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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

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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:

### **BBNY14 LLC dba Beatbox 248 W 14th St 10011 (OP–Tavern) (RW)**

- i. Whereas**, the Applicants and the Applicants' Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new On Premises Tavern Liquor License to operate karaoke venue on the ground floor storefront and cellar of a five (5)-story, mixed-use building (ca. 1900) on West 14<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues (Block #618/Lot #9); and
- ii. Whereas**, the ground floor premises is approximately 5,000 sq. ft. with approximately 2,000 sq. ft. on the ground floor and 3,00 sq. ft. in the cellar, the cellar being accessed by an interior stairway; there will be approximately 5 tables with approximately 24 lounge seats and one bar with 5 seats in the ground floor entry area, an additional 2 tables, one counter and approximately 20 seats in the cellar seating area with an additional four tables and 35 seats dispersed throughout the three karaoke rooms for a total interior seated occupancy of 84; there are two (2) karaoke rooms in the rear of the ground floor and another karaoke room in the cellar; the premises has one (1) door which will serve as patron ingress and egress, (1) emergency egress, five (5) patron bathrooms; the Applicant may add a door in the rear which will be used only for access to the HVAC system, there will be no use of the rear yard by staff or patrons should the door be added; there is no seating on either the sidewalk or roadways with this application; and
- iii. Whereas**, the hours of operation will be 2 PM to 12 AM Sundays, 4 PM to 12 AM Mondays through Wednesdays, 4 PM to 2 AM Thursdays and Fridays and 2 PM to 2 AM Saturdays; music will be recorded background music only from iPods/CDs/streaming services outside of the karaoke rooms; inside the karaoke rooms the music will be at entertainment levels, there may be not more than six (6) televisions; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen; t

- iv. **Whereas**, the Applicants have developed their own proprietary software which will be used in connection with the karaoke rooms that have different modes such as regular karaoke, a mode based on singing skills and another based on lyrics; the karaoke rooms will be booked primarily on a reservation system with a 2 hour booking minimum, there will be call bells in the karaoke rooms for wait service, the downstairs karaoke room and associated seating area will accommodate private parties of approximately 35 people; the ground floor entry lounge area will accommodate walk-ins and patrons prior to and after their karaoke room reservation; and
- v. **Whereas** the location has been vacant since approximately the end of 2018, it was previously licensed with an On-Premises Restaurant Liquor License from approximately 2016 through 2018 under the name of 248 Hospitality Group LLC dba Black Tap (Lic. ID # 0340-16-103534), and had been licensed under various other names since at least 2010; 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 Tavern Liquor License and those stipulations are as follows:
1. Premises will be operated and advertised as a karaoke venue with less than a full-service kitchen but will serve food during all hours of operation.
  2. Hours of operation will be 2 PM to 12 AM Sunday, 4 PM to 12 AM Mondays through Wednesdays, 4 PM to 2 AM Thursdays and Fridays and 2 PM to 2 AM 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 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 outside of the three karaoke rooms which may have karaoke at entertainment levels. No music will be audible in any adjacent residences at any time.
  6. Will have not more than six (6) 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 doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
  10. Will direct for hire vehicles to drop off / pick up on 8th Avenue.
  11. Will not have any patron or staff use of the rear yard aside from service to HVAC system when needed.
  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 or velvet ropes or metal barricades.
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 Tavern Liquor License at this location, there being **53 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP; the Applicant having met local residents and receiving their support, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern Liquor License in the name of **BBNY14 LLC dba Beatbox 248 W 14th St 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant 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, Sara Goodison as a qualified representative of BBNY 14 LLC located at 248 West 14th Street, New York, NY 10014 agree to the following stipulations:

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

[X] Premise will be advertised and operated as karaoke venue

[X] Hours of operation:

Sunday: 2 PM to 12 AM Thursday: 4 PM to 2 AM
Monday: 4 PM to 12 AM Friday: 4 PM to 2 AM
Tuesday: 4 PM to 12 AM Saturday: 2 PM to 2 AM
Wednesday: 4 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 with less than a full service kitchen but will serve food during all hours of operation.
[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 outside of the three karaoke rooms which may have karaoke at entertainment levels. No music will be audible in any adjacent residences at any time.
[X] Will have not more than six (6) 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 doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
[X] Will direct for hire vehicles to drop off / pick up on 8th Avenue.
[X] Will not have any patron or staff use of the rear yard aside from service to HVAC system when needed.
[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] 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: Betty Alana Rosenfield Phone Number: 847-507-0286

Notarized form containing signature of Betty Alana Rosenfield, date 03/18/2025, and notary public MEHUL P PATEL. Includes text: Sworn to this 18th day of March 2025. Notarized remotely online using communication technology via Proof.

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