



## COMMUNITY BOARD NO. 2, MANHATTAN

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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:

**Broome Hotel Owner LLC dba Wine on Broome 431 Broome St 10013** (TW–Tavern, Lic ID# 0267-24-128556) (Alteration: Include entire ground floor)

- i. **Whereas**, the Applicant’s Attorney but not the Applicant 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 Tavern Wine license located within a boutique hotel to expand the licensed premises of a “food and beverage oasis” without a kitchen in the Courtyard and rear art studio into the entirety of the ground floor of a M1-5B zoned, five (5)-story, 14 room boutique hotel (c. 1825, renovated 2012) on Broome Street between Crosby Street and Broadway (Block #473/Lot #31), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the premises to be licensed is approximately 2,300 sq. ft. (approximately 1,192 sq. ft. in the front lobby and bar area, 675 sq. ft. in the exterior courtyard and 433 sq. ft. in the interior art studio); there will be seven (7) tables and 14 seats in the rear interior art studio premises, 14 tables and 30 seats in the courtyard and one (1) bar with six (6) seats and an additional eight seats in the front for a total seated occupancy of 58 persons and a legal occupancy of 54 persons; there are two (2) entryways serving as both patron ingress and egress and two (2) bathrooms located in the hotel lobby; and
- iii. **Whereas**, the hours of operation are from 7 AM to 1 AM Sundays through Saturdays for the licensed premises; music will be background only with speakers located both throughout the Courtyard and the interior premises; there is no dancing, DJs, live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the Applicant originally appeared before CB2, Man. in [November/2023](#) for a tavern wine license, this being a previously unlicensed location, to license the courtyard and interior

rear art studio/art storage area for the service of alcohol to its boutique hotel guests but also for the general public with tables and chairs throughout the interior and with the service of alcohol to the outdoor courtyard space, which also included service until Midnight Sundays through Thursdays and 1 AM Fridays and Saturdays serving snacks but without any kitchen; additionally the Applicant intended to hold private parties in the courtyard and the interior art studio space; CB2 recommending denial of the application and requesting that the application be called up before the full board of the NYSLA, the Authority granting the license without having a full board hearing on the application, CB2 Man.'s FOIL request on this application not indicating that CB2's resolution was considered as part of the record, § 110-b of the ABC law stating "*A municipality may express an opinion for or against the granting of such application. Any such opinion shall be deemed part of the record upon which the liquor authority makes its determination to grant or deny the application,*" in this instance, CB2's opinion was submitted to the Authority but not made part of the record, and the determination did not take CB2's concerns into account; and

- v. **Whereas**, CB2's concerns included that the open air courtyard area was surrounded by residential apartments immediately above and overlooking the interior courtyard, many with bedroom windows facing the courtyard and the impacts of noise from an eating and drinking establishment operating until late evening hours would have on those residents; additional issues were related to the certificate of occupancy, which at the time which did not permit eating and drinking uses on the ground floor, or any other floor of the building; the Applicant receiving an ECB violation (#39118384P) on 07/03/2024 for "occupancy contrary to that allowed by the certificate of occupancy of buildings department records;" and
- vi. **Whereas**, the instant application is to license the entirety of the ground floor space, adding in the front lobby area to the licensed premises, moving the bar from the rear art studio space to the front lobby in a position immediately adjacent to the doorway into the open courtyard surrounded by residential units above it which look down into the courtyard and to whom the sound from the courtyard, and proposed adjacent bar travels to, and increasing seating to the rear art studio space; there having been no outreach to the local block association or surrounding residents in coordination with the instant application despite the concerns and opposition raised during the initial application, the Applicant unable to show that any of those concerns have been addressed, there being nothing included with the instant application to illustrate any sound mitigation of the open air interior courtyard seating that is surrounded by residential apartments, the hours presented are until 1 AM daily throughout the entirety of the premises, the newly updated certificate of occupancy (dated 4/07/2025) lists the legal occupancy for the eating and drinking establishment areas on the first floor to be 54 persons yet the diagrams and questionnaire provided to CB2 show a seated occupancy of 58 persons exclusive of any staff, thereby the Applicant continuing to operate in violation of the certificate of occupancy; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Alteration application to the existing Tavern Wine License for **Broome Hotel Owner LLC 431 Broome St 10013**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any alteration to the existing Tavern Wine License is issued to this Applicant; and

**THEREFORE, BE IT FURTHER RESOLVED**, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on the alteration to the Tavern Wine license for **Broome Hotel Owner LLC 431 Broome St 10013**, as CB2, Man. had requested initially upon the issuance of the tavern wine license:

1. The hours of operation will be from 9 AM to 9 PM Sundays through Saturdays (7 days a week) for the Courtyard and 7 AM to 11 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays for the interior licensed premises.
2. No music, no speakers, no TVs in the Courtyard at any time.
3. No events at any time.
4. All service in both the Courtyard and interior premises is to seated patrons only.

**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