



## 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:

**Sullivan Taqueria 2 Inc dba Sullivan Taqueria 71 Sullivan Street, South Store 10012 (TW–Bar/Tavern) (Transfer)**

- i. **Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate a small taqueria serving homestyle authentic Mexican cuisine in the ground floor of a six (6)-story mixed-use building (ca. 1897) on Sullivan Street between Broome and Spring Streets (Block #489/Lot#8) located in NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the ground floor storefront location is approximately 300 sq. ft. and will have approximately five (5) tables with 12 seats and no bar for a total seated occupancy of twelve persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; and
- iii. **Whereas**, the premises to be licensed has been licensed for beer and wine from 2022 to the present under Sullivan Taqueria LLC (Lic ID #0267-22-109708) that applicant having appeared before CB2, Man. in [May/2021](#); the instant application being an asset purchase with the method of operation remaining largely the same; and
- iv. **Whereas**, the Applicant’s hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 9 PM, 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 is no outdoor seating as part of this application; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **53 active licensed premises** within 750 feet

of the proposed premises to be licensed according to LAMP and an additional 6 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, the hours being reasonable and the method of operation being of low-impact to the surrounding residents; 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 Mexican restaurant with less than a full kitchen but with the kitchen open and serving food until closing every night.
2. The hours of operation will be from Sundays through Saturdays (7 days a week) from 11 AM to 9 PM. 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. 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. 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.
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, Manhattan 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.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the Tavern Wine License for **Sullivan Taqueria 2 Inc dba Sullivan Taqueria 71 Sullivan Street, South Store 10012, 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, Eduardo Martinez as a qualified representative of Sullivan Taqueria 2 Inc. dba Sullivan Taqueria located at 71 Sullivan Street, New York, NY 10012 agree to the following stipulations:

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

[x] Premise will be advertised and operated as a Mexican restaurant

[x] Hours of operation:

Sunday: 11 AM to 9 PM Thursday: 11 AM to 9 PM
Monday: 11 AM to 9 PM Friday: 11 AM to 9 PM
Tuesday: 11 AM to 9 PM Saturday: 11 AM to 9 PM
Wednesday: 11 AM to 9 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 the full food menu during all hours of operation.
[x] Will not operate as a Lounge, Tavern or Sports Bar 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. 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 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: Eduardo Phone Number: (646) 707-0077

Signed Eduardo Martinez Dated 04/10/2025
Sworn to this 10th day of April 2025
Notary Public, State of New York
No. 01LE6109987
Notary Public Qualified in Queens County
Commission Expires May 24, 2028

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