



COMMUNITY BOARD NO. 2, MANHATTAN

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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:

KHG 180 Spring LLC 180 Spring St 10012 (OP–Restaurant) (Transfer)

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Spanish and Italian restaurant in the ground floor of a four (4)-story mixed-use building (c. 1848) on the southeast corner of Spring and Thompson Streets (Block #388/Lot #15); the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. Whereas**, the ground floor premises is approximately 2,200 sq. ft., with 1,100 sq. ft. on the ground floor connected by an interior stairway to an 1,100 sq. ft. basement, the basement being used for storage purposes only and not for patrons; there will be 25 tables and 56 seats and one (1) bar with ten (10) seats for a total seated occupancy of 66 persons, there is one entryway serving for patron ingress and egress and two (2) bathrooms, there are existing operable French doors on Spring Street which will close at 10 PM nightly; and
- iii. Whereas**, the premises to be licensed has been a restaurant for over 80 years, the most recent licensee (RDK Restaurant Corp. dba Bistro Les Amis, Lic. ID #0340-23-131578, exp. 3/31/2025) having acquired the restaurant via a transfer in 1998 from C.V.J.F. Restaurant Corp dba Sanzin Restaurant & Bar; the instant application being an asset purchase, the current Applicant (Kent Hospitality Group) having other licensed premises in New York City, mostly in the Financial District, with some holding Michelin stars; and
- iv. Whereas**, the Applicant’s proposed hours of operation were 11 AM to 4 AM Sundays through Saturdays (7 days a week) with the restaurant serving breakfast, lunch and dinner but after meeting with the local block association (South Village Neighbors) they reduced their hours to 2 AM; music will be background only from iPods/CDs/streaming services and a DJ

spinning vinyl through the existing sound system at background levels; there will be no TVs, no live music, no promoted events or scheduled performances, no cover fees and no security or doormen; the Applicant intends to participate in the Dining Out NYC program with sidewalk and roadway seating and, while not part of this application, agreed that any future outdoor seating would close at 10 PM; and

- v. **Whereas**, members of the South Village Neighbors and other residents came to speak about the application, saying they were concerned about the late night hours, with 2 AM being late for this largely residential area, they were also concerned about any future roadbed seating on Thompson Street as it would require an FDNY waiver, this being a transfer application from RDK Restaurant Corp., the Applicant's believing that there were no restrictions on the liquor license as it was originally licensed in 1998 and had been operating as a family-run, neighborhood restaurant by the same owners since that time; the Attorney stating that this application was "not one of those instances where someone was transferring a 4 AM license when in reality they operated until 10 o'clock each night. That is not the case here. They originally opened with 3:00, 3:30 hours and for years and years they operated until 2. They started closing a bit earlier during Covid, and now, in recent years since Covid, they've reopened with late night hours"; however, the owners of RDK Restaurant Corp. had appeared before CB2, Man. in [August/2024](#) for an alteration to their liquor license to add sidewalk and roadway seating, at the time the principals stating that their hours of operation were Sunday to Thursday closing at 10:30 PM and Friday and Saturday closing at 11 PM, background music, no DJs and were provided with a stipulation agreement that they agreed to and included closing hours of 12 AM daily which they signed and notarized, those hours being in line with other restaurants in the immediate areas and later than their stated operating hours; the Applicants sent notification to CB2, Man. for an alteration to their liquor license in [May/2025](#) to add sidewalk seating as required by the NYSLA guidance for participation in the permanent Dining Out NYC program and did not include any change in method of operation to extend their hours with that application, nor request in any other manner to make a change to their hours; for all intents and purposes, RDK Restaurant Corp. did not go back to a 2 AM or "late night" closing following Covid but remained closing before midnight; and
- vi. **Whereas**, the current Applicant unwilling to agree to closing hours any earlier than 2 AM on any day of the week, the area being very residential in nature with many of the surrounding buildings being old, tenement-style buildings with ground floor retail and apartments on the upper floors, the impacts to residents of a 2 AM nightly closing at a premises owned by operators who are well-known with Michelin stars, the application including DJs spinning vinyl, and with the current business model for new restaurants being to run on maximum capacity, is vastly different from a low-key, neighborhood restaurant that has been at the location for almost 30 years; the instant application will be a destination establishment drawing destination crowds and it is located in the middle of a residential area, the later hours catering to a bar crowd; the Applicants were presented with stipulations with closing hours of 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays in order to somewhat mitigate the impacts of a destination restaurant to residential neighbors and hours consistent with restaurant hours, but the Applicant was unwilling to sign them; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **KHG 180 Spring LLC 180 Spring St 10012**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Tavern Wine license for **KHG 180 Spring LLC 180 Spring St 10012**:

1. The hours of operation will be from 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
4. Will play recorded background music and/or have an occasional DJ spinning vinyl records only through the restaurant sound system (no microphone or musical instruments) at background levels, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
5. Will not have televisions.
6. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
7. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
8. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
9. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
10. Will not have any of the following: dancing, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.

Vote: Passed, 29 Board Members in favor, 7 against (C. Dignes, A. Fernandez, R. Kessler, B. Listman, E. Olson, R. Sanz, E. Siegel), 1 abstention (J. Liff).

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



Valerie De La Rosa, Chair
Community Board #2, Manhattan

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