



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: 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:

Rethink Food USA Inc. dba Service 116 W Houston St 10012 (RW–Restaurant)

- i. **Whereas**, the Applicant and the Applicant's Attorney 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 non-profit small restaurant located on the first floor of a six (6)-story mixed-use building (c. 1900) on residential block of Houston Street between Sullivan and Thompson Streets (Block #525 / Lot #29) located in the South Village Historic District; and
- ii. **Whereas**, the premises, is roughly 3,956 sq. ft. comprised of approximately 1,978 sq. ft. on the ground floor connected by an interior staircase to an approximately 1,978 sq. ft. basement, the basement being used for storage purposes with no patron use; there will be ten (10) tables with 26 seats and one (1) bar with five (5) seats for a total patron occupancy of 31 seats; there is one (1) entryway and two (2) exists and one (1) patron bathroom; there will be no sidewalk café or roadbed seating; the location being slightly unusual in that although being located on the 1st floor according to the C of O, the establishment is located up a number of steps above the ground level, there is an ADA lift into the lobby of the building that can be used for ADA access; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be Sundays through Saturdays from 9 AM to 12 AM, music will be background only from iPods/CDs/streaming services and there may be DJs; there will be no TVs, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application and there will be no use of the rear yard by staff or by patrons, the restaurant is a non-profit that operates open to the public and with ticketed events, the proceeds from the restaurant going to provide meals to New Yorkers in need; and

- iv. **Whereas**, the premises to be licensed was previously licensed under 116 West Houston Chefscape NYC LLC dba Chefscape (Lic ID #0240-23-140106, exp. 12/31/2024) from approximately 2021 to 2024, prior to that the space was occupied by François Payard Bakery from 2010 to 2018; 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 as a non-profit, full-service restaurant open to the public and with ticketed events with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 9 AM to 12 AM 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. There will be no use of the rear yard for any purposes.
 6. Will play recorded background music at conversational levels and there may be DJs, though not on a daily basis. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. 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.
 15. 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.
 16. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 17. 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 **104 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 10 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 **Rethink Food USA Inc. dba Service 116 W Houston 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, 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 Kavanaugh, 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, MANHATTAN

JUN 17 2025

Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Thursday June 12, 2025.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Kenneth D Baker** as a qualified representative of **Rethink Food USA Inc dba Service** located at **116 West Houston Street, New York, NY 10012** agree to the following stipulations:

Application Type: ☐ OP Restaurant/Tavern ☒ RW ☐ TW ☐ Alteration ☐ Other:

☒ Premise will be advertised and operated as a non-profit restaurant open for ticketed events.

☒ Hours of operation:

Sunday:	9 AM	to	12 AM	Thursday:	9 AM	to	12 AM
Monday:	9 AM	to	12 AM	Friday:	9 AM	to	12 AM
Tuesday:	9 AM	to	12 AM	Saturday:	9 AM	to	12 AM
Wednesday:	9 AM	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, non-profit restaurant open to the public and with ticketed events 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.

☒ There will be no use of the rear yard for any purposes.

☒ Will play recorded background music at conversational levels and there may be DJs, though not on a daily basis. 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 install or have French doors, operable windows or open facades.

☒ 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.

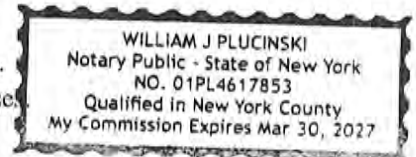
Will not have: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Scheduled Performances

☒ 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: Ken Baker (Culinary Director) Phone Number: 202-538-9680

Signed <u>Kenneth D Baker</u>	State of New York	Print Name <u>Kenneth Baker</u>	Dated <u>06-17-2025</u>
Sworn to this <u>17</u> day of <u>JUNE</u> 2025	County of New York	<u>[Signature]</u>	Notary Public

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