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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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:

Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012 (OP–Tavern) (*Renotification, appearance waived*)

- i. **Whereas**, this is renotification of an application heard in April/2024 for an On-Premises Tavern Liquor License to operate a tavern featuring backgammon on the ground floor of a C6-2 zoned, five (5)-story, mixed-use, tenement-style building (ca. 1900) on Spring Street between Bowery and Elizabeth Street (Block #492/Lot #42), the building falling within the Special Little Italy District; and
- ii. **Whereas**, in April/2024 Community Board 2, Manhattan unanimously recommended approval of the application, the Applicant not filing their application with the NYSLA until January/2025 and as that was more than 270 days following the original 30-Day Notice date, the NYSLA requires the Applicant to re-notify the Community Board by sending another 30-Day Notice; and
- iii. **Whereas**, prior to CB2, Man.'s SLA Committee #1 March/2025 meeting the Applicant affirmed there were no changes in principals or method of operation, again executing and notarizing the same Stipulations Agreement with CB2, Man. that they signed in April/2024 and agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Tavern Liquor License, with those stipulations as follows:
 1. Premises will be advertised and operated as retail shop, café and tavern featuring backgammon with less than a full-service kitchen but will serve food during all hours of operation.
 2. The hours of operation will be 8 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.

3. Will not operate as a Lounge 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.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
15. 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.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Tavern Liquor License in the name of **Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License, including that the premises be operated with the playing of backgammon as part of its method of operation 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



Susan Kent, Chair

SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan

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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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, March 7, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Yazan Haddad as a qualified representative of Gammon Café LLC dba 7 Spring Street Café located at 7 Spring Street, New York, New York 10012 agree to the following stipulations:

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

[X] Premise will be advertised and operated as a retail shop, café and tavern featuring backgammon

[X] Hours of operation:

Sunday: 8 AM to 12 AM Thursday: 8 AM to 12 AM
Monday: 8 AM to 12 AM Friday: 8 AM to 12 AM
Tuesday: 8 AM to 12 AM Saturday: 8 AM to 12 AM
Wednesday: 8 AM 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 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.
[X] Will play recorded background music at conversational levels only, inclusive of any private parties or events.
[X] Will not have televisions.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[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 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/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: YAZAN Amjad HADDAD Phone Number: 4243462141

Notarization form with signature of YAZAN Amjad HADDAD, date 03/04/2025, and notary seal for Sergio Silva, Notary Public - State of Florida.

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