



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:

EWS 90 West Inc 90 W Houston St, Cellar 10012 (OP–Bar/Tavern)

- 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 an On-Premises Tavern Liquor License for a neighborhood dive bar located in the cellar floor of an R7-2 with a C1-5 overlay zoned, four (4)-story tenement style, mixed-use building (c. 1900, altered 1988) on West Houston Street between LaGuardia Place and Thompson Street (Block #525/Lot #57) the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the premises to be licensed is roughly 1,200 sq. ft. located in the cellar of the building and accessed from the sidewalk by going down a number of steps to the entryway; there is one (1) entryway serving as both patron ingress and egress and one additional emergency exit; there are 15 tables and 30 seats with one (1) bar with 12 seats for a total interior seated occupancy of 42 persons; there are two (2) bathrooms; there is no rear yard or other outside seating included with this application; and
- iii. Whereas**, the Applicant’s proposed hours of operation will be Sundays through Thursdays from 5 PM to 2 AM and Fridays and Saturdays from 5 PM to 4 AM, music will be background music only from iPods/CDs/streaming services; there will be no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees, there will be one (1) television; and
- iv. Whereas**, the premises was most recently licensed as a restaurant under Robillo Holding LLC dba Bar 9 (Lic ID #0340-23-133249) with hours of 11 AM to 1 AM though it is unclear if it ever opened, prior to that it was a Qifan LLC dba Lumos (Lic ID#0340-17-108721), a restaurant/lounge from approximately 2016 to 2023; and

- v. **Whereas**, the Applicant holds licenses at three other establishments in Manhattan with similar methods of operation as dive bars with inexpensive prices (Big B Restaurant Enterprises Inc dba Strangelove Bar, Lic ID #0340-22-104074; Otfoteoc Ltd dba Clockwork Bar, Lic ID #0340-23-131873; Lyndon Inc dba Lucky Lyndon, Lic ID #0370-24-113614), there have been extensive noise-related 311 complaints at all three of the establishments over the recent years and continuing up to the present, there also being complaints and videos (one from the NYPD 7th precinct) of fights and stabbings outside of Clockwork Bar on Essex Street, including one showing their security guard hitting someone with a skateboard, the 7th precinct reported 45 311 noise complaints, 40 911 calls and 5 reports of assault in the first 8 months of 2021 in relation to Clockwork Bar, as well as there being prior unspecified SLA violations, the Applicant explaining that the fights occurred after patrons left his premises and did not occur inside and were not under his control, when asked about the 311 complaints was unaware of the issues so either he is not very involved in the day to day operations or was not being transparent, he also did not recall his past SLA disciplinary history when asked, but then remembered when given specific details; and
- vi. **Whereas**, the immediate area, near NYU and a block south of Bleecker Street, has a significant number of late night bars and entertainment venues, the location of the instant application on West Houston having many residences on upper floors adjacent to it and abutting a residential-only zoned area, with two ground floor, long-standing late night bars directly next door (Abaw LLC dba The Folley, Lic ID #0370-24-126531, exp 9/30/26 and Dimur Enterprises Inc dba Madame X, Lic ID #0340-22-108935, exp. 11/30/24), concerns being raised about having this sort of late night activity with the track record of consistent complaints at this Applicant's other establishments into the more residential and quieter area of West Houston Street as well as also competing with those existing, long-standing late night bars, while not adding anything significantly different, the Applicant's response to any compelling community interest in the instant application was that there had been a late-night bar there previously, additionally there was no community outreach to adjacent residents or the local block association, BAMRA, that CB2, Man. was aware of; and
- vii. **Whereas**, the Applicant appeared before CB2, Man. in [November/2024](#) with the same application which CB2, Man. unanimously recommended be denied, the only difference in the applications being that in November/2024 the Applicant was seeking 4 AM closing every night and at that time, in response to all the concerns raised about adding another bar, especially a cheap dive bar adjacent to two other late night establishments abutting a residential district and taking into account the problematic history at the Applicant's other licensed premises, the Applicant offered to reduce the hours to a 2 AM closing nightly but no earlier, the instant application stating closing hours of 2 AM Sundays through Thursdays but still requesting 4 AM Fridays and Saturdays and not offering any earlier closing hours than those stated on the questionnaire; and
- viii. **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 **83 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP; the Applicant having extensive 311 complaints at his three other licensed premises, past SLA violations and videos of fights and brawls outside of his other licensed premises all raising significant concerns that this level of complaints could be brought into the residential area of West Houston Street should this license be granted, the prior method of operation as a restaurant with earlier hours mitigated many of the late night

impacts, the instant application offering nothing unique to find that the granting of this license is in the public interest, to the contrary, the demonstrated potential for a litany of 311 complaints is not in the public interest; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Liquor License for **EWS 90 West Inc 90 W Houston St, Cellar 10012**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the NYSLA.

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 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