



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://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:

**Mesob Inc dba Meskerem Ethiopian Cuisine 124 MacDougal St 10012 (OP–Restaurant)  
(Class 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 class change to their existing Restaurant Wine license (Lic ID # 0240-23-141231) for a new On-Premises Restaurant Liquor License to continue to operate an Ethiopian restaurant in the cellar floor of a five (5)-story mixed-use building on MacDougal Street between West 3<sup>rd</sup> Street and Minetta Lane (Block #540/Lot #11) the building falling within NYC LPC’s designated South Village Historic District; and
- ii. **Whereas**, the below grade storefront premises is 475 sq. ft.; there are eight (8) tables with 16 seats and one (1) bar with three (3) seats for a total seated occupancy of 19 persons; the hours of operation are from 12 PM to 12 AM Saturdays through Sundays, there is no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there is no outdoor seating either on the sidewalk or in the roadway; and
- iii. **Whereas**, the Applicant has been operating at this location for over 20 years, the primary reason for the class change at this time is to expand their offerings and attract new customers; 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 On-Premises Liquor License, with those stipulations are as follows:
  1. Premise will be advertised and operated as a full-service Ethiopian restaurant.

2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  3. The hours of operation are 12 PM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time. *(The restaurant is currently closed Sundays and Mondays)*
  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. No music will be audible in any adjacent residences at any time.
  6. Will have not more than 12 private parties per year.
  7. Will not have televisions.
  8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  14. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no security personnel or doormen.
  15. 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.
  16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 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 **128 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the establishment over the past 20 years there being few Ethiopian restaurants in area, 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 Restaurant Liquor License for **Mesob Inc dba Meskerem Ethiopian Cuisine 124 MacDougal St 10012** **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, Mecheal Ayalew as a qualified representative of Mesob Inc dba Meskerem Ethiopian Cuisine located at 124 MacDougal Street, New York, NY 10012 agree to the following stipulations:

Application Type:  OP Restaurant  RW  TW  Alteration  Other:

Premise will be advertised and operated as a casual Ethiopian restaurant serving lunch and dinner.

Hours of operation:

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

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

- Will operate a full-service Ethiopian restaurant with the kitchen open and full menu items available until closing every night.
  - 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. No music will be audible in any adjacent residences at any time.
  - Will not have televisions.
  - Will close all doors and windows at 10 PM every night, 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.
  - 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:  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: Mecheal Ayalew Phone Number: 917-690-3506

Signed: Print Name: Mecheal Ayalew Dated: 7/15/25

Sworn to this 15<sup>th</sup> day of July 2025 Notary Public

CB2 and Applicant/Licensee request that the SLA add these stipulations to the m...

NEFERTITI JOYNER  
NOTARY PUBLIC STATE OF NEW YORK  
Registration No. 01J06423232  
Qualified in Bronx County  
My Commission Expires: 10/12/2025