



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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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:

Maneken Corp. dba Oscar's Place 466 Hudson St. 10014 (RW–Restaurant) (Corporate Change)

- i. Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application for a Corporate Change application to their existing Restaurant Wine License (Lic. ID #0240-23-142003) to continue operate a family-operated restaurant serving British and Belgium fare in a street level storefront located within a six (6)-story residential building on Hudson Street between Grove and Barrow Streets; the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the Applicant came before CB2, Man. in [July/2021](#) for their on-premises restaurant liquor license via a class change application and has been operating at the location for many years; and
- iii. Whereas**, the instant application is a corporate change to remove one of the two principals (Neil Smith) with Crescencio Huero having 100% ownership of the corporation, there are no changes in method of operation; and
- iv. Whereas**, a number of members of the community spoke in support of the Applicant, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation for the Beer and Wine License, with those stipulations as follows:
 1. The premises will be advertised and operated as a full service restaurant serving British and Belgium comfort food.
 2. The hours of operation will be Sunday to Saturday from 10 AM to 11 PM
 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 outdoor area for commercial purposes except for a 140 sq. ft. licensed sidewalk café operating under the Dining Out NYC program consisting of not more than 6 tables and 12 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams
 5. Sidewalk café will close no later than 11 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 6. No roadbed seating.
 7. 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
 8. Will not have televisions.
 9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will not install or have French doors, operable windows or open facades.
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. The premises will not have dancing, DJ’s, promoted events, scheduled performances or any event where a cover fee is charged or security personnel.
 16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to the existing On-Premises Restaurant Liquor License for **Maneken Corp. dba Oscar’s Place 466 Hudson St. 10014**, **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



Valerie De La Rosa, Chair

SLA Licensing 1 and 2 Committees
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



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Monday, July 14, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Crescendo Huero, as a qualified representative of Maneken Corp dba Oscar's Place located at 466 Hudson Street, New York, NY 10014 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a full service restaurant serving British and Belgium comfort food.

[X] Hours of operation:

Sunday: 10 AM to 11 PM Thursday: 10 AM to 11 PM
Monday: 10 AM to 11 PM Friday: 10 AM to 11 PM
Tuesday: 10 AM to 11 PM Saturday: 10 AM to 11 PM
Wednesday: 10 AM to 11 PM

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

- [X] Will operate a full-service restaurant, specifically a family-operated restaurant serving British and Belgium fare with the kitchen open and full menu items available until closing every night.
[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 or any outdoor area for commercial purposes except for a 140 sq. ft. licensed sidewalk cafe operating under the Dining Out NYC program consisting of not more than 6 tables and 12 seats.
[X] Sidewalk cafe will close no later than 11 PM. All tables and chairs will be secured at this hour.
[X] No roadbed seating.
[X] Will play recorded background music at conversational levels only, inclusive of any private parties or events.
[X] Will not have televisions.
[X] Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
[X] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing facade 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.
[X] There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

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: Crescencio Huero Phone Number: (212) 741-6479

Signed [Signature] Print Name Crescencio Huero Dated 07/16/2025 Notary Public, State of New York No. 01LE6109987 Sworn to this 16th day of July 2025 Notary Public Commission Expires May 24, 2028

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