



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://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:

**Pier55, Inc and USE LI F&B Management LLC dba Little Island, Pier 55 in Hudson River Park (OP-Restaurant, Lic. ID # 0370-24-132008) (Alteration)**

- i. **Whereas**, the Applicants and the Applicants' attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application for an Alteration to their existing On-Premises Liquor License to move one of the bars from the north of the park to the southeast section of the park and change the size of two of the other customer bars (Bar No. 2 from 16' 1" x 8'-1" x 11'-1" to 6' x 3' x 5' and for Bar No. 4 from 6' x 3' x 5' to 10' x 6' x 4', the premises being located on a three acre extension to the Hudson River Park designated as Little Island, the park area being located across the West Side Highway or West Street generally south of West 14th across from the Gansevoort Market Historic District and the southern end of the elevated High Line Park; and
- ii. **Whereas**, the Applicant has been open and operating since May/2021, most recently appearing before CB2, Man. for an upgrade to the liquor license in [August/2023](#), there being no other alterations or changes in method of operation associated with the instant application; and
- iii. **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 Liquor License, with those stipulations are as follows:
  1. No alcohol will be sold before 11 AM.
  2. There will be five (5) Point of Sale ("POS") locations where alcoholic beverages will be available for sale to the public – two (2) in The Playground fka The Main Plaza; one (1) in The Glade; one (1) in The Rear of the Amphitheater; and one (1) in the South Bridge.

3. All alcoholic beverages containing spirits will be sold in ready-to-drink cans of not more than 12 ozs. with an ABV of 15% or less with the exception of item #4.
4. Not more than 12x/year there may be the addition of one (1) specialty cocktail available in addition to the ready-to-drink cans of cocktails.
5. At no time will there be an open bar at any of the POS locations when open to the public.
6. No alcoholic beverages may be brought into or taken out of Little Island.
7. No pitchers of beer or bottles of wine will be sold or permitted.
8. All permitted and fund-raising events at Little Island will be announced and scheduled in advance, such schedule being published to the general public consistent with the terms of its lease agreement with the Hudson River Park Trust.
9. Permitted events and scheduled events will be those described in Pier 55 Inc.'s lease agreement with the Hudson River Trust, such agreement and terms therein being incorporated into this stipulation agreement for that limited purpose.
10. Permitted events in the amphitheater POS will end by midnight.
11. Permitted events will be open to the public. There may also be fund raising events as permitted by the lease that may be private.
12. Little Island will engage an outside New York State licensed security company with properly trained staff. Will have 24/7 security cameras and two blue light tower assistant call boxes maintained by the NYPD. It will be staffed with year-round park supervisors and park attendants during all park operating hours and will have 2 security personnel during the peak summer season 10 PM – 6 AM Monday to Sunday, and 1 security guard 2 PM – 10 PM Wednesday to Sunday. Someone will be on site 24/7 all year.
13. Little Island will always employ Park Staff to monitor the premises when it is open. Staff, including security, will be attired to be easily identifiable by the public.
14. No patron or customer will be allowed to order or purchase more than one alcoholic drink at a time. Staff will ID patrons as required.
15. There will be no happy hour.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration to the existing On-Premises Liquor License in the name of **Pier55, Inc and USE LI F&B Management LLC dba Little Island, Pier 55 Hudson River Park 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of 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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**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, **Robert Hammond** as a qualified representative of **Pier55 Inc and USE LI F&B Management LLC dba Little Island** located at **Pier 55 at Hudson River Park, New York, NY 10014** agree to the following stipulations:

**Application Type:**  OP Tavern  RW  TW  Alteration: move bar from North to South, change two other bar sizes

1. No alcohol will be sold before 11 AM.
2. There will be five (5) Point of Sale ("POS") locations where alcoholic beverages will be available for sale to the public – two (2) in The Playground fka The Main Plaza; one (1) in The Glade; one (1) in The Rear of the Amphitheater; and one (1) in the South Bridge – as per diagrams attached.
3. All alcoholic beverages containing spirits will be sold in ready-to-drink cans of not more than 12 ozs. with an ABV of 15% or less with the exception of item #4.
4. Not more than 12x/year there may be the addition of one (1) specialty cocktail available in addition to the ready-to drink cans of cocktails.
5. At no time will there be an open bar at any of the POS locations when open to the public.
6. No alcoholic beverages may be brought into or taken out of Little Island.
7. No pitchers of beer or bottles of wine will be sold or permitted.
8. All permitted and fund-raising events at Little Island will be announced and scheduled in advance, such schedule being published to the general public consistent with the terms of its lease agreement with the Hudson River Park Trust.
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10. Permitted events in the amphitheater POS will end by midnight.
11. Permitted events will be open to the public. We may also have fund raising events as permitted by our lease that may be private.
12. Little Island will engage an outside New York State licensed security company with properly trained staff. Will have 24/7 security cameras and two blue light tower assistant call boxes maintained by the NYPD. It will be staffed with year-round park supervisors and park attendants during all park operating hours and will have 2 security personnel during the peak summer season 10pm – 6am Monday to Sunday, and 1 security guard 2pm – 10pm Wednesday to Sunday. Someone will be on site 24/7 all year.
13. Little Island will always employ Park Staff to monitor the premises when it is open. Staff, including security, will be attired to be easily identifiable by the public.
14. No patron or customer will be allowed to order or purchase more than one alcoholic drink at a time. Staff will ID patrons as required.
15. There will be no happy hour.

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

Name: Jeni Ardizzone-West Phone Number: 929 280 2795

X		<u>Robert Hammond</u>	<u>4/11/2025</u>
Signed		Print Name	Dated
	Sworn to this <u>11<sup>th</sup></u> day of <u>April</u> 2025	 Notary Public	

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

JENI ARDIZZONE WEST  
NOTARY PUBLIC-STATE OF NEW YORK

Proposed diagram showing new customer bar sizes for nos. 1 and 4 and new location for customer bar no. 5.  
 Pier55, Inc and USE LI F&B Management LLC dba Little Island / Pier 55 in Hudson River Park/ New York, NY 10014  
 License ID No. 0370-24-132008

## Little Island Park Map - Proposed

### 1 - Additional Bar - Play Ground

Customer bar open to provide beverages and snacks in The Play Ground. Stored in Undercroft when not in service (detail on page 3).

- Reducing from 16'1"x8'1"x11'1" to 6'x3'x5'

### 2 - Primary On-Premises Liquor License

Customer bar open daily to provide beverages and food daily. Referred to as "Trailer"

- No change

### 3 - Additional Bar - The Glade

Customer bar open to provide beverages and snacks near The Glade, deployed primarily during busy periods to support visitation. Stored in Undercroft when not in service (detail on page 3)

- No change in size

### 4 - Additional Bar - Rear of Amphitheater

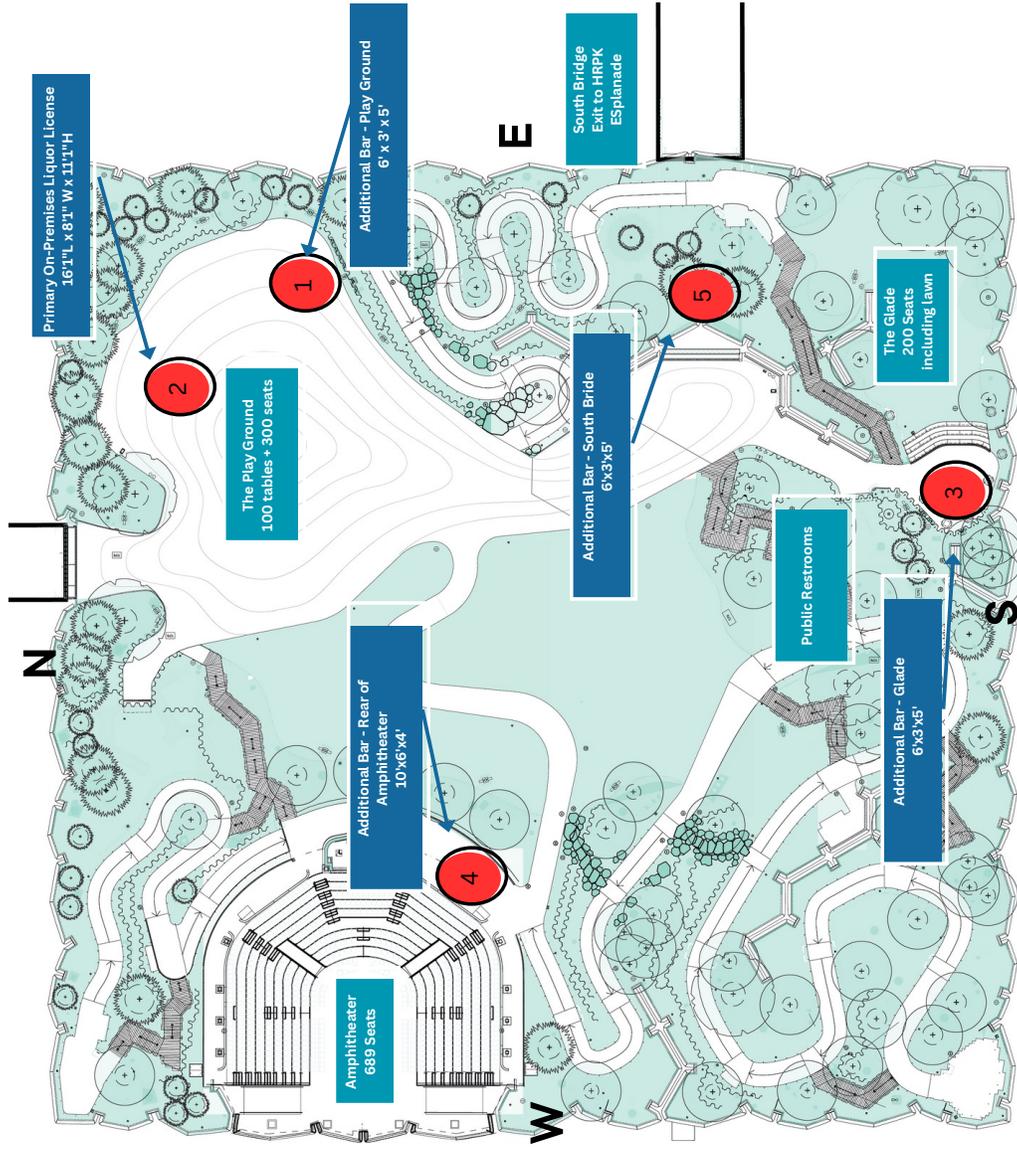
Customer bar open to provide beverages to visitors and audiences attending a show in The Amphitheatre, opened during busy periods to support visitation and programming.

- Changing from 6'x3'x5' to 10'x6'x4'

### 5 - Additional Bar - South Bridge

Customer bar open to provide beverages and snacks to visitors near the South Bridge. Stored in Undercroft when not in service (detail on page 3)

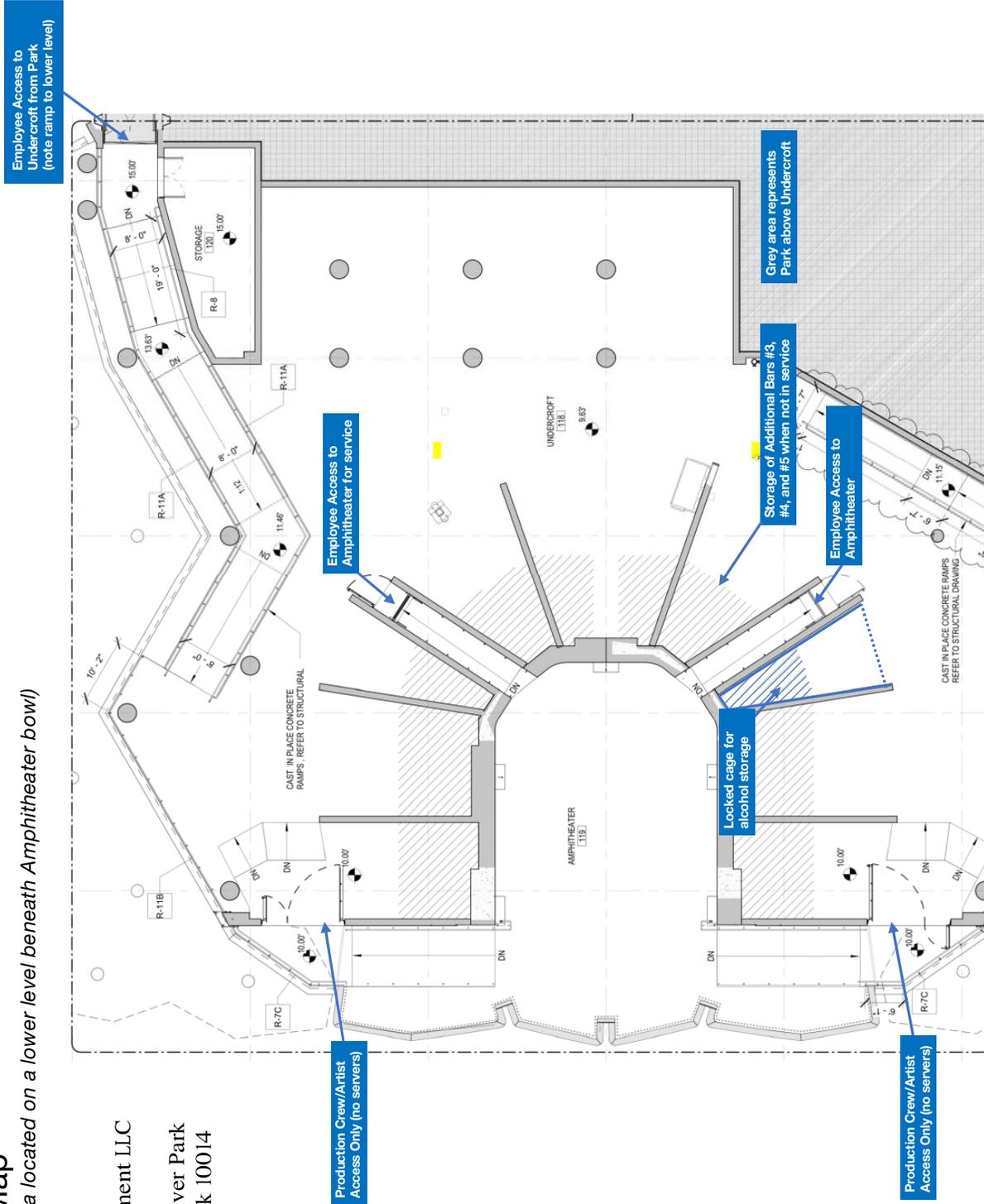
- No change in size



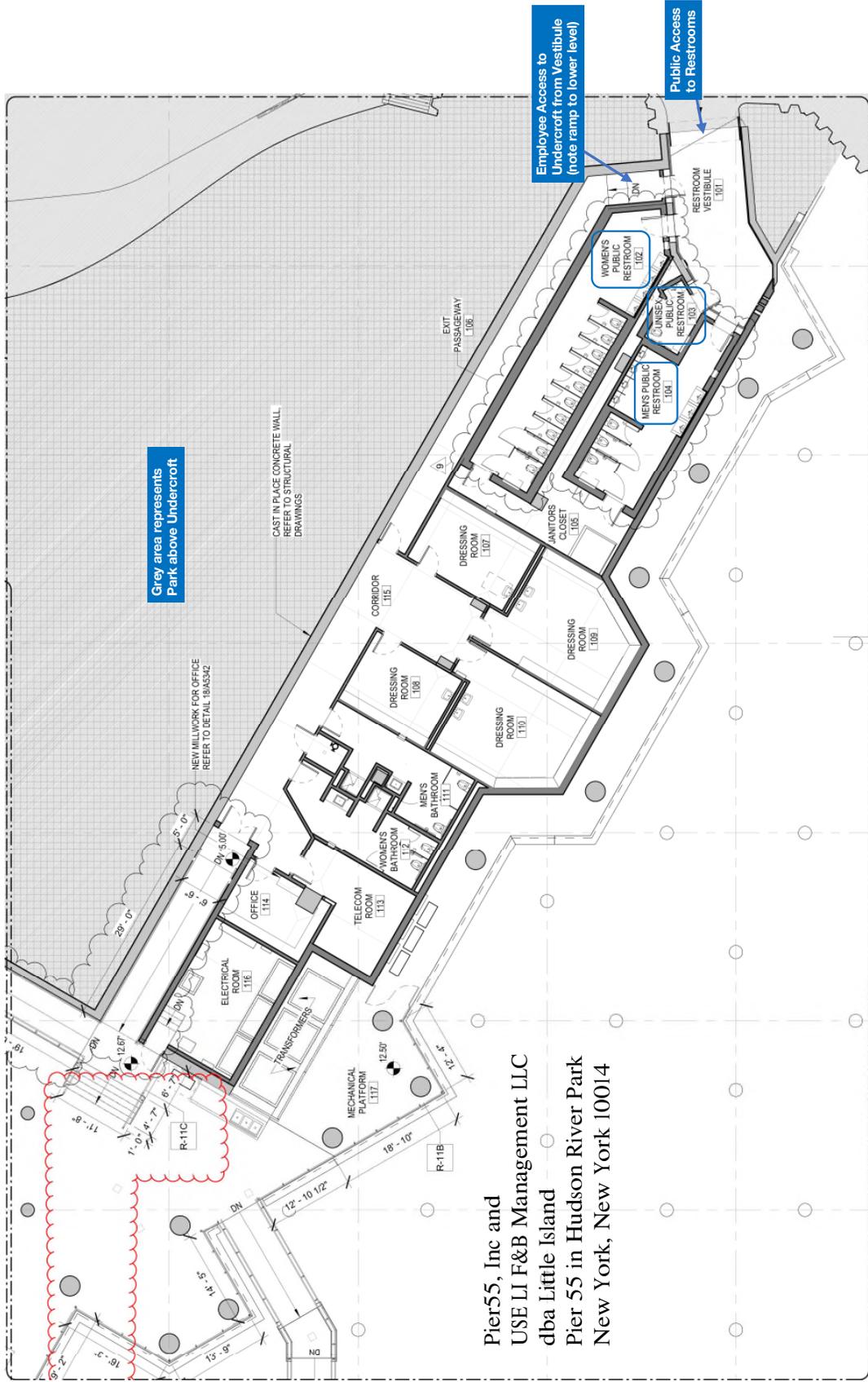
# Undercroft Map

(back of house area located on a lower level beneath Amphitheater bowl)

Pier55, Inc and  
 USE LI F&B Management LLC  
 dba Little Island  
 Pier 55 in Hudson River Park  
 New York, New York 10014



# Restroom Map



Pier55, Inc and  
 USE LI F&B Management LLC  
 dba Little Island  
 Pier 55 in Hudson River Park  
 New York, New York 10014