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Donna Raftery, Second Vice Chair



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## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

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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:

**Levanto LLC dba Levanto 1 Jane St 10014 (WBC–RW) (*previously unlicensed*)**

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an elevated Italian trattoria in a six (6)-story residential building with ground floor retail (c. 1939) on the northwest corner of Jane Street and Greenwich Avenue (Block #616/Lot #27), this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is roughly 595 sq. ft.; there will be 13 tables with 28 seats and one (1) bar with not more than eight (8) seats, there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be 12 PM to 11 PM Sundays through Thursdays and 12 PM to 12 AM Fridays and Saturdays, music will be recorded background music only, there will be no DJs, no promoted events, no live music or TVs, no sidewalk café or other outdoor areas for the service of alcohol; and
- iv. **Whereas**, the premises is previously unlicensed and had operated from 2019 to 2024 as Glosslab nail salon and prior to that had been a clothing store from approximately 2013 to 2016 and a coffee bar operating without a liquor license prior to that; and
- v. **Whereas**, the Applicant met with the Jane Street Block Association who sent a letter in support of the application citing the reasonable hours, the lack of any outdoor seating and that the bar will be a modest and appropriate size for the restaurant as an accessory to the restaurant with the overall concept aligning well with the character and scale of the neighborhood; and
- vi. **Whereas**, the Applicant has executed and has 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 their restaurant wine license and the stipulations are as follows:

1. Premises will be advertised and operated as full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 11 PM Sundays through Thursdays and 12 PM to 12 AM Fridays and Saturdays. No patrons will remain after stated closing time.
3. The premise will not operate as a Sports Bar, Lounge or Tavern 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 have not more than 12 private parties per year.
8. Will have not more than eight seats at the bar.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. 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.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**vii. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **60 active licensed premises** within 750 feet of the proposed premises to be licensed and 5 pending licenses according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Restaurant Wine application for **Levanto LLC dba Levanto 1 Jane St 10014** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA 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



Valerie De La Rosa, Chair

SLA Licensing 1 and 2 Committees  
Community Board #2, Manhattan

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.

**NICOLÒ CURRARINO NC**  
I, Jacopo Borgalli as a qualified representative of Levanto LLC dba Levanto located at 1 Jane Street, New York, NY 10014 agree to the following stipulations:

Application Type: ☐ OP Restaurant/Tavern ☒ RW ☐ TW ☐ Alteration ☐ Other:

☒ Premise will be advertised and operated as an Italian trattoria.

☒ Hours of operation:

Sunday:	12 PM	to	11 PM	Thursday:	12 PM	to	11 PM
Monday:	12 PM	to	11 PM	Friday:	12 PM	to	12 AM
Tuesday:	12 PM	to	11 PM	Saturday:	12 PM	to	12 AM
Wednesday:	12 PM	to	11 PM				

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

- ☒ Will operate a full-service Italian restaurant 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 not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or 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 not have televisions.
- ☒ Will have not more than 12 private parties per year.
- ☒ Will close all doors and windows at all times, allowing only for patron ingress and egress.
- ☒ Will have not more than eight seats at the bar.
- ☒ Will not install or have French doors, operable windows or open facades.
- ☒ 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.
- 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.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: NICOLÒ CURRARINO Phone Number: 646 739 9403

Signed	<u>Nicolò Currarino</u>	Print Name	<u>NICOLÒ CURRARINO</u>	Dated	<u>10/24/2025</u>
Sworn to this	<u>24<sup>th</sup></u>	day of	<u>October</u>	2025	<u>Evyan Wolfman</u>
					Notary Public, State of New York
					Reg. No. <u>01WO6125074</u>
					Qualified in New York County
					Commission Expires May 24, 2029

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