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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Ubani Bistro Inc dba Ubani Bistro 259 Bleecker St 10014 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for a Restaurant Wine License to operate a full-service Georgian/French restaurant on the ground floor of a six (6)-story walk-up tenement building (ca 1904) on Bleecker Street between Jones and Cornelia Streets (Block #590/Lot #2), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. Whereas**, the premises is approximately 2,200 sq. ft. with 1,100 sq. ft. on the ground floor connected by both an interior stairway and exterior sidewalk hatch to 1,100 sq. ft. in the basement, there being no patron use of the cellar; there will approximately 18 tables with 36 seats, one bar with eight (8) seats and four (4) counter seats in the interior restaurant and 6 tables with 12 seats in the enclosed rear yard for a total seated occupancy of 60 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; there is not outdoor seating as part of the Dining Out NYC program on the sidewalk or in the roadway included with this application; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the proposed hours of operation will be from 8 AM to 11 PM Sundays through Wednesdays 8 AM to 12 AM Thursdays and 8 AM to 2 AM Fridays and Saturdays; 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 no security personnel/doormen; and
- iv. Whereas**, the storefront premises was previously operated from 2023 to 2024 as Savta NYC LLC dba Savta (Lic ID #0240-24-135952) and prior to that as Baker & Co (SN#1273385,

exp. 3/31/24) with both of those restaurants closing no later than midnight, with the rear yard closing not later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and

- v. **Whereas**, there is no Certificate of Occupancy or LNO showing use of the rear yard for eating and drinking purposes, the Applicant stating the rear yard is fully enclosed, to CB2's knowledge there have been no work permits filed over the years to enclose the rear yard, CB2's resolution from [April/2014](#) noting the rear yard as having a retractable awning located over the seating area and sound baffling materials around the sides; it being unclear how the rear yard is enclosed and what sort of soundproofing, if any, has been installed; there being concerns regarding the use of the rear yard in the later hours causing a disturbance to the immediately impacted surrounding residents with many of the surrounding buildings being old, tenement-style buildings; and
- vi. **Whereas**, the local block association (Central Village Block Association) had concerns with the later hours of the instant application, the prior operators closing no later than midnight, the block having residents living in most of the upper floors of the buildings; the Applicant agreeing to close at 1 AM on Fridays and Saturdays instead of 2 AM, offering nothing earlier for the rear yard saying that it is fully enclosed without a retractable roof without being able to demonstrate legal use or occupancy of that rear yard; and
- vii. **Whereas**, CB2, Man. again reached out to the Applicant following the SLA Committee meeting to see if there could be a compromise reached of closing at 12 AM each night, the earlier hour helping to mitigate any disturbances to area residents, particularly noise coming from the rear yard, the Applicant having another Georgian restaurant on Bedford Street in CB2, Man. (CoffeefeNYC LLC dba Ubani, Lic ID # 0240-24-103697) which closes at 11 PM nightly; the Applicant agreeing to closing hours of 12 AM every night for the instant application; and
- viii. **Whereas**, when presented with the stipulations including the agreed-upon closing hours of 12 AM 7 days a week, and CB2's standard language which included "no pitchers of beer" and "closing all doors and windows at all times" (the façade is fixed and the supplied questionnaire stated they had no plans to change it), the Applicant would not agree to sign the stipulations, their attorney citing specifically the prohibition on pitchers of beer and closing all doors and windows; in return the Applicant was provided revised stipulations removing "no pitchers of beer" and saying all doors and windows would close at 10 PM and they still would not sign the stipulations with no further explanation given; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for **Ubani Bistro Inc dba Ubani Bistro 259 Blecker St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Restaurant Wine license for **Ubani Bistro Inc dba Ubani Bistro 259 Blecker St 10014**

1. The hours of operation will be from 8 AM to 12 AM Sundays through Saturdays.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. Any future outdoor seating as part of the Dining Out NYC program will follow all rules and regulations of the 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.
4. Will play recorded background music at conversational levels only, inclusive of any private parties or events.
5. Will not have televisions.
6. Will have not more than 24 private parties per year.
7. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.
10. Will not have occupancy in excess of any permits at any time on any floor.
11. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

Vote: Passed, 36 Board Members in favor, 1 against (R. Sanz).

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 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

