



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

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:

340 Bleecker LLC & The Grand Tour Collection LLC dba Saint Theos 340-342 Bleecker St 10014 (OP–Restaurant, Lic. ID # 0340-23-137102) (Alteration: Dining Out NYC–Sidewalk, Roadway)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-137102) to add a sidewalk café and roadway café consisting of 60 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on Bleecker Street between West 10th and Christopher Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 22 tables and 44 seats on Bleecker Street between West 10th and Christopher Streets.
 3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 10 PM Saturdays through Sundays No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There

will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **340 Bleecker LLC & The Grand Tour Collection LLC dba Saint Theos 340-342 Bleecker St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA 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 Friday, May 16, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Robert Goldman as a qualified representative of 340 Bleecker LLC & The Grand Tour Collection LLC located at 340 Bleecker Street, New York, NY 10014 agree to the following stipulations:

- Application Type: [X] OP Restaurant [X] Alteration: add sidewalk and roadway [X] Change in Method of Operation: add DJs
[X] Premise will be advertised and operated as a family restaurant specializing in central Italian cuisine
[X] Hours of operation: Sunday: 8 AM to 12 AM Thursday: 8 AM to 12 AM Monday: 8 AM to 12 AM Friday: 8 AM to 1 AM Tuesday: 8 AM to 12 AM Saturday: 8 AM to 1 AM Wednesday: 8 AM to 12 AM

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

- [X] Will operate a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
[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 outdoor area for commercial purposes except for a sidewalk cafe operating under the Dining Out NYC program consisting of not more than 8 tables and 16 seats and a roadway cafe consisting of not more than 22 tables and 44 seats.
[X] Sidewalk and roadway cafe seating will close no later than 10 PM. All tables and chairs will be secured at this hour.
[X] Will not have televisions.
[X] Live acoustical music may occur at the interior premises, albeit limited to two times per week without amplification.
[X] Will not have more than 24 private parties per year.
[X] DJs will be permitted at private parties only with a maximum of 24 times per year.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[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.
[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] 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 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: Michael Welch Phone Number: 212 969 8221

Notary Public section with signature of Robert Goldman, date 5/16/25, and notary Delarza Maria Samoy Legaspi, Registration No. 01LE0011104, Commission Expires July 13, 2027.

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