



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:

Sapphire NY Hotel PropCo LLC & Delano US OpCo LLC, as Manager 246 Spring St 10013 (OP–Restaurant/Hotel) (Transfer)

- 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 in conjunction with an asset purchase of 246 Spring Street (NY) LLC, 246 Spring Street (NY) Manager LLC & 246 Spring Street (NY) Dining LLC dba The Dominick Hotel (Lic ID #0343-22-128677 / Serial #'s 1228945, 1302683 & 1302684) for a hotel liquor license to operate a hotel, with a seasonal outdoor pool on the 5th floor, restaurants and bars, banquet and event space and a spa on the southeast corner of Spring and Varick Streets (Block #491/Lot #7503), the building falling within the Special Hudson Square District; and
- ii. **Whereas**, the instant application is an asset purchase, there is no changes to method of operation or reconfiguration of the premises, the specifics of which were last outlined CB2, Man’s [May/2017](#) resolution; and
- iii. **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 Hotel Liquor License, with those stipulations as follows:
 1. Premise will be advertised and operated as a hotel including a ground floor restaurant, mezzanine, hotel lobby/lounge area, 5th floor interior pool bar and 5th floor exterior pool area; and

Hours of Operation / Method of Operation

A. Hotel Lobby Bar (Lounge)

Hours:

Sunday: 12 PM–1 AM

Monday–Tuesday: 10 AM–2 AM

Wednesday–Saturday: 10 AM–3:30 AM

Music:

Not more than 1x/month there may be DJ’s, promoted events, cover charges, private events; at all

other time music is background music at conversational levels; there will be no 3rd party promoted events or scheduled performances at any time.

B. Restaurant, Library and Hotel Lobby

Hours:

Sunday: 12 PM–1 AM

Monday–Saturday: 9 AM–2 AM

Music:

Background music only at conversational levels; no DJ's, no live music.

C. Hotel Rooms Hours: All Days: 24 hours/7 days (except as prohibit by law)

D. Terrace/Pool Bar (*Interior*) 5th Floor (*Marketed as 7th Floor in Hotel*)

Hours:

Sunday: 12 PM–1 AM

Monday–Saturday: 10 AM–2:30 AM

Music:

Quiet, background music at conversational levels only at all times; there may be promoted events not more than 1x/month; no outside promoters, no scheduled events, no DJ's, no live music, no cover fees.

E. Terrace/Pool Bar (*Exterior*)

Hours:

Sunday: 12 PM–1 AM

Monday–Saturday: 10 AM–2:30 AM

Music:

Quiet, background music at conversational levels only at all times.

F. Conference Facilities and SoHi (*43rd Floor, Marketed as 46th Floor*)

Hours:

All Days as rented until 3 AM

Music:

None or quiet, background music only at conversational levels at all times.

G. Spa Hours:

Sunday: 12 PM–8 PM

Monday–Saturday: 7 AM–8 PM

Music:

None or quiet, background music only at conversational levels at all times.

2. There is no exterior amplified sound, music, speakers or TVs.

3. There is no exterior seating in the POPS area, on the sidewalk or in the roadbed included with this application. Applicant will appear before CB2, Man. for alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

- iv. **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 **13 active licensed premises** within 750 ft. and 3 pending licenses according to LAMP, the Applicant having worked with the community regarding outdoor seating, agreeing to return to CB2, Man. should they move forward in the future with any outdoor seating, the agreed upon stipulations 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 Hotel Liquor License for **Sapphire NY Hotel PropCo LLC & Delano US OpCo LLC, as Manager 246 Spring St 10013** **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, 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

AUG 15 2025



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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, JONATHAN GOLDSTEIN as a qualified representative of Sapphire NY Hotel PropCo LLC & Delano US OpCo LLC as Manager located at 246 Spring Street, New York, NY 10013 dba TBD fka Dominick Hotel fka Trump SoHo agree to the following stipulations:

Application Type: OP Hotel RW TW Alteration Other:

Premise will be advertised and operated as a hotel including a ground floor restaurant, mezzanine, hotel lobby/lounge area, 5th floor interior pool bar and 5th floor exterior pool area; and

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COMMUNITY BOARD 2, MANHATTAN

Hours of Operation / Method of Operation

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- Hotel Lobby Bar (Lounge)**
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Monday-Tuesday: 10 AM-2 AM
Wednesday-Saturday: 10 AM-3:30 AM
Music: Not more than 1x/month there may be DJ's, promoted events, cover charges, private events; at all other time music is background music at conversational levels; there will be no 3rd party promoted events or scheduled performances at any time.
- Restaurant, Library and Hotel Lobby**
Hours: Sunday: 12 PM-1 AM
Monday-Saturday: 9 AM-2 AM
Music: Background music only at conversational levels; no DJ's, no live music.
- Hotel Rooms Hours:** All Days: 24 hours/7 days (except as prohibit by law)
- Terrace/Pool Bar (Interior) 5th Floor (Marketed as 7th Floor in Hotel)**
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Music: Quiet, background music at conversational levels only at all times; there may be promoted events not more than 1x/month; no outside promoters, no scheduled events, no DJ's, no live music, no cover fees.
- Terrace/Pool Bar (Exterior)**
Hours: Sunday: 12 PM-1 AM
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Music: Quiet, background music at conversational levels only at all times.
- Conference Facilities and SoHi (43rd Floor, Marketed as 46th Floor)**
Hours: All Days as rented until 3 AM
Music: None or quiet, background music only at conversational levels at all times.
- Spa Hours:** Sunday: 12 PM-8 PM
Monday-Saturday: 7 AM-8 PM
Music: None or quiet, background music only at conversational levels at all times.

- There is no exterior amplified sound, music, speakers or TVs.
- There is no exterior seating in the POPS area, on the sidewalk or in the roadbed included with this application. Applicant will appear before CB2, Man. for 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: Justine McCleery Phone Number: 212-842-5538

Signed [Signature] Print Name JONATHAN GOLDSTEIN Dated 14 AUGUST 2025
 Sworn to this 14 day of AUGUST 2025 [Signature] Notary Public
 IN LONDON, ENGLAND.



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

Notary Public London, England (Safiyah A. Mengrani)
My Commission expires at Death

