



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:

Marla 2022 Inc dba Mamali NYC 70 Christopher St aka 110 7th Avenue South 10014 (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 coffee shop and natural wine bar in the entirety of the one (1) story triangle building on the southwest corner of 7th Avenue South and Christopher Street (Block #591/Lot #54), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 300 sq. ft. connected by an interior stairway to a 300 sq. ft. cellar, patron use of the cellar is for bathroom use only; there is one (1) entryway serving as both patron ingress and egress; there are five (5) tables and 10 seats and one bakery display case for a total seated occupancy of approximately 10 persons; there is 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 Saturdays (7 days a week), 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 had been operating for over 100 years up until February/2024 as Village Cigars and has never previously been licensed for the service of alcohol, the Applicants expressing their commitment to make as few changes as possible to the exterior of the premises while hoping to enliven the corner from morning to early evening

with the coffee shop and wine bar, there being a subway entrance adjacent to the storefront and the corner has been used for loitering, trash and persons urinating since Village Cigars vacated the premises, one of the two Applicants being a principal of another restaurant in CB2, Man. (174 Bleecker St LLC dba Old Tbilisi, Lic. ID #0340-22-102856); and

- v. **Whereas**, the West Village Residents Association (WVRA) spoke in opposition to the application, pointing out that this is yet another conversion of dry retail to a licensed premises in this neighborhood and that in 2000 11% of retail spaces in the 10014 zip code were liquor licensed and in 2024 that number was 29%, the Applicant had reached out to the block association but they did not respond as their opposition is not specific to the proposed licensee or application but to the loss of dry retail in the community, the area was posted and no one else responded in either support or opposition to the application; and
- vi. **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 as a coffee shop and natural wine bar with wines from the country of Georgia 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 Saturdays (7 days a week). 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 no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 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 install or have French doors, operable windows or open facades.
 9. 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.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. 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.
 13. 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.
 14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **95 active licensed premises**

within 750 feet of the proposed premises according to LAMP to be licensed and an additional 8 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **Marla 2022 Inc dba Mamali NYC 70 Christopher St 10014**, **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 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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RECEIVED BY COMMUNITY BOARD 2, MANHATTAN

APR 09 2025

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, Nadiia Kolosovych as a qualified representative of Marla 2022 Inc dba Mamali NYC located at 70 Christopher Street, New York, NY 10014 agree to the following stipulations:

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

[x] Premise will be advertised and operated as a coffee shop and natural wine bar with wines from Georgia

[x] Hours of operation:

Table with 2 columns: Day and Time (7 AM to 10 PM) for Sunday through Saturday.

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

- List of stipulations including: Will operate with less than a full service kitchen, Will not operate as a Lounge, Will play recorded background music at conversational levels only, Will close all doors and windows at all times, Will not install or have French doors, Will not make changes to the existing facade, 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", 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/Doorman, 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, Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein, 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: Nadiia Kolosovych Phone Number: 917-293 6109

Signed: [Signature] Nadiia Kolosovych 04.09.2025
Print Name Dated
Sworn to this 09 day of April 2025 [Signature]
Notary Public ANTONIO WU
Notary Public, State of New York
No. 01WU6063322
Qualified in Queens County
Certificate Filed in New York County
Commission Expires Aug 27, 2025

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