



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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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:

Maison Welles LLC 18 E 13th St 10010 (TW–Tavern) *(previously unlicensed)*

- i. **Whereas**, the Applicants 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 a Tavern Wine License to operate a collaborative retail space showcasing various artisans, cafe and wine bar within the ground floor of a five (5)-story, mixed use building with walk-up apartments (c. 1900) on East 13th Street between 5th Avenue and University Place (Block #570/Lot #14); and
- ii. **Whereas**, the ground floor premises is approximately 1,800 sq. ft. consisting of 1,200 sq. ft. on the ground floor and 800 sq. ft. in the basement, the two floors connected by an exterior stairway, there is no patron use of the basement, the basement being for storage and office use only; there are 16 tables with 40 seats for a total seated patron occupancy of 40 seats; the premises has one (1) door which serves as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the Applicant’s proposed hours of operation will be 7 AM to 10 PM Sundays through Thursdays and 7 AM to 11 PM Fridays and Saturdays, 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 will be no outdoor area used for commercial purposes; and
- iv. **Whereas**, the premises to be licensed has been vacant for about the past four (4) years and prior to that was occupied by Village Copiers, a copy shop and was not previously licensed for the service of alcohol; and

- v. **Whereas**, there was confusion about the method of operation of the instant application, the questionnaire submitted describing the premises as a wine bar with a retail aspect being open from 7 AM to 12 AM but no description of the retail aspect and little description of the food service, the landing page (and only page) of the website describing the space as a Champagne Bar and Members Club, the Applicant describing the space as being a curated space to give students the opportunity to show their work, the furniture will be designed by artisans, there will be shelving to display various types of art and crafts, designers profiled will rotate and be local, national and international, that there will be opening events as the curation of the space changes, there might be times where artists create artwork in the premises, in addition, the Applicant plans to operate as a coffee shop and café serving breakfast and lunch daily yet there is no coffee bar and no breakfast on the provided menu, the application consisting of a number of varied business concepts without a clearly defined focus on any one in particular; in addition the Investors Deck and Press information provided to CB2, Man. following the SLA committee meeting describes the entity as “event planners and designers” and lists their services as seasonal floral arrangements, event styling consultations, a café and champagne bar with hand-crafted merchandise, yet there was no mention of floral arrangements or event styling or a “champagne bar” during the meeting with CB2; and
- vi. **Whereas**, the questionnaire as presented to CB2, Man. also has 40 patron seats throughout the premises with the maximum legal occupancy listed as 74 persons but the most recent Certificate of Occupancy on the DOB Now website, dated 11/16/2023, shows the maximum occupancy on the first floor as 30 persons, the Applicant stating they will reduce their occupancy to be in line with the legal occupancy, it being unclear how the business model will be successful when much of it appeared focused on events with a total capacity of only 30 persons; and
- vii. **Whereas**, this application being for the service of beer and wine only and not subject to the public interest standard of the 500' foot rule, the Applicant agreeing to a compromise in the hours of operation from 12 AM nightly to 10 PM and 11 PM which should allow the Applicant to operate the business as described while mitigating any negative quality of life impacts to the surrounding residents that occur in the later hours; and
- viii. **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 Tavern Wine License, with those stipulations as follows:
1. Will operate and be advertised as a collaborative retail space showcasing various artisans, cafe and wine bar with less than a full service kitchen but will serve the full food menu during all hours of operation.
 2. The hours of operation will be from 7 AM to 10 PM Sundays through Thursdays and 7 AM to 11 PM 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, Sports Bar Members Club 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, inclusive of any private parties or events. 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 all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. 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.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. 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.
14. 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.
15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **Maison Welles LLC 18 E 13th St 10010**, **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 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, Ana Martinez as a qualified representative of Maison Welles LLC dba TBD located at 18 East 13th Street, New York, NY 10012 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [] RW [x] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a collaborative retail space showcasing various artisans, cafe and wine bar

[x] Hours of operation:

Sunday: 7 AM to 10 PM Thursday: 7 AM to 10 PM
Monday: 7 AM to 10 PM Friday: 7 AM to 11 PM
Tuesday: 7 AM to 10 PM Saturday: 7 AM to 11 PM
Wednesday: 7 AM to 10 PM

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

- [x] Will operate with less than a full service kitchen but will serve food during all hours of operation.
[x] Will not operate as a Lounge, Tavern, Sports Bar or a Members Club or allow any portion of premises to be operated in that manner.
[x] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[x] 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.
[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 have patron occupancy/service to any portion of the basement of licensed premises.
[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 keep current at all times required Permits and Certificates.
[x] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
[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/Doorman.
[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.
[x] Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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

Name: ANA MARTINEZ Phone Number: 617-515-0596

Signed: [Signature] ANA MARTINEZ Dated: 4/13/2025
Sworn to this 14 day of April 2025
LISSETTE APOLO Notary Public - State of New York No. 01AP6319820

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