



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:

HBMWV LLC dba Miriam 140-142 Seventh Ave South 10014 (OP–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 an On-Premises Restaurant Liquor License in the ground floor of three (3)-story, mixed-use building (ca. 1940) on 7th Avenue South between Charles and West 10th Streets (Block #61/Lot #14), the building falling within the Greenwich Village Historic District; and
- ii. Whereas**, the premises is located in a 3,500 sq. ft. ground floor space (2,500 sq. ft. first floor on the ground floor connected by an interior staircase to a 1,000 sq. ft. basement, patron use of the basement being for bathroom access only); there will be 31 tables and 148 seats, one (1) bar with 12 seats for a total seating occupancy of 160 persons; there is one (1) entryway serving as both patron ingress and egress, one additional emergency exit and three (3) bathrooms; there is a pre-existing enclosed sidewalk café consisting of four (4) tables and 16 chairs as part of this application and no unenclosed sidewalk or roadway café; and
- iii. Whereas**, the hours of operation will be from 9 AM to 12 AM Sundays, 10 AM to 12 AM Mondays through Wednesdays, 10 AM to 1 AM Thursdays and Fridays and 9 AM to 1 AM Saturdays; all doors and windows will be closed at all times except for patron egress; 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, velvet ropes, movable barriers security personnel or doormen; and
- iv. Whereas**, the premises had been operated from the early 2000's until January/2023 under Four Green Fields LLC dba Agave (Lic. ID # 0340-22-110698), the current Applicant having

opened the original Miriam restaurant in Park Slope in 2005 and has operated on the Upper West Side since 2021; 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. Premises will be operated and advertised as full-service Mediterranean restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will 9 AM to 12 AM Sundays, 10 AM to 12 AM Mondays through Wednesdays, 10 AM to 1 AM Thursdays and Fridays and 9 AM to 1 AM 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. There is an enclosed sidewalk café with four (4) tables and 16 seats which will operate with the same hours as the interior restaurant. There will be no speakers in the enclosed sidewalk café.
 5. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 6. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 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 have not more than six (6) private parties per year.
 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 11. Will ensure doorway(s) to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
 12. Will ensure emergency exits are alarmed doors to prevent patron and employee access aside from in case of emergency.
 13. Patron use of the cellar will be for bathroom access only. There will be no service of alcohol in the cellar.
 14. Will not install or have French doors, operable windows or open facades.
 15. Will not make changes to the existing façade except to change signage or awning.
 16. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 19. 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 or security personnel/doormen.
 20. 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.
 21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

22. 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**, 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 **82 active licensed premises** within 750 ft. and 10 pending licenses according to LAMP, the Applicant agreeing to adjust his closing hours from 2 AM Thursdays to Saturdays to 1 AM, 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **HBMWV LLC dba Miriam 140-142 Seventh Ave South 10014** **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



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

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, Rafael Hasid as a qualified representative of HBMWV LLC dba Miriam located at 140-142 7th Avenue South, New York, NY 10014 agree to the following stipulations:

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

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

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, and Day. Rows include Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday with their respective operating hours.

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

- List of stipulations including: Will operate a full-service Mediterranean restaurant, Will not operate as a Lounge, Tavern or Sports Bar, There is an enclosed sidewalk café, There is no backyard garden, Any future outdoor seating will follow all rules, Will play recorded background music, Will not have televisions, Will have not more than six (6) private parties per year, Will close all doors and windows at all times, Will ensure doorway(s) to the common hallway is an alarmed door, Patron use of the cellar will be for bathroom access only, Will not install or have French doors, operable windows or open facades, Will not make changes to the existing façade, Will comply with NYC Department of Buildings Regulations, Will not have unlimited drink or unlimited food and drink specials, There will be no "bottle service" or the sale of bottles of alcohol, Will not add more principals as presented to CB2, Will appear before CB2, Man. prior to submitting any changes, Will appear before CB2, Man. for change in method of operation/alteration.

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

Name: _____ Phone Number: _____

Notarized signature block containing: Signed (handwritten signature), Print Name (Rafael Hasid), Dated (04/09/25), Sworn to this (11) day of (April) 2025, and Notary Public (Aisha Rodriguez) information.

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license Commission Expires 06/06/2026