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## COMMUNITY BOARD NO. 2, MANHATTAN

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

April 23, 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 April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**222 Cassiel LLC dba Crispy Heaven 222 Lafayette St, South Store 10012 (New RW–Restaurant)**

- i. Whereas**, the Applicant and the Applicant’s representative 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 bakery and full-service restaurant serving breakfast, lunch and dinner on the ground floor of a six (6)-story, mixed-use, tenement-style building (ca. 1900) on Lafayette Street between Spring and Kenmare Streets (Block #482/Lot #25), the building falling within the designated Special SoHo-NoHo Mixed Use District; and
- ii. Whereas**, the ground floor premises is approximately 1,200 sq. ft.; there is one (1) entryway serving as both patron ingress and egress; there are nine (9) tables and 32 seats and one bar with nine (9) seats for a total seated occupancy of approximately 41 persons; there is one (1) bathroom; there are existing operable French doors along the front façade which will close at 10 PM each night; and
- iii. Whereas**, the Applicant’s proposed hours of operation will be Sundays through Saturdays from 11 AM 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 operated as a French Vietnamese restaurant (Coriander Factory Inc. dba Bo Caphe, Lic. ID #0340-23-137305) from approximately 2014 through 2024; 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 restaurant serving breakfast, lunch and dinner 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 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 10 PM every night, allowing only for patron ingress and egress.
8. 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.
9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. 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.
12. 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.
13. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
14. 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 **78 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 3 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 **222 Cassiel LLC dba Crispy Heaven 222 Lafayette 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, 35 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



Valerie De La Rosa, Chair  
Community Board #2, Manhattan

VDLR/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