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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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:

86 Bedford LLC 86 Bedford St 10014 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s 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 Liquor License to operate an upscale steakhouse restaurant in the ground floor of a residentially-zoned, three (3)-story, mixed-use building (c. 1831, renovated 2009) on Bedford Street between Barrow and Grove Streets (Block #588/Lot #3), the building falling within the Greenwich Village Historic District; and
- ii. Whereas**, the premises is located in a 1,900 sq. ft. ground floor space (1,300 sq. ft. first floor connected by an interior staircase to a 500 sq. ft. basement, the basement being used for storage purposes only); there will be 11 tables and 48 seats, one (1) stand up bar with seven (7) seats for a total seating occupancy of 55; there is one (1) entryway serving as both patron ingress and egress, three (3) emergency exits and two (2) bathrooms; there will be no sidewalk café or roadbed seating; and
- iii. Whereas**, the hours of operation will be from 12 PM to 12 AM Sundays through Saturdays (7 days a week) and the menu will be essentially the same for both dinner and lunch service; all doors and windows will be closed at all times except for patron egress; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers; and
- iv. Whereas**, the premises had been operated from 2015 to 2021 as Chumley’s (Lic .ID #0340-20-101000) which was a “restoration and revival of a historical NYC landmark and speakeasy” of which various iterations have existed at this location since 1922; most recently the premises

was licensed and operated as Pen and Frog Social Club LLC dba Frog Club (Lic. ID # 0340-24-115146, exp. 4/30/26) and

- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
1. Premises will be operated and advertised as full-service steakhouse restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will 12 PM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will ensure emergency exits are alarmed doors to prevent patron and employee access aside from in case of emergency.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will have not more than 15 private parties/events per year.
 12. Will not install or have French doors, operable windows or open facades.
 13. Will not make changes to the existing façade except to change signage or awning.
 14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 17. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or 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
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **95 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP, the Applicant having done outreach to the Bedford

Barrow Commerce block association and some nearby residents, obtaining most of their support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and 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 **86 Bedford LLC 86 Bedford 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 14, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Eugene Remm as a qualified representative of 86 Bedford LLC located at 86 Bedford Street, New York, NY 10014 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a full-service steakhouse restaurant.

[X] Hours of operation:

Sunday: 12 PM to 12 AM Thursday: 12 PM to 12 AM
Monday: 12 PM to 12 AM Friday: 12 PM to 12 AM
Tuesday: 12 PM to 12 AM Saturday: 12 PM to 12 AM
Wednesday: 12 PM to 12 AM

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

- [X] Will operate a steakhouse restaurant with the kitchen open and full menu items available until closing every night.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[X] Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] 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.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will ensure emergency exits are alarmed doors to prevent patron and employee access aside from in case of emergency.
[X] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[X] Will have not more than 15 private parties/events per year.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing facade except to change signage or awning.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
[X] 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: [X] Dancing [X] DJs [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged
[X] Scheduled Performances [X] Velvet ropes or metal barricades [X] Security Personnel

[X] 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.

[X] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

[X] 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: Eugene Remm Phone Number: 732.963.7836

Signed: [Signature] Print Name: Eugene Remm Dated: 3/13/2025
Sworn to this 13 day of March 2025 [Signature] Notary Public

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

NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KH6364214
Qualified In New York City
Commission Expires September 11, 2025