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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:

**Morars LLC dba Misirizzi 36 E 4th St 10003** (OP–Restaurant, Lic. ID #0340-23-130196, exp. 3/31/2025) (Corporate Change) (*appearance waived*)

- i. **Whereas**, neither the Applicant nor their representative appeared before Community Board 2, Manhattan’s SLA Committee #1 but prior to the meeting did provide the requested documents for a Corporate Change application to the NYS Liquor Authority for their licensed premises; and
- ii. **Whereas**, the storefront location is approximately 3,000 sq. ft. with 1,500 sq. ft. on the ground floor and 1,500 sq. ft. in the basement in a mixed use five-story building (ca. 1910) on East 4<sup>th</sup> Street between Bowery and Lafayette Streets; and
- iii. **Whereas**, there will be no change in method of operation – there are 9 tables and 20 seats and one bar with 9 seats for a total seated patron occupancy of 29 persons, there are exiting French doors at the front façade which will close by 10 PM every night, there is one entrance/exit, one bathroom, music is background only, there will be no DJs, no promoted events, no live music, no cover fees, no scheduled performances and no backyard garden or any other outdoor area including sidewalk café and/or roadbed seating; and
- iv. **Whereas**, the Corporate Change is that the majority LLC member is buying all of the shares of one of the other two LLC members; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Liquor License, with those stipulations as follows:

1. The Applicant will operate a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sunday from 12 PM to 10 PM, Mondays through Thursdays from 12 PM to 11 PM and Fridays and Saturdays from 12 PM to 12 AM.
3. The premise 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 close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
8. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
9. Will not make changes to the existing facade except to change signage or awning.
10. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
11. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
12. It 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, or doormen/security personnel.
13. 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
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change to the On-Premises Restaurant Liquor License for **Morars LLC dba Misirizzi 36 E 4th St 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of 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 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, February 15, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Alessandro Arseni as a qualified representative of Morars LLC dba Misirizzi located at 36 East 4th Street, New York, NY 10003 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 Italian Restaurant

[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.)

- List of stipulations including: Will operate a full-service Italian restaurant, Will not operate as a Lounge, Will not operate a backyard garden, Will play recorded background music, Will not have televisions, Will close all doors and windows at 10 PM, Will not make changes to the existing facade, Will comply with NYC Department of Buildings Regulations, Will not have unlimited drink or unlimited food, There will be no "bottle service", 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.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Alessandro Arseni Phone Number: 347.681.1922

Notarization section with signature of Alessandro Arseni, print name, date 03/04/2025, and notary signature and name Christopher Figueroa.

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

