



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 28, 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 October 23, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Carolwood Croft Soho LLC 210 6th Ave, unit 1F 10014 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and their attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the Liquor Authority for a new On-Premises Liquor License to operate a full-service neighborhood restaurant serving breakfast, lunch and dinner within the ground floor of a six (6)-story residential building with ground floor retail (c. 1928) on the northeast corner of 6th Avenue and Prince Streets (Block #519 / Lot #44), this building falling within NYC LPC's designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the premises is roughly 3,500 sq. ft. with approximately 1,600 sq. ft. on the ground floor connected by a sidewalk hatch to an approximately 1,900 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement; there will be 17 tables with 42 seats and one (1) bar with 12 seats for a total seated patron occupancy of 64 persons and a legal occupancy of 74 persons; there is one (1) entryway used for both patron egress and ingress, one (1) additional emergency exit and two (2) bathrooms; the front façade has existing operable windows which will close by 9 PM Sundays through Thursdays and 10 PM Fridays and Saturdays, there will be sidewalk seating at the location; and
- iii. **Whereas**, the hours of operation will be Sundays through Saturdays from 9 AM to 12 AM; music will be background music only from iPods/CDs/streaming services only; there will be no TVs, no promoted events, no live music or scheduled performances, no cover fees, no security / doormen and not more than 15 private parties per year; and
- iv. **Whereas**, the premises has previously been licensed under Prinkipas LLC dba Lola Taverna (Lic ID #0340-23-137082) since approximately late 2018/early 2019 with the same stipulated hours, music levels and interior and exterior seating, the prior licensee having operated in derogation of their stipulation agreement, operating the sidewalk café later than the stipulated closing times, the sidewalk seating and related decorations completely taking over the sidewalk on Prince Street, additionally there was roadway seating on Prince Street with wait staff and patrons taking over the entirety of the sidewalk on Prince Street between 6th Avenue and MacDougal Street; and

- v. **Whereas**, the Applicant, being aware of the problematic history of the licensed premises and having met with local residents and residents of the building, proposing stipulations which align with their proposed method of operation as a neighborhood restaurant as opposed to a destination establishment and include reducing the hours of operation from 1 AM Thursday to Saturday to 12 AM 7 days a week (Sundays through Saturdays), closing the sidewalk café at 9 PM instead of 10 PM Sundays to Thursdays and opening earlier in the day in order to offer breakfast service; and
- vi. **Whereas**, the Applicant has additionally 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 Restaurant Liquor License and those stipulations are as follows:
1. Premises will be advertised and operated as a full-service neighborhood restaurant serving breakfast, lunch and dinner with the kitchen open and menu items available until 30 minutes prior to closing every night.
 2. Hours of operation will be Sundays through Saturdays from 9 AM to 12 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 apply for sidewalk seating under the Dining Out NYC program consisting of not more than 3 tables and 12 seats on 6th Avenue, 12 tables and 24 seats on Prince Street and 5 tables and 11 seats on MacDougal Street.
 5. Any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 9 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. Will not have any roadbed seating.
 7. 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.
 8. Will have not more than 15 private parties per year.
 9. Will not have televisions.
 10. Will close all doors and windows at 9 PM Sundays to Thursdays and 10 PM Fridays and Saturdays and anytime there is music played on the interior, allowing only for patron ingress and egress.
 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
 17. 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.
 18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 19. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **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 **75 active licensed premises** and 8 pending licenses within 750 ft. of the licensed premises according to LAMP, the agreed upon stipulations and hours being reasonable, the public

interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **Carolwood Croft Soho LLC 210 6th Ave, unit 1F 10014** **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 **Monday, October 20, 2025**.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Adam Rubin** as a qualified representative of **Carolwood Croft Soho LLC dba Croft Alley** located at **210 6th Avenue, New York, NY 10014** agree to the following stipulations:

Application Type: ☒ OP Restaurant ☐ RW ☐ TW ☒ Transfer: Prinkipas LLC Lic ID # 0340-23-137082

☒ Premise will be advertised and operated as a neighborhood restaurant serving breakfast, lunch and dinner

☒ Hours of operation:

Sunday:	9 AM	to	12 AM	Thursday:	9 AM	to	12 AM
Monday:	9 AM	to	12 AM	Friday:	9 AM	to	12 AM
Tuesday:	9 AM	to	12 AM	Saturday:	9 AM	to	12 AM
Wednesday:	9 AM	to	12 AM				

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

- ☒ Will operate a full-service neighborhood restaurant serving breakfast, lunch and dinner with the kitchen open and full menu items available until closing every night.
 - ☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - ☒ Will apply for sidewalk seating under the Dining Out NYC program consisting of not more than 3 tables and 12 seats on 6th Avenue, 12 tables and 24 seats on Prince Street and 5 tables and 11 seats on MacDougal Street.
 - ☒ Any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 9 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 - ☒ Will not have any 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 have not more than 15 private parties per year.
 - ☒ Will not have televisions.
 - ☒ Will close all doors and windows at 9 PM Sundays to Thursdays and 10 PM Fridays and Saturdays and anytime there is music played on the interior, allowing only for patron ingress and egress.
 - ☒ Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - ☒ Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 - ☒ 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.
 - ☒ 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: ☒ 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.
 - ☒ 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: MADISON BRICOTT Phone Number: 323 979 8612

Signed

Print Name

Dated

Sworn to this 23 day of OCTOBER 2025

Notary Public

Notary Public State of Florida
Diego F. Ospina
My Commission
HM 259422
Expires 12/31/2025

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