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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

June 26, 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 June 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**Boni Restaurant LLC dba Boni & Mott 238 Mott St Store 4 & 5 10012 (OP–Restaurant)**  
(Class Change)

- i. **Whereas**, the Applicant/Licensee and the Applicant/Licensee's Attorney appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for a class change of their Restaurant Wine License (Lic ID # 0240-24-137499, SN # 6046358) to an On-Premises Restaurant Liquor License to continue to operate a full-service, family-oriented Mediterranean restaurant located on the ground floor of a six (6)-story tenement-style residential building (c. 1900) on Mott Street between Prince and Spring Streets (Block #493 / Lot #13), the building falling within the designated Special Little Italy District; and
- ii. **Whereas**, the storefront premises is roughly 1,800 sq. ft. with approximately 900 sq. ft. on the ground floor and 900 sq. ft. in the basement, the basement being accessed by both an interior stairway and exterior sidewalk hatch, there is no patron use of the basement; there are 12 tables with 34 seats and one (1) bar with three (3) seats for a total patron occupancy of 37 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; and
- iii. **Whereas**, the hours of operation will be 11 AM to 12 AM Thursdays through Sundays and 4 PM to 12 AM Mondays through Wednesdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, operable French doors along the front façade will close by 10 PM nightly; and
- iv. **Whereas**, the Applicant/Licensee originally appeared before CB2, Man. in January/2025 this



class change application, the only difference being closing hours of 1 AM Thursdays through Saturdays and 12 AM other days, just prior to and unrelated to CB2's SLA Licensing Committee meeting that month, CB2, Man. received a letter from the managing agent of the residences at Prince Street Condominium located directly across the street from the licensed premises stating that residents in the building have repeatedly made noise complaints related to the establishment through both 311 and 911, those complaints stating that the premises had been operating as a lounge and not as a restaurant with noise emanating from the restaurant both during the daytime and evening hours having negative quality of life impacts on residents that are working from home during the day and those that are trying to sleep at night; the Applicant agreeing to lay the application over, returning in March/2025; and

- v. **Whereas**, the Applicant returned for the same application in [March/2025](#) at which time CB2 unanimously recommended denial of the application in large part due to concerns outlined in the letter from the managing agent of the residences at Prince Street Condominium, further corroborated in an email exchange forwarded to CB2 by the Applicant's Attorney between the property owner or property manager of 238 Mott Street (Shih Weitzner) and Time Equities, the management company for Prince Street Condominium, in that email, Seth Coston, Director of Asset Management and Operation, Time Equities, replies to Shih Weitzner, cc'ing the Property Manager for the 34 Prince Street Condominium, stating that it is "not our group that has an opinion about your tenant, but it is most (if not all) of the resident owners of the 34 Prince Street Condo who have complained about this tenant playing unreasonably loud music repeatedly and refusing any requests to moderate this nuisance. Please note that the residents of 34 Prince all love your other tenant, Emporio, and it is not that they oppose having restaurants or liquor licenses nearby in general."; CB2 wanting to see if they Applicants could abide by the executed stipulation agreement of background music only and doors closed at 10 PM during the warmer months; and
- vi. **Whereas**, the instant application which is effectively a reconsideration contains a slight reduction in hours to 12 AM, 7 days a week, the Applicant stating that their business will not survive without the full liquor license, 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 reflecting the earlier weekend closing hours with all other stipulations remaining in place as follows:
  - 1. Premises will be advertised and operated as a full-service neighborhood specializing in Mediterranean cuisine with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be 11 AM to 12 AM Thursdays through Sundays and 4 PM to 12 AM Mondays through Wednesdays. 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 10 PM every night, allowing only for patron ingress and egress.



8. Will not have patron occupancy/service to any portion of the cellar 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 will 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 for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel/doormen.
  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.
  16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **81 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 11 pending licenses, the Applicant having reduced their weekend closing hours and agreeing to abide by the stipulations including the closing of the operable French doors by 10 PM, there being no outdoor seating included with this application which should mitigate the negative quality of life impacts to the surrounding neighbors while affording the Applicant the opportunity to increase their revenue, the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and
- viii. Whereas**, the primary basis for meeting the public interest standard for this specific instant application to upgrade to a full liquor license, which in this case is effectively a reconsideration of a previous application which CB2 recommended denial, is the closing time of 12AM 7 days a week, closing all doors and windows at 10pm, and removing any outdoor seating from the application so as not to impact noise on immediately impacted residential neighbors for a location which until just recently was 3 retail stores which closed at normal retail hours, those 3 retail stores being combined to create this restaurant space; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **Boni Restaurant LLC dba Boni & Mott 238 Mott St Store 4 & 5 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” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 38 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 Friday, June 13, 2025.  
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **El Mehdi Mokrani** as a qualified representative of **Boni Restaurant LLC dba Boni & Mott** located at **238 Mott Street, New York, NY 10012** agree to the following stipulations:

**Application Type:** ☒ OP Restaurant ☐ RW ☐ TW ☐ Alteration ☒ Other: Class Change (Lic ID #0240-24-137499)

☒ Premise will be advertised and operated as a neighborhood restaurant specializing in Mediterranean cuisine.

☒ Hours of operation:

Sunday:	11 AM	to	12 AM	Thursday:	11 AM	to	12 AM
Monday:	4 PM	to	12 AM	Friday:	11 AM	to	12 AM
Tuesday:	4 PM	to	12 AM	Saturday:	11 AM	to	12 AM
Wednesday:	4 PM	to	12 AM				

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

☒ Will operate a full-service family oriented neighborhood Mediterranean restaurant 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.

☒ Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.

☒ 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 10 PM every night, 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.

☒ 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: El Mehdi Mokrani

Phone Number: (917)822-2274

<p>Signed <u></u></p> <p>Sworn to this <u>17th</u> day of <u>June</u> 2025</p>	<p>EL Mehdi Mokrani Print Name</p>	<p>06/17/25 Dated</p>	<p><u></u> Notary Public</p>
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CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

FRANK W. PALILO  
Notary Public, State of New York  
No. 24-07133-02  
Qualified in Kings County  
Commission Expires 07/10/2027



COMMUNITY BOARD 2  
CITY OF NEW YORK

-----X  
In The Matter of

Boni Restaurant LLC

AFFIDAVIT

Premises: 238 Mott Street  
New York, New York

-----X  
State of New York  
County of New York

MEHDI MOKRAN, being duly sworn, deposes and says:

- 1) That I am very appreciative of the opportunity that the Community Board has granted me and I am excited for the next chapter in my business.
- 2) That in the interest of full disclosure I want to take this opportunity to remind the Community Board that sometime in late 2025 or early 2026 I will be pursuing a Dining Out NYC permit and seek the Community Board's approval at that time.

I will of course notify the Community Board and appear for any meetings I may be invited to.

Sworn to before me this  
14th day of June 2025

BONI RESTAURANT LLC

  
Notary Public

  
BY: MEHDI MOKRAN

FRANK W. PALILLO  
Notary Public, State of New York  
My Commission Expires 12/31/2027  
Commission Expires 12/31/2027  
