



## 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:

**Take Me to the River 22 LLC dba Perle 22 Greenwich Ave 10011** (Class Change) (OP–Restaurant) (Lic ID #0267-24-110205, exp. 3/31/2026)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an upgrade of their Tavern Wine License to an On-Premises Tavern Liquor License to continue to operate a raw bar-focused restaurant and wine bar on the ground floor of a three (3)-story mixed-use building (c. 1839, altered 2011) on Greenwich Avenue between West 10th and Charles Streets (Block #606/Lot #6) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 1,300 sq. ft. consisting of 650 sq. ft. on the ground floor connected by both an interior and exterior stairway to 650 sq. ft. in the basement, there is no patron use of the basement, the basement being for storage and office use only; there is one (1) food counter with 13 seats for an interior seated occupancy of 13 persons, there are no additional tables or stand-up bars; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is a small sidewalk café consisting of two (2) tables and four (4) seats which closes at 11 PM each night; and
- iii. **Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays which is an extension of one hour from what they previously had; there are no operable doors or windows; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; 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 Restaurant Liquor License and those stipulations are as follows:

1. Premises will be operated and advertised as raw bar focused restaurant and wine bar with less than a full service kitchen, but will have full food menu available during all hours of operation.
2. Hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
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 sidewalk café operating under the Dining Out NYC program consisting of not more than 2 tables and 4 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. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Any planters placed in front of the premises will be removed upon closing each night.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning. Any changes will be submitted to NYC Landmarks Preservation Committee to obtain the necessary approvals.
14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
15. Will not have unlimited/all you can drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will operate independently from their “sister” restaurant Naïve Melody 24 LLC dba Marian’s (Lic ID# 0340-21-121006) located next door at 24 Greenwich Avenue. Will ensure that tabs are not shared between the two restaurants and that liquor is purchased and stored separately
18. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

20. Will abide by all stipulations agreed to and signed between Take Me To The River LLC and West 10<sup>th</sup> Street and Greenwich Avenue Neighbors.

- vi. **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 **70 active licensed premises** within 750 ft. and 13 pending licenses according to LAMP, the Applicant having met with the local block association to gain their support, the block association speaking to support the application, stating they have been good operators at both of their establishments, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; 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 **Take Me to the River 22 LLC dba Perle 22 Greenwich Ave 10011** **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, Christian Rowan as a qualified representative of Take Me to the River 22 LLC dba Perle located at 22 Greenwich Avenue, New York, New York 10011 agree to the following stipulations:

COMMUNITY BOARD 2, MANHATTAN

Application Type: [X] OP-Tavern [ ] RW [ ] TW [ ] Alteration [ ] Other:

JUL 18 2025

[X] Premise will be advertised and operated as a raw bar focused restaurant and wine bar

[X] Hours of operation:

Sunday: 11AM to 12AM Thursday: 11AM to 12AM
Monday: 11AM to 12AM Friday: 11AM to 1AM
Tuesday: 11AM to 12AM Saturday: 11AM to 1AM
Wednesday: 11AM to 12AM

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

- [X] Will operate with less than a full service kitchen, but will have full food menu available during all hours of operation.
[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 sidewalk cafe operating under the Dining Out NYC program consisting of not more than 2 tables and 4 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk cafe boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
[X] Sidewalk cafe 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.
[X] No roadbed seating.
[X] Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] Any planters placed in front of the premises will be removed upon closing each night.
[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. Any changes will be submitted to NYC Landmarks Preservation Committee to obtain the necessary approvals.
[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.
[X] Will operate independently from their "sister" restaurant Naive Melody 24 LLC dba Marian's (Lic ID# 0340-21-121006) located next door at 24 Greenwich Avenue. Will ensure that tabs are not shared between the two restaurants and that liquor is purchased and stored separately.
[X] Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
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, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
[X] Will abide by all stipulations agreed to and signed between Take Me To The River LLC and West 10th Street and Greenwich Avenue Neighbors.

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

Name: Christian Rowan Phone Number: 917-859-6862

Notary Public section with signature of Miguel Madera, date 07/18/25, and commission expiration 09/24/2026.

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