



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

October 1, 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 September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

115 Christopher Street Restaurant Group LLC fka Christopher Street Hospitality LLC
115 Christopher St 10014 (OP-Tavern) (Renotification, change in LLC name) (*appearance waived*)

- i. **Whereas**, Community Board 2, Manhattan received notice of a change in the corporate name of an Applicant for an On-Premises Restaurant Liquor License application that was presented to CB2, Man. in [October/2024](#), there being no change in principals or method of operation; and
- ii. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Man. under the new corporate entity that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, those stipulations being the same as the original stipulation agreement executed in October/2024, with those stipulations as follows:
 1. The premises will be advertised and operated as neighborhood bar with a full-service kitchen with the kitchen open full menu items available until midnight every night and a lighter bar menu offered until closing.
 2. The interior hours of operation will be Fridays through Sundays from 12 AM to 4 AM and Mondays through Thursdays from 2 PM to 4 AM. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only through small speakers installed throughout the premises. Music levels will remain at conversational

background levels during any private parties or events. No music will be audible in any adjacent residences at any time.

6. Will install soundproofing to create an acoustical barrier between the licensed premises and the residents of the building.
7. Will have no more than two (2) televisions no larger than 55".
8. Will contract with a pest control management company for services on a regular schedule.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will have security as needed to prevent patrons from congregating and/or smoking outside the licensed premises and to prevent cars from idling.
11. Will post signage on the door leading from the restaurant to the common hallway / cellar stairs stating "Employees Only" to discourage patron use.
12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
17. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
18. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades.
19. Will provide Community Board 2, Man. with a listing of all principals with 5% ownership or greater, prior to opening.
20. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new on-premises restaurant liquor license to **115 Christopher Street Restaurant Group LLC** **unless** the statements the Applicant has presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" of the NYSLA liquor license.

Vote: Unanimous, 33 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
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Wednesday September 3, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Lukas Pascal as a qualified representative of 115 Christopher Street Restaurant Group LLC fka Christopher Street Hospitality LLC located at 115 Christopher Street, New York, New York 10014 agree to the following stipulations:

Application Type: [X] OP Restaurant/Tavern [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a neighborhood bar with a full-service kitchen

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, and Day. Rows include Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday.

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- List of stipulations including: Will operate a neighborhood bar with a full-service restaurant... Will not operate as a Lounge or Sports Bar... Will play recorded background music... Will install soundproofing... Will have no more than two (2) televisions... Will contract with a pest control management company... Will close all doors and windows... Will have security... Will post signage... Will not have patron occupancy... Will not install or have French doors... Will not make changes to the existing facade... Will comply with NYC Department of Buildings Regulations... Will not have unlimited drink or unlimited food and drink specials... There will be no "bottle service" or the sale of bottles of alcohol...

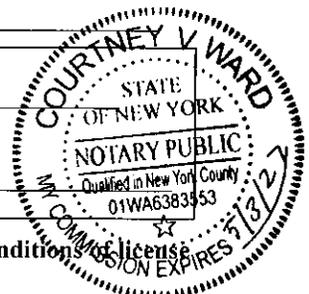
Will not have: [X] Dancing [X] DJs [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged [X] Scheduled Performances [X] Velvet ropes or metal barricades

[X] Will provide Community Board 2, Man. with a listing of all principals with 5% ownership or greater, prior to opening. [X] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

Name: Shaun Rose Phone Number: 917.523.7666

Signed [Signature] Print Name [Blank] Dated [Blank] Sworn to this 2 day of September 2025 [Signature] Notary Public



CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license