

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
Brian Pape, *Assistant Secretary*  
Mark Diller, *District Manager*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

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:

### **Cleo Restaurant LLC 621 Hudson St 10014 (OP–Restaurant)**

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate an all-day restaurant specializing in rotisserie chicken and vegetables on the ground floor of a four (4)-story mixed-use building (ca. 1849) on the southwest corner of Jane and Hudson Streets (Block #625/Lot #9), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises being roughly 2,000 sq. ft. (the ground floor is approximately 1,000 sq. ft and the cellar, which is accessed via a sidewalk hatch is approximately 1,000 sq. ft. with no patron use of the cellar, the cellar being used for storage only) there will be 20 tables with 40 seats and one bar with no (0) seats for a total of 40 patron seats; there is one (1) entrance that serves as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be Fridays and Saturdays from 11 AM to 12 AM, Sundays from 11 AM to 11 PM, Mondays through Wednesdays from 5 PM to 11 PM and Thursdays from 5 PM to 12 AM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no outdoor seating included with this application, the Applicant having met with the Jane Street Block Association and residents living across the street at 61 Jane Street, a large residential building, and agreed that any future outdoor seating would be only on the sidewalk on Hudson Street; and

- iv. **Whereas** the location has operated with a Restaurant Wine License since approximately 1992 under Frisolino Inc dba Piccolo Angelo (Lic. ID #0240-23-141938) which closed January 1, 2025; and
- v. **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 advertised and operated as a full-service restaurant with a focus on rotisserie chicken and vegetables with the kitchen open and full menu items available until closing every night.
  2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  3. The hours of operation will be from Fridays and Saturdays from 11 AM to 12 AM, Sundays from 11 AM to 11 PM, Mondays through Wednesdays from 5 PM to 11 PM and Thursdays from 5 PM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing time.
  4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
  5. Any future outdoor seating will be on the sidewalk on Hudson Street only and will follow all rules and regulations of the Dining Out NYC program. Future sidewalk café will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
  6. There will be no future roadbed seating or sidewalk seating on Jane Street.
  7. Will play recorded background music at conversational levels only so as not to cause a disturbance 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 not have patron occupancy/service to any portion of the basement 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 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 cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
  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. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
  19. 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**, 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 5 pending licenses according to LAMP; the Applicant having met with the local block association and neighboring residents and easily reaching an agreement with them to have no roadbed or sidewalk seating on Jane Street, the closing hours and 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 Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **Cleo Restaurant LLC 621 Hudson St 10014** **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 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



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

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, Halley Chambers as a qualified representative of Cleo Restaurant LLC dba Cleo located at 621 Hudson Street, New York, NY 10014 agree to the following stipulations:

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

[X] Premise will be advertised and operated as a all-day restaurant specializing in rotisserie chicken and vegetables

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows for Sunday through Wednesday.

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

- List of stipulations including: Will operate a full-service restaurant, Will not operate as a Lounge, There is no backyard garden, Any future outdoor seating will be on the sidewalk on Hudson Street only, There will be no future roadbed seating, Will play recorded background music, Will not have televisions, Will close all doors and windows, Will not have patron occupancy/service to any portion of the basement, Will not install or have French doors, Will not make changes to the existing facade, Will comply with NYC Department of Buildings Regulations, Will not have unlimited drink or unlimited food and drink specials, There will be no "bottle service", 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, Will appear before CB2, Man. prior to submitting any changes, Will appear before CB2, Man. for change in method of operation/alteration.

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

Name: Halley Chambers Phone Number: 312 286 4272

Signed: [Signature] Halley Chambers Print Name Sworn to this 16th day of July 2025 [Signature] Notary Public ANTHONY L CARABALLO NOTARY PUBLIC, STATE OF NEW YORK NO. 01CA0015412 QUALIFIED IN KINGS COUNTY MY COMMISSION EXPIRES NOVEMBER 02, 2027

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