



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:

WS F&B LLC 103 Waverly Place 10011 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant in the ground floor of an 9-story hotel building (ca. 1902) on the northwest corner of Waverly Place and MacDougal Street (Block #553/Lot #7501), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises, located a few steps down from street level, is approximately 4,900 sq. ft., with 3,500 sq. ft. on the ground floor connected by an interior stairway to a 1,400 sq. ft. basement, the basement being used for storage purposes only and not for patrons; there will be 31 tables and 74 seats and one (1) bar with six (6) for a total seated occupancy of 80 persons, there are two (2) entrances and two (2) exit and two (2) bathrooms, all windows are fixed and there are no existing French doors or facades that open to the outside; there is no outdoor seating; and
- iii. **Whereas**, the premises to be licensed has been licensed with an On-Premises Liquor License since approximately 2020 to the present under Café C III LLC dba North Square (Lic. ID # 0340-23-127293, exp 2/28/2027); the instant application being an asset purchase with the method of operation remaining largely the same, the Applicant holding other hotel and restaurant licenses within both CB2 and New York City; and
- iv. **Whereas**, consistent with the previous operator, the Applicant's hours of operation will be 7 AM to 12 AM Sundays through Saturdays (7 days a week) with the restaurant serving breakfast, lunch and dinner; music will be background only from iPods/CDs/streaming

services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performances and no cover fees; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:

1. Will operate a full-service restaurant catering to hotel guests and local residents serving breakfast, lunch and dinner with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 7 AM to 12 AM Sundays through Saturdays. 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. Will have not more than 24 private parties per year.
6. 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.
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. All signage will be compliant with rules for signage in an Historic District.
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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. 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.
16. 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.
17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **50 active licensed premises** within 750 ft. and 15 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for an On-Premises Restaurant Liquor License for **WS F&B LLC 103 Waverly Place 10011**, 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 36 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, **Sean McPherson** as a qualified representative of **WS F&B LLC dba TBD** located at **103 Waverly Place, New York, NY 10011** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a full service restaurant serving breakfast lunch and dinner.

☒ Hours of operation:

Sunday:	7 AM	to	12 AM	Thursday:	7 AM	to	12 AM
Monday:	7 AM	to	12 AM	Friday:	7 AM	to	12 AM
Tuesday:	7 AM	to	12 AM	Saturday:	7 AM	to	12 AM
Wednesday:	7 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 restaurant serving breakfast, lunch and dinner catering to hotel guests and local residents 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 have not more than 24 private parties per year.

☒ 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 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.

☒ 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: Sean MacPherson Phone Number: 917-488-8777

Signed	<u>Sean MacPherson</u>	Print Name	<u>Sean MacPherson</u>	Dated	<u>6/13/25</u>
Sworn to this	<u>13th</u>	day of	<u>June</u>	2025	<u>SC</u>
Notary Public: <u>FAITH GARRON</u>					
NOTARY PUBLIC, STATE OF NEW YORK					
Registration No. 01GA6232301					
Qualified in New York County					
Commission Expires 12/06/2026					

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