



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:

Slice West Village LTD dba Slice the Perfect Food 535 Hudson St 10014 (RW–Restaurant, Lic. ID #0240-23-140590, exp. 10/31/2025) (Corporate Change)

- i. Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application for Corporate Change to the existing Restaurant Wine license to operate family restaurant focused on gluten-free pizza in the ground floor of a five (5)-story, mixed use building with walk-up apartments (c. 1953) on Hudson Street between Perry and Charles Streets (Block #632/Lot #55), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the Corporate Change is that the manager, who has been managing the premises for 15 years, is buying out the current owner and will hold 100% interest in the Corporation; and
- iii. Whereas**, the ground floor storefront premises is roughly 688 sq. ft.; there are 10 tables and 20 seats, one (1) bar with five (5) seats for a total seated patron occupancy of 25 persons; there is one entrance serving as patron ingress and egress and one (1) bathroom, the front façade consists of operable windows that open out to the sidewalk; and
- iv. Whereas**, there will be no change in method of operation, the hours of operation will remain 11 AM to 10 PM Mondays through Wednesdays and 11 AM to 11 PM Thursdays through Sundays, music is quiet background music only, there are no televisions, no dancing, DJs, live music, promoted events, any event where a cover fee is charged, no performances, no security, there was a previously licensed unenclosed sidewalk café consisting of 10 tables and 20 seats (DCA# 1346838); and

- v. **Whereas**, there have been complaints from residential tenants of the building and nearby residents going as far back 2012 and continuing to the present regarding noise from an exhaust fan on the roof which is still unresolved, sidewalk and café furniture not being brought against the building at closing (a requirement of the pre-pandemic sidewalk café program), and crowding on the sidewalk, the complaints being documented in multiple CB2, Man. resolutions ([January/2013](#) sidewalk café, [September/2013](#) RW renewal, [December/2017](#) RW renewal, [January/2018](#) RW renewal and [April/2018](#) RW), the principal of the instant application having been a manager at the premises during much of this time as he stated he had been a manager there for the past 15 years; and
- vi. **Whereas**, the instant application also including an alteration application to expand the premises into the adjacent storefront located within the same building and which had been operating without a liquor license for about 15years, residents of the building, neighboring residents and the West Village Residents Association came to speak against the application citing the ongoing unresolved issues at the premises, the Applicant requesting to layover the alteration part of the application until May/2025 in order to meet with the residents in an effort to finally resolve the issues, affirming that they will not move forward at the NYSLA on the alteration application without returning to CB2, Man.; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Corporate Change application which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:
1. The Applicant will operate a full-service restaurant focused on gluten-free pizza with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 10 PM Mondays through Wednesdays and 11 AM to 11 PM Thursdays through Sundays.
 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. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs. All sidewalk cafe furniture and plantings will be brought in up against the building at closing.
 6. Any host stands will be located inside the premises. There will be no host stands on the sidewalk.
 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. Employees must smoke out in street parking area and not in front of residential buildings.
 10. The exhaust fan on the rooftop will be maintained and soundproofing will be completed so the fan no longer causes a disturbance to the residential tenants of the building.
 11. A timer will be installed and maintained on the kitchen exhaust ventilation fan to ensure that the ventilation system is off at 11 PM each night without exception.
 12. Principal/Licensee will explore the viability of moving the kitchen exhaust ventilation fan off of the roof.

13. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
14. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
15. Will not make changes to the existing facade 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 & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
18. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
19. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change to the existing On-Premises Restaurant Liquor License for **Slice West Village LTD dba Slice the Perfect Food 535 Hudson St 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 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, **Oualid Hammami**, as a qualified representative of **Slice West Village Ltd dba WILD** located at **535 Hudson Street, New York, NY 10014** agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other: Corporate Change

Premise will be advertised and operated as a restaurant focused on gluten-free pizza

Hours of operation:

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

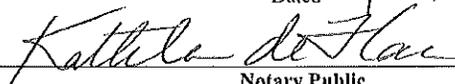
(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- Will operate a full-service family restaurant focused on gluten-free pizza with the kitchen open and full menu items available until closing every night.
 - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 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.
 - Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs. All sidewalk cafe furniture and plantings will be brought in up against the building at closing.
 - Any host stands will be located inside the premises. There will be no host stands on the sidewalk.
 - Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - Will not have televisions.
 - Employees must smoke out in street parking area and not in front of residential buildings.
 - The exhaust fan on the rooftop will be maintained and soundproofing will be completed so the fan no longer causes a disturbance to the residential tenants of the building.
 - A timer will be installed and maintained on the kitchen exhaust ventilation fan to ensure that the ventilation system is off at 11 PM each night without exception.
 - Principal/Licensee will explore the viability of moving the kitchen exhaust ventilation fan off of the roof.
 - Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 - Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - Will not make changes to the existing façade except to change signage or awning.
 - Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 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: 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.

(continued)

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

Name: OVALIO HANNAMU Phone Number: 917 721 0256

Signed 	Print Name <u>OVALIO HANNAMU</u>	Dated <u>4/10/25</u>
Sworn to this <u>10th</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

KATHLEEN DEFLAUN
Notary Public, State of New York
No. 01DE6195369
Qualified In New York County
Commission Expires October 20, 2028