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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:

Broome Hotel Owner LLC and Broome Hotel FB LLC dba The Broome Hotel 431 Broome St 10013 (new OP–Hotel)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a hotel liquor license to operate a full service Mediterranean restaurant located on the ground floor within a boutique hotel and to provide room service to hotel guests, the hotel being a 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 hotel premises is approximately 14, 000 sq. ft. (2,300 sq. ft/floor) with the ground floor consisting of 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 rear dining area; there will be approximately eight (8) seats in the hotel lobby, one (1) bar with six (6) seats in the restaurant entry, followed by 14 tables and 30 seats in the middle restaurant courtyard area and then seven (7) tables and 14 seats in the rear interior restaurant premises for a total seated occupancy of 21 tables and 44 seats and one bar with six (6) seats in the restaurant and eight (8) additional seats in the lobby for a total of 58 persons and a current legal occupancy of 54 persons; there are two (2) entryways serving as both patron ingress and egress and two (2) bathrooms located in the cellar; and
- iii. Whereas**, the hours of operation for the restaurant are from 7 AM to 12 AM Sundays through Saturdays with the interior courtyard closing not later than 10:30 PM every night; there is a retractable roof in the courtyard which will be in the 100% closed position not later than 8:30 PM nightly and not later than 7 PM any time there is a private party in the courtyard;

music will be recorded background music only, inclusive of any private parties, with speakers located both throughout the courtyard and the interior premises; there will be 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 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 negative impacts of noise from an eating and drinking establishment operating until late evening hours would have on those residents; and
- vi. **Whereas**, the Applicant appeared before CB2, Man. again in June/2025 for an alteration to their tavern wine license to move the customer bar from the rear of the premises towards the front area at which time CB2 unanimously recommended denial of the application because none of the concerns or issues raised in November/2023 had been addressed or resolved; the instant application being for a full-service restaurant and including specific plans for the ability to cover the interior courtyard, the Applicant working with the community and CB2, Man. agreeing to close the interior courtyard by 10:30 PM every night and closing the cover at 8:30 PM nightly in an effort to mitigate any noise issues from the courtyard to surrounding residents, and agreeing to limit the number of persons in the courtyard to 22 persons as stated on the Certificate of Occupancy; and
- vii. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Hotel Liquor License, with those stipulations as follows:
 1. Premise will be advertised and operated as a full-service French Mediterranean restaurant within a hotel with the kitchen open and full menu items available until closing every night. Room service is available to hotel guests 24/7.
 2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

3. Interior courtyard will be covered with a retractable roof capable of closing 100% to fully cover the courtyard. There will be not more than 22 persons in the courtyard, inclusive of staff, at any time. All patrons will be seated.
4. Interior courtyard will close not later than 10:30 PM nightly. All patrons will be cleared at this time.
5. Will close the courtyard retractable roof to the 100% closed position not later than 8:30 PM nightly and at 7 PM any time there is a private party in the courtyard.
6. Will not have any outdoor seating on the sidewalk or in the roadway as part of the Dining Out NYC program.
7. 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.
8. Will not have televisions.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will have patron access to the cellar for bathroom use only. There will be no service or consumption of alcohol in the cellar. Will not have patron occupancy/service to any portion of the sub-cellar of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no security personnel.
17. 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.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

viii. 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 **36 active licensed premises** within 750 ft. and 2 pending licenses according to LAMP, the Applicant having worked with the community regarding hours and mitigating sound from the courtyard area to surrounding residents by installing a retractable roof able to fully cover the courtyard, the agreed upon hours and 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 Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Hotel Liquor License for **Broome Hotel Owner LLC and Broome Hotel FB LLC dba The Broome Hotel 431 Broome St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant 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, 37 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, July 18, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Tom Intrator as a qualified representative of Broome Hotel Owner LLC and Broome Hotel FB LLC dba The Broome Hotel located at 431 Broome Street, New York, NY 10013 agree to the following stipulations:

Application Type: [X] OP Hotel [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a hotel with a full-service French Mediterranean restaurant.

[X] 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.)

*Interior courtyard will close not later than 10:30 PM nightly. Room service to hotel guests is available 24/7.

- [X] Will operate a full-service French Mediterranean restaurant within a hotel with the kitchen open and full menu items available until closing every night. Room service is available to hotel guests 24/7.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] Interior courtyard will be covered with a retractable roof capable of closing 100% to fully cover the courtyard. There will be not more than 22 persons in the courtyard, inclusive of staff, at any time. All patrons will be seated.
[X] Interior courtyard will close not later than 10:30 PM nightly. All patrons will be cleared at this time.
[X] Will close the courtyard retractable roof to the 100% closed position not later than 8:30 PM nightly and at 7 PM any time there is a private party in the courtyard.
[X] Will not have any outdoor seating on the sidewalk or in the roadway as part of the Dining Out NYC program.
[X] 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.
[X] Will not have televisions.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will have patron access to the cellar for bathroom use only. There will be no service or consumption of alcohol in the cellar. Will not have patron occupancy/service to any portion of the sub-cellar of licensed premises.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing facade except to change signage or awning.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
[X] 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: [X] Dancing [X] DJs [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged
[X] Scheduled Performances [X] Velvet ropes or metal barricades [X] Security Personnel

[X] 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.

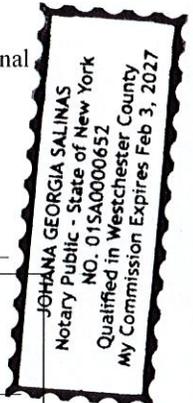
[X] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Anthony Gambi Phone Number: 646-919-4139

Signed [Signature] Print Name Tom Intrator Dated 7/17/2025

Sworn to this 17th day of July 2025 Johana Georgia Salinas Notary Public



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