of the premises remain in place, those enhancements consisting of (i) the Rear Glass Wall including the door is completely covered with sheet metal panels or similar substance so as to completely cover the vision area and (ii) acoustic separation between the occupied spaces (the entire first and second

floors) and the exterior above the Rear Lower Roof shall be achieved by the existing envelope plus a metal stud and gypsum board system that completely separates the occupied spaces from the Rear Glass Wall. There shall be no gaps or openings in this system except for self-closing door(s) which will have a keyed lock on both sides.

12. There will be no sidewalk a-frame signage, menu boxes, greeting or hostess stations or other outdoor furniture.
13. Will not install or have any French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
19. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA
20. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **DeMolinari Greenwich Inc dba St. George 62 Greenwich Ave 10011**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA liquor license.

**Vote:** Unanimous, 32 Board Members in favor.

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



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

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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. RemyMidtown LLC 35 E 13th St aka 119-121 University Pl 10003 (OP–Bar/Tavern)**

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Tavern Liquor License to operate a bar and lounge on the 2<sup>nd</sup>, 3<sup>rd</sup> and rooftop floors of a three (3)-story commercial building (ca. 1950) on the northeast corner of University Place and East 13<sup>th</sup> Street (Block #565/Lot #5; and
- ii. **Whereas**, the premises is approximately 5,400 sq. ft, with each floor being approximately 1,800 sq. ft., the floors connected by an interior stairway; the information provided did not specify how many tables and chairs but stated the occupancy on the 2<sup>nd</sup> and 3<sup>rd</sup> floors to be 150 persons each and the rooftop 74 persons for a total occupancy of 374 persons, there are three (3) stand up bars, one on each floor including the rooftop, there are ten (10) seats at the bar on the 2<sup>nd</sup> floor and no seats at the other bars, there are four (4) bathrooms, there is one entry on University Place and another on East 13<sup>th</sup> Street which may both be used for patron ingress and egress; there are operable windows throughout the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the premises, there are no enclosures on the rooftop; and
- iii. **Whereas**, the hours of operation are from 11 AM to 2 AM Sundays and Mondays and 11 AM to 4 AM Tuesdays through Saturdays on the interior and 11 AM to 12 AM Sundays through Thursdays on and 11 AM to 2 AM Fridays and Saturdays on the rooftop; music will be amplified at entertainment levels with DJs and live music, there will be up to 36 private parties per year, there will be 20 TVs on the 2<sup>nd</sup> floor, four (4) TVs on the 3<sup>rd</sup> floor and two (2) TVs on the rooftop, all doors and windows will be closed at all times except for patron ingress and



egress, there will be two to six security personnel as needed, mostly on Fridays through Sundays; and

- iv. **Whereas**, the diagrams provided were roughly drawn with no orientation of the streets, both the Applicant and the representative having difficulty being able to orient the drawings, there was no indication of the patron entry from either street leading from the ground floor to the 2<sup>nd</sup> floor or throughout the premises, the building having only temporary Certificate of Occupancies active sporadically over the years, the last one expiring November 6, 2019, there are separate Place of Assembly permits for each floor as opposed to one for the overall premises, the Applicant trying to say that the premises had been licensed prior to 1993, but there remain questions as to when each floor was licensed and the cumulative impacts of the successively added 2<sup>nd</sup>, 3<sup>rd</sup> and roof top floors, the ground floor never been a part of this premises, the prior occupant appearing before CB2, Man. in March/2010 to add the rooftop to the license, there are safety concerns because the premises has never received a final Certificate of Occupancy with multiple temporary certificates of occupancy which have only been sporadically sought over the years in effect for short 90 day periods throughout the previous licensee's history of operation, remaining without an active permit for much more time than ever having an active temporary permit, it remaining an open question as to whether each of the separate place of assembly permits for the large occupancies on the 2<sup>nd</sup> and 3<sup>rd</sup> floor are active if there is no certificate of occupancy, believed to be a required element to seek a permanent place of assembly and keep it active; and,
- v. **Whereas**, significant concerns were raised about the operation of the rooftop, the late hours, the Applicant intending to have speakers and TVs on the unenclosed rooftop, there may be heaters used to extend the season, the Applicant intending to use the standup bar installed by the prior occupant, that bar was initially presented to CB2, Man. as a service bar, the stipulations of the prior occupant stating there would be no music on the rooftop which they disregarded, the premises having a large amount of 311 noise complaints over the past with a significant number occurring in the past few years, when the rooftop was initially built out to expand the licensed premises, large metal sheets or some other material were placed on the west and south sides (the open sides) in an effort to isolate any sound from escaping, at the time there were not as many residential buildings around the building that were taller so sound going up and out from the rooftop did not impact surrounding residents as much, the stipulations agreed to minimize this impact, prior to the installation of the rooftop it was more the sound escaping from the poorly insulated interior and the glass windows, but in the past few years there have been multiple new taller residential buildings built in the immediate area that the rooftop activities and lack of adherence to the stipulations created a significant impact, there has also been an increase in 311 noise complaints at the establishment since those buildings have been built; and
- vi. **Whereas**, the Applicant, who intends to manage the premises, has never held a liquor license before, his experience is from owning an unlicensed pizza restaurant in New Jersey for many years, concerns being raised regarding his lack of experience in running a fully-licensed premises in New York, that concern being exacerbated by the other aspects of the application – that this is an application for a club/lounge with DJs, dancing and live music, the 2 AM and 4 AM hours closing hours with it being often noted that nothing good happens between 2 AM and 4 AM, the open air rooftop and bar with a history of operating improperly and that the area is surrounded by colleges with those students likely to be the ones frequenting the establishment, the Applicant not showing any plans as to how the premises will be managed; and

- vii. **Whereas**, several members of the East 12<sup>th</sup>, 13<sup>th</sup> St Block Association and University Pl Residents Association that live close to the premises had spoken with the Applicant and had concerns regarding the application, the premises being the most problematic for the neighbors going back over ten years on University Place, the members under the impression that the 500 Foot Rule may not apply here after being told that by the applicant with no evidence, thereby eliminating the public interest standard for the license and conversations to mitigate the impacts not occurring, CB2, Man. believing otherwise, the residents therefore trying to ensure that the Applicant will properly insulate the premises and do sound tests with the local residents but had serious concerns about the application including the continuation of noise issues from music and crowds on the sidewalk, the use of the rooftop, dancing, the significantly late night hours and the lack of experience of the Applicant; and
- viii. **Whereas**, the Applicant stating they will insulate the premises but provided no concrete plans for such insulation, the existing insulation not proving to be sufficient over the years, the applicant providing a sound review of the existing placement of all the speakers and entertainment level sound system which have proved to be troublesome and not credible in stating that the existing sound insulation is adequate; the Applicant not willing to reduce the interior hours of operation for the premises but did agree to limit the hours on the rooftop until midnight 7 days a week, the Applicant was not able to agree to having no sound generating devices on the rooftop; and
- ix. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being 55 active licenses within 750 ft. and 5 pending licenses according to LAMP; the hours being too late with the Applicant unwilling to reduce them, there being no plans shown to properly insulate the premises for the type of entertainment level sound that has been and is planned to be generated at the establishment, the establishment located on the upper floors and rooftop of the building and containing multiple windows on both the 2<sup>nd</sup> and 3<sup>rd</sup> floors, the rooftop use and late hours have been already shown to cause additional significant quality of life issues for the surrounding residents, added to that is the Applicants inexperience in running any type of licensed establishment let alone a club with late hours, DJs and live music in the middle of a number of colleges; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for an On-Premises Liquor License for **RemyMidtown LLC 35 E 13th St aka 119-121 University Pl 10003**; and

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

**Vote:** Unanimous, 32 Board Members in favor.

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



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

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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **7. Bird is The Word LLC dba Birds 64 Downing St. 10014 (OP–Restaurant)**

- i. Whereas**, the Applicants appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the NYS Liquor Authority for a new on-premises restaurant liquor license to operate a full-service restaurant focusing on Greek food with conversational piano music in the entirety of a one-story commercial building located in a seven story residential apartment building (circa 1940) on Downing Street between Varick and Bedford Streets (Block #528/Lot #24); and
- ii. Whereas**, the storefront is roughly 2,592 sq. ft. (1,192 sq. ft. on the first floor connected via an internal stairway to a 1,400 sq. ft basement with no patron use of the basement) with 10 tables and 40 seats, one stand-up bar with 11 seats for a total interior patron seating of 51 persons, with a full service kitchen, there is one entry serving as patron ingress and egress and two bathrooms; and
- iii. Whereas**, the hours of operation will be Sundays to Thursdays from 5 PM to 12 AM and Fridays to Saturdays from 5 PM to 2 AM, there will be no outside seating, windows and doors will be closed at all times, music on the interior will be quiet background only consisting of music from iPod/CD's/streaming services and there may be live, unamplified piano music, the restaurant will operate primarily as reservation-only with bar seating left for walk-ins, there will be no dancing, DJs, live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. Whereas**, the Applicant and her brother have been operating a sustainable restaurant called Lighthouse in Williamsburg, Brooklyn for the past 15 years and recently extended the lease

there for another 15 years, they have a number of friends in the music industry, primarily in the jazz community and will be highlight pianists from the NY area; and

v. **Whereas**, the applicant has executed a stipulations agreement with CB2 that they agreed would be attached and incorporated into the method of operation on the new restaurant on-premises liquor license stating that:

1. Premises will be a family restaurant specializing in Greek food with the kitchen open and full menu items available until closing every night.
2. Hours of operation will be Sundays to Thursdays from 5 PM to 12 AM and Fridays to Saturdays from 5 PM to 2 AM. No patrons will remain after stated closing time.
3. Will not operate a backyard garden, rooftop or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
4. Will play recorded background music at conversational levels only and may have live piano music. No music will be audible in any adjacent residences at any time.
5. Will not have televisions.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will not have patron occupancy/service to any portion of the basement of licensed premises.
8. Will not install or have French doors, operable windows or open facades
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
13. Will not have dancing, DJ’s, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **61 active licensed premises** within 750 ft. and 14 pending licenses according to LAMP; the Applicant’s hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant L License in the name of **Bird is The Word LLC dba Birds 64 Downing St. 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 32 Board Members in favor.

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. Blue Stripes 13th Street LLC dba Blue Stripes 28 East 13th St 10003 (Class Change) (OP-Bar/Tavern)**

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for class change to their tavern wine license (Lic. ID # 0267-24-107342) to an on-premises tavern license to continue to operate a coffee shop and wine bar on the ground floor of a C6-1-zoned, four (4)-story mixed-use building (c. 1899) on East 13th Street between University Place and Fifth Avenue (Block #570/Lot #19); and
- ii. **Whereas**, the storefront premises is approximately 930 sq. ft. (approximately 630 sq. ft. on the ground floor and 300 sq. ft. in the cellar, the cellar being accessed via an internal staircase with no patron use of the cellar); there are approximately 11 tables with 35 seats and one food counter with no seats for a total interior seated occupancy of 35 persons; there is no full service kitchen; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will remain from 8 AM to 12 AM Sundays through Saturdays (7 days a week); music will be ambient recorded background music only with the exception of Fridays and Saturdays when there may be live, acoustic (unamplified, no horns or percussion) music between the hours of 6 PM and 10 PM, musicians will be located in the rear of the premises consisting of not more than three (3) musician.; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; the Applicant has removed the sidewalk seating it had been using as

part of the temporary outdoor dining program and stated that he has not and does not intend on applying for any outdoor seating; and

- iv. **Whereas**, the premises to be licensed has been operating since approximately 2018 as a coffee bar specializing in food and beverage revolving around the cacao fruit and its health and wellness benefits with a low-key atmosphere, the Applicant having come to CB2, Man. in [June/2023](#) for their tavern wine license at which time CB2, Man. unanimously recommended approval of the application; and
- v. **Whereas**, a member of the East 12<sup>th</sup>, 13<sup>th</sup> St Block Assn and University Pl Residents Assn spoke against the application saying there was not a public interest to license a coffee shop when there is an abundance of liquor license sin the area; and
- vi. **Whereas**, the Applicant stated that they wanted the upgrade in order to enhance their cacao offerings to include alcohol and made the argument that his premises was in the public interest as many of his customers would prefer to have a drink in the quieter environment of his coffee shop than in a bar; and
- vii. **Whereas**, the premises is quite small and to CB2s knowledge there have not been any complaints about their operation since receiving their tavern wine license, that the Applicant has a somewhat unique offering of specializing in food and beverages around the cacao fruit and that the upgrade provides the opportunity to expand that specific offering while not increasing the capacity of the premises or increasing the hours, both of which would be an expansion in the method of operation that would be problematic to the residents, in addition the Applicant has also removed the sidewalk seating that he had been utilizing under the temporary program; and
- viii. **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 coffee shop / beer and wine bar with a limited food menu with less than a full service kitchen but will serve food during all hours of operation.
  - 2. The hours of operation will be from 8 PM to 12 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
  - 5. A-frame signs (sandwich boards) will be kept within 3' of the building line as per NYC Sidewalk Usage Guidelines.
  - 6. Will play quiet ambient recorded background music only with the exception of Fridays and Saturdays when there may be live, acoustic (unamplified) music (no percussion or horns) between the hours of 6:00PM and 10:00PM. Musicians will be located in the rear of the premises consisting of not more than three (3) musicians. 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 install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  14. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
  16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- ix. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **51 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP; the Applicant’s hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new on-premises liquor license in the name of **Blue Stripes 13th Street LLC d/b/a Blue Stripes, 28 E 13th St 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 32 Board Members in favor.

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



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

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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. **Puttery Manhattan LP dba Puttery 446 W 14th St 10014** (OP–Restaurant) (DJ) (Security Personnel) (Change in Method of Operation: 1st, 2nd, 3rd floors–2AM; Cellar– 4AM, lounge, patron dancing, outside promoters, scheduled performances)

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 10, 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 **Puttery Manhattan LP dba Puttery 446 W 14th 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, 32 Board Members in favor.



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



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
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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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **10. 74 Up Inc dba Nom 34 E 11th St 10003 (RBC-Restaurant) (Class Change from Grocer)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 10, 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 **74 Up Inc dba Nom 34 E 11th St 10003** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 32 Board Members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **11. West Hospitality LLC 432 6th Ave 10011 (OP–Restaurant/Bar)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 10, 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 **West Hospitality LLC 432 6th Ave 10011** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*  
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November 1, 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 October 24, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **12. Pyramid Effect LLC dba Fellini 176 7th Ave South 10014 (Class Change) (Alteration) (OP-Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 10, 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 7th Ave South 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 32 Board Members in favor.

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



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
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November 1, 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 October 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13. GVI West Village LLC dba Vin Sur Vingt Wine Bar 192 7th Ave South 10014 (Class Change) (OP-Bar/Tavern)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 10, 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 **GVI West Village LLC dba Vin Sur Vingt Wine Bar 192 7th Ave South 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 32 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 Kavanagh, NY State Senator  
Hon. Deborah J. Glick, NY State Assembly  
Hon. Grace Lee, State Assembly Member  
Hon. Brad Lander, NYC Comptroller  
Hon. Michael Levine, Man. Borough President  
Hon. Erik Bottcher, NYC Council Speaker  
Hon. Christopher Marte, NYC Council Member  
Hon. Carlina Rivera, NYC Council Member  
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority