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Valerie De La Rosa, *First Vice Chair*
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Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

1. **450 West Broadway LLC dba Principe, 450 W Broadway 10012** (Existing OP–Restaurant, SN#1346923, Alteration Application)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Restaurant Liquor License (SN#1346923, exp. 1/31/2025) to continue to operate a neighborhood restaurant serving breakfast, lunch and dinner in the ground floor and cellar of an M1-5/R7X-zoned, six (6)-story commercial building (c. 2002) on West Broadway between Prince and West Houston Streets (Block #516/Lot #37) the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District Extension; and
 - ii. **Whereas**, the Applicant has been in operation at this location since February/2023, the original application being heard by CB2, Manhattan in February/2022, the Alteration Application is to add sidewalk seating within the building’s property line consisting of five (5) tables and ten (10) seats; and
 - iii. **Whereas**, the hours of operation will continue to be from 11 AM to 12 AM Sundays through Saturdays (7 days a week) with the additional sidewalk seating ending at 11 PM nightly; music will be quiet background only consisting of music from iPod/CDs/streaming services); there will be two (2) TVs operating in closed-caption mode; there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

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

1. Will operate a full-service restaurant, specifically a neighborhood restaurant with an Italian menu with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 7 AM to 12 AM Sundays through Thursdays and 7 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront within the building line leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 5 tables and 10 patron seats. No roadbed seating. Service to patrons seated on the sidewalk will be through the separate doors located to the south of the main entry. Seating may be reduced to accommodate access from those doors.
5. All outdoor seating will close no later than 11 PM Sundays through Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating
6. Will play quiet ambient recorded background music only on the ground floor. Acoustic live music is permitted in the cellar only and only when a private event is being held in that location.
7. Will have no more than an average of two (2) private events per month. All private events will take place in the cellar space only. No private events on the ground floor.
8. Will not have televisions.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
17. Will appear before CB2, Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an alteration to the existing On-Premises Restaurant Liquor License (SN#1346923, exp. 1/31/2025) for **450 West Broadway LLC dba Principe, 450 W Broadway 10012, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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



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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

2. 174 Mulberry Inc, 174 Mulberry St 10013 (OP–Restaurant) (Transfer)

- i. **Whereas, 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 an On-Premises Liquor License to operate a family-style Italian restaurant on the ground floor of a C6-2G-zoned seven (7)-story mixed-use building (c. 1900) on Mulberry Street between Grand and Broome Streets (Block #471 / Lot #34), the building falling within the Special SoHo-NoHo Little Italy District; and
- ii. **Whereas,** the ground floor premises is approximately 1,480 sq. ft.; (880 sq. ft on the ground floor and 600 sq. ft. in the cellar, the cellar being accessed by a sidewalk hatch and used for storage purposes only), there will be 11 tables and 44 seats and one service bar with no seats for a total seated patron occupancy of 44 and a maximum legal occupancy of 74 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; and
- iii. **Whereas,** the hours of operation will be continue to be from 11 AM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background music only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers, or security personnel; and
- iv. **Whereas,** there will be sidewalk and roadbed seating and operating under the temporary Open Restaurants program on Mulberry Street. Sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than two (2) tables and four (4) patron seats and roadbed seating not exceeding the business frontage of licensed premises with 7 tables and 14 patron seats; all outdoor seating will close no later than 10 PM; and

- v. **Whereas**, the premises to be licensed has been operated under the same DBA name since 1968, this being a transfer of the business from the current owners who have been in operation since 2011 with an On-Premises Liquor License (St. Jude Enterprises LLC DBA Benito One, SN#1252546, exp. 5/31/2025) to the Applicant, the Applicant being a principal in another nearby restaurant since 2011 (132 Mulberry Inc, DBA Umberto's Clam House, SN#1252377), with no change in method of operation; and
- vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that public interest and public convenience would be served by the granting of a liquor license at this location, there being 60 active licensed premises within 750 feet of the subject premises, in addition to 7 pending licenses, the Applicant's history and familiarity of operating restaurants in the immediate neighborhood, the method of operation remaining the same and agreed upon stipulations establishing public interest; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service family-style Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 11 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Mulberry Street. Sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than two (2) tables and four (4) patron seats and roadbed seating not exceeding the business frontage of licensed premises with 7 tables and 14 patron seats.
 5. All outdoor seating will close no later than 10 PM. All tables and chairs will be removed from the sidewalk at this hour and tables and chairs in the roadbed will be secured. No exterior music, speakers or TVs.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the **174 Mulberry Inc, 174 Mulberry St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full 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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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

3. **337B West Broadway, LLC dba Mezcal & Amaro, 337B W. Broadway 10013** (new OP – Coffee & Cocktail Bar) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and the Applicant's Attorney originally appeared before Community Board 2, Manhattan's SLA Committee #1 via video conference in December/2021 to present an application to the NYS Liquor Authority for an On-Premises license for a coffee shop and cocktail lounge located on the ground floor of a M1-5A zoned, two (2)-story commercial building (c. 1910) on West Broadway between Grand and Broome Streets (Block #475 / Lot #1) located in the SoHo-Cast Iron Historic District; and
 - ii. **Whereas**, at its December/2021 full board meeting CB2, Manhattan unanimously recommended approval of the On-Premises Liquor license; and
 - iii. **Whereas**, the premises being ineligible for a temporary On-Premises permit for the service of alcohol and the NYSLA being backlogged in processing On-Premises Liquor applications, in July/2022 the Applicant notified CB2, Manhattan that it would like to amend its application to a Tavern Wine license, the Tavern Wine license allowing the Applicant to get a temporary permit; there being no other changes to the application aside from the change in licensing class, the Applicant agreeing to and signing the same stipulations as December/2021, the full board unanimously recommending approval of the Tavern Wine license at its September/2021 meeting; and
 - iv. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #1 this month (August/2023) to present an application to the NYS Liquor Authority for an On-Premises Liquor License, the method of operation being the same as in December/2021, the Applicant explaining there have been and continues to be significant construction delays with the project rendering the need for the temporary liquor license permit associated with the

- v. Tavern Wine license irrelevant, the Applicant having withdrawn their application at the NYSLA for the Tavern Wine license, there being no changes to the method of operation or principals; and
- vi. **Whereas**, the premises is roughly 1,070 sq. ft.; there will be 10 tables with 27 seats and one (1) bar with 10 seats for a total patron occupancy of 37 seats; there is one (1) entryway which serves as patron ingress and egress and one (1) patron bathroom; and
- vii. **Whereas**, the hours of operation will be from 7AM to 2AM Sundays through Saturdays (7 days a week); all doors and windows will be closed by 10 PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- viii. **Whereas**, there will be sidewalk seating operating under the temporary Open Restaurants program on West Broadway with no more than two (2) tables and four (4) patron seats; sidewalk café hours will end by 11 PM Sundays through Saturdays (7 days a week); and
- ix. **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 new On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a coffee shop and cocktail lounge.
 - 2. The hours of operation will be 7AM to 2AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
 - 4. Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
 - 5. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café operating under the temporary Open Restaurants program on West Broadway. Sidewalk café is located immediately adjacent to the storefront with no more than two (2) tables and four (4) patron seats. No roadbed seating.
 - 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No speakers will be positioned on the interior facing the sidewalk and none placed directly adjacent to the operable front façade. No music will be audible in any adjacent residences anytime.
 - 7. Will not have televisions.
 - 8. Will have not more than four (4) private parties/year.
 - 9. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of

bottles of beer or wine products.

14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
16. Any sidewalk or roadbed seating operating under the temporary Open Restaurants program ends by 11PM (all patrons will be cleared by this hour and area closed); no exterior music, speakers or TVs.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new On-Premises Liquor License for **337B West Broadway, LLC d/b/a Mezcal & Amaro, 337B W. Broadway 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” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full 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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

4. Mishka SoHo Inc dba Mishka SoHo, 519 Broome St 10013 (RW–Restaurant)

- 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 new Restaurant Wine license to operate a full service restaurant described as a "family friendly neighborhood restaurant that will serve authentic Eastern European cuisine" on the ground floor of a M1-5B-zoned, five (5)-story commercial building (c. 1890) on Broome Street between Sullivan and Thompson Streets (Block #476 / Lot #25) located in the Sullivan-Thompson Historic District; and
- ii. Whereas**, the storefront premises to be licensed is approximately 800 sq. ft. with 8 tables and 32 seats and 1 standup bar with 8 seats, for a total occupancy of 40 patron seats in the premises, there will be one set of double doors at the entrance of the restaurant on Broome Street and two bathrooms; there is an existing Certificate of Occupancy for the premises which permits eating and drinking, Use Group 6 on the ground floor storefront level; the instant application also includes 24 seats in the adjacent, separate lot to the East at 517 Broome Street (Block #476 / Lot #26) for which there is no Certificate of Occupancy permitting eating and drinking; and
- iii. Whereas**, the hours of operation will be from 8:00 AM to 9:30 PM Sundays and 8:00 AM to 10 PM Mondays and Wednesdays, 8:00 AM to 11:00 PM Thursdays through Saturdays and closed on Tuesdays; music will be quiet background music only consisting of music from iPod/CD's/streaming services, there may be DJs at private parties with not more than 16 private parties/year; there will be no: dancing, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; and

- iv. **Whereas**, the Applicant originally appeared before CB2, Manhattan in May/2020 for an On-Premises Liquor License with a similar method of operation but without the use of the adjacent lot or any other outdoor space; CB2, Manhattan recommending approval of the application with signed stipulations with one of the stipulations being there will be no use of any outdoor space for commercial purposes; and
- v. **Whereas**, the Applicant's Attorney states that they withdrew the On-Premises Liquor License application with the NYSLA; they have been operating the restaurant with a similar method of operation since approximately mid-2020, albeit without the service of alcohol; and
- vi. **Whereas**, the instant application includes 24 seats in the adjacent lot to the East at 517 Broome Street (Block #476 / Lot #26) which was previously an open-air parking garage and is a separate zoning lot with a separate deed with no certificate of occupancy showing the use being requested as permitted; the Applicant currently using the lot for seating, with a commercial outdoor kitchen with charcoal/wood burning grill located in the lot for outdoor cooking without providing documentation that proper permits have been acquired for an outdoor commercial kitchen or grilling in the adjacent lot; there being no direct access to the lot from the 519 Broome Street premises, patrons/servers need to exit the premises and go onto the sidewalk / city property to enter the adjacent lot by a separate entry on Thompson Street, alternately food and drink may be dispensed through windows inside 519 Broome Street into what is shown in supplied diagrams and described by the Applicant as a one-story food prep area, that food prep area located within the adjacent building lot line which the Applicant's Attorney described incorrectly as being within the building lot line of 519 Broome Street, the building lines being straight and this food prep area and adjacent lot not being part of the Certificate of Occupancy of 519 Broome Street; it being unclear how a food prep area and adjacent seating can be located in a separate and distinct building lot but still be included as part of the instant application with there being no plans filed with DOB to conjoin the two zoning lots and no specific permission for use of the building for eating and drinking-related uses; and
- vii. **Whereas**, the premises to be licensed was previously licensed under Anyway SoHo LTD dba Anyway Café (SN#1306122) from 2018 to 2020 with conditions on that license imposed by the NYSLA specifically including that the Eastern separate side lot, 517 Broome Street, was never to be used for outside dining, only for parking cars and that there be no sidewalk café; and
- viii. **Whereas**, the Applicant, after stating that the adjacent lot was simply an extension of the 519 Broome Street premises, proposed removing the outdoor seating from the instant application, there being significant concerns that the Applicant would not relinquish the use of the adjacent lot as the Applicant is already operating their restaurant without the service of alcohol in that lot and its use is part of their method of operation, that lot not being permitted for an eating and drinking establishment; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine License for **Mishka SoHo Inc dba Mishka SoHo, 519 Broome St 10013**; and

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

Vote: Unanimous, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

5. **M588 Catering Group d/b/a Mangia, 588 Broadway 10012** (new RW–Restaurant)
(previously unlicensed)
 - i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing #1 to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a restaurant serving made-to-order, farm-to-table meals in sustainable, eco-friendly packaging on the ground floor of a M1-5B- zoned, 12-story commercial building (c. 1900) on the Broadway between East Houston and Prince Streets (Block #511/Lot #8) the building falling within NYC LPC's designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the ground floor storefront premises is approximately 1,835 sq. ft.; there are four (4) tables and 18 seats with one (1) bar and no seats for a total interior seated occupancy of 18 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there will be four (4) tables and eight (8) chairs on the sidewalk operating under the temporary Open Restaurants program without the service of alcohol; and
 - iii. **Whereas**, the hours of operation will be from 7 AM to 6 PM Mondays through Fridays, the premises will be closed Saturdays and Sundays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
 - iv. **Whereas**, the premises to be licensed was previously unlicensed and most recently operated as a Beauty Supply Store; and

- v. **Whereas**, there Applicant has three other outposts in Manhattan, the original opening in 1981, and is known for their sandwiches and bakery in addition to their catering business; the instant application originally being for the service of beer, wine and liquor and while the instant application is for the westernmost 1,835 sq. ft. of the ground floor fronting Broadway, the Applicant has leased a total of 10,000 sq. ft. on the ground floor, going east to Crosby Street; and
- vi. **Whereas**, there were concerns raised about the precedent of any sidewalk seating on Broadway, these sidewalks having some of the highest density of sidewalk foot traffic in CB2, Manhattan, this stretch of Broadway serving multiple bus stops and subway stations where just walking the sidewalk is often brought to “snail’s pace”; additional concerns being raised about any trash placed out on Broadway due to the congested nature of the sidewalk, the Applicant stating the trash would be put out on Crosby Street and receptacles brought back in soon after; and
- vii. **Whereas**, questions were raised by residents and the Committee regarding the need for an On-Premises Liquor License for sandwich shop with a significant “to-go” business and small on-premises seating, open weekdays only with 6 PM closing and the eventual overall use of the 10,000 sq. ft. premises, the Applicant stating future plans were to have a large bakery and retail shop in the Eastern part of the ground floor, fronting Crosby Street, operating independently from the instant application, there currently being no plans to add a separate catering kitchen to the premises; it being questionable how a full liquor license serves the public interest considering the described method of operation including the lack of a catering business operating out of the premises, the Applicant agreeing to downgrade the application to a Restaurant Wine license and thus is not subject to the public interest standard of the 500 Foot Rule; concerns and
- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premise will be advertised and operated as a space offering made-to-order, farm-to-table meals in sustainable, eco-friendly packaging focused on artisanal Italian dishes as well as catering for large events.
 2. The hours of operation will be 7 AM to 6 PM Mondays through Fridays and closed Saturdays and Sundays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats. There will be no service of alcohol to the outdoor seating. No roadbed seating.
 5. All outdoor seating will close no later than 6 PM. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs
 6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.

11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will not change principals prior to submission of original application to the NYSLA.
17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed 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 **M588 Catering Group d/b/a Mangia, 588 Broadway 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

6. Amis79 LLC, 79 MacDougal St., Ground Fl/Basement 10012 (OP–Restaurant)

- i. Whereas**, the Director of Operations 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 Liquor License for a French-inspired fine dining restaurant located in ground floor of a R7-2-zoned, seven (7)-story, mixed-use tenement building (c. 1910) on MacDougal Street between Bleecker and Houston Streets (Block #526/Lot #28) located in the South Village Historic District; and
- ii. Whereas**, the interior ground floor premises is approximately 2,400 sq. ft. with approximately 1,400 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being accessed by an exterior sidewalk hatch with no patron access; there will be 18 tables with 54 seats and one (1) bar with ten (10) seats, for a total patron occupancy of 64 seats; there is one (1) entryway serving as patron ingress and egress and two (2) patron bathrooms; and
- iii. Whereas**, the hours of operation will be from 5 PM to 12 AM Mondays through Fridays and 12 PM to 12 AM Sundays and Mondays; music will be quiet background only consisting of music from iPod/CDs except for 2x/year where they may be acoustic live music only (including up to one saxophone, no other horns or percussion). Live music will end no later than 9 PM; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. Whereas**, the Applicant (who is the chef) and Director of Operations (a husband and wife team) operate two other well-regarded restaurants in Manhattan serving Korean food in collaboration with HAND Hospitality (Atoboy, opened in 2016 and Atomix, opened in 2018), the instant application will be a separate and different venture, specializing in French-inspired food; and

- v. **Whereas**, roadbed dining was included in the instant application to which residents raised significant concerns regarding the noise and trash quality of life impacts of an additional roadbed structure, this block being residentially zoned where outdoor seating had previously been prohibited, almost every single ground floor retail space becoming an eating and drinking establishment with either an existing or pending liquor license and outdoor seating over the past few years, the opposite side of the street consisting of mid-block ground floor apartments and residences also surrounded by eating and drinking establishments to the north and south, there being significant issues with patron noise and music from other nearby establishments, while residents were supportive of the Applicant there was no support for the outdoor dining aspect of the application, the area already being over-saturated with outdoor dining and wall-to-wall roadbed structures, the street being a narrow residential street, with roadbed structures additionally making it difficult for emergency vehicles to access the street promptly and another roadbed structure with outdoor patrons would significantly impact the existing noise level; and
- vi. **Whereas**, this application being subject to the 500-Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area, there being 136 active licensed premises within 750 feet of the subject premises, in addition to 10 pending licenses, the Applicant removing the outdoor dining component from their application and executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest, the stipulations being attached to and incorporated into the “Method of Operation” of the On-Premises Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as full-service restaurant French-inspired restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 5 PM to 12 AM Mondays through Fridays and 12 PM to 12 AM Sundays and Mondays. 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 including any sidewalk café and/or roadbed seating for commercial purposes now or in the future.
 5. Will play quiet ambient recorded background music only with the exception of 2x/year where they may be acoustic live music only (including up to one saxophone, no other horns or percussion). Live music will end no later than 9 PM. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

15. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
16. Will not change principals prior to submission of original application to the NYSLA.
17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant Liquor License in the name of **Amis79 LLC, 79 MacDougal St., Ground Fl/Basement 10012** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

7. Melda Comedy LLC, dba Greenwich Village Comedy Club, 99 MacDougal St. lower level 10012 (OP–Bar/Tavern) (Change in Method of Operation)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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 **Melda Comedy LLC, dba Greenwich Village Comedy Club, 99 MacDougal St. lower level 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, 39 Full Board Members in favor.

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



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

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

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

8. Organic Grill Inc d/b/a Organic Grill, 133 West 3rd St 10014 (RW–Restaurant) (Change in Method of Operation)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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 **Organic Grill Inc d/b/a Organic Grill, 133 West 3rd St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

9. 219 Mulberry LLC dba Ruby's, 219B Mulberry St 10012 (RW) (Alteration)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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

Vote: Unanimous, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

10. Le Comptoir Inc dba Chateau Rouge, 137 Thompson St 10012 (TW) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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 **Le Comptoir Inc dba Chateau Rouge, 137 Thompson 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, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

11. De Xiang Inc. dba Genki Omakase, 552 LaGuardia Pl, no 4 10014 (RW)

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

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **De Xiang Inc. dba Genki Omakase, 552 LaGuardia Pl, no 4 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

12. Cantiere NY LLC d/b/a Cantiere Hambirreria, 41 Kenmare St 10012 (TW)

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant's Attorney requested **to lay over** this application to September/2023 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;

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 **Cantiere NY LLC d/b/a Cantiere Hambirreria, 41 Kenmare St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

13. 130 Bowery OPCO Tenant LLC, 130 Bowery 10013 (OP–Catering Facility)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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 **130 Bowery OPCO Tenant LLC, 130 Bowery 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

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

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

14. Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene St 10012 (OP–Tavern)
(previously unlicensed)

Whereas, following this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023 there were items that had not yet been resolved and the Applicant requested **to lay over** this application to September/2023 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;

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 **Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene 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, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

15. Grande Gusto Ristorante LLC, 188 Grand St 10013 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/2023 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 **Grande Gusto Ristorante LLC, 188 Grand St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

16. LH NYC LLC, 155 Bleecker St 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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 **LH NYC LLC, 155 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, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

**17. Juicerie LLC dba The Butcher's Daughter, 19 Kenmare St, Corner Store 10012 (OP–
Restaurant) (Expansion into Municipal Property)**

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

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Juicerie LLC dba The Butcher's Daughter, 19 Kenmare St, Corner Store 10012** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

18. Delice & Sarrasin LLC, 178 West Houston 10014 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application for a Restaurant Wine license to operate a family-owned restaurant serving French vegan cuisine on the ground floor of a R7-2 /C1-5 overlay-zoned, six (6)-story walk-up building on West Houston between Sixth Avenue and Downing St. (Block #527/Lot #51), the building falling within NYC LPC's designated Greenwich Village Historic District Extension II; and
- ii. Whereas**, the storefront premises is approximately 1,600 sq. ft. (approximately 1,000 sq. ft. on the ground floor and 600 sq. ft. in the cellar, the cellar being accessed via an internal staircase with no patron use of the cellar); there are approximately 16 tables with 32 seats and one bar with six (6) seats for a total seated occupancy of 38 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk but there are operable windows in the rear opening to the rear yard which will be kept closed at all times; and
- iii. Whereas**, the hours of operation will be from 10 AM to 12 AM Sundays through Saturdays (7 days a week); music will be ambient recorded background music only; there will be no: dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; and
- iv. Whereas**, the premises to be licensed was previously licensed with a Restaurant Wine License under Houston Hospitality Group LLC dba Biamo (SN#1324972) from early 2022 with hours from 11 AM to 11 PM nightly with a NYSLA stipulation stating no outdoor seating, prior to that the premises was previously unlicensed; and

- v. **Whereas**, the Applicant has been in operation and operating without a liquor license under the same DBA at 20 Christopher, also in CB2, since 2015, having relocated and opening at this new location in June/2023; and
- vi. **Whereas**, the application originally heard in July/2023 included the use of the rear yard; local residents appeared in opposition to the use of the rear yard, the rear yard being surrounded by a donut of residential apartments, with sound from the rear yard causing adverse quality of life impacts on those residents; the Applicant unable to provide a certificate of occupancy or letter of no objection allowing for the use of the rear yard for an eating and drinking establishment, additional safety concerns were raised due to the lack of any plans showing appropriate egress; the Applicant returning this month for reconsideration of the application without the inclusion of the rear yard, local residents supporting the application as presented this month with no use of the rear yard; and
- vii. **Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service family-owned French vegan restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 10 AM to 12 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 - 3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants program.
 - 4. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 - 5. Will not have televisions.
 - 6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 7. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 8. Will not install or have French doors, operable windows or open facades/
 - 9. Will not make changes to the existing façade except the installation of operable windows and to change signage and/or awning.
 - 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 12. 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 security personnel/doorman.
 - 13. Will not change principals prior to submission of original application to the NYSLA.
 - 14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 - 15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a Restaurant Wine License in the name of **Delice & Sarrasin LLC, 178 West Houston 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

19. Pier55, Inc and USE LI F&B Management LLC dba Little Island, Pier 55 Hudson River Park 10014 (OP–Public Park)

- i. **Whereas**, the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an upgrade of their Tavern Wine license (SN#1332421, exp. 4/30/25) to operate a three acre extension to the Hudson River Park, the extension of the existing public park being built upon cement pylons over the Hudson River, designated as Little Island, where a 689 seat waterfront Amphitheater has been built in addition to new park land, including trees, lawns, a myriad of walking pathways and stairs traversing a series of hills, a glade area with bleacher/grandstand style tier seating supplemented by a sloped grassy area immediately above it, in addition to multiple lookouts with views of the Hudson River and beyond, the park area being located across the West Side Highway or West Street generally south of West 14th across from the Meatpacking District and the southern end of the elevated High Line Park; and
- ii. **Whereas**, the Little Island extension to the Hudson River Park will have the same hours as the entire Park, operated by the Hudson River Park Trust, from 6:00 am to 1:00 am every day/night of the week; and
- iii. **Whereas**, except for one 344 sq. ft. section of the public park designated as the “Southwest Lookout”—the new park’s highest elevation—there may be service of alcoholic beverages throughout the entire three-acre park from 11 AM am to 12 AM Saturdays through Sundays (7 days a week); and

- iv. **Whereas**, there are currently four (4) customer bars located on Pier 55/Little Island for the sale of Alcoholic beverages, the first two being located in the “Main Plaza,” the third being located at the Glade area and the fourth located at the “Northwest Overlook” of the Little Island next to the Amphitheater; and
- v. **Whereas**, as part of the instant application in addition to the upgrade to an On-Premises Liquor License, the “Main Plaza” will be renamed “The Play Ground,” the fourth customer bar currently located in the “Northwest Overlook” will be moved to the rear of the amphitheater, a fifth bar will be added to “The Play Ground” for a total of three bars in “The Play Ground” and the service bar will be removed from the “Undercroft;” and
- vi. **Whereas**, all alcoholic beverages containing spirits will be served out of ready-to-drink cans of not more than 12 ozs. with an Alcohol by Volume (ABV) of 15% or less with the exception of 12x/year where there may be one specialty cocktail in addition to the ready-to-drink cans of cocktails, and that specialty cocktail may be of a higher ABV; and
- vii. **Whereas**, as drinking is permitted throughout the majority of the park, concerns were raised regarding the impact of the upgrade in connection with having open bars throughout the public park, the Applicant ensuring that was not their intention and that there would be no open bars when the park was open to the public, the service of spirits being limited to ready-to drink cans with the exception of when there may be specialty cocktails as stated in “vi.” above, those specialty cocktails being limited to one type per occurrence; and
- viii. **Whereas**, with the method of operation being as stated above, it appears there will not be an expansion of the impacts of drinking throughout the public park and therefore there was no discussion of a reduction in hours of the service of alcohol or other methods of mitigation of impacts; and
- ix. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:
 - 1. No alcohol will be sold before 11 AM.
 - 2. There will be five (5) Point of Sale (“POS”) locations where alcoholic beverages will be available for sale to the public as per diagrams attached.
 - 3. There are three (3) POS in the Main Plaza; one (1) POS in the Glade; and one (1) POS in the rear of the Amphitheatre.
 - 4. All alcoholic beverages containing spirits will be sold in ready-to-drink cans of not more than 12 ozs. with an ABV of 15% or less with the exception of item #5.
 - 5. Not more than 12x/year there may be the addition of one (1) specialty cocktail available in addition to the ready-to drink cans of cocktails.
 - 6. At no time will there be an open bar at any of the POS locations when open to the public.
 - 7. No alcoholic beverages may be brought into or taken out of Little Island.
 - 8. No pitchers of beer or bottles of wine will be sold or permitted.
 - 9. All permitted and fund-raising events at Little Island will be announced and scheduled in advance, such schedule being published to the general public consistent with the terms of its lease agreement with the Hudson River Park Trust.
 - 10. Permitted events and scheduled events will be those described in Pier 55 Inc.’s lease agreement with the Hudson River Trust, such agreement and terms therein being incorporated into this stipulation agreement for that limited purpose.
 - 11. Permitted events in the amphitheater POS will end by midnight.

12. Permitted events will be open to the public. There may also be fund raising events as permitted by the lease that may be private.
13. Little Island will engage an outside New York State licensed security company with properly trained staff. Will have 24/7 security cameras and two blue light tower assistant call boxes maintained by the NYPD. It will be staffed with year-round park supervisors and park attendants during all park operating hours and will have 2 security personnel during the peak summer season 10 PM – 6 AM Monday to Sunday, and 1 security guard 2 PM – 10 PM Wednesday to Sunday. Someone will be on site 24/7 all year.
14. Little Island will always employ Park Staff to monitor the premises when it is open. Staff, including security, will be attired to be easily identifiable by the public.
15. No patron or customer will be allowed to order or purchase more than one alcoholic drink at a time. Staff will ID patrons as required.
16. There will be no happy hour.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Liquor License in the name of **Pier55, Inc and USE LI F&B Management LLC dba Little Island, Pier 55 Hudson River Park 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

20. Sappesuk LTD dba Sappe, 240 W 14th St 10011 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a new On-Premises license to operate a full-service Thai restaurant focusing on Thai street food in the "ping yang" tradition located in a subsurface, below grade level basement storefront of a C6-2A -zoned, four (4)-story walk-up building on 14th Street between Seventh and Eighth Avenues (Block #618/Lot #13); and
- ii. Whereas**, the ground floor premises is approximately 4,500 sq. ft. consisting of 3,500 sq. ft. in the basement and 1,000 sq. ft. in the cellar, the two floors connected by an interior stairway with no patron use of the cellar; there will be approximately 18 tables and 36 seats and one (1) bar with ten (10) seats for a total seated patron occupancy of 46 and maximum occupancy of 125 persons; the premises has one (1) door which for patron ingress and egress and four (4) patron bathrooms; and
- iii. Whereas**, the hours of operation will be from 12 PM to 11 PM Sundays through Thursdays and 12 PM to 12 AM Saturdays and Sundays; music will be quiet background music only; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there are operable doors on 14th Street that will be kept closed at all times; there is no rear yard, sidewalk café or roadbed seating or other exterior area for the service of alcohol; and
- iv. Whereas**, the premises to be licensed was previously operated as a full service restaurant known as Crispo's (2000–2020), which operated with closing hours of 11 PM during the week and 11:30 PM on the weekends, following that it was operated by 240 West 14th St Corp dba Death By Pizza who never obtained a liquor license for the premises; and,

- v. **Whereas**, the Applicant appeared in July/2023 with the same application except it included the use of the rear yard of the adjacent but separate building known as 242 West 14th Street (Block #618 / Lot #12), a certificate of occupancy from 2008 being presented for the 240 West 14th St building which allows for restaurant occupancy and use of the interior only in the basement, but not for any exterior space; no certificate of occupancy or permit was produced for the ancillary outdoor rear yard which is located in the rear of the next door building known as 242 West 14th St., the Certificate of occupancy for 242 West 14th St. showing no permitted commercial outdoor uses; residents in the adjacent building wrote in objection to any use of the rear yard, their apartments directly overlooking the yard and having been negatively impacted by its illegal use of the rear yard by the prior occupant; the Applicant had requested in July/2023 to layover the application to August/2023 in order to establish that the use of the rear yard is permitted and demonstrate proper soundproofing and diagrams; and
- vi. **Whereas**, the Applicant returned this month August/2023 but was unable to provide a Certificate of Occupancy or Letter of No Objection or any other permit showing the use of the adjacent 242 West 14th St. rear yard was legal, the rear yard being located in a separate building lot, there being serious safety concerns about proper egress, the Applicant choosing to move forward with the application without the use of the rear yard or inclusion in the diagramed premises; and
- vii. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area, there being 50 active licensed premises within 750 feet of the subject premises, in addition to 7 pending licenses, the Applicant having reasonable closing hours with background music only and having been operating another restaurant in Manhattan seemingly without complaints, with 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
- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service Thai restaurant serving Thai street food in the “ping yang” tradition with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 12 PM to 11 PM Sundays through Thursdays and 12 PM to 12 AM Saturdays and Sundays. 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 operating under the temporary Open Restaurants program.
 5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and will keep current at all

times required Permits and Certificates.

11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or doorman or security personnel.
14. Will not change principals prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant Liquor License in the name of **Sappesuk LTD dba Sappe, 240 W 14th St 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

21. 11 Sushi Kai Inc, 11 Barrow St 10014 (RW–Restaurant Wine)

- 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 an Restaurant Wine License to operate an Omakasee sushi restaurant on the ground floor and cellar of a R6/C1-5-zoned, eight (8)-story mixed-use building (c. 1897) on Barrow Street between West 4th Street and 7th Avenue South (Block #590/Lot #7502) the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 600 sq. ft.; there will be one (1) bar with 15 seats for a total seated patron occupancy of 15; the premises has one (1) door for patron ingress and egress and one (31 bathroom); and
- iii. Whereas**, the hours of operation will be from 5 PM to 10 PM Sundays through Thursdays and 5 PM to 11 PM Fridays and Saturdays; music will be quiet background music only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers; and
- iv. Whereas**, the premises to be licensed was previously licensed under Rockmei Inc dba Rockmeisha (SN# 1156197) with a similar method of operation; and
- v. Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

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

1. Premises will be advertised and operated as a full-service Omakese-style sushi restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5 PM to 10 PM Sundays through Thursdays and 5 PM to 11 PM Fridays and Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the temporary Open Restaurants program.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except the installation of operable windows and to change signage and/or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. 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 security personnel/doormen.
13. Will not change principals prior to submission of original application to the NYSLA.
14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License in the name of **11 Sushi Kai Inc, 11 Barrow St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

**22. AW Hospitality LLC, d/b/a TBD, 244 West 14th Street 10014 (OP–Restaurant)
(renotification)**

- i. **Whereas**, in March/2021 the Applicant appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full service, high-end steakhouse restaurant in the ground floor and basement of a C6-2A-zoned, 2-story commercial building (c. 1920) on West 14th Street between 7th and 8th Avenues (Bock #618/Lot #10); and
- ii. **Whereas**, at its March/2021 full board meeting, CB2, Manhattan unanimously approval of their application conditioned provided the statements presented by the Applicant were accurate and complete and that the conditions and stipulations agreed to by the Applicant remained incorporated into the "Method of Operation of the SLA On-Premises License ([CB2, Manhattan March/2021 SLA resolutions](#))"; and
- iii. **Whereas**, the Applicant was unable to move forward at the NYSLA at that time and on July 17/2023, CB2 Manhattan received renotification of their intention to move forward with the application no change in principals or method of operation; the application affirming this by re-signing stipulations and confirming the principals; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Liquor License, with those stipulations as follows:
 1. Premise will be advertised and operated as a high-end steakhouse on both floors of the premises, with the kitchen open and full menu items available until closing every night.

2. The hours of operation will be from 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will not have a sidewalk café now or in the future.
7. Will play quiet ambient recorded background music only throughout entire licensed premise with the exception of private parties in the basement, at which time there may be occasional live music (acoustic only – no brass or percussion) and/or a DJ. No music will be audible in any adjacent residences anytime.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open façades.
10. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk. No patron lines/ID checks on sidewalk. ID/Security checks to take place inside 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: dancing, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
17. Will not change any principals prior to submission of original application to SLA.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant Liquor License in the name of **AW Hospitality LLC, d/b/a TBD, 244 West 14th Street 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

23. 78 5th Avenue Kafeneio Inc. dba Ariston Flowers & Cafe, 78 5th Ave 10011 (TW–Flower Shop with Ancillary Café)

- i. **Whereas**, the Applicants and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in July/2023 to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate a retail flower shop with ancillary café in the rear within a ground floor storefront in a ten-story mixed-use building (c. 1900) on Fifth Avenue between West 13th and West 14th Streets in Greenwich Village; and
- ii. **Whereas**, prior the CB2, Manhattan’s July/2023, the Applicant was unable to reach a compromise on the requested live music and insisted on having percussion and amplified microphones; therefore, the recommendation was to deny the application, which recommendation was approved by CB2, Manhattan at its July/2023 full board meeting ([CB2, Manhattan July/2023 SLA resolutions](#)); and
- iii. **Whereas**, on August 28/2023 the Applicant had executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Liquor License, that stipulation agreement had been supplied to the Applicant following the July/2023 CB2, Manhattan Committee meeting, with those stipulations as follows:
 1. Premise will be advertised and operated only as a flower shop and coffee bar / wine bar with light food throughout hours of operation.
 2. Will not operate as a “bar,” the primary use is as a flower shop and café.
 3. The hours of operation will be from 9 AM to 10 PM on Sundays, 7:30 AM to 11 PM Mondays through Wednesdays and Thursdays, 7:30 AM to 12 AM Thursdays through Saturdays. (NO patrons will remain after stated closing time.)

4. Will not operate a backyard garden or any other outdoor area for commercial purposes except for sidewalk café consisting of not more than four (4) tables and eight (8) seats. There will be no service or consumption of alcohol in the sidewalk seating.
5. All outdoor seating will close no later than 5 PM. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating.
6. Will play quiet ambient recorded background music only. There may be acoustic live jazz (no horns or percussion) consisting of not more than 3 persons with no amplification or microphones up to 2x/week. All live music will end by 9 PM. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close for private parties not more than 6x per year.
9. Service of alcohol is by wait staff to seated patrons only.
10. Will close all doors at all times, 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 will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel / doormen.
16. Will not change principals 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.
18. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant Liquor License in the name of **78 5th Avenue Kafeneio Inc. dba Ariston Flowers & Cafe, 78 5th Ave 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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October 3, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

24. RH NY Guesthouse LLC & RH NY Guesthouse F&B LLC dba RH, 55 Gansevoort St. 10014 (OP-Hotel with Restaurant) (Change in Method of Operation)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested to **withdraw** this application, 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;

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 **RH NY Guesthouse LLC & RH NY Guesthouse F&B LLC dba RH, 55 Gansevoort St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

25. ReBoot West Village LLC, 101 7th Ave South 10014 (RW-Restaurant) (*previously unlicensed*)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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 **ReBoot West Village LLC, 101 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, 39 Full 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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NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

26. Sofia's Bagels LLC dba Hudson Bagels, 535 Hudson St 10014 (RW)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested **to lay over** this application to September/2023 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 **Sofia's Bagels LLC dba Hudson Bagels, 535 Hudson St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

27. People's NYC LLC, 113 West 13th St 10011 (OP–Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested **to lay over** this application to September/2023 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 **People's NYC LLC, 113 West 13th St 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, 39 Full 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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NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

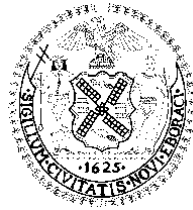
28. Par Avion Group LLC dba Par Avion, 37 Carmine St 10014 (OP-Bar/Tavern)

Whereas, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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 **Par Avion Group LLC dba Par Avion, 37 Carmine St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution that was voted on at the August Executive Committee:

29. Sedona Club Inc, 39 Clarkson St, 6th Fl and rooftop 10014 (OP–Private Members Club)

Whereas, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested **to lay over** this application to September/2023 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;

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 **Sedona Club Inc, 39 Clarkson St, 6th Fl and rooftop 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, 39 Full Board Members in favor.

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

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 Committee
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