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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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:

Mahaniyom Inc. dba Hom Mali 28 7th Ave. S 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a Thai restaurant in the entirety of a two (2)-story commercial building (ca. 1920) on 7th Avenue South between Bedford and Leroy Streets (Block #583 / Lot #38), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the licensed premises will include approximately 1,500 sq. ft. on the ground floor, 700 sq. ft. on the 2nd floor/mezzanine and 1,500 sq. ft. in the basement, the three floors being connected by an interior stairwell with the kitchen being located in the basement, there is no patron use of the basement; there will be 17 tables with 44 seats and one (1) stand up bar with seven (7) seats on the ground floor and 10 tables with 36 seats on the 2nd floor/mezzanine for a total of 87 patron seats, there is an existing certificate of occupancy which indicates occupancy between the ground floor and mezzanine of 100 persons for an eating and drinking establishment; there is one (1) entryway used for both patron egress and ingress, 1 emergency exit and two (2) patron bathrooms; the front façade, windows and doors will remain fixed and not operable; and
- iii. **Whereas**, the proposed hours of operation will be Sundays through Saturdays from 11 AM to 11 PM, there will be no sidewalk café or other outdoor areas for the service of alcohol; music will be quiet background only consisting of music from iPods/CDs/streaming services, there will be no private parties, no DJs or live music, no promoted events, no cover fees, no velvet ropes, no movable barriers and there will be no TVs; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:

1. Premises will be operated and advertised as full-service Thai restaurant with the kitchen open and full menu items available until closing every night.
2. Hours of operation will be 11 AM to 11 PM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
14. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
15. 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.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **83 active licensed premises** within 750 ft. and 10 pending licenses according to LAMP, the agreed upon stipulations and hours being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **Mahaniyom Inc. dba Hom Mali 28 7th Ave. S 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 13 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
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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RECEIVED BY COMMUNITY BOARD 2, MANHATTAN

AUG 18 2025

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, Patama Wattanasongsit as a qualified representative of Mahaniyom Inc dba Hom Mali located at 28 7th Avenue South, New York, NY 10014 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [] Other

[X] Premise will be advertised and operated as an authentic Thai restaurant.

[X] Hours of operation:

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

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

- [X] Will operate full service Thai restaurant featuring local ingredients with the kitchen open and full menu items available until closing every night.
[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 have televisions.
[X] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[X] Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
[X] Will close all doors and windows at ALL times, allowing only for patron ingress and egress.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing facade except to change signage or awning.
[X] Will comply with NYC Department of Buildings Regulations and 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.
[X] There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
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.
[X] Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Patama Wattanasongsit Phone Number: (646) 696-9805

Signed [Signature] Patama Wattanasongsit 08/15/2025
Print Name Dated
Sworn to this 15th day of August 2025
Notary Public ELLEN LEE
Notary Public, State of New York

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license
Commission Expires May 24, 2028