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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Parcelle 72 MacDougal LLC dba Parcelle 72 MacDougal St 10012 (OP–Restaurant)
(Alteration: Add adjacent storefront)

- 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 Alteration to the existing On-Premises Restaurant Liquor License (Lic. ID #0340-25-107498) to continue operate a neighborhood restaurant featuring European and domestic wines in a one-story commercial building (c. 1858) on the residential block of MacDougal Street between West Houston and Bleecker Streets; and
- ii. **Whereas**, the alteration application is to expand into the adjacent storefront which is part of the same building but fronts West Houston Street (146 W Houston St, Store B) and where the building is four stories in height, that storefront had a restaurant wine license since approximately 2015 under Song E Napule Inc (Lic ID #0240-23-139973); and
- iii. **Whereas**, the combined storefront being approximately 1,600 sq. ft., the Applicant adding one (1) table with 15 seats and one (1) ADA accessible bathroom, the combined storefront premises having 22 tables with 57 seats and one (1) bar with no seats for total interior patron seating of 57, there is one door serving as patron ingress and egress on MacDougal Street and one emergency egress on Houston Street and three (3) bathrooms; there are operable French doors spanning the majority of the length of the premises on MacDougal Streets; and
- iv. **Whereas**, the hours of operation are from 12 PM to 12 AM 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

- v. **Whereas**, the Applicant appeared before CB2, Man. in [April/2024](#) for the original transfer application at which time CB2, Man. unanimously recommended approval of the application with stipulations, the method of operation remaining the same; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan 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. Premises will be advertised and operated as a full-service, neighborhood restaurant featuring European and domestic wines with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be 12 PM to 12 AM Sundays through Saturdays. 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. Primary entry and egress will remain on MacDougal Street. Egress on West Houston will serve as emergency egress only.
 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 have not have televisions.
 7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 8. Will not make changes to the existing façade except to change signage, awning and/or hinges on existing French doors.
 9. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 12. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
 13. CB2 received two (2) separate Alteration Notifications – one for expansion into the adjacent storefront and one for adding contiguous and/or non-contiguous municipal space. This alteration application for adding the adjacent storefront does **NOT** include an alteration for Adding or Removing Contiguous and/or Non-Contiguous Municipal Space. **Any and all outdoor seating closes at 10 PM.**
 14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an Alteration to the existing On-Premises Restaurant License to add the adjacent storefront in the name of **Parcelle 72 MacDougal LLC dba Parcelle 72 MacDougal St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain 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