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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

May 27, 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:

**Caticho Inc dba Il Corallo 176 Prince St 10012** (RW–Restaurant) (Alteration: DONYC–Roadway) (Change in Method of Operation)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an Alteration and Change in Method of Operation to their Restaurant Wine License (Lic. ID #0240-23-141339) to operate an Italian restaurant on the ground floor of five (5)-story, mixed-use tenement-style building (ca. 1860) on Prince Street between Thompson and Sullivan Streets (Block #503/Lot #20), the building being in a residentially-zoned area and falling within the Sullivan-Thompson Historic District; and
- ii. **Whereas**, the storefront is approximately 1,700 sq. ft., (800 sq. ft. on the ground floor and 900 sq. ft. in the basement, there being no patron use of the basement) there are 24 tables and 62 seats and one service bar with no seats for a total seated occupancy of 62 persons; and
- iii. **Whereas**, the hours of operation will be from 8 AM to 11:30 PM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CD’s/streaming services, there will be no TVs, all doors and windows will be closed at 10 PM every night, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and
- iv. **Whereas**, the Applicant appeared before CB2, Man. in [January/2013](#) for the original Restaurant Wine license, the change in method of operation is to change the opening hours from 12 PM daily to 8 AM daily in order to offer a breakfast service, the alteration being to add 8 tables and 16 seats on Prince Street as part of the Dining Out NYC program, this area being residentially-zoned did not permit having outdoor seating prior to the the pandemic; 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 Restaurant Wine License, with those stipulations as follows:

1. Will operate as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 8 AM to 11:30 PM 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 outdoor area for commercial purposes except for roadbed seating operating under the Dining Out NYC program consisting of not more than 8 tables and 16 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the 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. Roadbed seating will close no later than 10 PM. All tables and chairs will be secured at this hour.
6. There will be no sidewalk seating.
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. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed.
11. Will not make changes to the existing façade except to change signage or awning.
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 appear before CB2, Man. 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 or other outdoor seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Alteration and Change in Method of Operation applications to the existing Restaurant Wine License for **Catico Inc dba Il Corallo 176 Prince St 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, 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, **Stephanie Markowitz** as a qualified representative of **Caticho Inc dba Il Corallo** located at **172 6 Prince Street, New York, NY 10012** agree to the following stipulations:

**Application Type:**  RW  TW  Alteration: add roadbed seating  Change in Method of Operation: open at 8 AM:

Premise will be advertised and operated as an neighborhood Italian Trattoria

Hours of operation:

Sunday:	8 AM	to	11:30 PM	Thursday:	8 AM	to	11:30 PM
Monday:	8 AM	to	11:30 PM	Friday:	8 AM	to	11:30 PM
Tuesday:	8 AM	to	11:30 PM	Saturday:	8 AM	to	11:30 PM
Wednesday:	8 AM	to	11:30 PM				

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

- Will operate a full-service Italian restaurant 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 outdoor area for commercial purposes except for roadbed seating operating under the Dining Out NYC program consisting of not more than 8 tables and 16 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the 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.
  - Roadbed seating will close no later than 10 PM. All tables and chairs will be secured at this hour.
  - There will be no sidewalk seating.**
  - 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.
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  - 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 seating.

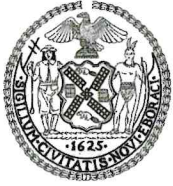
Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately.

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Victoria Israeli Colon  
 Notary Public, State of New York  
 Reg. No. 01CO0018898  
 Qualified in Kings County  
 Commission Expires December 19, 2027  
 Victoria Israeli Colon  
 Notary Public, State of New York  
 Reg. No. 01CO0018898  
 Qualified in Kings County  
 Commission Expires December 19, 2027

Signed \_\_\_\_\_ Dated \_\_\_\_\_  
 Sworn to this 15 day of May 2025 \_\_\_\_\_  
 Notary Public

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



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 Victoria Israeli Colon  
 Notary Public, State of New York  
 Reg. No. 01CO0018898  
 Qualified in Kings County  
 Commission Expires December 19, 2027

 Signed _____	Print Name _____	 Dated _____ Notary Public
Sworn to this <u>15</u> day of <u>May</u> 2025		

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