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## COMMUNITY BOARD NO. 2, MANHATTAN

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June 24, 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 June 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012 (OP–Restaurant) (Lic. ID #0340-23-136034) (Alteration: DONYC-Roadway)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating to their licensed premises consisting of 8 tables and 16 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the Applicant came before CB2, Man. in [June/2022](#), following the Covid-19 pandemic, for an on-premises restaurant liquor license to operate a café and bistro in the basement of a non-conforming, residentially-zoned building on Thompson; for the purpose of establishing public interest for the on-premises liquor license, the Applicant agreeing to having no outdoor seating, this block being a narrow residential block where outdoor dining was previously not permitted, as well as agreeing to closing hours of 12 AM weekdays and 1 AM weekends which are later than many other similar restaurants in residentially-zoned blocks of CB2; the Applicant has been operating in derogation of those agreed-upon stipulations since opening; and
- iii. **Whereas**, the Applicant returned to CB2 in [January/2024](#) for a change in method of operation to extend their hours until 1 AM during the week and 2 AM on Fridays and Saturdays at which time CB2 recommended denial of the change in method of operation, nearby residents stating that the late night exiting of patrons was already causing a disturbance to their quality of life with the premises often open later than the stated hours, the Applicant also having been operating in derogation of the executed stipulations by placing seating on the sidewalk and was advised that he would need to file for a change in method of operation as well as a municipal expansion in order to use the sidewalk and/or roadway; and
- iv. **Whereas**, in [June/2024](#), the Applicant again returned to CB2 for an alteration application to expand the interior premises into the adjacent storefront, and while not filing notice of a change in method of operation to extend the hours, the application again included an extension of hours until 1 AM during the week and 2 AM on weekends, the Applicant continuing to be operating in derogation of the

executed stipulations by remaining open past the stated closing times and having seating and service to patrons on the sidewalk while not filing the proper notices to either CB2 or the NYSLA to do so; despite this, CB2 offered as a compromise to recommend approval of the interior expansion of the premises to add approximately 26 seats on the interior if the Applicant would agree to keep the closing hours of 12 AM and 1 AM and come into compliance with the all other previously executed stipulations, the compromise affording the Applicant the opportunity to expand their seating while mitigating any additional quality of life impacts to residents with the hours remaining unchanged and there being no exterior seating, the Applicant unwilling to agree to the proposed compromise, therefore CB2 recommended denial of the application; and

- v. **Whereas**, the Applicant chose not to move forward with the expansion of the premises but did apply to the NYSLA for the change in method of operation to expand their hours which the Authority denied, the record of such decision being made on [April 4, 2025](#), calendar item 04/02/2025-061, NEW YORK OP MO-24-101366-01 IACCAS CORP DBA OLD FASHION CAFÉ 110 THOMSPON ST, the Applicant having added roadbed seating as well which was removed in Fall/2024 and has continued to operate with seating and service to patrons on the sidewalk, the NYSLA having done their own observations with their enforcement staff on the premises after hearing complaints from residents regarding noise on the exterior from music and patrons and witnessed the conditions as described, with NYSLA Chair Fan stating that 12 o'clock is already late for the people that live there and that "if I could, I would pull back the hours," the Applicant again being told by members of the Authority that he needs to return to the Community Board for sidewalk and/or roadbed seating and that exterior seating was not permitted under the current liquor license, yet the very next day CB2 received photographs of the Applicant himself serving patrons out on the sidewalk, the Applicant additionally having added roadbed seating in mid-April and has been seating customers on both the sidewalk and in the roadbed, directly not following the recent guidance given by the Authority to the Applicant; and
- vi. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- vii. **Whereas**, since opening in 2022, the Applicant has been unable to abide by the stipulation agreement that was executed with CB2 in order to create public interest for the granting of the on-premises liquor license and has chosen to willfully continue to be in violation of that agreement; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application of the Alteration Application for Municipal Expansion for **Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the NYSLA.

**Vote:** Unanimous, 38 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