



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:

Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 10014 (OP–Restaurant) (Alteration)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an alteration to their existing On-Premises Restaurant Liquor License (Lic ID #0340-23-132436, exp 7/31/2027) to change the layout of the interior premises, adding approximately 3 seats at tables and 1 seat at the bar; the Applicant will continue operating a full-service restaurant with the same method of operation as they have been doing for the past 16 years, the premises located in the ground floor of a four (4)-story, walk-up tenement building (ca. 1826) on the southwest corner of Grove Street and Waverly Place (Block #592/Lot #48) the building being located in a residential area of NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the method of operation being that of an American Bistro serving breakfast, lunch and dinner will continue to remain unchanged with the hours of operation being from 8:30 AM to 2 AM Saturdays through Sundays with a full food menu until 1am; music will continue to be quiet background music only, no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; the Applicant has submitted a separate alteration application to add exterior seating under the DONYC program which is not part of the instant application, prior to the pandemic the Applicant was prohibited from having outdoor seating due to zoning regulations as this is a residential neighborhood and has been operating with sidewalk seating up to the present, the sidewalks being quite narrow; and
- iii. **Whereas**, the Applicant was presented a stipulation agreement outlining the method of operation as presented, the Applicant having no issue with the stipulation agreement itself but not agreeing to sign the agreement with CB2 out of matter of principle; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing On-Premises Restaurant Liquor License for **Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA; and

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed On-Premises Restaurant Liquor License for **Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 10014**:

1. The hours of operation will be from 8:30 AM to 2 AM Saturdays through Sundays. All patrons will be cleared and no patrons will remain after stated closing time.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. There is no outdoor seating associated with this alteration application. The premises was prohibited from having outdoor seating due to zoning regulations under the old DCWP / DCA program (pre-pandemic).
4. 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.
5. Will not have televisions.
6. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
7. Will not make changes to the existing façade except to change signage or awning.
8. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
9. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
10. 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.

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