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COMMUNITY BOARD NO. 2, MANHATTAN

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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SLA 1

26 Bond Street Retail, LLC d/b/a The Smile, 26 Bond Street, NY, NY 10012 (Application for an Alteration to add interior patron capacity and exterior patio seating in front of premises)

i. Whereas, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for an alteration of an existing on premise license (SN 1261729) to add a new bar and additional seating for patrons in the basement premises and exterior front while continuing to operate a full service restaurant "serving American fare to mostly neighborhood customers" within a four-story mixed use building (circa 1915) on Bond Street between Lafayette Street and the Bowery in Noho section of lower Manhattan; and,

ii Whereas, the below grade storefront and cellar level premise is roughly 3,000 sq. ft. (2,100 sq. ft. in the subgrade basement and 900 sq. ft. in the subbasement cellar) has been previously licensed as a full service restaurant with an On Premise license for a few years with this Licensee, after the license was upgraded at the Licensee's request, without complaints, the License is now looking to add additional interior seating to the licensed premise on the basement level, adding a sit-down bar with 4 seats, with 7 additional tables with 18 seats in a new seating area previously used as an office space, the seating on the basement floor will now be 25 tables with 64 seats whereas previously it was 15 tables with 46 seats, the Applicant will also be adding an additional table in the cellar space with 1 table and 20 seats for a total interior patron capacity of 88, the Applicant and Licensee agreeing to obtain all permits to amend the certificate of occupancy and obtain a public assembly permit prior to the issuance of the new license post alteration; and,

iii. Whereas, the premises does not have French doors or operable windows on the front façade but there is an exterior subgrade space at the entrance to the licensed premises within the property line based on a survey of the building presented, where the applicant is seeking to place 4 tables and 8 seats for dinning purposes only, the Applicant agreeing to close this outdoor space at the front by 10 PM every evening, there is no licensed sidewalk cafe; and,

iv. Whereas, there are plans to renovate portions of the exterior rear of the licensed premises, and there will be an exterior doorway leading to an exterior terrace planned from the interior premises in the rear, the Applicant meeting with his residential neighbors but there being significant opposition to any exterior uses at the rear of the premises to be altered, that portion of the licensed premises being immediately adjacent to a series of private apartments, terraces and bedroom windows at 27 Great Jones Street, among other residences, the Applicant agreeing that the terrace will be used for plantings only, to add ambiance to interior premises but no patrons or staff will be permitted on the terrace other than to care for the plantings, and the exterior terrace will not be used for any other commercial uses or occupancy, the licensed premise at the rear will be entirely enclosed and multiple windows used by the restaurant at the rear premises will be renovated and will not be operable or opened, to promote the privacy and quiet enjoyment of those residents immediately impacted by the alteration proposed; and,

v. Whereas, despite these alterations proposed, the method of operation as a full-service restaurant will remain the same, the hours of operation will continue to be from 8:00 AM to 12:00 AM Sunday through Saturday, seven days/nights a week, no TVs, music will be background only; and,

vi. Whereas, the Applicant executing an updated stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their On-Premise license post alteration and the stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be from 8:00 AM to 12:00 AM Sunday through Saturday.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no television.
5. The premises will not permit dancing.
6. The premises will not install or have French doors, operable windows or open facades.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes except for 4 tables and 8 seats at exterior gated area of licensed premises at entrance on Bond Street and which will close by 10 pm every night.
8. There will be no licensed sidewalk café.
9. All doors and windows will be closed at all times.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. Patron capacity on the interior will increase from 46 to 98 in basement and subbasement/cellar. Applicant will obtain and present new certificate of occupancy and public assembly permits allowing eating and drinking occupancy for interior premises prior to issuance of new license pursuant to alteration.
12. Licensed premise at rear will be fully enclosed and soundproofed. New sound reducing windows will be installed in the rear facing residents living on Great Jones. There will be NO USE of any outdoor area at rear of premises by patrons or by staff during operating hours with the sole exception being persons maintaining certain plantings on the exterior rear terrace, such planting being maintained to provide ambiance and privacy for patrons and for adjoining neighbors. The outdoor exterior terrace at rear of premises will not be used for storage or for garbage.

13. The premises will not have DJs, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.
14. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
15. There will be no bottle service or the sale of bottles of alcohol except for bottles of wine products.
16. Will not make any changes to existing façade except signage or awning.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for an alteration application to **26 Bond Street Retail, LLC d/b/a The Smile, 26 Bond Street, NY, NY 10012** **unless** the statements of the applicant as presented to CB2, Man. are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” post alteration on the On Premise License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
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Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **Lukes Lobster XV LLC d/b/a Luke's Lobster 124 University Place, NY, NY 10003** (New Tavern Wine—previously unlicensed location)

i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Tavern Wine License for a fast-casual restaurant serving Maine style seafood sandwiches and soup, in a ground floor storefront in a multi-unit building in a C1-7, C6-1 zoned mixed-use district on University Place, between 13th and 14th Street in Greenwich Village; and

ii. **Whereas**, the premises is approximately 460 sq. ft., was previously operated for years as a pizzeria without the service of alcohol beverages, this particular location having never previously operated with a liquor license, there will be a total of 11 seats (4 tables with 11 seats, plus one counter with no seats); there is no rear yard, rooftop, no DCA sidewalk café or other outside space for the service of alcohol, the front façade will be closed by 9 PM every night, the premises has one patron bathroom and one entrance door will be used for patron ingress and egress; and

iii. **Whereas**, the Applicant's hours of operation are 11:00 AM to 11:00 PM seven days a week; music will be quiet background only, there will be no dancing, no DJ's, no promoted events, no live music, no private parties, no scheduled performances or cover fees, and there will be no televisions;

iv. **Whereas**, the Applicant will obtain either a Certificate of Occupancy or a Letter of No Objection from the NYC Department of Buildings indicating that eating and drinking is a permitted use for the premises prior to issuance of the Tavern Wine Liquor License; and

v. **Whereas**, no one from the public appeared in favor of, or in opposition to, the application, but email correspondence from 3 neighborhood residents in support of the issuance of the Restaurant Wine Liquor License; and

vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man., which will be incorporated into the Method of Operation of the SLA Tavern Wine Liquor License, with those stipulations with respect to the premises, as follows:

1. Premises will be advertised and operated as a fast-casual restaurant serving Maine style seafood sandwiches and soup.
2. The hours of operation will be from 11:00 AM to 11:00 PM seven days a week.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for the service of alcohol, including DCA permitted sidewalk cafe.
7. Will close all existing doors and windows by 9 PM every evening.
8. Music will be quiet, ambient recorded background music only.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
10. Will not make any changes to the existing façade, except to change signage or awning.
11. Will not offer unlimited drink, or unlimited food & drink specials (including no “boozy brunches”), nor will it sell pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
13. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the new Tavern Wine License for **LUKES LOBSTER XV LLC 124 University Place, NY, NY 10003** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Tavern Wine Liquor License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
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Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Little Guilty Pleasures LLC d/b/a Crispy Heaven, 38 Grand Street, NY, NY10013
(New Tavern Wine—previously unlicensed location)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a new Tavern Wine license to operate a bakery/café that will serve fresh European-style bread, sandwiches, pies and hot/cold beverages, within a ground floor storefront located in a mixed-use, five-story building (Circa 1900) on Grand Street, between Thompson Street and West Broadway Streets in SoHo; and,

ii. Whereas, the ground floor storefront location was previously occupied by residential apartments but has been recently transformed into new retail space, the location having never been previously licensed for the service of alcohol, the temporary Certificate of Occupancy presented being for Retail, use group 6 on the ground floor with an occupancy of 20 persons; and,

iii. Whereas, the storefront premises proposed to be licensed is 1,892 Sq. Ft., and will operate a bakery, with kitchen and small café with 8 tables and 16 seats, and 1 window counter with 3 seats, for an overall total of 19 seats. There will be no usage of any TV. All windows and doors will be closed at all times every night, there are no outdoor areas for the service of alcohol and no sidewalk café; and,

iii. Whereas, the applicant's agreed upon hours of operation will be from 8AM to 12AM, Sunday to Saturday, seven days a week; music will be quiet ambient background music only via an iPod/CDs; and,

iv. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Will operate as a bakery/café serving fresh baked European-style bread, sandwiches and pies. Will not operate as a bar, tavern or sports bar or allow any portion of premises to be operated in that manner.
2. Will not have televisions.
3. Will not operate a backyard garden or any outdoor area for commercial purposes (including licensed sidewalk café)
4. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
5. Will close all doors & windows by 9PM every night.
6. Will not make changes to the existing façade except to change signage or awning.
7. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
8. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
9. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will not have, Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, Velvet ropes or metal barricades, Security Personnel/Doorman.
12. Will obtain letter of no objection or certificate of occupancy permitting eating and drinking occupancy/use at premises prior to issuance of license.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of a new Tavern Wine license for **Guilty Little Pleasures d/b/a Crispy Heaven, 38 Grand St, NY, NY 10013** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on its Tavern Wine License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
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Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **Dragonfly Soul, Inc., d/b/a Red Bamboo, 140 W. 4th Street, NY, NY 10012** (New Restaurant Wine)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a family restaurant focused on vegan and vegetarian comfort food within a ground floor storefront located in a mixed-use, six-story building on West 4th Street, between MacDougal Street and 6th Avenue in SoHo; and,

ii. Whereas, the storefront location is 700 sq. ft., will operate as a full service restaurant with 13 tables and 30 seats, the applicant having operated at this location since 2011 and there will be no change to the method of operation but a change in ownership between family members operating the business; and,

iii. Whereas, the applicant's hours of operation will be from 12:00 PM to 11:00 PM Sunday, 12:30 PM to 11:00 PM Monday through Thursday, 12:30 PM to 11:30 PM Friday, and 12:00 PM to 11:30 PM Saturday; and,

iv. Whereas, there are no outdoor areas for the service of alcohol and no sidewalk café, all doors and windows will be closed at all times; and,

v. Whereas, music will be quiet ambient background music only via an iPod/CDs; and,

vi. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. The premises will be advertised and operated as a full-service family restaurant serving vegan style comfort food.
2. The hours of operation will be 12:00 PM to 11:00 PM Sunday, 12:30 PM to 11:00 PM Monday through Thursday, 12:30 PM to 11:30 PM Friday, and 12:00 PM to 11:30 PM Saturday.
3. The premises will not operate as a “lounge,” tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
6. There will be no sidewalk café
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The applicant will not install or have French doors, operable windows or open façades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No service of pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of a new Restaurant Wine license for **Dragonfly Soul, Inc., d/b/a Red Bamboo, 140 W. 4th Street 10012** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on its Restaurant Wine License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. Black Rose Hospitality LLC, Inc., d/b/a The Greenwich Social, 74 5th Avenue 10011 (New Restaurant Wine)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a Restaurant Wine license to operate a Fast Food Hall and Cafeteria in a mixed-use, twelve-story building on 5th Avenue between West 13th and West 14th St in Greenwich Village; and,

ii. Whereas, the premises includes the ground floor, mezzanine basement floors, was previously operated in a similar fashion, known as "U Way Café", is roughly 8,575 sq. ft. over the three floors, with 23 tables and 88 seats, there will be 9 TVs which all will be on silent, show food offerings and venue's menu and will not show entertainment such as sports events or have "gaming" activities, there are no operable facades, no outdoor areas for the service of alcohol and no sidewalk café; and,

iii. Whereas, the applicant's agreed upon hours of operation will be from 6 AM to 11 PM, Monday to Friday, and from 8 AM to 11 PM on Saturdays and Sundays; music will be quiet ambient background music with occasional live acoustical performances; and

iv. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a "Cafeteria Fast Food hall and cafeteria focused on casual dining, take-out and catering."
2. The hours of operation will be: Monday–Friday, 6 AM to 11PM and Saturday & Sunday 8 AM to 11 PM.

3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. There will be no exterior areas for the service of alcohol and no Sidewalk Café.
5. Will play quiet ambient recorded background music only.
6. All TVs will not produce sound.
7. Will close all doors & windows by 9PM every night.
8. Will not install or have French doors, operable windows, or open façades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & 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 wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: Dancing, DJs, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of OP Restaurant Wine license for **Black Rose Hospitality LLC, Inc., d/b/a The Greenwich Social 74 5th Avenue 10011** 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 SLA Restaurant Wine License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, Chair
Daniel Miller, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Valerie De La Rosa, Secretary
Ryder Kessler, Assistant Secretary

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Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

6. Parm Restaurant, LLC d/b/a Parm, 248 Mulberry Street, NY, NY 10012 (OP – Restaurant)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 meeting on January 14, 2020 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 SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Parm Restaurant, LLC d/b/a Parm, 248 Mulberry Street, NY, NY 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
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Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker Street, NY, NY 10012** (OP – Bar/Tavern with live music; adding additional bar to licensed premises)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 14, 2020 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 SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **151 Bleecker, LLC d/b/a Red Lion, 151 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
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Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Selina Operations LES, LLC d/b/a Selina, 138 Bowery, NY, NY 10013 (OP – Hotel | New hotel, previously unlicensed location, outdoor rooftop restaurant, 2nd floor rear terrace, rooms with balconies and basement space open until 4 AM with DJs, live music and performances)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting January 14, 2020 the Applicant requested **to layover** this application to February/2020 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Selina Operations LES, LLC d/b/a Selina, 138 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Caffè Napoli, Inc., d/b/a N/A, 191 Hester Street aka 130 Mulberry Street, NY, NY 10013 (OP – Restaurant)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting January 14, 2020 the Applicant requested **to layover** this application to February/2020 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Caffè Napoli, Inc., d/b/a N/A, 191 Hester Street aka 130 Mulberry Street 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Ryder Kessler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 1 Tyger LLC, d/b/a TBD, 1 Howard Street, NY, NY 10013 (OP – Restaurant)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting January 14, 2020 the Applicant requested to layover this application to February/2020 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **1 Tyger LLC, d/b/a TBD, 1 Howard Street 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SLA 2

11. G Chew, LLC d/b/a Ciccio, 190 6th Ave. 10013 (OP – Restaurant with sidewalk café; alteration to combine storefronts at 190 and 192 6th Ave.)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for an alteration to an existing on premise license, to add a second ground floor storefront to their existing ground floor restaurant at 190 6th Ave within a C1-5 zoned six-story mixed use (c.1900) building on 6th Avenue (Avenue of the Americas) between Vandam and Prince Streets (block #504/ lot #11) in Greenwich Village, the building falls within the designated NYC Landmark Sullivan Thompson Historic District, and directly fronts onto the recently renovated Father Fagan Park; and,

ii. Whereas the Applicant has for six years managed a restaurant with an On Premise Liquor License, SN# 1265371 at 192 6th Avenue using the same corporate entity, G Chew, LLC operating as Ciccio and seeks to combine an additional ground floor storefront space at 192 6th Avenue, immediately adjacent to the existing restaurant space albeit with separate entrances; and,

iii. Whereas, this application is premised upon and contingent upon the Applicant obtaining the proper permits from the NYC DOB permitting the combination of the two storefronts via an internal passage between the two storefronts, the storefront at 192 having never previously operated for eating and drinking or for the service of alcohol; and,

iii. Whereas, within the existing licensed premises at 190 there are 12 tables and 24 seats, 1 standup bar with 6 seats for a total of 30 patron seats, the storefront at 190 to be added via internal passageway will have 6 additional tables and 12 seats, the combined storefronts having a total of 42 patron seats, there being 1 patron bathroom only in existing storefront at 190, the combined premises, upon internal connection being roughly 1,200 sq. ft.; and,

iii. Whereas, the method of operation as a full service Italian Restaurant will remain the same, including the operation of a kitchen serving a full menu: the business's advertised hours of operation will continue to be 10:00 AM to 11:00 PM Sunday through Thursday, and from 10:00 AM to 12:00 AM Fridays and Saturdays, all music shall be quiet recorded background only, a sound limiter will be utilized at all times and the Applicant will continue to work with those neighbors living directly above the licensed premises to make sure music is not audible in the adjacent residences at all times, all doors and windows will be closed by 9:00 PM every night, there will be no DJs, no promoted events, no live music, no private parties, no scheduled performances or cover fees and no TV's; and,

iv. Whereas, the Applicant also plans to operate a sidewalk café with 4 tables and 8 seats at 192 Sixth Avenue and 2 tables and 4 seats at 190 Sixth Avenue, cafes that will close by 10:00 PM Sunday through Thursday and close by 11:00 PM Fridays and Saturdays contingent upon DCA approval, the locations of the proposed cafés also fronting directly upon a recently renovated NYC Park (Father Fagan Park), where boundaries to the park have been recently defined with the additional installation of a small fence, creating concerns as to the permitted size of the multiple cafes with the need for a pedestrian thoroughfare between park and café, the Applicant agreeing to present the two proposed cafes to CB 2 Manhattan's Quality of Life Committee in the immediate future and to obtain updated DCA licenses for both cafes in light of the changes to the adjacent public Park; and,

v. Whereas, the Applicant has executed and has had notarized an updated Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the On-Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as an Italian cuisine neighborhood restaurant.
2. The advertised hours of operation will be 10:00 AM to 11:00 PM Sunday through Thursday, and from 10:00 AM to 12:00 AM Fridays and Saturdays.
3. Patron will be permitted to remain within the interior premises until 12 AM Sunday through Thursday and until 1 AM on Fridays and Saturdays but the service of alcohol will end by 11 PM Sunday through Thursday and by 12 AM on Fridays and Saturdays consistent with its advertised hours of operation.
4. Licensee will obtain all NYC DOB permits to combine the two adjacent storefronts at 190 and 192 Sixth Avenue and application is contingent upon making a proper interior connection between two adjacent storefronts.
5. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
6. There will be no TVs.
7. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, not including a sidewalk cafe.
8. The premises will operate at all times with sound limiter and play quiet ambient recorded background music only; no music will be audible in any adjacent residences at any time.

9. The sidewalk cafes will close by 10:00 PM Sunday through Thursday and by 11:00 PM Fridays and Saturdays (all tables and chairs will be removed at this hour).
10. Will not install French doors, operable windows, or open façades.
11. All existing windows doors/windows will be closed by 9:00 PM every night.
12. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
13. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
14. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
15. The premises will not permit dancing.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

vi. Whereas, there have been complaints levied against the Applicant in the past, those issues having been fully identified in a previously resolution from CB2, Man. dating back to December/2018 (http://www.nyc.gov/html/mancb2/downloads/pdf/monthly_cb2_resolutions/12%20December%202018/12%20December%202018_SLA%20Resolutions.pdf), the Applicant since that time having worked with its immediate neighbors to address those issues and concerns, the Applicant having support from others living within the same building, as well as the local Charlton Street Block Association;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for alteration to the existing On-Premise License SN# 1265371 held by **G Chew, LLC d/b/a Ciccio, 190 6th Ave. 10013** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the Method of Operation on the SLA On-Premise License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. R&G Soho LLC d/b/a Piccola Cucina Enoteca, 184 Prince Street 10012 (OP – Alteration/Change Method of Operation)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for an alteration to change its existing method of operation to increase its late night hours on the weekends by one hour to continue to operate its restaurant (Lic. # 1233248) within their existing ground floor storefront space, roughly 364 sq. ft. in size, in a R2-7 residentially zoned four-story brick townhouse (c.1900) building on Prince Street between Sullivan St. and West Broadway in Soho, the building falling within the designated NYC South Village Historic District; and,

ii. Whereas, prior to this application the Licensee, Phillip Guardione, was requested to appear before CB2, Man. in September/2019, there being many complaints from people living in the surrounding neighborhood regarding the Restaurant's on-going operations; and

iii. Whereas, in September/2019, the manager of Piccola Cucina Enoteca at 184 Prince St. and its Licensing Representative appeared before Community Board 2, Manhattan's SLA Committee #2 to discuss the true nature of the restaurant's day-to-day operations and the negative impacts it has been creating on the community; and

iv. Whereas, a large number of residents from multiple residential buildings in the immediate area, appeared in September and again in October/2019, providing detailed examples of unwanted behavior that in some cases represented violations of the Licensee's existing method of operation incorporated into their existing on premise license as a full service restaurant originating in 2009; and,

v. Whereas, the following are among the complaints presented to the Committee:

1. The business is being operated as a lounge, not as a restaurant; with a party-like atmosphere promoting birthday celebrations, during which the overly-loud music volume is played, these celebrations reoccurring nightly and were said to occur, at times, as many as ten times in one evening/night.
2. There is unacceptably loud music coming from the licensed premises that can be heard on the street and in nearby residences, and patrons are allowed to dance on the tables and chairs and in conga lines, while patrons and/or employees bang on pots and pans.
3. The business routinely operates and sells alcohol well past the hour allowed by its license; the on-premise license permitting the sale of alcohol only up until 11 PM every night based on the closing time represented by the Licensee upon its application in 2009.
4. Customers have been seen drinking alcoholic beverages obtained in the restaurant on the sidewalk in front of the premises despite there being no license to sell alcoholic beverages outside of its licensed premises, there being no license to operate a sidewalk café even though tables and chairs are regularly placed out on the sidewalk on a illegally built concrete platform in front of the premises.
5. Attempts by individual residents to discuss problems were repeatedly met by the Licensee's Management with hostility and threats against their persons.
6. Community Board Postings announcing the Community Board meetings relating to the review of this licensee were intentionally torn down on multiple occasions.

vi. Whereas, still others appeared to indicate that there were similar problems at Piccola Cucina Estiatorio, located at 75 Thompson St., another restaurant operated by the same Licensee; and,

vii. Whereas, the Restaurant's manager acknowledged the restaurant ritual of banging on pots and pans to celebrate birthdays, but stated that the severity of the complaints being made were exaggerated, the Licensee's representative, who accompanied the Manager further acknowledging the seriousness of the complaints and promising to relay the Community's concerns to the Licensee, Mr. Guardione, who failed to appear in September/2019 and again in October/2019, requesting a layover of the October meeting but finally appearing in November/2019 represented by his attorney to address the concerns being voiced; and,

viii. Whereas, when the Licensee did appear before CB2, Manhattan's SLA Committee, many of the same neighbors living in the neighborhood again appeared for the third time to voice their continued complaints and concerns about the loud music and noise coming from the interior premises, it being clear that the focus and origin of the noise complaints were created by the Licensee operating his restaurant until very late at night with its operable facades being wide open, causing excessive sound to emanate outwards and affect/disturb those living in the surrounding, immediate area; and

ix. Whereas, it was likewise acknowledged and recognized that the Licensee was operating beyond 11 PM, in derogation of its existing method of operation on its liquor license, and that there were also problems with crowds of patrons waiting or congregating on the sidewalk in front of the premises, the Licensee and others living in the area indicating that the small restaurant is often full to capacity causing others to wait outside for entrée into the small sized restaurant, resulting in more noise and creating additional complaints; and

x. Whereas, still others living in the area but not immediately impacted by the noise emanating from the licensed premises, appeared to support the Licensee in November/2019, speaking about a lively, jovial atmosphere and good food being served in the restaurant, some in a rather passionate manner, denouncing those who were complaining and impacted by the operations of the restaurant, raising concerns that they did not want the restaurant to lose its liquor license; and

xi. Whereas, in compromise and in an attempt to ameliorate the existing conflict between business and its surrounding neighbors, CB2, Man. proposed the following stipulations to the Licensee so that the licensed business and its neighbors could live together in a respectable manner that was fair to both business and residents living in close proximity of each other, and those stipulations are as follows:

1. The premises will be advertised and operated as a full-service Italian Restaurant.
2. The hours of operation will be 8 AM to 11 PM every day/night;
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. There will be no TVs.
5. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, including a sidewalk cafe.
6. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. All doors and windows will be closed by 9PM every night.
8. Licensee will manage patron traffic issues on sidewalk, as needed, and incorporate a reservation system to prevent patron lines from forming on sidewalk.
9. Licensee will cease from banging of pots and pans during operating hours.
10. There will be no conga lines or dancing at any time within the licensed premises.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged, velvet ropes or barriers, security personnel/doorman, or any scheduled performances.

xii. Whereas, in response to the stipulations presented, the Licensee and his Attorney were willing to agree to the stipulations presented if in return the Licensee was permitted to operate until Midnight on Fridays and Saturday nights only, the Licensee while recognizing in good faith that the stipulations presented a reasonable resolution to the current problems and complaints, but also needing the extra hour on the weekends to maintain and allow his current business to continue to thrive; and,

xiii. Whereas, the Licensee and his Counsel were advised and served notice on CB2, Man. so that an additional public hearing could be held as to the requested alteration of hours until midnight on the weekends only; and,

xiv. Whereas, despite the Applicant's good faith to address the complaints and concerns from the Community and to enter into a series of new stipulations restricting his method of operation in an attempt to ameliorate the unreasonable noise intrusions from his Restaurant operations on the surrounding Community, members of the Community again appeared to oppose the instant application for the extra hour on the weekends, voicing concerns that the Applicant would not follow his newly agreed upon stipulations to curb noise emanating from his Restaurant later this year when the weather gets warmer; and,

xv. **Whereas**, the Applicant has executed and notarized a new and updated Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the On-Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service Italian Restaurant.
2. The hours of operation will be 8 AM to 11 PM Sunday through Thursday and from 8 AM to 12 AM on Fridays and Saturdays (Premises will open no later than stated opening time and no patrons will remain after stated closing time.).
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. There will be no TVs.
5. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, including a sidewalk cafe.
6. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
7. All doors and windows will be closed by 9PM every night.
8. Licensee will manage patron traffic issues on sidewalk, as needed, and incorporate a reservation system to prevent patron lines from forming on sidewalk.
9. Licensee will cease from banging of pots and pans during operating hours.
10. There will be no conga lines or dancing at any time within the licensed premises.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged, velvet ropes or barriers, security personnel/doorman, or any scheduled performances.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the alteration/change in existing method of operation application for **R&G Soho LLC d/b/a Piccola Cucina Enoteca, 184 Prince Street 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 SLA Restaurant On Premise License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Ryder Kessler, *Assistant Secretary*

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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Ja Ja Ja West Village, LLC d/b/a Ja Ja Ja, 63 Carmine St. 10014 (OP – Alteration adding basement to the licensed premises)

i. Whereas, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority to add use of the basement portion of their restaurant to an existing on premise liquor license to continue to operate their full-service "restaurant focused on healthy plant based cuisine inspired by Mexican street food"; the applicants operate a similar restaurant on East Broadway; and,

ii. Whereas, the licensed premises is located on the ground floor and basement of a 5-story mixed residential townhouse building (circa 1900) on Carmine St. between Bedford and 7th Avenue South with an additional rear entrance on 7th Avenue South, for a roughly 3,000 sq. ft premise (1,800 sq. ft. ground floor and 1,200 sq. ft. basement), with 41 tables and 82 seats, 3 counter seats and 2 Standup Bars with 11 seats (93 interior seats total) on the Interior 1st Floor, 3 tables and 6 seats in a small rear yard along 7th Avenue South and 14 tables and 28 seats in a future sidewalk café along 7th Avenue South; There will be 2 entrances and 3 exits and 6 bathrooms; and,

iii. Whereas, the Applicant originally appeared before CB2, Man. in August/2018 but a letter of no objection for the ground floor only was provided at that time, indicating interior occupancy for less than 75 persons for eating and drinking use on the ground floor but none in the basement, and no permits to operate in the basement for eating and drinking were presented; and,

iv. Whereas, since obtaining the on premise license in 2018 for the ground floor premises, the Applicant has only operated on the ground floor but not in the basement, instead working to obtain the proper permits to operate in the basement in conjunction with the ground floor operations, the applicant now

presenting recent correspondence from its Architects (Orange Door and AZSK) confirming that general construction, electrical, plumbing, structural and sprinkler work are substantially installed, and that final inspections from the NYC DOB and sign-offs were anticipated in the near future, and that an application for Public Assembly Permit had been filed for this purpose; and,

iii. Whereas, the Applicant's method of operation will continue to be a full-service restaurant and no other changes are being made, other than to add the basement seating, the interior hours of operation will be continue to be 11AM to 2AM 7 days a week, the exterior hours of operation for the sidewalk café (SWC) and rear yard area will continue to be 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday to Saturday, all doors and windows will be closed at 10PM, music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, the applicant executed a new stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into the method of operation on the new restaurant on premise liquor license stating that:

1. Premises will be advertised and operated as a restaurant focused on healthy plant-based cuisine inspired by Mexican street food.
2. The interior hours of operation are 11AM to 2AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The exterior hours of operation for any future sidewalk café (SWC) and for the rear yard are 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday to Saturday. No patrons will remain in SWC or rear yard at SWC closing time and all tables and chairs will be removed by ½ hour after SWC closing from the sidewalk café.
4. The rear entrance from 7th Ave South will not be used for patrons after the rear yard and sidewalk café close at 10PM Sunday to Thursday and 11PM Friday to Saturday.
5. The premises will operate as a full-service restaurant, specifically a restaurant focused on plant-based cuisine with the kitchen open and full menu items available during all hours of operation.
6. The premises, or any portion of the premises will not operate as a tavern, lounge or sports bar.
7. The entire premises will be operated under one trade name (D/B/A) only.
8. The premise will have not have televisions or projectors.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time. There will be absolutely no music or speakers in the outdoor portion of the premises. No music on the interior will be played at any time when any exterior windows are open.
10. All doors and windows will be closed at 10PM except for patron ingress and egress
11. Additional soundproofing will be installed to achieve fully soundproofed premises as described in questionnaire.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes, metal barricades or security guards.
16. The applicant will obtain all permits, including public assembly permit allowing eating and drinking use/occupancy in basement and ancillary to ground floor.

17. All waiting patrons will be accommodated inside the premises. If there are additional waiting patrons an electronic paging style system will be utilized to alert patrons when seating is available so that they will not wait in front of the premises.
18. There will be a designated manager or employee to actively manage the exterior of the premises to ensure that patrons or smokers do not congregate outside the premises and to ensure that any groups leaving leave quietly.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an alteration application for **Ja Ja Ja West Village, LLC d/b/a Ja Ja Ja, 63 Carmine St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Ryder Kessler, *Assistant Secretary*

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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. St. Tropez Wine Bar, LLC d/b/a St. Tropez, 302-304 W. 4th St. 10014 (Restaurant-Upgrade to OP)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority to upgrade their existing license from Restaurant Wine to On-premises to continue to operate "an intimate French restaurant featuring the cuisine of Provence authentically prepared and served in a warm and convivial atmosphere, featuring reasonably priced appetizers, entrees and desserts, specializing in wines uniquely designated to complement [the] menu"; and,

ii. Whereas, the current operator has been operating its restaurant for two years in a ground floor storefront and basement premises located in a six-story residential building (built in 1905) on West 4th St. between Bank St. and West 12th St., the building being located in the Landmarked Greenwich Village Historic District on a residentially zoned area, the subject premises having never held an on premises license subject to the 500 foot rule; and,

iii. Whereas, for a roughly 1,050 sq. ft premise (750 sq. ft. ground floor and 300 sq. ft. basement, no patrons or cooking in basement, prep only) has 10 tables and 36 seats, and 1 stand up bar with 12 seats, and four small counters with 8 seats for a total of 56 seats; there is no sidewalk café, no other outdoor areas for patrons and no operable doors or windows, the applicant provided a Letter of No Objection permitting the current use and occupancy for eating and drinking; and,

iv. Whereas, the hours of operation will be Monday to Thursday from 12PM to 12AM and Friday and Saturday from 12PM to 1AM, all patrons will be cleared and no patrons will remain after stated closing times, music will be quiet background only consisting of music from iPod/CDs (i.e. no active

manipulation of music – only passive prearranged music), all doors and windows will be closed at all times as stipulated, there will be no DJ, no promoted events, no live music, no private parties, no scheduled performances or cover fees, there will be no TV's; and,

v. Whereas, the Applicant agreed to execute a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the restaurant wine license stating that:

1. Premise will be advertised and operated as a French Restaurant.
2. The hours of operation will be Monday to Thursday from 12PM to 12AM and Friday and Saturday from 12PM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises, or any portion of the premises will not operate as a Nightclub tavern or sports bar or allow any portion of premises to be operated in that manner.
4. The premise will not have televisions. There will be one projector in basement albeit without sound.
5. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only on the interior. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at any time.
8. The premises will not have DJs, live music, cover charges or promoted events.
9. All doors and windows will be closed at all times.
10. There will be no French Doors, operable windows or open facades.
11. Will not have unlimited drink or unlimited food & 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 wine products.
13. There will be no outdoor benches.
14. Basement Hatch will be maintained in a closed position at all times unless access is needed for specific need/use to operate restaurant on temporary basis.
15. There will be no cooking in the basement.
16. Operator will to address mechanical venting issues to reduce noise impacts on neighbors
17. Will not change the front façade.

vi. Whereas, the applicant provided a seven-page petition with many signatures of local residents in support of the application, former members of the West 12 Street Block Association presenting similar stipulations and closing hours consistent with other restaurants located in the immediate area, there being no concerns raised regarding this particular operator; and,

vii. Whereas, there are currently approximately 36 On Premise Liquor Licenses within 750 ft. of the premises proposed to be licensed and an unknown number of beer and wine licenses;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a new On Premise License for **St. Tropez Wine Bar, LLC, d/b/a St. Tropez Wine Bar, 302-304 W. 4th St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise License.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Ryder Kessler, *Assistant Secretary*

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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. 94 Christopher, LLC & 96 Christopher, LLC d/b/a TBD, 94-96 Christopher Street 10014 (OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the NYS Liquor Authority for a new Restaurant On-premise Liquor License to operate a full-service kappa-style Japanese restaurant and a Japanese-style cocktail lounge on the ground floors of two adjacent but currently separate spaces in different buildings which the Applicant plans to combine via a new interior fire door between the two buildings; and

ii. Whereas, the establishment is to be located in two C1-6 zoned four-story mixed-use buildings constructed in 1905 (96 Christopher, in which the restaurant will operate) & 1910 (94 Christopher, in which the cocktail lounge will operate) on Christopher St. between Bleecker and Hudson Sts. (Block #588/Lots #58 & #59) and within the West Village Historic District; the combined ground floor space would be approximately 1,248 sq. ft. and the combined basement space (with employee access only) would be approximately 1,997 sq. ft.; and

iii. Whereas, while 94 Christopher St. was previously operated as a Cuban restaurant, 96 Christopher has never operated for eating and drinking or been licensed for the sale of alcohol, the two spaces likewise having never been legally combined for any purpose in the past even though the prior operator of 94 Christopher (Serial #116653) was operating illegally in 96 Christopher without a proper liquor license utilizing access through the rear yard; and

iv. Whereas, the Applicant intends to construct an interior passageway and firedoor between the two spaces so that they may be legally combined and licensed as a single premises but has not presented a permit that would allow such construction nor has it otherwise even demonstrated that such construction is permissible; and

v. Whereas, the failure to legally combine the two spaces would make the operation of a restaurant at 96 Christopher St. illegal as there are no bathrooms in this space (nor are there plans for such construction); the previous occupant illegally used the bathrooms located in the 94 Christopher St. portion of its restaurant to service the entire premises by allowing patrons to walk through the backyard to which both spaces had access; and

vi. Whereas, while the Applicant stated that it had no current plans to provide food or liquor service or otherwise allow patron access to the properties' shared backyard, this area is surrounded by other residential buildings and there was significant community objection to the application, as nearby residents were troubled by the Applicant's right to modify its plans and use such space in the future; community objection was also rooted in the plan to license a previously-unlicensed location in an area saturated with licensed establishments and in which previously-licensed spaces are available for lease;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Restaurant On-Premises Liquor License for **94 Christopher, LLC & 96 Christopher, LLC d/b/a TBD, 94-96 Christopher Street 10014**; and

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

BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny it, CB2, Manhattan requests that the SLA conduct a 500-foot hearing because half of the proposed premises has never been licensed for the service of alcohol at any point in the past.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, Chair
Daniel Miller, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Valerie De La Rosa, Secretary
Ryder Kessler, Assistant Secretary

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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

16. Merse Group, LLC, d/b/a Merse, 446 W. 14th St. (New OP – Night Club/Lounge & Special Event Space, live DJs and Patron Dancing; previously unlicensed location)

Whereas, after this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 16, 2020 the Applicant requested **to layover** this application for reconsideration to February/2020 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Merse Group, LLC, d/b/a Merse, 446 W. 14th St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. RLA 95 7th Avenue South Corp. d/b/a TBD, 95 7th Ave. South 10014 (New OP – Restaurant with live music, rooftop and sidewalk cafe)

Whereas, during this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 16, 2020 the Applicant requested to layover this application for reconsideration to February/2020 after withdrawing the portion of its application seeking to utilize the rooftop at the premises proposed to be licensed, and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **LA 95 7th Avenue South Corp. d/b/a TBD, 95 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Ryder Kessler, *Assistant Secretary*

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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Sushi By Bou Global, LLC d/b/a Sushi by Bou Meatpacking, 248 W. 14th St. 10011 (OP – Restaurant; laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 16th, 2020 the Applicant requested **to layover** this application to February/2020 and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Sushi By Bou Global, LLC d/b/a Sushi by Bou Meatpacking, 248 W. 14th 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Petno Restaurant, Inc., d/b/a Gaetana's, 549 Greenwich St. 10013 (OP-Restaurant/Pizzeria)
(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 16th, 2020 the Applicant requested **to layover** this application to February/2020 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Petno Restaurant, Inc., d/b/a Gaetana's, 549 Greenwich St. 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. The Green Brooklyn, LLC d/b/a Grace's, 252 W. 14th St. 10011 (OP—Corp. change – Withdrawn)

Whereas, before this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 16, 2020 the Applicant requested **to withdraw** this application from further consideration with the NYSLA; and,

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **The Green Brooklyn, LLC d/b/a Grace's, 252 W. 14th 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
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January 29, 2020

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. Fusion Catering, Inc., d/b/a Ready to Eat, 525 Hudson St. 10014 (RW – withdrawn)

Whereas, before this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 16, 2020 the Applicant requested **to withdraw** this application from further consideration with the NYSLA;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Fusion Catering, Inc., d/b/a Ready to Eat, 525 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Cormack Flynn, Chair
SLA Licensing 1 Committee
Community Board #2, Manhattan



Robert Ely, Chair
SLA Licensing 2 Committee
Community Board #2, Manhattan



Carter Booth, Chair
Community Board #2, Manhattan

CB/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velázquez, Congresswoman
Hon. Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly Member
Hon. Yuh-Line Niou, NY State Assembly Member
Hon. Scott Stringer, NYC Comptroller
Hon. Gale Brewer, Man. Borough President
Hon. Corey Johnson, NYC Council Speaker
Hon. Margaret Chin, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Adam Roberts, Deputy Commissioner of Licensing, NY State Liquor Authority
Deputy Chief Executive Officer, NY State Liquor Authority
Jonathan Rodriguez, Hearing Bureau, NY State Liquor Authority
SLA Examiners