



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

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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:

**Slice West Village LTD dba Slice the Perfect Food 535 Hudson St 10014** (RW–Restaurant, Lic. ID #0240-23-140590, exp. 10/31/2025) (Alteration)

- i. Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application for an Alteration to the existing Restaurant Wine license to operate family restaurant focused on gluten-free pizza in the ground floor of a five (5)-story, mixed use building with walk-up apartments (c. 1953) on Hudson Street between Perry and Charles Streets (Block #632/Lot #55), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the alteration application is to expand into the adjacent storefront which had been operating without a liquor license for about 15 years, the combined ground floor storefront premises is roughly 1,136 sq. ft.; there are 23 tables and 64 seats, one (1) bar with five (5) seats for a total seated patron occupancy of 69 persons; there are two entryways serving as patron ingress and egress and two (2) bathrooms, the front façade consists of operable windows that open out to the sidewalk; and
- iii. Whereas**, there will be no change in method of operation, the hours of operation will remain 11 AM to 10 PM Mondays through Wednesdays and 11 AM to 11 PM Thursdays through Sundays, music is quiet background music only, there are no televisions, no dancing, DJs, live music, promoted events, any event where a cover fee is charged, no performances, no security, there was a previously licensed unenclosed sidewalk café consisting of 10 tables and 20 seats (DCA# 1346838); and
- iv. Whereas**, the Applicant appeared before CB2, Man. in April/2025 for the instant application in addition to a separate corporate change application and requested to lay this alteration application over to this month in order to meet with the local block association (West Village

Residents Association) and adjacent residents as there have been complaints from residential tenants of the building and nearby residents going as far back 2012 and continuing to the present regarding noise from an exhaust fan on the roof as well as congestion on the sidewalk due to the operations of their sidewalk café; and

- v. **Whereas**, the Applicant, being the new principal due to the recent corporate change, previously serving as the long time manager of the location, met with the impacted neighbors and has taken steps to mitigate the issues with vent including adding insulation, agreeing to shut off the vent not later than 11 PM and to maintain the vent speed at 50% or less, in addition he has agreed that any sidewalk café would be maintained so as to allow for the mandated 10' clear path on Hudson Street, a building resident who has been having issues with the vent for years speaking in favor of the application after the Applicant's outreach, provided the Applicant abides by the agreed to stipulations; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Alteration application which will be incorporated into the "Method of Operation" of the Restaurant Wine License, with those stipulations as follows:
  - 1. The Applicant will operate a full-service restaurant focused on gluten-free pizza with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be 11 AM to 10 PM Mondays through Wednesdays and 11 AM to 11 PM Thursdays through Sundays.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
  - 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs. All sidewalk cafe furniture and plantings will be brought in up against the building at closing.
  - 6. Will not have roadbed seating.
  - 7. Any host stands will be located inside the premises. There will be no host stands on the sidewalk.
  - 8. 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.
  - 9. Will not have televisions.
  - 10. Employees must smoke out in street parking area and not in front of residential buildings.
  - 11. The exhaust fan on the rooftop will be maintained and soundproofing will be completed so the fan no longer causes a disturbance to the residential tenants of the building..
  - 12. A timer will be installed and maintained on the kitchen exhaust ventilation fan to ensure that the ventilation system is off at 11 PM each night without exception.
  - 13. Vent speed will be maintained at 50% or less.
  - 14. Principal/Licensee will speak with landlord about replacing the vent ducting.
  - 15. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
  - 16. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
  - 17. Will not make changes to the existing facade except to change signage or awning.

18. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
19. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
20. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
21. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
22. 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.
23. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
24. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for an Alteration to the existing Restaurant Wine License for **Slice West Village LTD dba Slice the Perfect Food 535 Hudson St 10014** 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.

**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, **Oualid Hammami**, as a qualified representative of **Slice West Village Ltd dba WILD** located at **535 Hudson Street, New York, NY 10014** agree to the following stipulations:

**Application Type:**  OP Restaurant/Tavern  RW  TW  Alteration: Expand to adjacent storefront

Premise will be advertised and operated as a restaurant focused on gluten-free pizza

Hours of operation:

Sunday:	11 AM	to	11 PM	Thursday:	11 AM	to	11 PM
Monday:	11 AM	to	10 PM	Friday:	11 AM	to	11 PM
Tuesday:	11 AM	to	10 PM	Saturday:	11 AM	to	11 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.)

- Will operate a full-service family restaurant focused on gluten-free pizza with the kitchen open and full menu items available until closing every night.
- Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
- There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
- Any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs. All sidewalk café furniture and plantings will be brought in up against the building at closing.
- Will not have roadbed seating.
- Any host stands will be located inside the premises. There will be no host stands on the sidewalk.
- Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
- Will not have televisions.
- Employees must smoke out in street parking area and not in front of residential buildings.
- The exhaust fan on the rooftop will be maintained and soundproofing will be completed so the fan no longer causes a disturbance to the residential tenants of the building.
- A timer will be installed and maintained on the kitchen exhaust ventilation fan to ensure that the ventilation system is off at 11 PM each night without exception.
- Vent speed will be maintain at 50% or less.
- Principal/Licensee will speak with landlord about replacing the vent ducting.
- Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
- Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
- Will not make changes to the existing façade except to change signage or awning.
- Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
- Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
- 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:  Dancing  DJs  Live Music  Promoted Events  Any event where cover fee is charged  
 Scheduled Performances  Velvet ropes or metal barricades  Security Personnel/Doorman.

(continued)

- 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.
- Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 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: OUALID HAMMAMI Phone Number: 917 721 0256

Signed	 <u>OUALID HAMMAMI</u>	Print Name	<u>5/19/25</u> Dated
Sworn to this <u>19<sup>th</sup></u> day of <u>May</u> 2025		<u>Shira Camps</u> Notary Public	

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

