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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

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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:

Lafayette One26 LLC 419 Lafayette Street, Floor 7 10003 (New OP–Catering Establishment)
(*previously unlicensed*)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Catering Establishment Liquor License to operate an event space on the 7th floor of an eight (8)-story, commercial building (c. 1894, altered 2006) on Lafayette Street between East 4th Street and Astor Place (Block #544/Lot #13), this building falling within NYC LPC’s designated NoHo Historic District and the Special Little Italy District; and
- ii. Whereas**, the 7th floor premises having never previously been licensed for the service of alcohol is roughly 7,390 sq. ft. (this information was not provided in the CB2 questionnaire but was obtained elsewhere online); there are seven (7) bathrooms, two (2) bars, and existing kitchenette; the proposed occupancy being for 185 persons, the expired temporary Certificate of Occupancy (exp. 9/4/2018) showing UG17 Light Manufacturing with an occupancy of 93 persons, entry is via the building passenger elevator, there is one (1) additional freight elevator and a stairwell; and
- iii. Whereas**, the hours of operation are from 10 AM to 12 AM Sundays through Saturdays (7 days a week); music will be at background levels consisting of music from ipod/cd’s/streaming services, DJs and live music, there will be an unknown number of TVs, all doors and windows will be closed at all times except for patron ingress and egress, there will be no promoted events, no scheduled performances or cover fees and no velvet ropes; and
- iv. Whereas**, according to the principal who appeared before CB2’s SLA Committee (stating she was a partial owner, full time operator), they host a lot of corporate events including daytime

events and are a full service company providing food and beverages, staffing, design, audio visuals and security; they have already been using the premises for events and that they have received separate temporary public assembly permit (TPA) for 185 persons for each individual event but was unable to provide information as to the plans for a permanent public assembly permit, suggesting obtaining temporary TPA's was sufficient, it being unclear how a permanent licensed facility can operate indefinitely by having to obtain temporary permits for each event hosted and raising significant life safety and fire safety concerns with a doubling in occupancy from the current certificate of occupancy which does not allow this use and being unable to provide a pathway for receiving the proper permits for the occupancy as well as a pathway for changing the allowed uses to include a catering facility, the current Use Group being Use Group 17 (light manufacturing) to Use Group 6 (eating and drinking establishment); following CB2's SLA committee meeting the Applicant provided information regarding plans on file with DOB for the 7th floor renovation but the associated work permit states "no change in use and exit;" and

- v. **Whereas**, a number of additional questions and concerns were raised regarding the logistics of getting up to 185 guests into and out of the premises at one time, with event-related businesses having the majority of people arriving and departing at the same time, the elevators to the event space also servicing the other floors of the building with the passenger elevator able to accommodate about 9 persons and the freight elevator 25 persons; the Applicant stating they will be able to use the freight elevator to avoid lines on the sidewalk and also stating she has experience with her other event space in the Meatpacking District with a tiny elevator and has managed it; and

- vi. **Whereas**, questions were raised regarding the lack of a full kitchen, the kitchen area being small with only an electric cooking component, the requirement for being a catering establishment is "you must have adequate facilities (at your location) to prepare food for, and serve, an event with at least 50 people" according to the [NYSLA Handbook \(May 2022, pg 13\)](#), the Applicant saying they have done breakfast and lunch there and, because they do not have a full kitchen, have been preparing food in their commissary kitchen across town and transporting food, the intention being once they get additional space they will build a full commercial kitchen but they are trying to figure out where they would get the additional space, there being no filed plans for a kitchen or any documents showing a kitchen is permissible to install under the current allowed uses for the building; the Applicant also had not provided or conducted any sound study to establish the impacts to other tenants of the building or nearby buildings of having DJs and live music during events nor was there any correspondence submitted from other tenants in the building or neighboring buildings either in support or opposition to the instant application; and

- vii. **Whereas**, the Applicant's menu submission to CB2 referenced the [website](#) of the other event space (Triangle Loft) mentioned by the principal (Karen Ganeuer, appearing before CB2 for the instant application) as having the small elevator and commissary kitchen; the principal of the instant application having appeared before CB2, Man.'s SLA licensing committee in [July/2024](#) for a Corporate Change application to Bento Brooklyn LLC dba Bento on Hudson aka Triangle Loft (Lic ID #0346-22-116329, 675 Hudson St, Ste 5S, 5N), materials submitted to CB2 regarding that Corporate Change application indicated a change from Peter Koziol to Karen Ganeuer with no other entities listed, questions being asked at the time because the principals listed on the license of Bento Brooklyn LLC on LAMP were (and still are) listed as Justin Koziol, Peter Koziol and Bento Box, LLC and not just Peter Koziol so it was unclear why the Corporate Change application only listed Peter Koziol; Ms. Ganeuer not being

represented by an attorney at the meeting and herself not able to explain the corporate change, withdrawing the application at the CB2 meeting and not re-applying to CB2 for a Corporate Change application of that license since appearing in July/2024; and

- viii. Whereas,** additional questions came up following CB2's SLA committee meeting after looking at the Triangle Loft website, that website saying "Triangle Loft presents two premier event spaces in the heart of Manhattan..." NoHo Loft 7 and Rooftop located at 419 Lafayette Street and Meatpacking Loft 4 and Loft 5 at 675 Hudson Street; the Applicant of the instant application being Lafayette One26 LLC with principals listed as Karen Genauer, Albert Malekan and Amit Dose and not Bento Brooklyn LLC who is the licensee at 675 Hudson Street, 5N 5S, yet the premises of the instant application is advertised on the Triangle Loft website as one of their event spaces, the Applicant noted that some of the food was being prepared at that location and transported to 419 Lafayette Street; the rooftop at 419 Lafayette was not included as part of the instant application nor did the Applicant mention it, the Applicant's attorney confirming via email that the rooftop was not part of the instant application, it is unclear if the Applicant is permanently leasing the rooftop or if the rooftop is being rented out as needed for events and if the intention is to use this catering license for the 7th floor to cater to the adjacent rooftop; and
- ix. 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 previously unlicensed location, there being **34 active licenses** within 750 ft. and 4 pending licenses according to LAMP; there remains a significant number of questions regarding this license – the ability to obtain the proper permits and Use Group to ensure life safety for a 185 person catering establishment on the 7th floor of the building in addition to questions regarding the ability to independently provide food for a minimum of 50 guests, the logistics of using the small building elevator and the additional freight elevator on a regular basis and any impacts that might have on other tenants of the building, those concerns being amplified if the Applicant is also leasing the rooftop of the premises for events and that events might happen concurrently in both spaces, the additional impacts on traffic with for-hire vehicles waiting for guests to depart at a location that can't expediently have guests exit the premises due to the insufficient elevator capacity, and the additional questions regarding the relationship between Lafayette One26 LLC and Bento Brooklyn LLC aka Triangle Loft having a shared website with currently no independent website for Lafayette One26 and the overlap of food preparation; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the **Lafayette One26 LLC 419 Lafayette Street, Floor 7 10003**; 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.

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