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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:

WS Hotel LLC 101-105 Waverly Pl 10011 (new OP–Hotel) (Transfer)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a hotel liquor license to operate the hotel lobby bar located on the ground floor within the hotel and to provide room service to hotel guests, the hotel being an 9-story (excluding cellar and basement) building (ca. 1902) with 152 guest rooms on Waverly Place at the northwest corner of the intersection with MacDougal Street (Block #553/Lot #7501), the building falling within a residentially-zoned area of NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the hotel premises is 61, 210 sq. ft. (approximate sq. ft.: cellar 6,800; basement 3,580; 1st flr 8,500; 2nd and 3rd flrs 8,100/each; 4th–8th flrs 4,400/each; 9th flr 4,130; the cellar and basement having no patron access and being out of scope of the hotel liquor license) with the lobby and bar/lounge area occupying less than half of the ground floor and having 16 tables with 64 seats and one (1) bar with four (4) seats for a total seated occupancy of 68 persons; there are two (2) entryways serving as both patron ingress and egress, the main hotel entry being on Waverly Place and two (2) patron bathrooms; and
- iii. **Whereas**, the hours of operation for the hotel lobby lounge and bar are from 7 AM to 2 AM Sundays through Saturdays (7 days a week); music will be recorded background music only; there will be no dancing, DJs, live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there are no French doors or other operable windows and no outdoor seating; one of the principals of the instant application, along with the prior owner, came before CB2, Man. in [June/2025](#) for the transfer of an On-Premises Restaurant Liquor License to operate the full service restaurant located within the hotel (WS F&B LLC, pending Lic ID #NA-0340-25-122461) which CB2 unanimously recommended approval of; and
- iv. **Whereas**, the hotel originated as Hotel Earle back in 1902 and was purchased by Daniel Paul and his family around 1973, the property being renovated in 1986 at which time the name was changed to the Washington Square Hotel; Daniel Paul held a 50% interest in the corporation along with his daughter,

Judy, who held the other 50% interest at the time of his passing (2014), the daughter appearing before CB2, Man. in [February/2024](#) for a corporate change to hold a 100% interest in the hotel (Washington Square Hotel LLC, Lic. ID #0343-22-127351) the instant application being an asset purchase of the hotel by the Applicant, the Applicant stating there will be no substantive change to the method of operation; and

- v. **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. Premises will be advertised and operated as a hotel with a lobby bar area with the kitchen open and menu items available until closing every night.
 2. The hours of operation will be from Sundays through Saturdays (7 days a week) from 7 AM to 2 AM. All patrons will be cleared and no patrons will remain after stated closing time. Room service is available to hotel guests 24/7.
 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 install or have French doors, operable windows or open facades.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no security personnel.
 14. 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.
 15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 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 **52 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP, the agreed upon hours and method of operation being essentially the same as the previous operator, the stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Hotel Liquor License for **WS Hotel LLC 101-105 Waverly Pl 10011** **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



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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, Sean MacPherson as a qualified representative of WS Hotel LLC located at 101-105 Waverly Place, New York, NY 10011 agree to the following stipulations:

Application Type: [X] OP Hotel [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a hotel

[X] Hours of operation:

Sunday: 7 AM to 2 AM* Thursday: 7 AM to 2 AM*
Monday: 7 AM to 2 AM* Friday: 7 AM to 2 AM*
Tuesday: 7 AM to 2 AM* Saturday: 7 AM to 2 AM*
Wednesday: 7 AM to 2 AM*

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

*Room service is available 24 hours/day, 7 days a week

- [X] Will operate a full-service hotel which includes a lobby bar area.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[X] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing facade except to change signage or awning.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
[X] There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
Will not have: [X] Dancing [X] DJs [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged
[X] Scheduled Performances [X] Velvet ropes or metal barricades [X] Security Personnel
[X] 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.
[X] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
[X] Will appear before CB2, Man. for change in method of operation/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: Sean MacPherson Phone Number: 917-488-8777

Signed [Signature] Sean MacPherson 8/14/25
Print Name Dated
Sworn to this 14th day of August 2025 [Signature] Notary Public

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

COURTNEY FAITH GARRON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA6232301
Qualified in New York County
Expires 12/06/2026