



## 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

June 4, 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:

### **Nuyores LLC 154 W 13<sup>th</sup> St 10011 (OP–Restaurant) (Transfer)**

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant in the ground floor of a three (3)-story, mixed-use residential building (ca. 1846) on West 13<sup>th</sup> Street between 6<sup>th</sup> and 7<sup>th</sup> Avenues (Block #6084/Lot #12), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 2,100 sq. ft.; there will be 23 tables and 77 seats and one (1) bar with 10 for a total interior seating occupancy of 87 persons and a legal occupancy of 110 persons, there is one (1) entrance and two (2) exits and two (2) bathrooms, all windows are fixed and there are no existing French doors or facades that open out to the sidewalk; and
- iii. Whereas**, the premises to be licensed has been licensed with an On-Premises Liquor License from approximately 2013 to the summer 2023 under PEI Mussel Kitchen LLC dba Flex Mussels (Lic ID # 0340-22-113470, exp 10/31/2026); the instant application being an asset purchase with the method of operation remaining largely the same; and
- iv. Whereas**, the hours of operation will be 5 PM to 11 PM Sundays through Saturdays (7 days a week), music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no live music, no promoted events or scheduled performances, and no cover fees; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:

1. Will operate a full-service restaurant family restaurant serving a fusion menu with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 5 PM to 11 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. 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.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
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 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 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. prior to submitting changes to any stipulation agreed to herein.

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 **57 active licensed premises** within 750 ft. and 6 pending licenses according to LAMP, 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 CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Nuyores LLC 154 W 13th St 10011**, **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 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 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



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Tuesday, May 20, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Oscar Lorenzi as a qualified representative of Nuyores LLC located at 154 West 13th Street, 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 family restaurant

[X] Hours of operation:

Sunday: 5 PM to 11 PM Thursday: 5 PM to 11 PM
Monday: 5 PM to 11 PM Friday: 5 PM to 11 PM
Tuesday: 5 PM to 11 PM Saturday: 5 PM to 11 PM
Wednesday: 5 PM to 11 PM

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

- [X] Will operate a full-service family restaurant serving a fusion menu 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. No music will be audible 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 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.

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

Name: Oscar Lorenzi Phone Number: 347 525 8602

Signed [Signature] Print Name Oscar Lorenzi Dated 5/19/25
Sworn to this 19th day of May 2025 [Signature] Notary Public
Notary Public STEVE ABREU
Notary Public - State of New York
NO. 01AB6321092
Qualified in New York County
My Commission Expires Mar 16, 2027

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