

Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

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 1, 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:

Vevamo Partners LLC dba Bar V 10-12 Morton St 10014 (OP–Restaurant) (Class Change)
(Change in Method of Operation) *reconsideration*

- 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**, in addition to the class change to full liquor service, the instant application includes a change in method of operation to open the premises at 11 AM daily in order to provide lunch service, 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; 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, having opened in October/2024, appeared before CB2's SLA Licensing Committee in August/2025 for the same class change application and earlier opening hours as the instant application while also seeking to extend their operating hours until 12 AM Sundays to Wednesdays, 1 AM on Thursdays and 2 AM on Fridays and Saturdays and add sidewalk seating within a 2' area in front of the premises which is not ADA compliant; CB2 recommending denial of the application in [August/2025](#) after hearing from a number of people who appeared both in support and opposition to that application with all the block associations being 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 with a full liquor licenses, the Applicant being well aware of the residents' concerns of extending the activities of 7th Avenue South and Bleecker Street onto this residential block after meeting with them for the initial license at this location in June/2024; and
- v.** Whereas, once again people came both in support and opposition to the instant application of an upgrade to full liquor, 14 residents of the tenement building in which the premises is located signed a petition in opposition, 4 local block associations representing a large number of residents in the surrounding buildings in each direction appeared in opposition, the condo association of the building across the street is in opposition, those appearing in opposition expressed their concerns that the addition of full liquor at the premises will negatively change the character of the operation from a quiet neighborhood wine bar to a liquor bar that attracts visitors more than the local neighborhood and bringing the activities from the surrounding Avenues, including increased noise, onto their quiet residential neighborhood street expanding the characteristics of the noisy commercial corridors, further pointing out that the applicant was full aware of these issues at the inception of the current license and chose to pursue this location anyway on a residential portion of the area instead of the commercial areas in the immediate vicinities more appropriate to full liquor and later hours; a petition from 10-12 Morton Street Association, representing residents of the building where the establishment is located, provided signatures in opposition to the application from approximately half of the residents of the building as well as other neighboring residents; residents stating that the method of operation that currently exists, as a wine bar and restaurant, blends nicely with the community, many of them frequenting the premises often, that the premises has not been at the location long enough to firmly be established as a neighborhood wine bar establishment and that the service of full liquor will lead to a broader clientele dictating a different business model of than that of a bar, as shown with numerous changes of this type in the community, those new clientele coming to "Bar V" for the full bar liquor experience, that expansion, beyond a neighborhood wine bar, expanding the scope of clientele to those frequenting the commercial corridors who do not appreciate the quiet residential nature of the block, creating a negative impact on their quality of life; those appearing in support were neighbors of one of the principals who lives in the building next door and other people recently moving to the area and who work in the service industry who appreciated the neighborhood wine bar and support the owner in general and the changes they feel are needed to expand their business model to continue to be successful; and
- vi.** **Whereas**, the premises proposed to be licensed appears to be within 200 feet of the Neighborhood Church of Greenwich Village, an active place of worship; the church is located

within a straight line of the entry to the premises along Morton Street to the East of the premises at the "T" intersection of Bleecker Street, the Church directly fronting Morton Street at the "T" intersection and the entryway to the Church being in direct line from 10-12 Morton Street; CB2 requests that a site visit be conducted to establish if the church is within 200' of the premises proposed to be licensed and that the results of that site visit be presented to the Members of the Authority; it being noted by CB2 that while there is guidance on corner locations, there is no guidance on establishments or Places of Worship at "T" intersections; and

- vii. **Whereas**, there already are a significant number of licensed establishments in the immediate area, there being **117 active licensed premises** and an additional 12 pending licenses within 750 feet of the proposed premises to be licensed according to LAMP, and 47 licensed premises within 500 feet and 12 within 250 feet of the licensed premises according to LAMP; 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: Passed, 24 Board Members in favor, 5 opposed (A. Fernandez, M. Fitzpatrick, R. Kessler, B. Pape, E. Siegel), 5 abstentions (Z. Kazzaz, J. Liff, B. Listman, M. Pereirra, R. Sanz).

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