



## 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

June 25, 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:

**Olio Restaurants LLC dba Olio e Piu 3 Greenwich Ave. 10014** (OP–Restaurant) (Lic. ID #0340-22-103677) (Alteration: DONYC-Sidewalk, Roadway)

- i. **Whereas**, the Chief Executive Officer and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk and roadway seating to their licensed premises consisting of 27 tables and 60 seats on the sidewalk and 8 tables and 17 seats in the roadbed as part of the Dining Out NYC program; and
- ii. **Whereas**, the Applicant has had a sidewalk café since 2010 and has been operating it in a non-compliant manner since that time and continuing to the present; and
- iii. **Whereas**, the Applicant has two other licensed premises in CB2, Man., Boucherie LLC dba Boucherie (Lic ID ##0340-22-106274) at 97-99 Seventh Ave South and Petite Boucherie LLC dba Petite Boucherie and Omakase Room (Lic ID #0340-23-137761) at 14 Christopher Street, the location of which had previously been licensed by the Applicant for beer and wine under the name Whynot My Way LLC dba Dominique Bistro and Omakase Room (Lic ID #0267-17-107173); all three of these establishments receiving many complaints throughout their years of operation; and
- iv. **Whereas**, the Applicant has currently been placing tables and chairs consisting of approximately 34 seats, in front the adjacent storefront on a nightly basis after they close, apparently not just during the pandemic and up until the night of CB2's June SLA Licensing Committee #2 but going as far back as **2012** as was noted in the CB2, Man [October/2012](#) resolution for renewal of the sidewalk café for Olio Restaurants dba Olio at 3 Greenwich Avenue which reads:

*Whereas, this café has been operated for 2 years by this applicant with numerous ongoing issues, and*

*Whereas, the committee noted the following list of issues related to the sidewalk café operation, many of which have yet to be corrected by the applicant:*

- *the applicant was cited by DCA in Oct 2010, shortly after receiving his license, for using too many seats*
- *the café consistently takes up more than half of the sidewalk with the café typically occupying 14.5' of sidewalk with only 12' of sidewalk remaining*
- *the seating layout is substantially altered from what is approved*
- *the interior of the sidewalk café is filled with plants, which is not allowed the café border plants are substantially more than what's shown on the approved plan*
- *there are multiple signs – typically 3 – with a-frame signs on either side of the café entrance*
- *in part due to the plants blocking what passes for a service aisle, the staff regularly uses the sidewalk outside the café*
- *the café is never removed from the sidewalk*
- *until instructed to cease by his expeditor, the applicant was operating the café 24 hours and extending the café to sidewalk in front of adjacent business once it was closed, and*

*Whereas, despite the committee's insistence that all these requirements are detailed in the contract the applicant signed with the city, the applicant continued to insist that he simply "didn't know" what they were and hence he shouldn't be punished for violating them, and*

*Whereas, the committee received several complaints about a substantial increase in rat activity since Olio opened, particularly in the alley behind the restaurant, and based on an inspection it appears that trash from Olio is being greatly mismanaged. The committee is concerned the applicant cannot, or will not, properly manage trash by an operation that includes the current amount of seating in a sidewalk café...*

And from a [July/2013](#) resolution for the original restaurant wine application for the Applicant's premises called Whynot My Way LLC dba Whynot Coffee at 14 Christopher Street:

*Whereas, many members of the Board of CB#2, Man. have observed that this operator has improperly operated **his sidewalk café at Olio** around the corner on many, many occasions in the past and that he has extended the seating to in front of adjoining business after the other businesses are closed (despite the applicants claim at the hearing that this has only happened twice – which was met with utter disbelief) and operated beyond legal hours and both the Chair of CB2's Sidewalk's Committee and CB2's District Manager are both aware of and have observed this condition along with both co-chairs of CB2's SLA Licensing Committee on numerous occasions; and*

And again in a [March/2014](#) resolution regarding an application unrelated to the Applicant for sidewalk seating at the premises to the west of Olio where a neighboring business to the East complains of constant issues with *"**Olio café** illegally spreading in front of the business with café furniture placement or waiter activity outside the approved café boundaries, which is an issue CB2 has also seen in many instances,"*

And yet again in the [August/2016](#) resolution for the original on-premises liquor license application for Boucherie LLC at 97-99 Seventh Ave South; the resolution states

*"concerns were raised that the Applicant has had significant issues including at both his locations in CB2, **Olio** and Whynot Coffee LLC; at Whynot Coffee LLC with noise generated from patrons, alterations, noise from live music and illegal use of outdoor seating as well as poor relationships with neighbors who have complained and **a history of ignoring those issues until appearing before CB2** and that in the past the Applicant has **not complied with representations he has made at Olio with issues surrounding the sidewalk café**; that the Authority canceled his license at his location in CB3 for not adhering to his method of operation and unauthorized alterations; there were concerns that while the subject premises of this current application is located on an Avenue and not in a direct residential there was significant concern that if any of these issues were to occur here because of the huge number of indoor seats and the substantial number of outdoor seats there would be a dramatic impact and that not enough time had elapsed*

*to indicate any sort of track history of adhering to basic rules and regulations and stipulations; there were significant concerns regarding character;” and*

- v. **Whereas**, the premises has also placed planters in the furnishing zone of the sidewalk adjacent to the roadway café further constricting the clear path on the sidewalk, servers are consistently serving patrons seated in the sidewalk café in front of the establishment’s premises from the pedestrian clear path of the sidewalk café, outside of the demarcated sidewalk café area in addition to using the public sidewalk to service the patrons that are improperly seated in front of the adjacent storefront; and
- vi. **Whereas**, Jasmin Polimac, who has been with The Group Hospitality for at least six years and is currently the Chief Executive Officer (Boucherie, Olío e Piu and Omakase Room are their brands) appeared at CB2’s June SLA Licensing Committee #2 meeting and was reminded of the very long history this Applicant has of not following any rules and regulations with a consistent proven track record at all of their establishments of being blatantly non-compliant, stated that he was there to listen and to bring operations into compliance; in reading through the many resolutions CB2 has written on this Applicant’s establishments over the past 10+ years ([July/2013](#), page 40–WhyNot My Way, original TW application; [November/2014](#), page 27 and 32–WhyNot My Way, alteration and upgrade; [December/2015](#), page 27–WhyNot My Way, change in method of operation and upgrade to full on-premises; [July/2015](#), page 39–WhyNot My Way, renewal; [July/2016](#), page 33–WhyNot My Way, alteration, change in method of operation and upgrade; [August-September/2016](#), page 50–Boucherie, new on-premises liquor license) it is apparent that there is a consistent pattern of non-compliance, of “being unaware” of the non-compliance and saying they will do better while repeating the same transgressions over and over at all of the Applicant’s establishments in CB2; and
- vii. **Whereas**, following CB2’s June SLA Licensing Committee #2, the Applicant’s Attorney sent photographs to show that the premises was supposedly being operated in a compliant manner, there being no seating in front of the adjacent storefront after approximately 15 years of the same complaint being made, however, the photograph clearly shows wait staff in the middle of the public sidewalk outside of the Applicant’s sidewalk café; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion on to the sidewalk and roadbed for **Olío Restaurants LLC dba Olío e Piu 3 Greenwich Ave 10014**; and

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

**Vote:** Unanimous, 36 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