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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:

GF 240 Mulberry LLC 240 Mulberry St, Store North 10012 (TW–Bar/Tavern) (*previously unlicensed*)

- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate an all day café with coffee, food and pastries in the ground floor of a six (6)-story mixed-use, tenement style building (ca. 1901) on Mulberry Street between Prince and Spring Streets (Block #494/Lot #9) located in the Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 750 sq. ft. and will have approximately eight (8) tables with 20 seats and one bar with four (4) seats for a total seated occupancy of 34 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency exit and one (1) bathroom; and
- iii. Whereas**, the premises to be licensed is a previously unlicensed location and was most recently operated as a clothing store; the Applicant had been sub-leasing the space to the clothing store and also leases, and is the principal of, the licensed premises in the cellar (The Bar on Mulberry, Lic ID #0370-24-134045); and
- iv. Whereas**, the Applicant’s hours of operation will be Sundays through Saturdays (7 days a week) from 8 AM to 12 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- v. Whereas**, the application also included 20 seats in the rear yard, the Applicant unable to provide a Certificate of Occupancy or Letter of No Objection showing the use of the rear yard

for an eating and drinking establishment, the Applicant agreeing to remove the rear yard from the instant application until such time as they can provide permits for the rear yard as an eating and drinking establishment and agreeing that any future seating in the rear yard, should it be permitted, would close not later than 10 PM and service would be to seated patrons only; and

vi. Whereas, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **75 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 10 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours being reasonable and the Applicant agreeing to no use of the rear yard until obtaining a Letter of No Objection or Certificate of Occupancy permitting eating and drinking in the rear yard;

vii. 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 Tavern Wine License, with those stipulations as follows:

1. Will operate as an all-day café serving coffee, food and pastries with less than a full kitchen but with the kitchen open and serving food until closing every night.
2. The hours of operation will be from Sundays through Saturdays (7 days a week) from 8 AM to 12 AM. All patrons will be cleared, and no patrons will remain after stated closing time.
3. Will not operate a backyard garden until such time as there is an updated Certificate of Occupancy or Letter of No Objection specifically stating the backyard may be used as an eating and drinking establishment and that documentation is provided to Community Board 2, Manhattan.
4. Any future backyard seating, should it be permitted, will be to seated patrons only and will end no later than 10 PM nightly. There will be no music, speakers or amplified sound/devices in the backyard at any time.
5. Will not operate any sidewalk café and/or roadway café under the Dining Out NYC program.
6. Will play recorded background music at conversational levels only. 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 have not more than 12 private parties per year.
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 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. 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.
15. 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.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Tavern Wine License for **GF 240 Mulberry LLC 240 Mulberry St, Store North 10012**, **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.

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, Justin Sievers as a qualified representative of GF 240 Mulberry LLC dba TBD located at 240 Mulberry Street, North Store, New York, NY 10012 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [] RW [x] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a all day café with coffee, food and pastries

[x] Hours of operation:

Sunday: 8 AM to 12 AM Thursday: 8 AM to 12 AM
Monday: 8 AM to 12 AM Friday: 8 AM to 12 AM
Tuesday: 8 AM to 12 AM Saturday: 8 AM to 12 AM
Wednesday: 8 AM to 12 AM

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

- [x] Will operate with less than a full service kitchen but will serve food during all hours of operation.
[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 until such time as there is an updated Certificate of Occupancy or Letter of No Objection specifically stating the backyard may be used as an eating and drinking establishment and that documentation is provided to Community Board 2, Manhattan.
[x] Any future backyard seating, should it be permitted, will be to seated patrons only and will end no later than 10 PM nightly. There will be no music, speakers or amplified sound/devices in the backyard at any time.
[x] Will not operate any sidewalk café and/or roadway café under 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 not more than 12 private parties per year.
[x] Will not install or have French doors, operable windows or open facades.
[x] Will not make changes to the existing façade 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.
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: Caitlyn Conley Phone Number:

Signed [Signature] Print Name Justin Sievers Dated 7/16/25
Sworn to this 16 day of July 2025
Natalie Peni Notary Public

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