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COMMUNITY BOARD NO. 2, MANHATTAN

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July 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 July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

142 W 10th LLC 142 W 10th St 10014 (OP–Tavern)

- i. Whereas**, the Applicant and Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new Tavern On-Premises Liquor License to operate a high-end cocktail bar in a residential neighborhood on the ground floor of a four (4)-story mixed-use building constructed in 1887 on W. 10th St. between Waverly St. and Greenwich Ave. (Block #610/Lot #7502), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the storefront premises is roughly 2,200 sq. ft. with 1,900 sq. ft. on the ground floor and 300 sq. ft. in the basement, the basement being for storage purposes only with no patron use; there will be 15 tables and 23 seats and two (2) bars with 20 seats for a total seated patron occupancy of 43 persons and a legal occupancy of 74 persons;; there is one (1) entryway serving as both patron ingress and egress, one emergency exit and two (2) bathrooms; and
- iii. Whereas**, the hours of operation will be from 12 AM to 2 AM Sundays through Saturdays (7 days a week); music will be from iPods/CDs/streaming services, DJs and live music at background levels; there will be no dancing, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security; there will be no sidewalk or roadway seating; and
- iv. Whereas**, the premises has been licensed since 2022 as a fine-dining restaurant with an On-Premises Liquor License by the name of 142 Carriage House LLC dba The Carriage House (Lic ID # 0340-24-135705) with closing hours of 11 PM Sundays through Thursdays and 1 AM Fridays and Saturdays and with quiet background music from iPods/streaming services without DJs or live music or outdoor seating; and

- v. **Whereas**, the Applicant is the principal of two restaurants in CB2, Man., one of which (Bangkok Supper Club LLC, Lic ID #0340-23-128408) is an *Exceptional Cocktail Award Winner* from Michelin Guide, the instant application being to operate a high-end cocktail lounge where they can expand upon their award-winning cocktails; and
- vi. **Whereas**, the Applicant met with the local block associations who had concerns over the late night hours and with the method of operation being a cocktail lounge with DJs and live music in the middle of a residential neighborhood surrounded by ground floor residents, the premises had previously always been a restaurant with earlier restaurant hours; and
- vii. **Whereas**, hearing the concerns of the block associations, the Applicant reduced their hours to closing at 1 AM Sundays through Thursdays but could not agree to any further reduction in hours; the block associations, nearby residents and a resident of the building appeared to speak in opposition to the application, the resident of the building saying that there had been no outreach to any of the four (4) units in the building, there is no support from the residents of the building for a cocktail lounge with late hours, live music and DJs, there being young children in the building and adjacent residents; others also saying the hours are too late for this quiet residential block., there is a preschool located a few doors over to the east and an ice cream store to the west on that block, the location being unsuitable for a cocktail lounge, the cocktail lounge being a destination establishment in the middle of the block will draw crowds from late afternoon until late night closing, the location being surrounded by many ground floor residential units given the residential nature of the block, there were concerns about patrons leaving late at night talking loudly in the street and for-hire vehicles causing congesting and late night honking, the street having a bike lane, a parking lane and just one moving traffic lane; the Applicant unwilling to offer any further reduction in hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern Liquor License for **142 W 10th LLC 142 W 10th St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the NYSLA for determination.

Vote: Passed, 33 Board Members in favor, 3 against (R. Kessler, R. Sanz, E. Siegel), 1 abstention (W. Benesh).

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair



Valerie De La Rosa, Chair

SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan

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