



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

March 25, 2025

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 March 20, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1LW12 Restaurant LLC dba Sirrah 1-3 Little West 12th St 10014 (OP–Restaurant)

- i. Whereas**, the Applicants and the Applicants' Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant License to operate a full-service, prix fixe, fine dining restaurant in the ground floor of a six (6)-story commercial building (c. 1913, altered 2011) on Gansevoort/Little West 12th Street between 9th Avenue and Hudson Street (Block #628/Lot #1), this building falling within NYC LPC's designated Gansevoort Market Historic District; and
- ii. Whereas**, the premises is located in a manufacturing district with residential units across the street, the ground floor premises is approximately 3,235 sq. ft premises (2,579 sq. ft. on the ground floor connected by an interior staircase and elevator to a 656 sq. ft. cellar, patron use of the cellar being for bathroom access only); there will be approximately 6 tables and 12 seats in the front lounge area, one (1) bar with 8 seats and approximately four (4) tables 16 seats in the rear bar/lounge area, 6 tables and 12 seats in the private dining area, 12 tables and 30 seats in the rear dining area and 16 tables and 38 seats in the front dining area for a total seated occupancy of 118; there is one (1) entryway services as both patron ingress and egress, one emergency exit and four (4) bathrooms; there are operable French doors; the application includes a sidewalk café with not more than 11 tables and 22 seats in a location that had previously never had an operating sidewalk café until during the Covid pandemic, the location abutting the northeast side of Gansevoort Plaza, an area with a lot of foot traffic; and
- iii. Whereas**, the hours of operation will be from 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 1 AM Thursdays through Saturdays; all doors and windows will be closed at 9 PM; 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, velvet ropes, movable barriers or security personnel; and

- iv. **Whereas**, the premises had been operated from 2021 to 2023 as Mollusca LLC (Lic. ID #0340-22-108296, exp. 2/28/2026) with one of the principals of the instant application having been a principal of Mollusca LLC, prior to that the premises was licensed under The Meatpackers Inc dba Encore (Lic. ID #0340-18-102016) from approximately 2018 to 2020; and
- v. **Whereas**, the Applicants met with the local block associations and area residents who expressed concerns about the initial requested closing hours of 2 AM Thursdays through Saturdays, live music, and DJs at entertainment levels, the premises having operable French doors opening out onto the public plaza, the previous operations causing a disturbance to those in the plaza and area residents with music being heard outside of the premises, the Applicants stating that the premises has undergone major renovations which include additional sound insulation, the bar that was at the front of the premises has been moved to the rear, and that they will be utilizing curtains in the entry vestibule as well as in the rear bar/lounge area to separate it from the front seating area; area residents remaining opposed to any use of DJs in a fine-dining restaurant, the Applicants worked with the community and agreed to eliminate the use of live music and DJs from the application, agreeing that music throughout the restaurant would be at background levels at all times and reducing the hours to midnight and 1 AM which aligns with the previous hours at the location; and
- vi. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 - 1. Premises will be operated and advertised as full-service prix fixe fine dining restaurant with the kitchen open and full menu items available until closing every night.
 - 2. Hours of operation will be 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 1 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 11 tables and 22 seats. All patrons will be seated and service will be from within the sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements. No exterior music, speakers or TVs.
 - 5. Sidewalk café will close no later than 10 PM Sundays through Wednesdays and 11 PM Thursdays to Saturdays. All tables and chairs will be secured at this hour.
 - 6. No roadbed seating.
 - 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No subwoofers. No music will be audible in any adjacent residences at any time.
 - 8. Will have not more than 10 private parties/events per year.
 - 9. Will not have televisions.

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.
11. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
17. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel.
18. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating

vii. Whereas, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **54 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, the Applicants having worked with the block associations and area residents to come to an agreement on method of operation, the closing hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **1LW12 Restaurant LLC dba Sirrah 1-3 Little West 12th St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 41 Board Members in favor.

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

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Susan Kent, Chair
Community Board #2, Manhattan

SK/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

**The original signed and notarized form must be returned to the CB2 office by Friday, March 15, 2025.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Ryan Harris** as a qualified representative of **1LW12 Restaurant LLC** located at **1-3 Little West 12th Street, New York, NY 10014** agree to the following stipulations:

Application Type: OP Restaurant RW TW Alteration Other:

Premise will be advertised and operated as a prix fixe fine dining restaurant

Hours of operation:

Sunday:	7 AM	to	12 AM	Thursday:	7 AM	to	1 AM
Monday:	7 AM	to	12 AM	Friday:	7 AM	to	1 AM
Tuesday:	7 AM	to	12 AM	Saturday:	7 AM	to	1 AM
Wednesday:	7 AM	to	12 AM				

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- Will operate a full-service prix fixe fine dining restaurant with the kitchen open and full menu items available until closing every night.
 - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 11 tables and 22 seats. All patrons will be seated and service will be from within the sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements. No exterior music, speakers or TVs.
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 - No roadbed seating.
 - Will play recorded background music at conversational levels only, inclusive of any private parties or events. No subwoofers. No music will be audible in any adjacent residences at any time.
 - Will have not more than 10 private parties/events per year.
 - Will not have televisions.
 - 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.
 - Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 - Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - Will not make changes to the existing façade except to change signage or awning.
 - Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
- 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
- Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 - Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 - Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Ryan Harrsi Phone Number: 212 767 9278

<u>Ryan Harris</u>	<u>ryan Harris</u>	<u>03/18/2025</u>
Signed	Print Name	Dated
Sworn to this _____ day of _____ 2025 <u>See attached certificate</u>		
Notary Public		

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Community Board 2 Liquor License Stipulations

Document Date: 03/18/2025

Number of Pages (including notarial certificate): 3

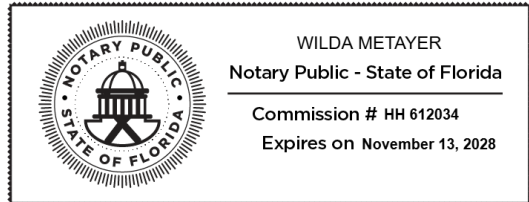
State of Florida

County of Broward

Sworn to (or affirmed) and subscribed before me by means of online notarization,
this 03/18/2025 by Ryan Harris.

Wilda Metayer

Wilda Metayer



Personally Known OR Produced Identification

Type of Identification Produced DRIVER LICENSE

Notarized remotely online using communication technology via Proof.