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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:

Festive & Co Crosby Street LLC dba Champers Social Club 430 Broome St aka 38½ Crosby St 10013 (OP–Tavern) (Class Change)

- i. Whereas**, the Applicant's business partner (and spouse) appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their Tavern Wine License (Lic ID #0267-22-107954, SN #1339887) to an On-Premises Tavern Liquor License to be able to serve Aperol Spritz and similar drinks at their café and boutique bar located in a M1-5B-zoned, five (5)-story, mixed-use building (c. 1895, altered 1988) on Broome Street between Crosby and Lafayette Streets (Block #482 / Lot #7503) in the SoHo-Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
- ii. Whereas**, the interior ground floor premises is approximately 2,696 sq. ft., with 1,477 sq. ft. on the ground floor and an additional 1,219 sq. ft. in the basement connected by an interior stairway; there are a total of ten (10) tables with thirty-six (36) seats and one bar with six (6) seats in the southern/Broome St. side of the ground floor and one (1) table with fourteen (14) seats in a private dining area in the cellar; approximately 748 sq. ft. of the northern side of the ground floor, connected to the café via a 4' passageway, is used for related retail and workshops; there is one (1) entrance on Crosby Street used for patron ingress and egress to the retail area, there is one (1) additional entrance on Broome Street that serves as both patron ingress and egress to the café, there are two (2) bathrooms on the cellar level; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the agreed to hours of operation are 8 AM to 12 AM Sundays through Saturdays (7 days a week); music will remain quiet background only consisting of music from iPod/CD's/streaming services, no music will be audible in any adjacent residences at any time; all doors and windows will be closed at 10PM every night; there will be no dancing, no DJs,

no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

- iv. **Whereas**, the Applicant/Licensee originally appeared before CB2, Man. in [July/2021](#) for a beer and wine license to operate the café at which time the full board of CB2, Man. unanimously recommended approval provided the executed stipulations would be adhered to, one of those stipulations being that there would be no pandemic-related outdoor seating on Broome Street; the Applicant/Licensee most recently appeared before CB2, Man. in September/2024 for a Class Change of the liquor license to full liquor, that application also including outdoor seating on the sidewalk, the Applicant believing the sidewalk seating was within the property line but could provide no documentation to support that and residents providing documentation to the contrary; additionally residents raised concerns as outlined in CB2, Man.'s [September/2024](#) resolution about bench seating placed around the tree on Crosby Street; the Applicant at the time choosing to withdraw the Class Change application from consideration as opposed to removing the non-compliant outdoor sidewalk and bench seating from the application; and

- v. **Whereas**, the Applicant's partner returned this month with the same application as was presented in September/2024 after having removed the previously existing non-compliant sidewalk and bench seating on Crosby Street and agreeing not to include it with the instant application as it was not possible to have sidewalk seating that was compliant with the Dining Out NYC program, having reached out to the local block association (the Broadway Residents Coalition) and gaining their support of the application; 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 advertised and operated as an all-day café with a selection of champagnes, wine and small bites operating with less than a full-service kitchen but will serve food during all hours of operation.
 - 2. Hours of operation will 8 AM 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 now or in the future.
 - 5. Will not extend hours past 12 AM in the future.
 - 6. Service of alcohol will be only to seated patrons in the café and basement private dining room. There will be no alcohol service in the retail area of the premises.
 - 7. The exterior stairs to the basement will be locked, alarmed and only used to receive shipments or for emergency exit.
 - 8. Trash will be stored on premise during the day and placed neatly on the street for nightly removal.
 - 9. Will play quiet ambient recorded background music only, inclusive of any private parties, workshops or events. No music will be audible in any adjacent residences anytime.
 - 10. Will have not more than 24 private parties/events per year that extend past 10 PM.
 - 11. Will not have televisions.

12. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. 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/door staff.
19. 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.
20. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
21. 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 and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **55 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 1 pending licenses, the Applicant having worked with the block association regarding no expansion of hours and no outdoor seating on Crosby Street and executing a stipulations agreement with Community Board 2 Manhattan to that effect for the sole purpose of establishing public interest; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new on-premises tavern liquor license for **Festive & Co Crosby Street LLC dba Champers Social Club 430 Broome St aka 38½ Crosby St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the 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 Kavanaugh, 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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RECEIVED BY
COMMUNITY BOARD 2, MANHATTAN
MAR 13 2025

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, Brenna Gilbert as a qualified representative of Festive & Co Holding Inc d/b/a Champers Social Club located at 430 Broome Street, New York, New York 10013 agree to the following stipulations:

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

[X] Premise will be advertised and operated as an all-day café with a selection of champagnes, wine and small bites

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows for Sunday through Wednesday.

(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 café and/or roadbed seating now or in the future.
[X] Will not extend hours past 12 AM in the future.
[X] Service of alcohol will be only to seated patrons in the café and basement private dining room. There will be no alcohol service in the retail area of the premises.
[X] The exterior stairs to the basement will be locked, alarmed and only used to receive shipments or for emergency exit.
[X] Trash will be stored on premise during the day and placed neatly on the street for nightly removal.
[X] Will play quiet ambient recorded background music only, inclusive of any private parties, workshops or events. No music will be audible in any adjacent residences anytime.
[X] Will have not more than 24 private parties/events per year that extend past 10 PM.
[X] Will not have televisions.
[X] Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing façade except to change signage or awning.
[X] Will comply with NYC Department of Buildings Regulations and 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/Doorman.
[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: Brenna Gilbert Phone Number: 610-955-3103

Signed [Signature] Print Name Brenna Gilbert Dated 3/12/25
Sworn to this 12th 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

Jayson Berkshire
Notary Public, State of New York
Reg. No. 01BE0010921
Qualified in Kings County
Commission Expires 07/11/2027