



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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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:

Shosh NYC LLC dba Shosh NYC 41 Greenwich Ave 10014 (OP–Restaurant) (Class Change)
(appearance waived, heard in June with stipulations returned in July)

- i. **Whereas**, the Applicant 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 # 0240-25-103195) for a new On-Premises Restaurant Liquor License to continue to operate a reservation-only plant-based Mediterranean restaurant on the ground floor of a five (5)-story mixed-use building on Greenwich Avenue between Charles and Perry Streets (Block #612/Lot #64) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the Applicant originally came to CB2 in October/2022 under the name of Anat Dishful for a Restaurant Wine application and had the support of the West 10th Street and Greenwich Neighbors Association at which time CB2 recommended approval of the application with stipulations, the Applicant then notified CB2 in May/2024 of the entity name change and submitted a new 30-day notice as the project had been delayed due to construction, the NYSLA requiring re-notification if more than 270 days has passed since the original notification, the Applicant re-signed the original stipulation agreement, affirming there was no change in principals, and has been open and operating at the location since September/2024, the instant application being an upgrade to full liquor, there being no other change to the method of operation; and
- iii. **Whereas**, the hours of operation will remain from 8 AM to 11 PM Mondays through Thursdays, 8 AM to 12 AM Fridays, 9 AM to 12 AM Saturdays and 9 AM to 11 PM Sundays; there are six (6) tables and 16 seats and one (1) bar with 12 seats for a total seated occupancy of 28 seats; music is quiet background only consisting of music from iPod/CDs; 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 included with this application and currently no plan to have any exterior seating; 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, plant-based Mediterranean / Middle-Eastern style 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 8 AM to 11 PM Mondays through Thursdays, 8 AM to 12 AM Fridays, 9 AM to 12 AM Saturdays and 9 AM to 11 PM Sundays (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time).
4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
5. 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.
6. There will be no roadbed seating.
7. 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.
8. Will have not more than 12 private parties per year.
9. Will not have televisions.
10. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
12. Will remove any planters or other objects placed in front of the commercial space at closing each night.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. 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.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

vii. **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 **73 active licensed premises** within 750 ft. and 11 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the

establishment since its opening, 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 **Shosh NYC LLC dba Shosh NYC 41 Greenwich Ave 10014** **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, June 13, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Anat Srur as a qualified representative of Shosh NYC LLC dba Shosh NYC Located at 41 Greenwich Avenue, New York, New York 10014 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [X] Other: Class Change (Lic ID # 0240-25-103195)

[X] Premise will be advertised and operated as a plant-based Mediterranean / Middle-Eastern Cuisine style restaurant.

[X] Hours of operation:

Sunday: 9:00 AM to 11:00 PM Thursday: 8:00 AM to 11:00 PM
Monday: 8:00 AM to 11:00 PM Friday: 8:00 AM to 12:00 PM
Tuesday: 8:00 AM to 11:00 PM Saturday: 9:00 AM to 12:00 PM
Wednesday: 8:00 AM to 11:00 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 plant-based Mediterranean/Middle-Eastern restaurant, along with sales of dry goods sourced from all over the Mediterranean and Middle East, 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] There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadway cafe seating included with this application.
[X] 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.
[X] There will be no roadbed seating.
[X] 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.
[X] Will have not more than 12 private parties per year.
[X] Will not have televisions.
[X] Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will remove any planters or other objects placed in front of the commercial space at closing each night.
[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. Will not have "boozy brunches." No pitchers of beer.
[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 appear before CB2, Manhattan 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: Anat Srur Phone Number: 046-243-8678

Signed: [Signature] Print Name: Anat Srur Dated: 07/15/25
Sworn to this 15th day of JULY 2025 Notary Public: SCOTT G KYI Notary Public, State of New York 01KY038939 Qualified in New York County Commission Expires March 25, 2024

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