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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:

**Home Cooking New York LLC 158 Grand St, no. 206 and 207, 10013** (Catering Establishment–Wine) (*previously unlicensed*)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Catering Establishment Wine License to operate a recreational cooking school and catering event space focused on cooking classes on the second floor of a two (2)-story mixed-use building (c. 1924) on Grand Street between Centre and Lafayette Streets (Block #472 / Lot #25) 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 2<sup>nd</sup> floor premises is roughly 1,600 sq. ft.; there will be three (3) tables with 40 seats, one (1) work table with 16 counter stools and no bars for a total seated occupancy of 56 seats; there are two (2) entryways which serve as patron ingress and egress and one (1) patron bathroom; there will be no sidewalk café or roadbed seating; and
- iii. **Whereas**, the Applicant’s hours of operation are from 10 AM to 10 PM Sundays through Saturdays (7 days a week), music will be background only from iPods/CDs/streaming services; there will be no TVs, no dancing, DJs, promoted events, no live music or scheduled performances, and no cover fees; and
- iv. **Whereas**, the Applicant has been operating the cooking school at the premises since 2014 albeit without the service of alcohol, the instant application being to include the opportunity for wine to be included for some of the events; and
- v. **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 Catering Establishment Wine License, with those stipulations as follows:

1. Will operate a recreational cooking school and catering event space focused on cooking classes with the ability to prepare and serve food for 50 persons.
  2. The hours of operation will be from 10 AM to 10 PM Sundays through Saturdays (7 days a week). Cooking classes will end no later than 10 PM. 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, inclusive of any private parties or events. No music will be audible in any adjacent residences or offices at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not install or have French doors, operable windows or open facades.
  9. Will not make changes to the existing façade except to change signage or awning.
  10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  12. 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.
  13. 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.
  14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **78 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 3 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; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a Catering Establishment Wine License for **Home Cooking New York LLC 158 Grand St, no. 207, 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 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



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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, **Jennifer Clair** as a qualified representative of **Home Cooking New York LLC dba Home Cooking New York** located at **158 Grand Street, #206-207, New York, NY 10013** agree to the following stipulations:

**Application Type:**  OP Restaurant/Tavern  RW-Catering Establishment

Premise will be advertised and operated as a small recreational cooking school offering public and private classes.

Hours of operation:

Sunday:	10 AM	to	10 PM*	Thursday:	10 AM	to	10 PM*
Monday:	10 AM	to	10 PM*	Friday:	10 AM	to	10 PM*
Tuesday:	10 AM	to	10 PM*	Saturday:	10 AM	to	10 PM*
Wednesday:	10 AM	to	10 PM*				

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

\*Classes will end no later than 10 PM nightly.

- Will operate a recreational cooking school and catering event space focused on cooking classes with the ability to prepare and serve food for 50 persons.
  - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 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 or offices at any time.
  - Will not have televisions.
  - Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - Will not install or have French doors, operable windows or open facades.
  - Will not make changes to the existing façade except to change signage or awning.
  - Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  - Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
- 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 prior to submission of original application to the NYSLA.
  - 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: Jennifer Clair Phone Number: 917-803-6857

Signed		Print Name	<u>Jennifer Clair</u>
		Dated	<u>7/15/25</u>
Sworn to this	<u>15<sup>TH</sup></u>	day of	<u>July</u>
		2025	 Notary Public

Juliamah Harrison  
 Notary Public State of New York  
 No. 01HA0034967  
 Qualified in Dutchess County

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