



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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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:

Vibrant NYC LLC 172 Waverly Pl 10014 (TW–Tavern) *(previously unlicensed)*

- i. Whereas**, the Applicant 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 neighborhood coffee bar and café in the ground floor of a five (5)-story, residential building (ca. 1868) on the northwest corner Waverly Place and Christopher Street (Block #610/Lot #27), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 435 sq. ft; there is one (1) entryway serving as both patron ingress and egress; there are eight (8) tables and 18 seats and no bars or counters for a total seated occupancy of approximately 18 persons; there is one (1) bathroom; and
- iii. Whereas**, the Applicant’s proposed hours of operation will be 8 AM to 10 PM Sundays, 7 AM to 10 PM Mondays through Thursdays, 7 AM to 11 PM Fridays and 8 AM to 11 PM 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; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating as part of this application; and
- iv. Whereas**, the Applicants have been operating the coffee bar for approximately the past year, prior to that the premises to be licensed had been operating for as a nail salon preceded by a laundromat and has never previously been licensed for the service of alcohol; and
- v. Whereas**, a number of local residents came to speak in support of the application saying that the premises is a community gathering spot, the Applicant also providing over 100 letters

from area residents in support of the application as presented, the West Village Residents Association (WVRA) speaking in opposition to the application, point out that this is yet another conversion of dry retail to a licensed premises in this residential neighborhood and that in 2000 11% of retail spaces in 10014 were liquor licensed and in 2024 that number was 29%, the Applicant having a successful coffee shop and WVRA questioning the need for a liquor license as they had been open only a year and that nothing has changed in the past year to account for the necessity of the service of alcohol, additionally citing that the Applicant has been serving on the sidewalk for months apparently being unaware of the rules regarding outdoor seating, WVRA highlighting the importance of being familiar with the rules before being licensed for the service of alcohol in a residential community; and

- v. **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 a neighborhood coffee bar and café 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 8 AM to 10 PM Sundays, 7 AM to 10 PM Mondays through Thursdays, 7 AM to 11 PM Fridays and 8 AM to 11 PM Saturdays. 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. There will be no benches, tables and/or chairs on the sidewalk or in the roadway.
 6. 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.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 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.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **98 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional

12 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 **Vibrant NYC LLC 172 Waverly Pl 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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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, **Stefan Tomic** as a qualified representative of **Vibrant NYC LLC dba Radiant Cafe** located at **172 Waverly Place, New York, NY 10014** agree to the following stipulations:

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

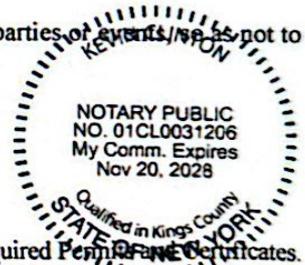
Premise will be advertised and operated as a neighborhood coffee bar and café

Hours of operation:

Sunday:	8 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:	8 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.)

- Will operate with less than a full service kitchen but will serve food during all hours of operation.
 - 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.
 - There will be no benches, tables and/or chairs on the sidewalk or in the roadway.
 - Will play recorded background music at conversational levels only, inclusive of any private parties or events, so as not to cause a disturbance in any adjacent residences at any time.
 - Will have not more than 24 private parties per year.
 - Will not have televisions.
 - Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - Will not install or have French doors, operable windows or open facades.
 - 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.



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

Name: _____ Phone Number: _____

	<u>STEFAN TOMIC</u>	<u>04.10.2025</u>
Signed	Print Name	Dated
Sworn to this <u>10th</u> day of <u>Apr</u> 2025	<u>Kevin Deinter</u>	
	Notary Public	

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