



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 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:

Major Dough Soho 463 LLC dba Sadelle's 463 W Broadway 10012 (OP–Restaurant)
(Alteration: DONYC–Sidewalk, Roadway) (Lic. ID # 0340-23-138722) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of **32 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 6 tables and 16 seats on West Broadway between West Houston and Prince Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on West Broadway between West Houston and Prince 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 (7 days a week). 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 **Major Dough Soho 463 LLC dba Sabelle's 463 W Broadway 10012** 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 Addendum to Existing Liquor License Stipulations:
Alteration to include use of Municipal Property for Dining Out NYC Sidewalk or Roadway Cafe

The original signed and notarized form must be returned to the CB2 office by Monday, May 5, 2025.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Jeffrey Zalaznick as a qualified representative of Major Dough Soho 463 LLC dba Sadelle's
located at: 463 West Broadway, New York, NY 10012
agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID # 0340-23-138722

[X] On Premise Liquor [] Restaurant Wine [] Tavern Wine [] Other

Alteration to License to add:

[X] Dining Out NYC Sidewalk Cafe [X] Dining Out NYC Roadway

Sidewalk cafe will substantially conform to submitted diagram and have no more than:

- 6 tables and 16 seats on West Broadway

Roadway cafe will substantially conform to submitted diagram and have no more than:

- 8 tables and 16 seats on West Broadway

Hours of operation for Dining Out NYC sidewalk and roadway seating:*

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows for Sunday through Wednesday.

*No patrons will remain outside after stated closing time and all tables and chairs will be secured.

- [X] All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk cafe boundaries and/or Dining Out NYC roadway cafe boundaries.
[X] There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
[X] There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
[X] There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
[X] Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
[X] All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

Name: Phone Number:

Signed: [Signature] Print Name: Jeff Zalaznick Dated: 5/6/25
Sworn to this 6 day of May 2025
Notary Public: Danielle DeBenedictis, State of Florida, Commission # 11457802, Expires 2/2/2027

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

Comm # HH357507

