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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Greenwich BBQ LLC dba Mighty Quinn's Barbeque 75 Greenwich Ave 10014 (RW–Restaurant) (Corporate Change) *(appearance waived)*

i. **Whereas**, the Applicant submitted notice to Community Board 2, Manhattan of their intent to file an application for a Corporate Change to their existing Restaurant Wine License (Lic. ID #0240-22-102608) to clarify and correct the ownership details of Greenwich BBQ LLC which has operated a full-service barbecue restaurant since approximately 2014 in a street level storefront located within a six (6)-story mixed-use building on Greenwich Avenue between Bank and West 11th Streets; the building falling within NYC LPC's designated Greenwich Village Historic District; and

ii. **Whereas**, the Applicant submitted the application for their Restaurant Wine license to CB2, Man. in February/2014; on and from 7/15/2016, Greenwich BBQ LLC became wholly owned by Mighty Quinn's Holdings LLC, the two majority equity holders remaining the same (Micha Magid and Christos Gourmos), there being no change in method of operation; and

iii. **Whereas**, the Applicant has executed and 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 Restaurant Wine License, with those stipulations as follows:

1. The premises will be advertised and operated as a full service barbecue restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sundays to Thursdays from 11:30 AM to 11 PM and Fridays and Saturdays from 11:30 AM to 12 AM.
3. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more

than 10 tables and 20 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

4. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
5. No roadbed seating.
6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time
7. Will not have televisions.
8. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
13. The premises will not have dancing, DJ's, promoted events, scheduled performances or any event where a cover fee is charged or security personnel.
14. 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.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to the existing On-Premises Restaurant Liquor License for **Greenwich BBQ LLC dba Mighty Quinn's Barbeque 75 Greenwich Ave 10014, 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 Thursday, September 4, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Micha Magid** as a qualified representative of **Greenwich BBQ LLC dba Might Quinn's BBQ** located at **75 Greenwich Avenue, New York, NY 10014** agree to the following stipulations:

Application Type: ☐ OP Restaurant/Tavern ☒ RW (Lic ID #0240-22-102608) ☐ TW ☐ Alteration ☐ Other:

☒ Premise will be advertised and operated as a BBQ restaurant

☒ Hours of operation:

Sunday:	11:30 AM	to	11 PM	Thursday:	11:30 AM	to	11 PM
Monday:	11:30 AM	to	11 PM	Friday:	11:30 AM	to	12 AM
Tuesday:	11:30 AM	to	11 PM	Saturday:	11:30 AM	to	12 AM
Wednesday:	11:30 AM	to	11 PM				

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

☒ Will operate a full-service barbecue restaurant with the kitchen open and full menu items available until closing every night.

☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

☒ Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 10 tables and 20 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

☒ Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.

☒ No roadbed seating.

☒ Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.

☒ Will not have patron occupancy/service to any portion of the basement of licensed premises.

☒ Will not have televisions.

☒ Will close all doors and windows at 9 PM Sundays through Thursdays and 10 PM Fridays and Saturdays, allowing only for patron ingress and egress.

☒ Will not make changes to the existing façade except to change signage or awning.

☒ Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.

☒ Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.

Will not have: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Any event where cover fee is charged ☒ Scheduled Performances ☒ Velvet ropes or metal barricades ☒ Security Personnel/Doorman.

☒ 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.

☒ 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: Micha Magid Phone Number: 917-886-8637

Signed _____ Print Name Micha Magid Dated 9/17/25

Sworn to this 17 day of SEPTEMBER 2025 Karen Faust
Notary Public

KAREN FAUST
Notary Public, State of New York
Registration No. 01FA6043887
Qualified in New York County
Commission Expires June 26, 2026

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