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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

December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **Sankofa USA LLC 164 Mott St 10013** (New TW–Bar/Tavern) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a pizzeria and wine bar on the ground floor of a six (6)-story, tenement-style building (c. 1900, altered 2014) on Mott Street between Grand and Broome Streets (Block #470/Lot #7), the building falling within the designated Special Little Italy District; and
 - ii. **Whereas**, the ground floor premises is approximately 1,270. ft., with 635 sq. ft. on the ground floor and an additional 635 sq. ft. in the basement, the basement accessed via an internal staircase and used for storage only with no patron access, there is one (1) entryway serving as both patron ingress and egress; there are seven (7) tables and 14 seats, one (1) food counter with 12 seats and an additional food counter for standing patrons for a seated occupancy of approximately 26 seats, certificate of occupancy for the premises is pending for occupancy of not more than 74 persons; there is one (1) bathroom; there are existing operable French doors and windows which will close by 10 PM daily; there is a raised sidewalk area adjacent to the premises that is public property but there is no outdoor seating included with this application; and

- iii. **Whereas**, the Applicant's proposed hours of operation will be Sundays through Saturdays from 11 AM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there will be not more than 12 private parties/events per year; there is no outdoor seating as part of this application; and
- iv. **Whereas**, the premises to be licensed has been previously unlicensed and had operated without a liquor license from approximately 2014 to early 2024 as Two Hands, a community-focused Australian restaurant focused on breakfast, lunch and early dinner and prior to that as a hair salon; the Applicant's past experience being at 11 Madison Park located in Manhattan; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **97 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP 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 hours being reasonable and the method of operation being of low-impact to the surrounding residents; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
 1. Will operate a pizzeria and wine bar with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 11 AM to 11 PM Sundays through Saturdays. All patrons will be cleared, and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 5. There is a raised sidewalk area adjacent to the premises that is public property. Any future sidewalk café, if applied for and permitted under the Dining Out NYC program, will close no later than 10 PM and will be to seated patrons only, conforming to all other rules and regulations including clear path requirements of the Dining Out NYC program. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
 6. Will have not more than 12 private parties / events per year.
 7. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will not 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. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
15. 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.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for new Tavern Wine License for **Sankofa USA LLC 164 Mott 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 “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Casamata LLC 45 Bleecker St 10012 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License for a Mexican restaurant offering both a typical Mexican restaurant experience and a Taco “Omakase” experience located in the cellar floor of a six (6)-story commercial building (c. 1896, altered 1989) on Bleecker Street between Mott and Mulberry Streets with the primary entrance on privately gated Jones Alley on the north side which is accessed via Lafayette St. (Block #529/Lot #62), the building falling within the NoHo East Historic District; and
- ii. Whereas**, the cellar premises is approximately 4,655 sq. ft., the primary cellar entrance being accessed via a private gated access on Jones Alley not accessible to the public but is a shared service-only access for all buildings which back onto the alleyway which is accessed from Lafayette Street and a second emergency egress on Bleecker Street, the Applicant intending to use the entryway on Jones Alley only for all patron and employee ingress and egress and trash collection; there are 31 tables and 70 seats with two (2) bars and fifty seats for a total interior seated occupancy of 120 persons, the temporary certificate of occupancy presented dated 2016 and long expired indicating theatre (UG9) on the cellar floor; the premises has four (4) bathrooms, there are no additional operable doors and/or windows and no outdoor seating; and

- iii. **Whereas**, the hours of operation will be from 5 PM to 1 AM Sundays through Wednesdays and 5 PM to 2 AM Thursdays through Saturdays; music will be at background levels consisting of music from iPod/CDs and live DJs; there will be no dancing, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the premises to be licensed operated with a tavern wine license from approximately 2013–2020 as Subculture, which opened originally as a theatre and music venue featuring classical and contemporary music and added other types of scheduled performances and events only as the years went on, with its entry on Bleecker Street only and having agreed upon and executed an extensive stipulation agreement with NoHo Bowery Stakeholders which incorporated hours of trash pickup and guidelines for mitigating noise from patrons on Bleecker Street; and
- v. **Whereas**, it came as a surprise to both CB2’s SLA Committee and members of the public that the Applicant intended to use Jones Alley as its means of ingress and egress for all of the activities of the restaurant, the Applicant stating that was a quiet and discreet entryway with there currently being a taxi area on Lafayette Street where patrons can enter the gated and locked Jones Alley and walk East on the block to reach the restaurant entrance; a number of residents that live in the immediate vicinity of the premises came to speak in opposition to the application stating there was no outreach to the adjacent and nearby residential buildings that both share the alleyway and that overlook the alleyway, the Applicant supplying a letter that they had sent to various block associations about the instant application, that letter failing to mention that the proposed entry would be on Jones Alley and not Bleecker Street as the previous operator had done, residents also citing that while the premises are located in a commercial building the surrounding buildings are both mixed-use and residential with residential-only buildings both adjacent and across Jones Alley, many of those residents having bedrooms that face Jones Alley specifically because it is quiet and a service alley only not accessible to the public; quality of life concerns were raised due to noise of patrons leaving in the later hours combined with the large size of the restaurant, that there was no specific trash plan regarding hours of trash pick-up nor a specific plan to manage the crowd aside from managers watching Jones Alley and posting of signs to “Respect the Neighbors”, in addition it was unclear how access to Jones Alley would be achieved, there being a locked gate on Lafayette Street which is kept closed, the Alley not being either a car or pedestrian thoroughfare; and
- vi. **Whereas**, after hearing the concerns of the residents and the issues regarding the use of Jones Alley, the Applicant requesting during the SLA Licensing Committee meeting to lay over this application to January/2025, further notifying CB2, Manhattan on the day of its December full board meeting of their intention to **withdraw** the application all together, 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 **Casamata LLC 45 Bleecker St 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the

NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **JEJU Noodle Bar Nolita LLC dba JEJU Noodle Bar Nolita 204 Elizabeth St 10012** (New RW–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for a Restaurant Wine License to operate a Korean noodle bar restaurant on the ground floor and cellar of a six (6)-story commercial building (c. 1922, redeveloped 2022) on Elizabeth Street between Spring and Prince Streets (Block #492/Lot #8), this building falling within the Special Little Italy District; and
 - ii. **Whereas**, the ground floor premises is roughly 3,500 sq. ft. with 2,000 sq. ft. on the ground floor connected by interior stairways to a 1,500 sq. ft. cellar; there are 17 tables with 46 seats and one bar with 18 seats on the ground floor and 1 table with 14 seats and one bar with four (4) seats in the cellar for a total seated patron occupancy of approximately 82 persons, there is one (1) entry which will serve as patron ingress and egress, one (1) emergency exit and three (3) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iii. **Whereas**, the hours of operation are from 11 AM to 12 AM Saturdays and Sundays and 12 PM to 12 AM Mondays through Fridays; music will be quiet background only consisting of music from ipod/cd’s/streaming services, there will be no TVs, all doors and windows will be closed at all times except for patron ingress and egress, there will be no DJs, no promoted

events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and

- iv. **Whereas**, the Applicant has operated with a restaurant wine license at another restaurant under the same name in Community Board 2 (Jeju R&D LLC dba JeJu Noodle Bar, Lic ID # 0240-23-141803, SN #1302075) since 2017, that restaurant being awarded a Michelin star and operating without known complaints to CB2, Man. since inception, there already are a significant number of licensed establishments in both CB2, Man. and in the immediate area, there being **84 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 5 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as full-service Korean noodle bar with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 12 AM Saturdays and Sundays and 12 PM to 12 AM Mondays through Fridays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times allowing only for patron ingress and egress.
 8. Will have no more than 12 private parties / events per year which close the entirety of the premises off from the public.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA
 15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **JEJU Noodle Bar Nolita LLC dba JEJU Noodle Bar Nolita 204 Elizabeth St 10012** **unless** the statements presented by the

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

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 4. Rich 99 Ltd dba Go Dunk 332 Bowery 10012 (New OP–Restaurant) (*previously unlicensed*)**
- i. Whereas**, the Applicants and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License for an authentic Southeastern Asian cuisine restaurant located in the ground floor of a four (4)-story, mixed-use building (c. 1827, altered 2005) on Bowery between Great Jones and Bond Streets (Block #530/Lot #40), the building falling within NYC LPC’s designated NoHo Historic District Extension; and
 - ii. Whereas**, the ground floor premises is approximately 1,500 sq. ft. with 750 sq. ft. on the ground floor connected via an interior stairway to a 750 sq. ft. cellar, the cellar being used for storage and kitchen only with no patron use; there will be 27 tables with 52 seats, one (1) bar with eight (8) seats and one (1) window counter with three (3) seats for a total patron occupancy of 63 seats; there is one (1) entry which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
 - iii. Whereas**, the hours of operation will be from 12 PM to 11 PM Sundays through Saturdays (7 days a week); music will be quiet background only inclusive of any private parties consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; there is no outdoor seating included with this application, the Applicant agreeing any future alteration application to their NYSLA Liquor License to include outdoor seating on Municipal Property that said Municipal Property would close by 10 PM daily; and

- iv. **Whereas** the location is previously unlicensed for an eating and drinking establishment and had been operated since 2013 as retail clothing stores Burkleman and Intermix; and
- v. **Whereas**, the applicant has executed and 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 On-Premises Restaurant Liquor license and those stipulations are as follows:
 - 1. Premises will be operated and advertised as full-service, southeastern Asian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. Hours of operation will be Sundays to Saturdays from 12 PM to 11 PM. 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. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 - 5. Any future sidewalk café, if applied for and permitted under the Dining Out NYC program, will close no later than 10 PM and will be to seated patrons only, conforming to all other rules and regulations including clear path requirements of the Dining Out NYC program. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
 - 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 7. Will not have televisions.
 - 8. Will ensure that all kitchen venting is legally installed to NYC code and is vented to the roof.
 - 9. Will have not more than 36 private parties / events per year.
 - 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 12. Will not install or have French doors, operable windows or open facades
 - 13. Will not make changes to the existing façade except to change signage or awning.
 - 14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 - 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 - 17. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
 - 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.
 - 20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises

Liquor License at this location, there being **66 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP; the Applicant's hours to 11 pm only and no later, the location on Bowery which is a major thoroughfare 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **Rich 99 Ltd dba Go Dunk 332 Bowery 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 38 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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Director
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NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 343 Broome Tomorrow LLC 146 Bowery 10013 (OP–Restaurant) (Transfer)

- i. Whereas**, the Applicant, the Applicant’s architect and the Applicant’s Attorney appeared to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License for a restaurant serving Algerian/Sicilian cuisine located in the ground floor and cellar floor of a four (4)-story hotel/SRO building (c. 1915, altered 2013) on Bowery between Broome and Grand Streets (Block #470/Lot #50) the building falling within the designated Special Little Italy District; and
- ii. Whereas**, the ground floor storefront premises is approximately 4,175 sq. ft. (1,900 sq. ft. in the cellar and 2,245 sq. ft. in the ground floor) with 20 tables and 65 seats and one bar with 10 seats on the ground floor and 12 tables and 38 seats and one bar with 10 seats in the cellar for a total seated patron occupancy of 123 persons, the Applicant was unable to produce a valid certificate of occupancy for the basement portion of the premises and there is a question as to the current occupancy already being utilized by other licensed premises on those floors in the building, there is no sidewalk café and no backyard use included with this application but there will be a future application for a significant number of tables and chairs on the exterior; and
- iii. Whereas**, the hours of operation will be from 12 PM to 12 AM Sundays through Thursdays and 12 PM to 2 AM Fridays and Saturdays; the Applicant stating the establishment will be a restaurant on both the ground floor and cellar, music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the premises has been licensed as Bowery Restaurant Group LLC operating under several names, most recently dba Casa Bocado, Escondido (Lic. ID #0340-22-106549, SN #1268378) since approximately 2014 against the objections of CB2, Manhattan, the SLA originally denying the application but issuing a license after reconsideration, this instant application being a transfer of assets from Bowery Restaurant Group LLC to 343 Broome Tomorrow LLC; and
- v. **Whereas**, the Applicant and his Attorney appeared before CB2, Man. in November/2024 and requested to lay their application over until December/2024 due to many questions that were raised about the application at that time, the Applicant also being the owner of the building which is one of the earliest hotels in the city, the most recent certificate of occupancy (dated 02/05/2007) not allowing for the existing eating and drinking establishment on the ground floor and basement, at the time of the issuance of the liquor license to Bowery Restaurant Group LLC the NYSLA was requiring all Applicants to have a proper certificate of occupancy for eating and drinking for the licensed premises prior to the issuance of the liquor license, therefore it is questionable whether the license should have been issued in the first place because there is no allowed use of the basement portion of the premises for eating and drinking purposes, the Applicant to date not able to get a temporary or permanent certificate of occupancy for eating and drinking on the basement premises, there is no occupancy listed for the cellar on the certificate of occupancy, there is a place of assembly for the first floor but the cellar and ground floor of the instant application are connected internally and operate as one premise with one means of egress and with a capacity of over 74 persons, requiring a place of assembly for the cellar and ground floor combined; it being a reasonable conclusion that the SLA issued the original liquor license for the entire premises for Bowery Restaurant Group LLC and both bars on both floors in error due to the lack of a proper certificate of occupancy for the basement; and
- vi. **Whereas**, the previous operator Bowery Restaurant Group LLC had several corporate changes and for many years, while not cited by the SLA for violations, operated in derogation of the imposed conditions on their license and later agreed upon stipulations, those operations including operating as a club in the basement, operating as two separate premises with different dba's, allowing dancing and entertainment level music in the basement, utilizing DJ's, utilizing promoters, utilizing separate entrances for the basement, utilizing cover charges, not utilizing reservation seating only in basement, operating with over 50 patrons in the basement, operating beyond the stipulated closing hours; and
- vii. **Whereas**, additional concerns were raised regarding the number of liquor licenses in the entire building, there being four other active licenses within the building, the ground floor of the building consisting primarily of eating and drinking establishments with liquor licenses where there used to be dry retail uses, the combined capacity within all the licensed premises being close to 700 persons, in addition there is a billiards establishment located on Elizabeth St which recently closed which was operated as a club with an accompanying large unlicensed basement space which has caused quality of life problems over the years with the community with violations issued by the SLA, the architect appeared showing plans going back to 2017 for bringing the building into compliance yet no changes to the Certificate of Occupancy have been made and no Temporary Certificate of Occupancy having been issued to date allowing those uses, concerns were raised that the same issues have been going on for over ten years and none have been corrected, there currently being numerous active DOB violations on the building; and

- vii. Whereas**, additional concerns were raised regarding the combined large capacity and late hours of the application, there having never been permits in place to legally operate with patron occupancy in the basement ever, the premises having caused negative quality of life issues for residents in the past and operating in derogation of their stipulations by having DJs and dancing in the cellar and other issues as outlined above, the instant application being a transfer of assets which includes space that is not and has never been legal to operate, it being questionable whether this is a true transfer of assets given the prior operator went out of business, the Applicant stating they will operate in the same manner as the current licensee, albeit abiding by the stipulations and operating strictly as a restaurant only, not a lounge, on both floors; and
- viii. Whereas**, the Applicant and his representative stating they were seeking the transfer of the license as opposed to applying for a new license once they could provide a temporary certificate of occupancy in order to have the ability to get a temporary liquor license with the 2 AM closing time, those hours being the most problematic to the community and not aligning with the hours of other restaurants in the neighborhood, additionally raising doubts that the proper DOB certificates will be obtained, there being a question as to how a liquor license that included the cellar premises without the proper DOB permits and therefore never should have been issued can be transferred; 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 **86 active licensed premises** within 750 ft. and 7 pending licenses according to LAMP, there being no proper certificate of occupancy for eating and drinking at the licensed premises, the instant application not illustrating that the granting of this license is in the public interest but instead would just permit the continued operation of a licensed premises without proper permits and thereby causing life safety risks to its patrons; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an On-Premises Liquor License for **343 Broome Tomorrow LLC 146 Bowery 10013**; and

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

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Dante Elizabeth LLC 206-210 Elizabeth St 10012 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 in [March/2024](#) under the licensee name of “Entity to be formed by Linden Pride” to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a family run wood fire Italian restaurant on the ground floor, courtyard and cellar of a C6-2-zoned, four (4)-story commercial building (ca. 1900, renovated 2006) (Block #492/Lot #10), the rear courtyard being located in the rear ground floor of the adjacent C6-2-zoned, six (6)-story commercial building (ca. 1922) (Block #492/Lot #8) both buildings located on Elizabeth Street between Prince and Spring Streets, the buildings falling within the Special Little Italy District; and
- ii. **Whereas**, the Applicant re-notified CB2, Manhattan of a change in licensee name to Dante Elizabeth LLC with no change in principals or method of operation, the Applicant executing and notarizing the same stipulation agreement that was executed and notarized in March/2024 under the new licensee name, appearance being waived at this month’s SLA #1 Committee meeting; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **Dante Elizabeth LLC 206-210 Elizabeth St 10012** **unless** the statements presented by the Applicant in March/2024 remain accurate and complete and that the conditions and stipulations agreed to by the Applicant

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

Vote: Unanimous, 38 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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December 24, 2024

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

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. Broome Audio LLC dba Silence Please 132 Bowery #2 10013 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 3, 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 **Broome Audio LLC dba Silence Please 132 Bowery #2 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, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. **Banana Republic, LLC 90 Crosby St 10012** (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 3, 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 **Banana Republic, LLC 90 Crosby St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 218 Retail Partners LLC 218 Bowery 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 3, 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 **218 Retail Partners LLC 218 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, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 220 Retail Partners LLC 218-220 Bowery 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on December 3, 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 **220 Retail Partners LLC 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, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Blake Rosso TBD Entity 341 Broome St 10013 (OP–Hotel) (*previously unlicensed*)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on December 3, 2024, the Applicant requested **to lay over** this application to January/2025 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 **Blake Rosso TBD Entity 341 Broome St 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 38 Board Members in favor.

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



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

December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **Talea Beer Inc. 102 Christopher Street 10014** (TW–Bar/Tavern) (Dining Out NYC-roadbed) (*previously unlicensed*) (Renotification)
 - i. **Whereas**, the Applicant, “NYC’s only female-founded brewery,” appeared before Community Board 2, Manhattan’s SLA Licensing Committee in [April/2023](#) to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to operate a taproom beer bar in a ground floor storefront of a residentially-zoned (R-6), five-story mixed-use tenement style building (c. 1920) on Christopher Street between Bleecker and Bedford Streets (Block #588/Lot #54), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, at the time CB2, Man. recommended denial of the application due to this being a previously unlicensed location, the Applicant requesting 1 AM closing on Thursdays and 2 AM closing on Fridays and Saturdays and outdoor seating on both the sidewalk and roadway on this residential block where no outdoor seating had previously been permitted, the detailed rules and guidelines of the future permanent outdoor dining program (Dining Out NYC) not yet having been formulated, the Applicant unwilling to remove the outdoor dining from the application at that time nor willing to reduce the hours of operation; and
 - iii. **Whereas**, the Applicant moved forward with the application at the NYSLA and has been operating serving beer and wine as a branch office to their farm brewery license while their tavern wine license is pending; and

- iv. **Whereas**, the ground floor storefront was previously operated as Rag & Bone, a retail clothing store, closing by 7 PM every evening, with the location having never previously been licensed for the service of alcohol or for eating and drinking; and
- v. **Whereas**, the storefront is approximately 2,615 sq. ft. consisting of a 1,561 sq. ft. ground floor and 1,054 sq. ft. in the basement, the two floors connected by an interior stairway, there is no patron use of the basement, the basement being for dry storage; the ground floor consisting of eighteen (18) tables with 56 patron seats and one (1) bar with twelve (11) seats for a total seated patron occupancy of 67 seats; the premises has one (1) door which serves as patron ingress and egress and two (2) bathrooms; and
- vi. **Whereas**, the Applicant having pursued their application for roadbed seating through the Dining Out NYC program and having appeared before CB2, Manhattan's Outdoor Dining Program with plans for roadbed seating only, the Applicant choosing not to move forward with any sidewalk seating; and
- vii. **Whereas**, CB2, Manhattan received notice from the NYSLA that the Applicant's Tavern Wine application was going to be reviewed at the December 11, 2024 full board meeting of the NYSLA and invited the Applicant to return to CB2 to present their application for reconsideration this month in an effort to come to an agreement due to changes in the application that occurred between when the Applicant appeared before CB2, Man in April/2023 and what was presented as part of their Dining Out NYC application, those changes including reduced hours of operation on the interior, the removal of the sidewalk seating from their application and operating hours for the exterior seating ending at 10 PM daily; additionally, the Applicant has been operating since October/2023 with no known complaints from the local community; and
- viii. **Whereas**, the hours of operation are from 10 AM to 11 PM Sundays through Thursdays, and 10 AM to 1:00 AM and Fridays/Saturdays; music is background only consisting of music from iPod/CDs; there is no dancing, DJs, live music, promoted events, no scheduled performances or cover fees; there is roadbed seating consisting of not more than six (6) tables and 12 chairs that will end by 10 PM daily, there is no sidewalk seating, all windows in the rear of the building will remain closed at all times and there are no operable doors and/or windows in the front façade aside from the entryway; and
- ix. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **97 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed 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 hours being reasonable and the Applicant having been operating for a year without any adverse history; 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 incorporated into the "method of operation" of their Tavern Wine license with those stipulations as follows:
 - 1. Premises will be advertised and operated as a taproom and café with the kitchen open and food available until closing every night.

2. The hours of operation will be 10 AM to 11 PM Sundays through Thursdays and 10 AM to 1 AM Fridays and Saturdays. 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 outdoor area for commercial purposes except for roadbed seating operating under the Dining Out NYC program consisting of not more than 6 tables and 12 seats following all rules and regulations of the program. All service will be from within the roadbed area to seated patrons only. No exterior music, speakers or TVs.
5. Roadbed seating will close no later than 10 PM. All tables and chairs will be secured at this hour.
6. No sidewalk seating.
7. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
8. Will have not more than 24 private parties / events per year.
9. Rear windows will be closed at all times.
10. Will not have televisions.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
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 keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. Will 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.
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.
20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine application **Talea Beer Inc. 102 Christopher Street 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, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **Air Mail 546 Hudson Street LLC dba Air Mail 546 Hudson Street 10014** (TW–Bar/Tavern) (Rear Yard) (*previously unlicensed*)
 - i. The Applicant and the Applicant’s attorney appeared before Community Board 2, to operate a retail store and newsstand with an accessory in a ground floor retail store located within a four (4)-story mixed-use building (ca.1852, altered 2015) on Hudson Street between Perry and Charles Streets (Block #621/Lot #6), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the storefront premises is roughly 1,422 sq. ft. with 834 sq. ft on the ground floor and 678 sq. ft. in the cellar, the cellar being connected via an internal staircase with patron use of the cellar for bathroom purposes only; there is one (1) table and eight (8) seats, one (1) armchair consisting of one (1) seat and one (1) café bar with no seats on the interior ground floor and six (6) tables and 12 seats in the backyard for a total combined seated patron occupancy of 21 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 will be Sundays through Saturdays (7 days a week) from 8 AM to 8 PM, the regular operating hours of the café coinciding with the store hours which typically closes by 7 PM although there may be occasions where the premises stays open until 8 PM, backyard seating will close daily at 7 PM inclusive of any later operating hours; there is a Letter of No Objection dated November 14, 2024 for a retail store without cooking (DOB record indicates retail leather use) with accessory backyard seating for 12 persons, UG6, the accessory

backyard seating being limited to outdoor table service for dry retail business and not for an eating and drinking establishment; and

- iv. **Whereas**, the premises had previously never been licensed for the service of alcohol and has been vacant for approximately the past ten (10) years; and
- v. **Whereas**, the Applicant having appeared before CB2, Manhattan in July/2024 with this same application, concerns being raised at the time that there was no Certificate of Occupancy or Letter of No Objection showing that the use of the rear yard was permitted and therefore CB2, Manhattan could not recommend approval of the tavern wine license, the Applicant laying over the application in July in order to do further research of the use of the rear yard and withdrawing the application in August/2024; and
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **65 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 4 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vii. **Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2, Man. which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the tavern wine license, with those stipulations as follows:
 - 1. The premises will be advertised and operated as a retail store and newsstand with accessory café.
 - 2. Hours of operation will be Sundays through Saturdays from 8 AM to 8 PM.
 - 3. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 - 4. Will operate with accessory backyard seating for not more than 12 persons without cooking. Patrons will not be permitted to hold zoom meetings or phone calls in the backyard. There will be no exterior music, speakers or TVs.
 - 5. Will not operate back yard area past 7 PM daily. Door to the back yard will be closed and there will be no patrons or staff in the back yard after 7 PM daily.
 - 6. Will not operate any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Dining Out NYC program.
 - 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 any time there is music playing on the interior premises.
 - 10. Will not have patron occupancy/service to any portion of the basement of licensed premises except for use of the bathroom.
 - 11. Will not install or have French doors, operable windows or open facades.
 - 12. Will not make changes to the existing façade except to change signage or awning.
 - 13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - 14. Will not have unlimited drink or unlimited food and drink specials.
 - 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.

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, Manhattan recommends **denial** of the tavern wine application for **Air Mail 546 Hudson Street LLC dba Air Mail 546 Hudson 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: Passed, with 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **CE 27 LLC dba Quique Crudo 27 Bedford Street 10014** (OP–Restaurant) (Change in Method of Operation: extend operating hours by 2 hours, add roadbed seating)
 - i. **Whereas**, the Son of the Applicant and the chef appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a Change in Method of Operation to the existing On-Premises Restaurant Liquor License (Lic ID #0340-23-162143) to continue to operate a seafood and cocktail focused Mexican restaurant within a non-conforming ground floor storefront in a residential four (4)-story tenement style building (ca. 1900) on the residential only zoned block of Bedford Street between Downing and West Houston Streets in Greenwich Village, the building’s ground floor use predating the inception of residential only zoning in the 1930’s, the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the Applicant has been in operation with an On-Premises Liquor License at this location since December/2023, the original application being heard by CB2 in [November/2022](#), the current request being to extend the hours of operation by 2 hours every night for a 12 AM closing Mondays through Thursdays and 2 AM Fridays and Saturdays (the questionnaire states a closing time of 4 PM Sunday), and to add roadbed seating; and
 - iii. **Whereas**, prior to the Applicant opening their restaurant the storefront premises previously operated as a dessert bar with a tavern-wine license and hours similar or earlier to the currently licensed hours, the premises having never previously operated with an on-premises liquor license; and

- iv. **Whereas**, the Applicant appeared before CB2, Man. in October/2022 for the original application and requested to lay the application over to November/2022 as there was significant opposition from those living on Bedford Street and the Bedford Downing St. Block Association to the original application which requested closing hours of 2 AM Mondays through Saturdays, the opposition citing the residential nature and residential zoning on the block, Bedford St. being a narrow, one way block with many buildings having ground floor residents, the proposed hours being significantly later than other nearby restaurants, the premises previously operating as a dessert bar and prior to that a café with earlier hours and without an on-premises liquor license, the quality of life impacts being mitigated by the method of operation and early hours of operation of the prior tenants; and
- v. **Whereas**, the Applicant at the time of the original application having arrived at a compromise with the community and block association, the community asking for closing hours of 10 PM Sundays through Thursdays, 11 PM Fridays and Saturdays and no outside seating, the Applicant asking to close at 12 AM Fridays and Saturdays in order to accommodate another seating on those nights, the Applicant stating that midnight closing on Friday and Saturday and 10 PM Sundays through Thursdays “was very reasonable”, a stipulation agreement was signed and notarized for the sole purpose of establishing public interest with the Applicant’s closing hours of operation being Sundays through Thursdays at 10 PM, Fridays and Saturdays at 12 AM, no roadbed or sidewalk dining or any other outdoor uses for commercial purposes, and recorded background music only; and
- vi. **Whereas**, in addressing the need for the instant application, the Applicant stating they need the additional hours to survive and with the size of the premises being only 400 sq. ft., there being 12 seats at the bar for dining patrons and 4 seats at the window, the intention of adding roadbed seating “was to get some of the people blocking the sidewalk traffic to have a place to sit,” the restaurant operating without reservations, therefore patrons wait on the sidewalk for seats to open up, the Applicant being unaware of the Dining Out NYC rules limiting hours of operation to no later than midnight closing for outdoor seating and instead hoping to seat patrons outside until 2 AM, in total disregard to the negative quality of life impacts that would cause to the surrounding residents including neighboring ground floor residential tenants on this very narrow residential street, so narrow that a specific waiver is required from the New York City Fire Department because the roadbed dining does not conform to the published Dining Out NYC regulations; and
- vii. **Whereas**, there was significant opposition to the instant application from both the Carmine Street Block Association and the West Village Residents Association as well as local neighbors, the Applicant having already filed this Change in Method of Operation application with the NYSLA without having done any outreach to either block association or outreach to the community, additionally the Applicant also applied to FDNY for a waiver of the 15' emergency lane as part of the Dining Out NYC application, again without returning to the community for discussion, the proposed changes to method of operation, within a year of opening, is contrary to the specific compromises that were agreed to in order to gain support of the original application from both the community and CB2, Man. which established public interest for the issuance of this license, concerns were raised that the extension of hours will simply extend the current noise and congestion on the sidewalk from patrons into the later hours, the current earlier hours helping to mitigate the quality of life impacts, additional safety concerns were raised regarding the request for an FDNY waiver of the 15' emergency lane; and

viii. Whereas, the Applicant, being a successful, experienced restaurant operator as well as being the long-term owner of the building, was presumably fully aware of the economics of running a restaurant in a premises of that size when reaching an agreement and signing stipulations with CB2, Man. in November/2022 that he stated “was very reasonable”, the agreement of reasonable hours and no outdoor seating ever as well as regard for the Applicant as a long-standing member of the community who compromised with the surrounding community being the only reasons CB2, Man. recommended approval of the On-Premises restaurant liquor license initially, the instant application seeking to reverse the very conditions that lead to support of the initial application; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for the Change in Method of Operation for **CE 27 LLC dba Quique Crudo 27 Bedford Street 10014**; and

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

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **Puttery Manhattan LP dba Puttery 446 W 14th St 10014** (OP–Restaurant) (Change in Method of Operation: extend closing hours 1st, 2nd, 3rd floors - 2AM, Cellar - 4AM; add lounge with patron dancing, outside promoters, scheduled performances to Cellar
 - i. **Whereas**, the Applicant’s Attorney and the Chief of Staff for Drive Shack, the management and ownership group of the Puttery, appeared before CB2, Manhattan’s SLA Licensing Committee #2 to present an application to the Liquor Authority for a Change in Method of Operation to the existing On-Premises Restaurant Liquor License (Lic ID # 0340-23-132985, exp. 8/31/2025) to continue to operate an indoor mini golf venue with immersive indoor mini golf course rooms using a restaurant/bar concept with full service kitchen and craft cocktails on three floors, cellar and rooftop of a three story commercial building (ca. 1936) on 14th Street between Washington and 10th Avenue, the building falling within NYC LPC’s designated Gansevoort Market Historic District; and
 - ii. **Whereas**, the premises, which opened in Spring 2024 operates within the entire 24,000 sq. ft. building and rooftop, with the basement/cellar containing a 13 tables with 60 seats, 1 stand up bar with an additional 8 seats for 68 patron seats and 90 persons maximum, the first floor will consist of a full service kitchen, entry and lobby space with no service to patrons, the second floor will consist of a portion of a mini golf course with 10 additional tables with 42 patron seats, the third floor will again consist of a portion of mini golf course with 9 tables and 38 patron seats and 1 stand up bar with 10 additional seats, the 4,738 sq. ft. rooftop consisting of 1 stand up bar with 10 seats, 25 tables with 108 seats for a total rooftop seating capacity of 118 patrons, the rooftop also having a proposed standing capacity/occupant load of 175 person and a total occupancy for the entire premises of approximately 550 persons; and

iii. **Whereas**, the Applicant presented the initial application to CB2, Manhattan in [July/2022](#) at which time CB2 unanimously recommended approval of the application with an executed stipulation agreement which included interior hours of operation being Sundays 12 PM to 12 AM, Monday to Wednesday from 4 PM to 12 AM, Thursdays from 4 PM to 2AM, Fridays and Saturdays from 11 AM to 2 AM, music for the interior will be background music, but there will also be live music and DJs at entertainment music level, all doors and windows will be closed at all times and there will be no dancing, no event where a cover fee is charged except for access to play mini golf, no ropes or metal barricades on the sidewalk to contain patrons and a reservation system will be in place at all times and entry will be only for those over the age of 21; the rooftop space will close by 11 PM Sundays to Thursdays and by 12 AM Fridays and Saturdays, there will be no music played on the rooftop at any time, no TVs, no projectors and no speakers installed on the rooftop; and

iv. **Whereas**, the Change in Method of Operation is as follows:

A. Overall hours sought:

Floors 1, 2 and 3: 11 AM to 2 AM daily
Cellar: 11 AM to 2 AM Sundays to Wednesdays,
11 AM to 4 AM Thursdays to Saturdays
Rooftop: 11 AM to 11 PM Sundays through Thursdays,
11 AM to 12 AM Fridays and Saturdays

Change in Hours

All floors: open daily at 11 AM
Floors 1, 2, 3: Sundays–Wednesdays extend closing hours from 12 AM to 2 AM
Cellar: Sundays–Wednesday extend closing hours from 12 AM to 2 AM
Thursdays–Saturdays extend closing hours from 2 AM to 4 AM

B. Entry to patrons of all ages from 11 AM to 4 PM daily

C. Changes to Cellar operations

- Will operate as a lounge/club from 10 PM to closing daily with a separate entrance
- There will be dancing, scheduled performances, outside promoters, cover fees, bottle service and private parties (already existing are DJs and live music)
- Access will be available to walk-ins (the current stated method of operation is reservation only for the entire premises)

v. **Whereas**, when the Application was first heard in July/2022 it was presented as a multi-floor mini golf and eating and drinking establishment operating as a single entity under one roof with one entry, one name, one brand, patrons making reservations to enter the premises and once inside could go to the various floors; the rooftop and cellar space described as places for persons to visit before or after playing golf; there were extensive negotiations concerning the operation of the roof to mitigate any quality of life impacts to area residents as well as visitors to The High Line park, the Applicant entering into a stipulation agreement which included no speakers, TVs, projectors, monitors, DJs or music on the rooftop premises at any time in addition to reasonable closing hours for the rooftop at 11pm Sunday to Thursday and 12am Friday and Saturday; and

vi. **Whereas**, as part of the instant application the Applicant is requesting to change the method of operation of the cellar into a lounge/club after 10 PM with separate branding and name for the cellar, a separate entrance, third party promoters, dancing and cover fees (the Applicant

removing the request for bottle service), the impacts of this change in method of operation being significantly different than when the initial application was evaluated as one, reservation-only business with earlier closing hours than those the Applicant is currently seeking, the lounge space originally being presented as an accessory component of the mini golf experience with the same hours of operation as the rest of the premises and serving the Puttery patrons as an extra amenity as opposed to operating as a separate club venue with the additional impacts of drawing a separate late-night crowd to the premises as the instant application is seeking; and

- vii. Whereas**, when asked how the Puttery is currently operating, the representative stated that the patrons to the rooftop and cellar are people who are coming from mini golf and then will stay and have drinks and food at the rooftop bar or listen to a DJ in the cellar and in the instant application they are seeking to have more of a lounge-like experience for their patrons, and when asked what stipulations they were violating in their current method of operation the representative stated none; when asked about the large speakers on the rooftop that are on their own website in derogation of the agreed upon stipulations, the representative acknowledged that they were there but said they were never used, it was pointed out that during the initial conversations with the Puttery that Puttery had wanted to keep the TVs on the rooftop without sound until it was pointed out that if there's the ability to have sound, there will be sound and therefore the TVs were removed so it was surprising the Applicant installed large speakers on the roof despite stipulations clearly stating no speakers on the roof and that agreement being reached well before the rooftop was constructed; and
- viii. Whereas**, Puttery, in derogation of their current stipulations attached to their license, has been branding both the rooftop and the cellar space as two separate and distinct entities on the doors that flank the primary entrance to the Puttery with different names, the rooftop being branded as Rory's Rooftop and the cellar as Bomba Lounge; the rooftop having cross-promotional events advertised on Eventbrite such as the one on August 24, 2024 titled "Tipsy Scoop Ice Cream Social on Rory's Rooftop" which advertised "the air will be alive with the sounds of live music...", Bomba Lounge in the cellar has been operating in derogation of its stipulation agreement since opening in late July/2024 by operating under reservation systems distinct and separate from the Puttery, various DJs are advertised and patron dancing on an open dance floor in addition to comedy shows, advertised hours for some events being until 3 AM, table reservations for 8 people for \$1500, bottle service with reservations made by email to various hospitality groups, and found through bombalounge on TikTok, some of which link to posh.vip for RSVPs, with none of these events being posted on the Puttery website nor including any access to the larger Puttery premises, apparently operating separately from the other floors of the licensed premises; the executed stipulation agreement stating the premises will not operate as a lounge, there will be no bottle service and there will be no dancing, no event where a cover fee is charged or scheduled performances, this calling into question the representations that were made to CB2, Man. when the application was initially heard in July/2022; and
- ix. Whereas**, the Applicant's flagrant disregard of their existing stipulations and failure to abide to key stipulations previously made with the CB2, Man. to mitigate issues known to disrupt the neighborhood and surrounding areas and which were submitted as part of the initial recommendation of approval for their On-Premises Liquor License application to create public interest, in conjunction with the fact that they have been violating numerous key stipulations since opening, there was no faith that the Applicant could be trusted with regards to any future stipulation agreement and that no consideration to any changes should be made by the SLA until appropriate enforcement actions have been taken and adjudicated; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for the Change in Method of Operation for **Puttery Manhattan LP dba Puttery 446 W 14th St 10014**; and

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

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 5. New York Water Tours Inc dba Eclipse 353 West Street, Pier 40 10014 (New OP–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 four new Vessel On-Premises Liquor licenses for four ships – Eclipse, The Manhattan II, Liberty Cruise/Event Cruises NYC aka Freedom, The Manhattan – 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 Eclipse has approximately 120 passengers and consists of two (2) decks; the ship is docked at 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, the vessel currently holding all USCG permits; and
 - iii. Whereas**, the Applicant’s hours of operation are Sundays through Saturdays (7 days a week) from 6:30 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; 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 On-Premises Vessel Liquor License, with those stipulations as follows:
1. The licensed vessel will be operated as a sightseeing, event and cruise vessel 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 Sundays through Saturdays from 6:30 PM to 10 PM.
 4. When docked and/or during embarking or disembarking of passengers at 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 at entertainment levels within .5 nautical mile of shoreline.
 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 11. 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 Eclipse 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 Liquor License.

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 6. New York Water Tours Inc dba The Manhattan II 353 West Street, Pier 40 10014** (New OP–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 four new Vessel On-Premises Liquor licenses for four ships – Eclipse, The Manhattan II, Liberty Cruise/Event Cruises NYC aka Freedom, The Manhattan – 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 Manhattan II has approximately 218 passengers and consists of three (3) decks including the lower deck for bathroom access; the ship is docked at 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, the vessel currently holding all USCG permits; and
 - iii. Whereas**, the Applicant’s hours of operation are Sundays through Saturdays (7 days a week) 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; 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 On-Premises Vessel Liquor License, with those stipulations as follows:
1. The licensed vessel will be operated as a sightseeing, event and cruise vessel 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 Sundays through Saturdays from 7 PM to 10 PM.
 4. When docked and/or during embarking or disembarking of passengers at 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 at entertainment levels within .5 nautical mile of shoreline.
 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 11. 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 The Manhattan II 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 Liquor License.

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **New York Water Tours Inc dba The Manhattan 353 West Street, Pier 40 10014** (New OP–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 four new Vessel On-Premises Liquor licenses for four ships – Eclipse, The Manhattan II, Liberty Cruise/Event Cruises NYC aka Freedom, The Manhattan – 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 Manhattan has approximately 308 passengers and consists of two (2) decks; the ship is docked at Pier 40 and will operate for event and sightseeing cruises on the Hudson River in and about New York and New Jersey harbor area, the vessel currently holding all USCG permits; and
 - iii. **Whereas**, the Applicant’s hours of operation are Saturdays and Sundays from 2 PM to 5:30PM and Mondays through Fridays from 12 PM to 7 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; 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 On-Premises Vessel Liquor License, with those stipulations as follows:

1. The licensed vessel will be operated as a sightseeing and event cruise vessel 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 2 PM to 5:30PM and Mondays through Fridays from 12 PM to 7 PM.
4. When docked and/or during embarking or disembarking of passengers at 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 at entertainment levels within .5 nautical mile of shoreline.
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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. 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 The Manhattan 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 Liquor License.

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. New York Water Tours Inc dba Liberty Cruise/Event Cruises NYC aka Freedom 353 West Street, Pier 40 10014 (New OP–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 four new Vessel On-Premises Liquor licenses for four ships – Eclipse, The Manhattan II, Liberty Cruise/Event Cruises NYC aka Freedom, The Manhattan – 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 Manhattan has approximately 359 passengers and consists of two (2) decks; the ship is docked at Pier 40 and will operate for event and sightseeing cruises on the Hudson River in and about New York and New Jersey harbor area, the vessel currently holding all USCG permits; and
 - iii. Whereas**, the Applicant’s hours of operation are Sundays through Saturdays (7 days a week) from 12 PM to 7 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; 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 On-Premises Vessel Liquor License, with those stipulations as follows:
1. The licensed vessel will be operated as a sightseeing and event cruise vessel on open waters with passenger embark/disembark at Pier 40. Will not advertise as a party boat rental or have booze cruises.
 2. The hours of operation will be Sundays through Saturdays (7 days a week) from 12 PM to 7 PM.
 3. When docked and/or during embarking or disembarking of passengers at 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.
 4. All vessels will cease playing music at entertainment levels within .5 nautical mile of shoreline.
 5. 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.
 6. All noise complaints will be immediately shared with all managers and staff to prevent unreasonable noise intrusions to residents living nearby.
 7. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 8. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 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 Liberty Cruise/Event Cruise aka Freedom 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 Liquor License.

Vote: Unanimous, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. **GVI West Village LLC dba Vin Sur Vingt 192 7th Ave South 10014** (Class Change) (OP-Bar/Tavern) (Dining Out NYC-sidewalk)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA #2 Licensing Committee to present an application to the NYS Liquor Authority for a class change of their Tavern Wine License (Lic ID #0267-23-138630, exp. 9/30/2025) to an On-Premises Restaurant Liquor License to operate a neighborhood French wine bar serving classic small plates, tartines, sandwiches, cassolettes, salads and desserts within a ground floor commercial storefront located within a five (5)-story residential building (c. 2019) on Seventh Avenue at the corner of West 11th Street (Block #613/Lot #53), this building falling within NYC LPC's designated Greenwich Village Historic District; and
 - ii. **Whereas**, the ground floor premises is approximately 2,400 sq. ft. with 1,193 sq. ft. on the ground floor and 1,200 sq. ft. in the basement, the basement is connected by an interior staircase with no patron use of the basement; there are 14 tables and 30 seats and one (1) bar with seven (7) seats and a window counter with 11 seats for a total interior occupancy of 48 patrons; the premises has two (2) doors which will serve as patron ingress and egress and one (1) bathroom and a small convection kitchen; 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 continue to be from 11 AM to 1 AM on Sundays, 3 PM to 1 AM on Mondays, 3 PM to 2 AM Tuesday through Saturday, music will be quiet background only, not audible in surrounding residences, no televisions, there will be no DJ's, no dancing, no promoted events, no live music, no scheduled performances or cover fees; all doors and windows will close by 9 PM nightly; and

- iv. **Whereas**, there will be a sidewalk café operating under the Dining Out NYC program consisting of not more than 42 tables and 92 seats, all service will be to seated patrons only and will occur from within the sidewalk café, the sidewalk café will close no later than 10 PM Sundays through Tuesdays and 11 PM Wednesdays through Saturdays, there will be no exterior music, speakers or TVs; and
- v. **Whereas**, the Applicant has been operating with a beer and wine license at this location since approximately 2021 having appeared before CB2, Man. in [February/2021](#) at which time CB2, Man. unanimously recommended approval of the application, and has about five other locations within New York City, another in Long Island and one in Washington DC, the method of operation being the same in each with the operations in Washington and Long Island operating with an on-premises liquor license, the Applicant seeking the upgrade to full liquor in order to add a French forward cocktail menu; and
- vi. **Whereas**, the Applicant executed a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Tavern Liquor License, with those stipulations as follows:
1. Premises will operate with a menu serving classic small plates, tartines, sandwiches, casseroles, salads and desserts with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 1 AM on Sundays, 3 PM to 1 AM on Mondays, 3 PM to 2 AM Tuesdays through Saturdays. All patrons will be cleared and 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 outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 42 tables and 92 seats. All service will be from within the sidewalk café boundaries to seated patrons only and will follow all rules and regulations of the Dining Out NYC program. No exterior music, speakers or TVs.
 5. Sidewalk café will close no later than 10 PM Sundays through Tuesdays and 11 PM Wednesdays through Saturdays. All tables and chairs will be secured at this hour.
 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 have not more than 24 private parties/events per year.
 10. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 11. Will not install or have French doors, operable windows or open facades.
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
 17. 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.
 18. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 19. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vii. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **63 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 6 pending licenses, the Applicant having operated for approximately three years at this location without incident, and prior to that at a nearby location, with the hours of operation being reasonable and executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new on-premises restaurant liquor license for **GVI West Village LLC dba Vin Sur Vingt 192 7th Ave South 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 into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 38 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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December 24, 2024

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

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 10. AW Hospitality LLC 244 W 14th St #6 10011 (OP–Restaurant) (Change in Method of Operation: add live music to 1st floor)**

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 7, 2024, the Applicant requested **to lay over** this application to January/2025 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 **AW Hospitality LLC 244 W 14th St #6 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, 38 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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Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Realmuto 117 7th Avenue South LLC dba Realmuto 117 7th Ave South 10014 (OP-Restaurant) (Class Change) (Dining Out NYC: Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on December 5, 2024, the Applicant requested **to lay over** this application to January/2025 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 **Realmuto 117 7th Avenue South LLC dba Realmuto 117 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, 38 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 December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. 432 Sixth Avenue Restaurant LLC 432 Sixth Ave 10011 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on December 5, 2024, the Applicant requested to lay over this application to January/2025 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 **432 Sixth Avenue Restaurant LLC 432 Sixth 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, 38 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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Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. French Roast Inc dba La Contenta Oeste 78 W 11th St 10011 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on December 5, 2024, the Applicant requested **to lay over** this application to January/2025 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 **French Roast Inc dba La Contenta Oeste 78 W 11th St 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, 38 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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December 24, 2024

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

Dear Sir/Madam:

At its Full Board meeting on December 19, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Tapestry Management LLC 60 Greenwich Ave 10011 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on December 5, 2024, the Applicant requested **to lay over** this application to January/2025 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 **French Roast Inc dba La Contenta Oeste 78 W 11th St 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, 38 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

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