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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

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:

Zia Maria Little Italy Inc dba Zia Maria 138 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-22-113753) (*appearance waived*)

- 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 10 seats as part of the Dining Out NYC program; and
- ii. **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
- iii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 10 seats on Mulberry Street between Hester and Grand Streets.
 2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.

6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Zia Maria Little Italy Inc dba Zia Maria 138 Mulberry St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

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



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Community Board 2 Addendum to Existing Liquor License Stipulations:
Alteration to include use of Municipal Property for Dining Out NYC Sidewalk or Roadway Cafe

The original signed and notarized form must be returned to the CB2 office by Monday June 2, 2025.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Iyad Hamsho** as a qualified representative of **Zia Maria Little Italy Inc dba Zia Maria**
located at: **138 Mulberry Street, New York, NY 10013**
agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID # 0340-22-113753

☒ On Premise Liquor ☐ Restaurant Wine ☐ Tavern Wine ☐ Other _____

Alteration to License to add:

☐ Dining Out NYC Sidewalk Cafe ☒ Dining Out NYC Roadway

Roadway café will substantially conform to submitted diagram and have no more than:

- 5 tables and 10 seats on Mulberry Street

☒ Roadway seating has been referred to FDNY for a waiver.

Hours of operation for Dining Out NYC sidewalk and roadway seating:*

Sunday: 11 AM to 11 PM	Thursday: 11 AM to 11 PM
Monday: 11 AM to 11 PM	Friday: 11 AM to 11 PM
Tuesday: 11 AM to 11 PM	Saturday: 11 AM to 11 PM
Wednesday: 11 AM to 11 PM	

*No patrons will remain outside after stated closing time and all tables and chairs will be secured.

- ☒ All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
- ☒ There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
- ☒ There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
- ☒ There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
- ☒ Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
- ☒ All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

Name: IYAD HAMSHO Phone Number: 347-528-4671

Signed	Print Name <u>IYAD HAMSHO</u>	Dated <u>6/2/2025</u>
Sworn to this <u>2</u> day of <u>June</u>	2025	

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Notary Public - State of New York
MEI XUE LIN
NO. 0116400335
Qualified to Notarize until Nov 12, 2027

CB2 and I hereby request that the SLA add these stipulations to the method of operation of my license.