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COMMUNITY BOARD NO. 2, MANHATTAN
3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
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P: 212-979-2272 **F**: 212-254-5102 **E:** 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:

Host on Howard LLC dba Host on Howard 21 Howard St. 10013 (OP–Catering Establishment) (Class Change) (Lic. ID # 0246-24-137261)

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 class change to their existing Catering Establishment Wine License (Lic ID #0246-24-137261) for a new Catering Establishment Liquor License to operate a wholesale fixture showroom and catering event space on the ground floor of a six (6)-story commercial building (c. 1857) on Howard Street between Lafayette and Crosby Streets (Block #209/Lot #28) the building falling within NYC LPC's designated SoHo-Cast Iron Historic District Extension and the Special SoHo-NoHo Mixed Use District; and

ii. **Whereas**, the hours of operation will remain from 12 PM to 12 AM Saturdays through Sundays (7 days a week); there will be no sidewalk café or roadbed dining; music will be quiet background only inclusive of private events consisting of music from iPod/CDs/streaming; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers or security; and

iii. **Whereas,** the Applicant originally appeared before CB2, Man. in June/2023 for a Catering Establishment Wine license to operate an appointment/invitation-only commercial showroom for the Applicant's lighting and furniture business, as well as a catering event space to host events for the showroom as well as for other persons; there is a prep kitchen capable of providing food and service for not less than 50 persons but not a full kitchen; there is a bar as part of the showroom but there is no service of alcohol from the bar in the course of daily showroom operations, the bar may be used during events; the Applicant having not more than four (4) events per month consisting of not more than 50 persons; 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 Catering Establishment On-Premises Liquor License, with those stipulations are as follows:

1. Premises will be advertised and operated as an appointment/invitation-only Wholesale Fixture Showroom and Catering Event Space.
2. The hours of operation will be 12 PM to 12 AM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.
3. Will have not more than four (4) events per month consisting of not more than 50 persons.
4. Will ensure there is suitable and adequate facilities and accommodations to provide food and service for not less than 50 persons at any one function including a full electric prep kitchen and prep area in the basement.
5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close <u>all</u> doors and windows at all times, allowing only for patron ingress and egress.
9. Will ensure premises cellar doorway to larger cellar area of building is an alarmed door to prevent employee access aside from in case of emergency.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Bar area will be used for showroom purposes only without alcohol storage outside of any private catered events which include food and alcohol.
12. Will not install any French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will provide a Letter of No Objection or Certificate of Occupancy permitting a catering establishment and commercial wholesale showroom for store front premises proposed to be licensed (21 Howard).
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. Will not change principals provided to CB2 prior to submission of original application to the NYSLA.
18. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

v. **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 **31 active licensed premises** within 750 ft. and 1 pending license according to LAMP, CB2 being unaware of any complaints regarding the establishment since it opened, 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 catering establishment liquor license for **Host on Howard LLC dba Host on Howard 21 Howard 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, **Adam Farmerie** as a qualified representative of **Host on Howard LLC dba Host on Howard** located at **21 Howard Street, New York, New York 10013** agree to the following stipulations:

Application Type: ☒ OP Catering ☒ Other: Catering Event Space and Wholesale Fixture Showroom

☒ Premise will be advertised and operated as a Wholesale Fixture Showroom and Catering Event Space

☒ Hours of operation:

Sunday:	12:00PM	to	12:00AM	Thursday:	12:00PM	to	12:00AM
Monday:	12:00PM	to	12:00AM	Friday:	12:00PM	to	12:00AM
Tuesday:	12:00PM	to	12:00AM	Saturday:	12:00PM	to	12:00AM
Wednesday:	12:00PM	to	12:00AM				

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

☒ Will operate an appointment/invitation-only commercial showroom and catering event space.
☒ Will have not more than four (4) events per month consisting of not more than 50 persons.
☒ Will ensure there is suitable and adequate facilities and accommodations to provide food and service for not less than 50 persons at any one function including a full electric prep kitchen and prep area in the basement.
☒ Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Dining Out NYC program
☒ Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
☒ Will not have televisions.
☒ Will close all doors and windows at all times, allowing only for patron ingress and egress.
☒ Will ensure premises cellar doorway to larger cellar area of building is an alarmed door to prevent employee access aside from in case of emergency.
☒ Will not have patron occupancy/service to any portion of the basement of licensed premises.
☒ Bar area will be used for showroom purposes only without alcohol storage outside of any private catered events which include food and alcohol.
☒ 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 provide a Letter of No Objection or Certificate of Occupancy permitting a catering establishment and commercial wholesale showroom for licensed store front premises (21 Howard).

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 change principals provided to CB2 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.
☒ Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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

Name: ADAM FARMERIE Phone Number: 212.343.7024 x143

Signed ADAM FARMERIE Print Name 21 JULY 2025 Dated

Sworn to this 21st day of July 2025

Notary Public

CUI YING LI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI0004996
Qualified in NEW YORK County
Commission Expires 04/04/2027

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