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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

HHLP Union Sq Asso LLC, HHLP Union Sq Lessee LLC Hershahosp dba Hyatt Union Square; Bowery Road; Library of Distilled Spirits 76 E 13th St 10003 (OP–Hotel)
(Alteration: Moving ground floor bar)

- i. **Whereas**, the Applicants' Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an alteration to their existing Hotel Liquor Licenses (Lic ID #0343-23-103211, exp. 2/28/2027) to move the hotel lobby bar and decrease the number of seats from 10 to 8 seats; the Applicants will all continue to operate a boutique hotel which features a full-service restaurant and a cocktail bar/lounge in a C6-1 zoned, 11-story, mixed-use building constructed in 1910 on the southwest corner of E. 13th St. between Fourth Ave. and Broadway (Block #564/Lot #45); and
- ii. **Whereas**, there will be no change in the operation of the hotel whose total licensed interior space is approximately 78,174.07 sq. ft.; the restaurant will continue to serve breakfast, brunch, lunch, and dinner and together with the cocktail bar/lounge (which serves breakfast, lunch, and an evening bar menu) will have 84 tables with 218 seats and two (2) stand up bars with 20 seats for a total of 238 interior seats; there was a previously licensed sidewalk cafe of approximately 450 sq. ft. with 20 tables and 40 seats which the Applicant intends to file an alteration for once approved under the Dining Out NYC program; the Applicant having previously appeared in [November/2023](#) for a corporate change at which time they signed a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Hotel Liquor License, there being no changes in the method of operation/stipulations at this time and no additional changes in ownership, therefore a new stipulation agreement was not signed as part of this alteration application; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the alteration application to the existing On-Premises Hotel liquor license for **HHLP Union Sq Asso LLC, HHLP Union Sq Lessee LLC Hershahosp dba Hyatt Union Square; Bowery Road; Library of Distilled Spirits 76 E 13th St 10003** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant in November/2023 remain 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