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COMMUNITY BOARD NO. 2, MANHATTAN

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

Vittoria 196 LLC dba Piccola Cucina Osteria 194-196 Spring St 10012 (RW–Restaurant) (DONYC–Roadway)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to their pending Restaurant Wine License (Application ID # NA-0240-25-105312) to add seating in the roadbed consisting of 10 tables and 20 seats as part of the NYC’s Dining Out NYC program; and
- ii. **Whereas**, the Applicant appeared before Community Board 2, Manhattan in February/2025 for a new restaurant wine application which CB2 recommended be denied for the reasons outlined in CB2’s [February/2025](#) resolution, the premises is not yet operating at the time of this writing; and
- iii. **Whereas**, the Applicant, Philip Guardone, is also the principal and licensee of the next door restaurant (Isabel 196 Spring LLC dba Piccola Cucina, Lic. ID #0240-22-100394, SN #1338958) the operations of which Community Board 2, Manhattan has received a significant number of complaints starting before the Covid pandemic and continuing to the present, those complaints consisting of loud noise coming from the premises, excessive crowding on the sidewalk on a daily basis occurring at all hours due to excessive outdoor seating and patrons waiting for seating, this block and surrounding blocks being made up of ground floor retail with residential units above, the premises continuing to operate with non-compliant sidewalk seating in the furnishing zone at that location in addition to sidewalk seating in the furnishing zone in front of the premises of the instant application, the Applicant continuing to show no ability to either manage the crowds or sidewalk seating so as to allow for any pedestrian clear path and also lacking the ability to control the noise spilling out to the street and up to residents windows over the past six years since the Applicant has been either managing and/or been the licensee of the adjacent premises and flagrantly disrespecting the residents who live above the Applicant’s adjacent, already-licensed premises as well as the pedestrians that use Spring Street as part of their daily routine, the heavily-used Spring Street subway station being a block away, by further congesting the sidewalk by placing seating on the curbside in addition to the seating adjacent to their restaurant and in the roadbed and the patron lines waiting for a table; and

- iv. **Whereas**, the only thing that has changed since the Applicant appeared in February/2025 and CB2 recommended denial of the restaurant wine license is that in May/2025 CB2 recommended approval of roadbed seating at the Applicant's adjacent premises and the Applicant is continuing to demonstrate no ability to follow the rules with seating at the adjacent premises remaining on the sidewalk in the furnishing zone in front of the roadbed seating and spreading west past the residential entry and in front of the premises of the instant application, the Applicant not having applied for sidewalk seating at the adjacent location prior to August 3, 2024 nor has conditional approval been given by DOT for sidewalk seating at that location, additionally the Applicant was issued a summons by DOT on 6/13/2025 for having an illegal enclosed sidewalk café at the Applicant's other location at 75 Thompson Street (MGM Thompson LLC dba Piccola Cucina, Lic ID 0240-23-139507); and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to operate a roadway café as part of the Dining Out NYC program for **Vittoria 196 LLC dba Piccola Cucina Osteria 194-196 Spring 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, 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