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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:

**518 Hudson Street LLC dba Justine's on Hudson 518 Hudson St 10014** (OP–Restaurant)  
(Alteration: Dining Out NYC–Sidewalk) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-128342) to add a sidewalk café consisting of 6 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 3 tables and 6 seats on Hudson Street between West 10<sup>th</sup> and Christopher Streets.
  2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 11 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.

6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **518 Hudson Street LLC dba Justine's on Hudson 518 Hudson St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing 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



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**Community Board 2 Addendum to Existing Liquor License Stipulations:  
Alteration to include use of Municipal Property for Dining Out NYC Sidewalk or Roadway Cafe**

**The original signed and notarized form must be returned to the CB2 office by Friday, March 28, 2025.  
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Justine Rosenthal** as a qualified representative of **518 Hudson Street LLC dba Justine's**  
located at: **518 Hudson Street, NY, NY 10014**  
agrees to the following stipulations:

**Currently held Liquor License Class:** Lic. ID #0340-23-128342

On Premise Liquor  Restaurant Wine  Tavern Wine  Other \_\_\_\_\_

**Alteration to License to add:**

Dining Out NYC Sidewalk Cafe  Dining Out NYC Roadway

**Sidewalk café will substantially conform to submitted diagram and have no more than:**

- 3 tables and 6 seats on Hudson Street

**Hours of operation for Dining Out NYC sidewalk and roadway seating:\***

|                           |                          |
|---------------------------|--------------------------|
| Sunday: 12 PM to 10 PM    | Thursday: 12 PM to 11 PM |
| Monday: 12 PM to 11 PM    | Friday: 12 PM to 11 PM   |
| Tuesday: 12 PM to 11 PM   | Saturday: 12 PM to 11 PM |
| Wednesday: 12 PM to 11 PM |                          |

*\*No patrons will remain outside after stated closing time and all tables and chairs will be secured.*

- All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
- There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
- There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
- There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
- Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
- All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

Name: JEANNE JORDAN Phone Number: 732 9900 694 9900

Signed [Signature] Print Name JUSTINE A ROSENTHAL Dated 4/1/2025  
Sworn to this 1st day of April 2025 [Signature]  
Notary Public

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

**See Attached  
Notarial  
Certificate**

**CALIFORNIA JURAT**

**GOVERNMENT CODE § 8202**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on  
this 1st day of April, 2025, by  
*Date Month Year*

(1) Justine A. Rosenthal



(and (2) \_\_\_\_\_),  
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: 2nd Addendum to Existing Liquor License Stipulation

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

