



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

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:

Chubby Cattle BBQ Spring St NYC LLC 206 Spring St 10012 (OP–Restaurant)

- 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 an Asian barbecue restaurant on the ground floor and 2nd floor of six (6)-story mixed-use building (ca. 1971) on Spring Street between Avenue of the Americas and Sullivan Street (Block #490/Lot #723), the building falling within NYC LPC’s Sullivan-Thompson Historic District; and
- ii. Whereas**, the three-story premises is approximately 6,000 sq. ft. (2,000 sq. ft. on the ground floor connected by an interior staircase to a 2,000 sq. ft. second floor and a 2,000 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement); a certificate of occupancy was presented which permits eating and drinking on the first and second floors with storage, kitchen and accessory toilets in the cellar, the premises having previously been occupied and operated since 2018 as The Woo Inc (Lic ID # 0340-22-115531), a full-service Korean barbecue restaurant; and
- iii. Whereas**, the proposed hours of operation will be Sundays through Saturdays from 11 AM to 12 AM., there are a total of 28 tables with 112 seats and one (1) bar with four (4) seats for a total capacity of 116 and a maximum occupancy of 161, there will be no sidewalk café or other outdoor areas for the service of alcohol; music will be quiet background only consisting of music from iPods/CDs/streaming services, there will be no private parties, no DJs or live music, no promoted events, no cover fees, no velvet ropes, no movable barriers and there will be no TV;; and
- iv. 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 Restaurant Liquor License and those stipulations are as follows:

1. Premises will be operated and advertised as full-service Asian barbecue restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be 11 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 play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will not have private parties.
 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 will keep current at all times required Permits and Certificates
 13. Will not have unlimited/all you can 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 dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
 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 any 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 **59 active licensed premises** within 750 ft. and 8 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **Chubby Cattle BBQ Spring St NYC LLC 206 Spring St 10012** **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, Dawei Zhao as a qualified representative of Chubby Cattle BBQ Spring St NYC LLC located at 206 Spring Street, New York, NY 10012 agree to the following stipulations:

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

[X] Premise will be advertised and operated as an "all you can eat" Asian barbecue restaurant

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows: Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, Saturday.

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [X] Will operate a full-service Asian barbecue restaurant with the kitchen open and full menu items available until closing every night.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[X] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] Will not have private parties.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will not have patron occupancy/service to any portion of the basement 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/all you can 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/Doorman.
[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: MATTHEW LEE Phone Number: 702 738-6881

Signature box containing: Signed Dawei Zhao, Print Name DAWEI ZHAO, Dated 7/18/2025, Sworn to this 15th day of July 2025, and Notary Public stamp for AHNE SAMUEL SANG HYUN, No. 02AH4844645, Commission Expires 01/31/2026.

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