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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 15, 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 from August:

Carmela NYC LLC 10 5th Ave 10011 (TW–Café)

- i. Whereas**, the Applicant and Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate an all-day coffee café on the ground floor of a four (4)-story mixed-use brownstone building (ca. 1849, altered 1983) on the northwest corner of 5th Avenue and West 8th Street (Block #572/Lot#44), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor storefront location is approximately 2,500 sq. ft. with 1,400 sq. ft. on the ground floor connected via an interior staircase to a 1,000 sq. ft basement, the basement being used for storage purposes only with no patron use, there are approximately 9 tables and 39 seats and one (1) bar with no seats for a total seated occupancy of 39 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; and
- iii. Whereas**, the Applicant's hours of operation will be from 8 AM to 10 PM Saturdays and Sundays and 7 AM to 10 AM Mondays through Fridays, music will be background only from iPods/CDs/streaming services; there will be five (5), 15" TVs for the purposes of displaying menus and operating without sound, no dancing, no DJ's, no promoted events, no live music or scheduled performances and no cover fees, no velvet ropes or metal barricades and no security personnel/doorman; there is no outdoor seating; the Applicant is installing operable doors on 5th Avenue and 8th Street and a service window on 8th Street, the Applicant agreeing with the West 8th Street Block Association to not use the service window on West 8th Street for any reason, to not open the doors on West 8th Street and to close the doors on 5th Avenue at 9 PM;
- iv. Whereas**, the premises to be licensed had been licensed for beer and wine under APQ 10 Fifth Avenue LIC dba Le Pain Quotidien (Lic ID #0240-22-100856) which had been operating at the location from 2021–2024 and prior to that had been licensed since approximately 2011 under PQ 8th Street Inc dba Le Pain Quotidien (Lic ID #0240-19-112970); and

- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **27 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 4 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours being reasonable with the location having been previously licensed for the service of beer and wine; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the Tavern Wine License, with those stipulations as follows:
1. Will operate as an all-day coffee café with less than a full kitchen but with the kitchen open and serving food until closing every night.
 2. The hours of operation will be from 8 AM to 10 PM Saturdays and Sundays and 7 AM to 10 AM Mondays through Fridays. All patrons will be cleared, and no patrons will remain after stated closing time.
 3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 4. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 5. Will have no more than 5 television(s) no larger than 15" for the purpose of displaying menus. There will be no projectors and TV will operate in “closed caption” mode only, without sound.
 6. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 7. Will ensure doorway to the residential hallway in the basement is an alarmed door and used for emergency egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not use the service window being installed on West 8th Street at any time for any purpose including for use as a take-out window.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 14. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Tavern Wine License for **Carmela NYC LLC 10 5th Ave 10011**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on 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 Friday, August 15, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, David Landaeta as a qualified representative of Carmela NYC LLC dba Carmela Coffee located at 10 5th Avenue, New York, NY 10011 agree to the following stipulations:

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

[x] Premise will be advertised and operated as a coffee café

[x] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows: Sunday (8 AM to 10 PM), Monday (7 AM to 10 PM), Tuesday (7 AM to 10 PM), Wednesday (7 AM to 10 PM), Thursday (7 AM to 10 PM), Friday (7 AM to 10 PM), Saturday (8 AM to 10 PM).

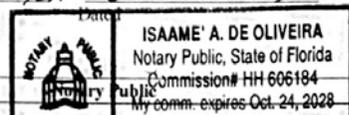
(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [x] Will operate with less than a full service kitchen but will serve food during all hours of operation.
[x] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[x] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
[x] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[x] Will have no more than 5 television(s) no larger than 15" for the purpose of displaying menus. There will be no projectors and TV will operate in "closed caption" mode only without sound.
[x] Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
[x] Will ensure doorway to the residential hallway in the basement is an alarmed door and used for emergency egress only.
[x] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[x] Will not use the service window being installed on West 8th Street at any time for any purpose including for use as a take-out window.
[x] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[x] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
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] Security Personnel/Doorman.
[x] Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
[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: DAVID LANDAETA Phone Number: 954 494 4146
state of Florida County of Broward

Signed: Isaame' A de Oliveira Print Name: ISAAME A DE OLIVEIRA Date: 8-14-2025
Sworn to this 14 day of August 2025



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