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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:

Lab 2 Restaurant Inc dba Mido Omakase 88 W 3rd St 10012 (RW–Restaurant)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Japanese Omakase restaurant on the ground floor of a five (5)-story, mixed-use, tenement-style building (ca. 1894) on West 3rd Street between Sullivan and Thompson Streets (Block #539/Lot #16), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 1,100 sq. ft. with 550 sq. ft. on the ground floor and 550 sq. ft. in the basement, the basement being accessed via a sidewalk hatch and used for storage purposes only; there is one (1) entryway serving as both patron ingress and egress; there are five (5) tables and ten (10) seats one sushi counter with ten (10) seats for a total seated occupancy of approximately 20 persons; there is one (1) bathroom; and
- iii. Whereas**, the Applicant’s proposed hours of operation will be Sundays through Wednesdays from 11 AM to 11 PM and Thursdays through Saturdays from 11 AM to 12 AM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- iv. Whereas**, the premises to be licensed was previously operated as a sushi restaurant (Zony Management Inc dba Sushi Zo, Lic. ID #0240-21-122273) since approximately 2016 with a similar method of operation; and
- v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be

attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Will operate a full-service Japanese Omakase restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 12 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 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. All signage will be compliant with rules for signage in an Historic District.
 11. Will comply with NYC Department of Buildings Regulations and 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. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 14. 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.
 15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 16. 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**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **95 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 7 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **Lab 2 Restaurant Inc dba Mido Omakase** 88 W 3rd St 10012, **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 “Method of Operation” on the NYSLA 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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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, **Chiman Leung** as a qualified representative of **Lab 2 Restaurant Inc dba Mido Omakase** located at **88 West 3rd Street, New York, NY 10012** agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other:

Premise will be advertised and operated as a Japanese Omakase restaurant

Hours of operation:

Sunday:	11 AM	to	11 PM	Thursday:	11 AM	to	12 AM
Monday:	11 AM	to	11 PM	Friday:	11 AM	to	12 AM
Tuesday:	11 AM	to	11 PM	Saturday:	11 AM	to	12 AM
Wednesday:	11 AM	to	11 PM				

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

- Will operate a full-service Japanese Omakase 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - Will not have televisions.
 - Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - Will not install or have French doors, operable windows or open facades.
 - 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/Doorman.
- 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: CHIMAN LEUNG Phone Number: 646-520-6184

Signed: [Signature] Print Name: CHIMAN LEUNG Dated: 3/19/2025

Sworn to this 11th day of March 2025

KALIN CHAN
 Notary Public - New York State
 No. 01CH6116304
 Qualified in New York County
 Commission Expires Sep 27, 2028

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