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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

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:

### **Subang Corp 199 Grand St 10013 (RW–Restaurant) (*renotification, appearance waived*)**

- i. **Whereas**, the Applicant and the restaurant manager appeared before Community Board 2, Manhattan’s SLA Committee in [March/2024](#) to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a family owned Malaysian restaurant in a ground floor storefront located within a within a seven-story commercial building (ca.1900) on Grand Street between Mulberry and Mott Streets (Block #237/Lot #14), the building falling within the Special Little Italy District ; and
- ii. **Whereas**, at the time Community Board 2, Man. unanimously recommend approval of the application with signed and executed stipulations, this is a renotification due to over 270 days passing since the original 30-day notice was submitted CB2, Man., there are no changes in principals or method of operation, the Applicant re-signing the stipulation agreement prior to CB2, Man.’s SLA Committee meeting and appearance by the Applicant was waived; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **Subang Corp 199 Grand St 10013** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant in March/2023 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 27, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Yoon Hong Ng as a qualified representative of Subang Corp dba Nyonya located at 199 Grand Street, New York, New York 10013 agree to the following stipulations:

Application Type: [ ] OP Restaurant/Tavern [x] RW [ ] TW [ ] Alteration [ ] Other:

[x] Premise will be advertised and operated as a family owned Malaysian restaurant

[x] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows for Sunday through Wednesday and Thursday through Saturday.

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

- [x] Will operate a full-service Malaysian restaurant 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 other outdoor area for commercial purposes including any sidewalk cafe and/or roadway cafe seating.
[x] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[x] Will not have televisions.
[x] Will close all doors and windows at all times, 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. 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.

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.
[x] Will appear before CB2, Man. for change in method of operation prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Andy Lim Phone Number: 212-334-6701

Notarized signature block containing: Signed (Signature), Print Name (Yoon Hong Ng), Date (6/26/25), Sworn to this (26) day of (June) 2025, Notary Public (SHUYING LIN), Notary Public, State of New York, No. 01L16385392, Qualified in Queens County, Commission Expires 07/2027.

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