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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

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:

### **The Pizza Box NY LLC 176 Bleecker St 10012 (RW–Restaurant)**

- i. Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a quick-service, upscale farm to pizza restaurant on the ground floor of a five (5)-story mixed-use building (c. 1861) on Bleecker Street between MacDougal and Sullivan Streets (Block #526/Lot #61), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the ground floor storefront is approximately 2,680 sq. ft. (1,000 sq. ft on the ground floor connected by an interior staircase to a 1,080 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement); there will 10 tables and 40 seats and one counter with ten (10) seats for a total seated capacity of 50 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; there is a Letter of No Objection for an eating and drinking establish with less than 75 persons for the 1<sup>st</sup> floor; and
- iii. Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays with the service of alcohol ending no later than 1 AM; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; there is a rear yard included with this application consisting of four (4) tables and 16 seats which will close each evening not later than 9 PM, there will be no music, speakers in the rear yard; and

- iv. **Whereas** the storefront premises was previously licensed for beer and wine as Street Food Chaat LLC dba Honest (Lic. ID # 0240-23-16167, exp 5/31/2024) from approximately 2023 through 2024; and
- v. **Whereas** the Applicant had been placed on the May/2025 SLA #1 Licensing Committee but misunderstood the meeting process and failed to appear, requesting after the fact to appear at the May/2025 SLA #2 Licensing Committee when the application was heard as new business; no one had appeared in favor or opposition to the instant application at either the SLA #1 or SLA #2 Licensing Committee meetings; and
- vi. **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 farm to pizza 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 12 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays with the service of alcohol ending no later than 1 AM. All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will operate a back yard garden consisting of 4 tables and 16 seats. There will be no music, no speakers or other amplified devices in the back yard. Back yard seating will end at 9 PM each night. All patrons and staff will be cleared at this hour, area closed and lights turned off.
  4. Will not operate any other outdoor area for commercial purposes including any sidewalk or roadbed café.
  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 have patron occupancy/service to any portion of the basement of licensed premises.
  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. 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.
- vii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **134 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 9 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 new Restaurant Wine License for **The Pizza Box NY LLC 176 Bleecker 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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**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, **Melanie Wesslock** as a qualified representative of **The Pizza Box NY LLC dba The Pizza Box** located at **176 Bleecker Street, New York, NY 10012** agree to the following stipulations:

**Application Type:**  OP Restaurant/Tavern  RW  TW  Alteration  Other: Transfer

Premise will be advertised and operated as an upscale farm to pizza restaurant

Hours of operation:

Sunday:	11 AM	to	12 AM	Thursday:	11 AM	to	12 AM
Monday:	11 AM	to	12 AM	Friday:	11 AM	to	2 AM*
Tuesday:	11 AM	to	12 AM	Saturday:	11 AM	to	2 AM*
Wednesday:	11 AM	to	12 AM				

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

\*Service of alcohol ends at 1 AM

- Will operate a full-service restaurant, specifically an upscale farm to pizza restaurant with the kitchen open and full menu items available until closing every night.
  - Will operate a back yard garden consisting of 4 tables and 16 seats. There will be no music, no speakers or other amplified devices in the back yard. Back yard seating will end at 9 PM each night. All patrons and staff will be cleared at this hour, area closed and lights turned off.
  - Will not operate any other outdoor area for commercial purposes including any sidewalk or roadbed café.
  - 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.
  - Will not have televisions.
  - Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - Will not have patron occupancy/service to any portion of the basement of licensed premises.
  - 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.
- 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.

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

Name: Melanie Wesslock Phone Number: 917-428-2670

Signed <u>[Signature]</u>	Print Name <u>Peter Roth</u>	Dated <u>5/22/2025</u>
Sworn to this <u>22</u> day of <u>May</u> 2025		Notary Public, State of New York
		Reg. No. 01RO6289622
		Notary Public
		Qualified in Nassau County

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