



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

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:

IRG Waverly LLC dba Babbo 110 Waverly Pl 10011 (OP–Restaurant) (Transfer)

- i. Whereas**, the Applicant and the 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 Restaurant Liquor License to operate an upscale Italian restaurant located on the cellar, first and second floors of a five (5)-story residentially-zoned mixed-use building (ca. 1826) on Waverly Place between Washington Square West and 6th Avenue (Block #525/Lot #53), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises being roughly 4,445 sq. ft. (the cellar is approximately 1,625 sq. ft., the first floor is 1,860 sq. ft. and the second floor is 910 sq. ft., there is no patron use of the cellar, the cellar being used for storage only, all floors being connected by an interior stairway) there will be 17 tables with 63 seats and one bar with 10 seats on the 1st floor and 15 tables with 46 seats on the 2nd floor for a total of 32 tables and 119 patron seats; there is one patron (1) entrance that serves as patron ingress and egress, one emergency exit and three (3) bathrooms; and
- iii. Whereas**, the hours of operation will be Sundays through Saturdays from 11:30 AM to 12 AM; 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; there is no outdoor seating; and
- iv. Whereas** the location has operated with an On-Premises Restaurant Liquor License since approximately 1998 under Babbo LLC dba Babbo (Lic. ID #0340-23-131608); Starr Restaurants through its affiliate and IRG Waverly LLC have formed a joint venture with

Babbo to operate the restaurant with the method of operation and DBA name remaining unchanged; and

v. **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 advertised and operated as a full-service upscale Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 11:30 AM to 12 AM Sundays through Saturdays All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
4. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time..
5. Will not have televisions.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will not have patron occupancy/service to any portion of the basement of licensed premises.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. 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 or doormen.
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. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
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**, 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 **61 active licensed premises** within 750 ft. and 1 pending licenses according to LAMP; the Applicant’s closing hours and 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

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 **IRG Waverly LLC dba Babbo 110 Waverly Pl 10011** **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 Friday, May 16, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Stephen Starr as a qualified representative of IRG Waverly LLC dba Babbo located at 110 Waverly Place, New York, NY 10011 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [X] Other: Transfer

[X] Premise will be advertised and operated as a upscale Italian restaurant

[X] Hours of operation:

Sunday: 11:30 AM to 12 AM Thursday: 11:30 AM to 12 AM
Monday: 11:30 AM to 12 AM Friday: 11:30 AM to 12 AM
Tuesday: 11:30 AM to 12 AM Saturday: 11:30 AM to 12 AM
Wednesday: 11:30 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 other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[X] Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
[X] Will not have televisions.
[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 install or have French doors, operable windows or open facades.
[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. Will not have "boozy brunches." No pitchers of beer.
[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] DJs [X] Live Music [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 not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
[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: James Roberts Phone Number: 917 508 2650

Signed: Stephen Starr Dated: 5-12-25
Sworn to this 12th day of May 2025
Commonwealth of Pennsylvania - Notary Seal
Christin Pond, Notary Public
Philadelphia, PA
My Commission Expires August 20, 2028

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