



## 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

May 28, 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 May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**225 Pizza LLC dba LTD Pizza 225 Hudson St 10013** (OP–Restaurant) (Lic ID #0240-24-120410, exp. 6/30/2025) (Class Change)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a an upgrade of their Restaurant Wine License to an On-Premises Restaurant Liquor License to continue to operate a Pizzeria restaurant in a ground floor storefront located within a five-story, mixed use apartment building (ca 1910); the premises is located on Hudson Street between Broome and Dominick Streets in the Hudson Square area of lower Manhattan; and
- ii. Whereas**, the storefront premise is roughly 1,380 sq. ft. (980 sq. ft. ground floor and 400 sq. ft. basement with the basement being for patrons and the service of alcohol), there is a pizza oven and prep area on the ground floor, there are two (2) tables with 21 patron seats, one counter with two (2) stools, one stand-up bar with 9 seats for a total seated patron occupancy of 32 persons on the ground floor, and in the basement there will be two additional tables with 12 patron seats and a service bar with no designated seats for a total patron seated capacity of 12 in the basement and 44 persons overall, with two patron bathrooms, the store front infill being fixed without operable doors or windows that open out to the sidewalk, there is an existing rear yard that was included with the restaurant wine license which is being removed from the instant application, there is no other outdoor area for the service of alcohol included with this application; and
- iii. Whereas**, the hours of operation are Sundays through Saturdays from 11 AM to 2 AM (7 days a week); music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; and

- iv. **Whereas**, the Applicant appeared before CB2, Man. in [February/2023](#) for the restaurant wine license at the premises, the application at the time including use of the rear yard, there were no permits in place to demonstrate the necessary egress requirements for eating/drinking purposes in the rear yard premises proposed to be licensed, there was also the inclusion of a sidewalk café consisting of two tables but with a large ramp taking up the entire frontage of the storefront and no diagrams provided illustrating where the tables would be located it was unclear how the sidewalk seating would leave the necessary clear path, the Applicant being unwilling to remove the rear yard and sidewalk from the application at the time, CB2, Man. unanimously recommending denial of the application due to the inclusion of the rear yard, the restaurant wine license being issued despite the CB2's life safety concerns regarding rear yard egress; prior to the issuance of the restaurant wine license in 2023, the storefront proposed to be licensed was operated for years as a sporting goods store and had never been licensed for the service of alcohol or for eating/drinking use/occupancy; and
- v. **Whereas**, the Applicant has removed any use or access to the rear yard for purposes of operating their restaurant now and in the future, recognizing its prior error in the former application seeking to use the rear yard, the rear yard not being in their leasehold agreement with the landlord, in addition there will be no sidewalk or other outdoor seating; and
- vi. **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 Restaurant Liquor License and those stipulations are as follows:
1. Premises will be operated and advertised as full-service upscale pizzeria and slice shop with the kitchen open and full menu items available until closing every night.
  2. Hours of operation will be 11 AM to 2 AM 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. 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, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will have not more than 12 private parties per year.
  7. Will have no more than two (2) televisions no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  10. Will not install or have French doors, operable windows or open facades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products

15. Will not have dancing, DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
16. 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.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
18. 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**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **64 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP; there is a Letter of No Objection with no cooking for the 1<sup>st</sup> floor of the licensed premises, support of the instant application being contingent on the removal of the rear yard from the licensed premises, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **225 Pizza LLC dba LTD Pizza 225 Hudson St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 43 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 Tuesday, May 20, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **John Villa** as a qualified representative of **225 Pizza LLC dba LTD Pizza** located at **225 Hudson Street, New York, NY 10013** agree to the following stipulations:

**Application Type:**  OP Restaurant  RW  TW  Alteration  Other:

Premise will be advertised and operated as a upscale pizzeria and slice shop

Hours of operation:

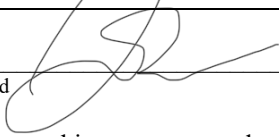
Sunday:	11 AM	to	2 AM	Thursday:	11 AM	to	2 AM
Monday:	11 AM	to	2 AM	Friday:	11 AM	to	2 AM
Tuesday:	11 AM	to	2 AM	Saturday:	11 AM	to	2 AM
Wednesday:	11 AM	to	2 AM				

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

- Will operate a full-service restaurant, specifically a upscale pizzeria and slice shop 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.
  - Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - There will be no use of the rear yard by either patrons or employees at any time.
  - 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.
  - Will have not more than 12 private parties per year.
  - Will have no more than two (2) televisions no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
  - 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: \_\_\_\_\_

 Signed _____	Print Name <u>John Villa</u>	Dated <u>5-21-25</u>
Sworn to this _____ day of _____ 2025		
Notary Public		

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