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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

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:

### **450 Broadway C&S LLC 450 W Broadway 10012 (OP–Restaurant) (Transfer)**

- i. Whereas**, the General Manager and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a Mediterranean restaurant located on the first floor and cellar of a two (2)-story commercial building (ca. 2002) on West Broadway between Prince and West Houston Streets (Block #516/Lot #37), the building falling within NYC LPC's designated SoHo-Cast Iron Historic District Extension; and
- ii. Whereas**, the premises encompasses the entirety of the building and is roughly 6,320 sq. ft. comprised of approximately 3,160 sq. ft. on the ground floor connected by both an interior staircase and elevator to approximately 3,160 sq. ft. in the cellar; on the ground floor there will be approximately 25 tables with 65 seats in the dining room, one (1) bar with 11 seats and three (3) tables with 12 seats in the bar area and in the cellar there will be 19 tables with 62 seats for a total patron occupancy of 161 seats; there is one entry serving as patron ingress and egress, one additional emergency exit and four (4) patron bathrooms; there will be a sidewalk café located within the property line and no sidewalk café or roadbed seating on municipal property; and
- iii. Whereas**, the hours of operation will be from 7 AM to 12 AM Sundays, 7 AM to 1 AM Mondays through Thursdays and 7 AM to 2 AM Fridays and Saturdays with advertised hours being no later than 11:30 PM Sundays to Thursdays and 12:30 AM Fridays and Saturdays; all outdoor seating will be located within the property line and will close no later than 11 PM Sundays through Saturdays; all doors and windows will be closed at all times; music will be quiet background only consisting of music from iPod/CDs on the ground floor at all times, there may be acoustic live music in the cellar and only during a private event; there will be no

dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel; and

- iv. **Whereas**, the premises has been licensed with an On-Premises Restaurant Liquor License since 2022 under 450 West Broadway LLC & Lowder-Tascarella Hosp LLC dba Principe (Lic. ID #0340-23-133134, exp 1/31/2027), that applicant having come before CB2, Man. in [February/2022](#) for their original liquor license and again in [October/2024](#) for an alteration to that license; the instant application being an asset purchase with a similar method of operation albeit with no live music or DJs for private parties; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
  1. Premises will be advertised and operated as a full service Mediterranean restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 7 AM to 12 AM Sundays, 7 AM to 1 AM Mondays through Thursdays and 7 AM to 2 AM Fridays and Saturdays with advertised hours being no later than 11:30 PM Sundays to Thursdays and 12:30 AM 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 outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront within the building line with no more than 5 tables and 10 patron seats. Service to patrons seated within the property line on the sidewalk will be through the separate doors located to the south of the main entry. All service will take place from within the property line. Seating may be reduced to accommodate access from those doors. There is no sidewalk café located on municipal property or service to patrons seated within the property line from the public sidewalk. No roadbed seating.
  5. All outdoor seating will close no later than 11 PM Sundays through Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs.
  6. 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.
  7. Will have no more than 15 private events per year. All private events will take place in the cellar space only. No private events on the ground floor
  8. Will not have televisions.
  9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  10. Will not install or have French doors, operable windows or open façades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  15. 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.

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. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **60 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP; the Applicant's closing hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **450 Broadway C&S LLC 450 W Broadway 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this 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 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, April 11, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Eugene Remm as a qualified representative of 450 Broadway C&S LLC located at 450 West Broadway, New York, NY 10012 agree to the following stipulations:

Application Type: [X] OP Restaurant [ ] RW [ ] TW [ ] Alteration [X] Other: Transfer

[X] Premise will be advertised and operated as a Mediterranean Restaurant

[X] Hours of operation:

Sunday: 7 AM to 12 AM\* Thursday: 7 AM to 1 AM\*
Monday: 7 AM to 1 AM\* Friday: 7 AM to 2 AM\*
Tuesday: 7 AM to 1 AM\* Saturday: 7 AM to 2 AM\*
Wednesday: 7 AM to 1 AM\*

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

\*Licensee's advertised hours will be no later than 11:30 PM Sunday to Thursday and 12:30 AM Friday and Saturday

- [X] Will operate a full-service Mediterranean restaurant 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 outdoor area for commercial purposes except for sidewalk cafe located immediately adjacent to the storefront within the building line with no more than 5 tables and 10 patron seats.
[X] All outdoor seating will close no later than 11 PM Sundays through Saturdays.
[X] Will play recorded background music at conversational levels only, inclusive of any private parties or events.
[X] Will have no more than 15 private events per year.
[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 obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
[X] Will not have unlimited drink or unlimited food and drink specials.
[X] 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: [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
[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.

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

Name: PETER PHYD Phone Number: 917-543-4535

Signed: [Signature] Eugene Remm 4/11/2025
Print Name Dated
Sworn to this 5 day of April 2025 Karl Khambatta
Notary Public KARL KHAMBATTA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KH6364214
Qualified to perform on 4/11/2025
Commission Expires September 11, 2025

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