



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

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:

### **Yakitori West Village Inc 282 Bleecker St 10014 (RW–Restaurant)**

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Japanese izakaya offering yakitori and other small plates on the ground floor of a C2-6-zoned, three (3)-story mixed-use building (c. 1830, altered 2008) on Bleecker Street between 7<sup>th</sup> Avenue South and Morton Street (Block #587/Lot #24), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. Whereas**, the ground floor storefront is approximately 2,300 sq. ft. with 1500 sq. ft on the ground floor connected by an interior staircase to an 800 sq. ft. basement, there being no patron use of the basement; there will 13 tables and 50 seats and one bar with six (6) seats for a total seated capacity of 56 persons; there is one (1) entry which will serve as patron ingress and egress, one (1) emergency exit and two (2) patron bathrooms; there being operable doors already existing that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Saturdays (7 days a week) with no delivery orders taken later than 11 PM; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. Whereas** the storefront premises was previously licensed as Lindsey Buffet Restaurant Inc. dba Kumo Sushi (Lic. ID #0240-19-112342, SN#1259907.0) for over 10 years; 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 izakaya restaurant serving yakitori and other small plates ranging from sushi and sashimi to grilled meats and vegetables with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 11 AM to 12 AM Sundays through Saturdays with no delivery orders taken past 11 PM. 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 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 have not more than 24 private parties/events per year.
  12. Will not take delivery orders past 11 PM and will work with delivery services to prevent noise and commotion on sidewalk.
  13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  15. 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.
  16. 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.
  17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  18. 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 **115 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 9 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, the Applicant having met with the Central Village Block Association as well as other neighboring block associations and residents and having gained their support for the liquor license application; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **Yakitori West Village Inc 282 Bleecker St 10014**, **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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RECEIVED BY COMMUNITY BOARD 2, MANHATTAN

MAR 19 2025

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, Conglong Xux as a qualified representative of Yakitori West Village Inc located at 282 Bleecker Street, New York, NY 10014 agree to the following stipulations:

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

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

[x] Hours of operation:

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

\*No delivery orders taken later than 11 PM

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

- [x] Will operate a full-service Japanese izakaya restaurant serving yakitori and other small plates ranging from sushi and sashimi to grilled meats and vegetables with the kitchen open and full menu items available until closing every night.
[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 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 facade except to change signage or awning.
[x] Will have not more than 24 private parties/events per year.
[x] Will not take delivery orders past 11 PM and will work with delivery services to prevent noise and commotion on sidewalk.
[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.
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: Conglong Xue Phone Number: (571) 315-6142

Notary section containing signature of Conglong Xue, print name, date 03/14/2025, and notary public information for ELLEN LEE, No. 01LE6109987, Qualified in Queens County.

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