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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:

Shoshin 68 LLC 68 Thompson St 10012 (TW–Tavern) (*previously unlicensed*)

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a Japanese Omakase restaurant specializing in Hand-pulled noodles from northwestern China in the ground floor of six (6)-story, mixed-use building (ca. 1904) on Thompson Street between Spring and Broome Streets (Block #488/Lot #8), the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. Whereas**, the ground floor premises is approximately 500 sq. ft; there is one (1) entryway serving as both patron ingress and egress on Greenwich Avenue and one emergency exit onto Perry Street; there are two (2) tables and eight (8) seats, two window counters with five (5) seats and one food counter with nine (9) seats for a total seated occupancy of approximately 22 persons; there is one (1) bathroom; and
- iii. Whereas**, the Applicant’s proposed hours of operation will be Sundays through Thursdays from 5 PM to 10 PM and Fridays and Saturdays from 5 PM to 11 PM, 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 various dry retail establishments, most recently a tattoo studio, prior to that a clothing store and has never previously been licensed for the service of alcohol; 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 Tavern Wine License, with those stipulations as follows:

1. Will operate a Japanese Omakase restaurant with less than a full service kitchen but will serve the full food menu during all hours of operation.
2. The hours of operation will be from 5 PM to 10 PM Sundays through Thursdays and 5 PM to 11 PM Fridays and 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. 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 install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in a Historic District.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will immediately cease allowing patrons to bring their own alcoholic beverages (BYOB) until being licensed by the NYSLA. Once licensed, any BYOB alcoholic beverage must be covered under the establishment's liquor license.
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 **52 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 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 new Tavern Wine License for **Shoshin 68 LLC 68 Thompson 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 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 14, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Jason Poon as a qualified representative of Shoshin 68 LLC dba Shoshin 68 located at 68 Thompson Street, New York, NY 10012 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [] RW [x] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a Japanese Omakase restaurant

Sunday: 5 PM to 10 PM Thursday: 5 PM to 10 PM
Monday: 5 PM to 10 PM Friday: 5 PM to 11 PM
Tuesday: 5 PM to 10 PM Saturday: 5 PM to 11 PM
Wednesday: 5 PM to 10 PM

(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 the full food menu 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. No music will be audible in any adjacent residences at any time.
[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 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 immediately cease allowing patrons to bring their own alcoholic beverages (BYOB) until being licensed by the NYSLA. Once licensed, any BYOB alcoholic beverage must be covered under the establishment's liquor license.
[x] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
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: Jason Poon Phone Number: 914-338-5530

Signed [Signature] Jason Poon Dated 03/18/2025
Sworn to this 18 day of March 2025
HUAMING QIAN NOTARY PUBLIC, STATE OF NEW YORK 07019383567
Notary Public QUALIFIED IN QUEENS COUNTY COMMISSION EXPIRES AUGUST 21, 2025

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