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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Vevamo Partners LLC dba Bar V 10-12 Morton St 10014 (OP–Restaurant) (Class Change) (Change in Method of Operation) (Alteration: DONYC–Sidewalk)

- i. **Whereas**, the Applicants and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a class change to their existing Restaurant Wine License (Lic. ID # 0240-25-107598, exp. 3/31/2027) for an On-Premises Restaurant Liquor License to continue to operate a neighborhood tapas restaurant on the ground floor of a six (6)-story, tenement-style building (c. 1910) on Morton Street between Bleecker Street and 7th Avenue South (Block #586/Lot #57) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor storefront premises is approximately 1,350 sq. ft. with 700 sq. ft. on the ground floor connected via an internal staircase to the 650 sq. ft. basement, there is no patron use of the basement; there will continue to be 11 tables and 31 seats and one (1) bar with four (4) seats for a total interior seated occupancy of 35 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the current hours of operation which were negotiated with the residents in [June/2024](#) when the Applicant first appeared before CB2, Man. for their restaurant wine license, are from 2 PM to 11 PM Saturdays through Wednesdays and 2 PM to 12 AM Thursdays through Saturdays, the instant application including a change in method of operation to extend the hours to 12 AM closing Sundays to Wednesdays, 1 AM closing Thursdays and 2 AM closing Fridays and Saturdays; there was no sidewalk café, roadbed or Open Streets seating also as an agreement with the local residents in June/2024, the instant application additionally including an alteration to their license to add sidewalk seating consisting of 2 tables and 4 seats on Morton Street; music will remain quiet background only consisting of music from iPod/CDs/streaming; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers or security; and

- iv. **Whereas**, the Applicant met with the local block associations (Morton Street Block Association, West Village Residents Association, Central Village Block Association and Carmine Street Block Association) and was unable to work with the block associations in an effort to reach compromise on any aspects of the instant application, the Applicant having been in operation at the premises for little over one year, the residents requesting no extension in the hours of operation and that the sidewalk seating be removed from the instant application, the sidewalk of Morton Street being just over 10' wide with a required clear path of 8' leaving only 2'2" for the sidewalk café which leaves no room for a service aisle and is not ADA compliant, the Applicant not willing to remove the outdoor seating or make any adjustment in hours, instead choosing to come to CB2's SLA Committee meeting to discuss the application; and
- v. **Whereas**, a number of people came to speak both to oppose and support the application, with all the block associations remaining in opposition to the application, those block associations representing many long-term residents of the area, the block being very residential in nature and falling between 7th Avenue South and Bleecker Street where there are already a large number of eating and drinking establishments where later hours are more appropriate and which the applicant was aware when selecting this location; the block associations stating that the applicant had originally requested later hours and reached an agreement with the residents in 2024 which reflected hours that they felt were appropriate to the residential block, that the increase in hours, coupled with the upgrade of the liquor to full liquor and the addition of outdoor seating will change the method of operation from a quiet wine bar with hours suitable for a residential block to a late night cocktail bar, having negative quality of life impacts for the surrounding residents; those that spoke in favor of the application spoke of having a place to go where they have met friends and formed a community; and
- vi. **Whereas**, there already are a significant number of licensed establishments in the immediate area, there being **117 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 13 pending licenses within this same area, and 46 licensed premises within 500 feet of the licensed premises according to LAMP; the Applicant unwilling to compromise on any aspects of the instant application making it impossible to try to reach a compromise; the Applicant going back on the negotiations that were had with the community just over a year ago in order to gain their recommendation of approval for the application at its inception; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License and corresponding alteration to add outdoor seating and change in method of operation for an expansion of hours for **Vevamo Partners LLC dba Bar V 10-12 Morton St 10014**; 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
Hon. Christopher Marte, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority