

Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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:

Good Neighbors Inc dba Good Neighbors 149 Mulberry St 10013 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant's representative 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 full-service Italian restaurant in the basement and parlor of a four-story, mixed-use brick townhouse (ca. 1816) on Mulberry Street between Hester and Grand Streets (Block #471/Lot#36), the building falling within the Special Little Italy District; and
- ii. Whereas**, the premises is approximately 3,500 sq. ft. (1,496 sq. ft. in the basement, 1,496 sq. ft. on the first floor and 525 sq. ft. in the back yard) and has two entrances: the first with stairs up to the first/parlor floor storefront, the second entrance, which is indicated as the primary entrance, with stairs leading down to the basement premises, the basement premises has stairs leading out to the back yard dining area, both floors also connected by an interior staircase; the premises will have 19 tables with 44 seats on the parlor floor, 14 tables with 36 seats and one (1) bar with four (4) seats in the basement and nine (9) tables with 18 seats in the back yard for a total patron capacity of 102 seats; there are three (3) bathrooms; and
- iii. Whereas**, the Applicant's agreed to hours of operation are 11 AM to 1 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays in the interior premises, 11 AM to 11 PM Sundays through Thursdays and 11 AM to 12 AM Fridays and Saturdays in the back yard; the back yard will be used for dining purposes only with no music or exterior speakers, no heaters, no cocktail parties and no exterior bars; there will not be French doors, operable windows or open façades; there will be no televisions, music will be quiet ambient recorded background music; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

- iv. **Whereas** the location had previously operated with an On-Premises Restaurant Liquor License from approximately 2021 through 2024 under the name of Gigi's of Mulberry Inc dba Il Pellicano and Bijoux (Lic. ID #0340-21-120521), that licensee having operated at the location with an On-Premises Restaurant Liquor License since 2019 under the name of Little Italy Speak Easy Inc & Aunt Jake's LLC (Lic. ID #0340-19-110253), the premises under that licensee operating in derogation of their executed stipulation agreement as both a restaurant on the parlor floor and bar/lounge in the cellar, the current Applicant affirming they will operate the entirety of the premises as a full-service restaurant; and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Restaurant Liquor License and those stipulations are as follows:
1. The entirety of the premises will be operated and advertised as full-service Italian restaurant at all times with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will 11 AM to 1 AM Sundays through Thursdays and 11 AM to 2 AM Fridays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Nightclub, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will operate the backyard garden for dining purposes only with no music or exterior speakers, no heaters, no cocktail parties, no exterior bars.
 5. Backyard will close by 11 PM Sundays through Thursdays and 12 AM Fridays and Saturdays. All patrons will be cleared, the lights off and no patrons or staff will remain after stated closing time.
 6. Will not have sidewalk or roadbed seating now or in the future.
 7. 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.
 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 facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will obtain a Place of Assembly permit indicating that basement, first floor and rear yard will operate as one premises.
 13. Will comply with NYC Department of Buildings Regulations and will 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. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 16. Will not have dancing, DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
 17. 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.
 18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

- 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 **80 active licensed premises** within 750 ft. and 4 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 operating the entire premises as a full-service restaurant; 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 **Good Neighbors Inc dba Good Neighbors 149 Mulberry St 10013** **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 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

