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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:

Salt Pepper Ketchup Hospitality LLC dba Shifka 324 Bowery St 10012 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant's representative appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Mediterranean street food restaurant on the ground floor of a four (4)-story, mixed-use building (ca. 1869) on Bowery between Bleecker and Bond Streets (Block #529/Lot #140), the building falling within NYC LPC's designated NoHo East Historic District; and
- ii. Whereas**, the ground floor premises is approximately 2,024 sq. ft. with 909 sq. ft. on the ground floor and 1,1150 sq. ft. in the basement, the basement being accessed via an internal staircase and used for storage purposes only; there is one (1) entryway serving as both patron ingress and egress and one (1) patron bathroom; there are eight (8) tables and 26 seats and one service bar with no seats for a total seated occupancy of approximately 26 persons; the Applicant is planning to make changes to the front façade that include adding an operable window; and
- iii. Whereas**, the Applicant's proposed hours of operation will be Sundays through Saturdays from 11 AM to 10 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- iv. Whereas**, the premises to be licensed has been unlicensed since approximately 2017 having most recently been a candy store and prior to that a café, from approximately 2006–2017 the premises had a full liquor license under G D P Enterprises Inc dba Agozar (Lic. ID # 0340-16-102311); 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 Restaurant Wine License, with those stipulations as follows:

1. Will operate a full-service Mediterranean street food restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 11 AM to 10 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. 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 10 PM every day, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will receive LPC approval prior to making any changes to the storefront, including adding an operable window.
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. 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.
13. 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.
14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
15. 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**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **64 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 2 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **Salt Pepper Ketchup Hospitality LLC dba Shifka 324 Bowery St 10012, 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.

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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RECEIVED BY COMMUNITY BOARD 2, MANHATTAN

MAY 21 2025

Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Wednesday, May 21, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Alykhan Bandali as a qualified representative of Salt Pepper Ketchup Hospitality LLC dba Shifka located at 324 Bowery, New York, NY 10012 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [x] RW [] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a Mediterranean street food restaurant.t

[x] Hours of operation:

Sunday: 11 AM to 10 PM Thursday: 11 AM to 10 PM
Monday: 11 AM to 10 PM Friday: 11 AM to 10 PM
Tuesday: 11 AM to 10 PM Saturday: 11 AM to 10 PM
Wednesday: 11 AM to 10 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 Mediterranean street food 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. 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 10 PM every day, 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 receive LPC approval prior to making any changes to the storefront, including adding an operable window.
[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.
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: Alykhan Bandali Phone Number: 281-955-8974

Signature: [Handwritten Signature] Print Name: Alykhan Bandali Dated: 05/20/25
Sworn to this 20 day of May 2025
Notary Public

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license
LUIS J. SAGBAY
Notary Public, State of New York
No. 01SA0025379
Qualified in Kings County
Commission Expires 05/30/28