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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:

The Stone Rabbit LLC 4-6 Bleecker St. 10012 (OP–Tavern)

- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a new Tavern On-Premises Liquor License to operate a café, bookstore and cocktail lounge on the ground floor of a four (4)-story mixed-use (ca. 1910) on Bleecker Street between Elizabeth Street and the Bowery (Block #521/Lot #73), the building falling within NYC LPC’s designated NoHo East Historic District and the Special Little Italy District; and
- ii. Whereas**, the storefront premises is roughly 3,600 sq. ft. with 1,800 sq. ft. on the ground floor and 1,800 sq. ft. in the cellar, the cellar being for kitchen and storage purposes only with no patron use; there will be 18 tables and 40 seats and one (1) bar with 10 seats for a total seated patron occupancy of 50 persons and a legal occupancy of 74 persons; there is one (1) entryway serving as both patron ingress and egress and four (4) bathrooms; and
- iii. Whereas**, the proposed hours of operation will be from 8 AM to 12 AM Sundays through Wednesdays and 8 AM to 2 AM Thursdays through Saturdays; music will be from iPods/CDs/streaming services at background levels; there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security; there will be no sidewalk or roadway seating; and
- iv. Whereas**, the premises had been licensed and operated from approximately 2007 to 2020 under 316 Bowery LLC dba Saxon and Parole (Lic ID # 0340-20-100675, exp. 8/31/2022) the history of which was outlined in CB2’s [June/2014](#) resolution when that applicant appeared before CB2 to present an alteration application for what had become a non-conforming operation of an existing on-premises restaurant liquor license (Lic ID #0340-20-100675) for a “full service restaurant” to correct certain aspects of the non-conforming use, the premises of the instant application having been operated at that time as a separate and distinct DBA from Saxon and Parole, with a separate entry at 4-6 Bleecker and separate method of operation in contradiction to their stipulation agreement, the premises at 4-6

Bleecker supposed to be used as a dining area with no separate means of ingress or egress, the premises instead being used as a lounge/club with its own DBA and distinct entrance, the premises never properly soundproofed for lounge/club use with the upper floors of the building being occupied by residents, a number of whom are rent-regulated tenants, the unauthorized activities of the lounge causing significant negative quality of life impacts to the residents of the building over many years; and

- v. **Whereas**, in the intervening years since the space was vacated over 5 years ago, the kitchen venting to the roof and HVAC and other mechanicals have been removed from the premises, it no longer being equipped for vented restaurant use, there is no existing sound mitigation between the ground floor and upper floors of the building, the kitchen venting system has been removed because it was pulling down the exterior building wall, the heating and cooling system which was on the roof was removed because the roof was sagging under its weight and installed without permits, there is no building boiler or heating or building hot water – all these issues having significantly negatively impacted not only the residents of the building but residents in adjacent buildings due to noise, the physical facilities not built to accommodate a café, restaurant and/or lounge operating until 2 AM, the Applicant of the instant application not providing any plans describing how the premises would be insulated and soundproofed to mitigate the late evening noise to the residential tenants of the building or plans for the kitchen build out and venting, the instant application being for a tavern and not a full-service restaurant but the Applicant also stating that the evening food service would be substantial in nature; additionally, in the past there were numerous and significant landlord-tenant issues, the building having recently been sold, the landlord-tenant issues continuing without resolution or correction of outstanding violations, there recently being an NYC HPD lawsuit filed against the new landlord regarding this building; and
- vi. **Whereas**, immediately impacted residents in the same building and immediately abutting residents next door raised a number of issues which the instant application was not able to sufficiently address, many of the issues outlined above including a lack of a detailed sound mitigation plan tailored for the existing space which has had extensive noise complaints when operating previously, how new mechanicals and venting would be utilized given the complete removal of the old systems, concerns regarding late hours of operation until 2am, the density of existing licenses in the area, additionally many issues related to ongoing tenant/landlord issues were raised including presentation of a number of significant serious unresolved building violations that have been issued in the last 5 years, many being noted on the NYC DOB website as “open - no compliance recorded” and “open – certificate disapproved” which impact the entire building including some which are related to the commercial space, there also being a significant number of outstanding HPD violations; and
- 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 **60 active licensed premises** within 750 ft. and 7 pending licenses according to LAMP, there being a coffee shop and book store across the street from the instant application with numerous other restaurants and taverns within close proximity, the past licensing of the premises causing significant negative quality of life impacts to both the residents of the building and those surrounding it, the Applicant providing no detailed plans for properly rebuilding and insulating the premises for the operation of a tavern serving breakfast, lunch and dinner until 2 AM to ensure there will not be a negative quality of life impact on the quality for the residents; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern Liquor License for **The Stone Rabbit LLC 4-6 Bleecker St. 10012**; and

THEREFORE BE IT FURTHER RESOLVED that CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the NYSLA for determination.

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
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority