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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

CMSV LLC dba Milla on Morton 80 Morton St (TW–Tavern) (Vacant Lot) (Food Truck)

Whereas, following this month's CB2, Man. SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; during CB2's SLA Committee meeting it was brought to the Applicant's attention that there are three easements (two for egress and one for parking) on the property, the NYSLA requiring that Applicants must have exclusive control of their licensed premises, the Applicant of the instant application applying to license the entire vacant lot raising questions as to how they can have exclusive use of the property when there are existing easements on the property; additionally a resident stated that the lot was cited in 2022 by the City of New York for hazardous soil conditions requiring abatement and that to date they had not seen evidence that the issue has been fully resolved; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **CMSV LLC dba Milla on Morton 80 Morton St until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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