



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:

Semm SWPK LLC dba Semm 417 Lafayette Street, New York, NY 10003 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a café serving pastries with coffee/tea for lunch and Korean-fusion small dishes with soju-cocktails for dinner located on the ground floor of an eight (8)-story mixed-use building (c. 1894) on Lafayette Street between Astor Place and East 4th Street (Block #544 / Lot #12), the building falling within NYC LPC's designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. Whereas**, the premises, is roughly 8,000 sq. ft with 4,000 sq. ft. on the ground floor and 4,000 sq. ft. in the basement, the basement being connected by an interior staircase and used for storage purposes only, there is no patron use of the basement; there will be 19 tables and 55 seats and one (1) bar with four (4) seats for a total seated occupancy of 59 patrons and a legal occupancy of 74 persons; there is one (1) entryway which will serve as patron ingress and egress and four (4) bathrooms; there will be no sidewalk café or roadbed seating; and
- iii. Whereas**, the Applicant's proposed hours of operation will be Sundays through Thursdays 7 AM to 12 AM and Fridays and Saturdays from 7 AM to 1 AM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJs, no promoted events, no live music or scheduled performances, and no cover fees; and
- iv. Whereas**, the premises to be licensed was previously licensed under Suri Restaurant Corp dba The Bari (Lic ID # 0340-18-104144, exp. 4/30/2020) from approximately 2018 to 2020; and

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

1. Will operate as a café serving pastries with coffee/tea for lunch and Korean-fusion small dishes with soju-cocktails for dinner with the full food menu available until closing every night.
2. The hours of operation will be from Sundays through Thursdays 7 AM to 12 AM and Fridays and Saturdays from 7 AM to 1 AM. 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 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.
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 have not more than six (6) private parties per year.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. 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.
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 changes to any stipulation agreed to herein.

vi. **Whereas**, there already are a number of licensed establishments in both Community Board 2 and in the immediate area, there being **13 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 3 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Tavern Wine License for **Semm SWPK LLC dba Semm 417 Lafayette Street, New York, NY 10003**, **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 Kavanaugh, 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 Friday, August 15, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Owen Young Joe** as a qualified representative of **Semm SWPK LLC dba Semm** located at **417 Lafayette Street, New York, NY 10003** agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other:

Premise will be advertised and operated as a café serving pastries with coffee/tea for lunch and Korean-fusion small dishes with soju-cocktails for dinner.

Hours of operation:

| | | | | | | | |
|------------|------|----|-------|-----------|------|----|-------|
| Sunday: | 7 AM | to | 12 AM | Thursday: | 7 AM | to | 12 AM |
| Monday: | 7 AM | to | 12 AM | Friday: | 7 AM | to | 1 AM |
| Tuesday: | 7 AM | to | 12 AM | Saturday: | 7 AM | to | 1 AM |
| Wednesday: | 7 AM | to | 12 AM | | | | |

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

- Will operate with less than a full service kitchen but will serve the full food menu during all hours of operation.
 - 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 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.
 - Will not have televisions.
 - Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - Will have not more than six (6) private parties per year.
 - Will not install or have French doors, operable windows or open facades.
 - 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: Thomas Cho Phone Number: (212) 598-1155

| | | | |
|---|----------------------------------|-------------------------|--|
| Signed | Print Name <u>Owen Young Joe</u> | Dated <u>08/14/2025</u> | Notary Public, State of New York No. 01LE6109937 Qualified in Queens County Commission Expires May 24, 2028 |
| Sworn to this <u>14th</u> day of <u>August</u> 2025 | | Notary Public | |

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