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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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:

Palermo LLC 2 Bank St aka 81 Greenwich Ave 10013 (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 Argentinean restaurant within a ground floor storefront and ancillary basement level two floor footprint, within a six-story building (ca. 1926) located at the southwest corner of Greenwich Avenue and Bank Street (Block #614/Lot #56), this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the storefront premise has a large interior footprint on two floors, including a roughly 3,800 sq. ft. first floor, and another 1,800 sq. ft. in the basement, with approximately 30 tables with 98 patron seats and one bar with 12 seats on the ground floor and approximately 14 tables and 36 seats in the basement, there is one entrance used for patron ingress and egress at the corner of Bank Street and Greenwich Avenue and two emergency exits located on Bank Street, there are six patron bathrooms; and
- iii. **Whereas**, consistent with the prior licensees at this particular location, the Applicant intends to apply for an unenclosed sidewalk café, roughly 300 sq. ft. located immediately adjacent to the front facade on the Greenwich Avenue side of the licensed premise only, with no more than 14 exterior tables and 28 seats, there will be no other outdoor areas for the service of alcohol, including the roadbed; the front façade, windows and doors will remain fixed and not operable, as they currently are; and
- iv. **Whereas**, the storefront premise has been operating as a full service restaurant with an On-Premises license and sidewalk café by L'Antica Pizzeria da Michele NYC, LLC (Lic. ID #0340-22-1008009), this is a transfer application from L'Antica Pizzeria da Michele NYC, LLC to the Applicant, the team behind the instant application operates Don Julio restaurant in Buenos Aires described as the #1 restaurant in Argentina and one of the 10 best in the world; the method of operation will remain the same, the hours of operation are 11 AM to 1 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays, music will be quiet background only from iPods/CDs/streaming services; there

are no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating and no operable doors or windows; and

- v. **Whereas**, the Applicants stated they spoke with the Waverly Bank Block Association, residents of the building and other residents on the block who all support the application, there were no members of the public appearing in either support or opposition to the application; concerns raised in the past were in relation to keeping the focus of operations away from Bank Street and onto Greenwich Avenue, the Applicants being aware of the residents' concerns, affirming that the doors on Bank street would be used for emergency egress only, that there would be no outside seating on Bank Street and that they would direct any for hire vehicles towards Greenwich Avenue; and
- vi. **Whereas**, the Applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated into their method of operation on their On Premise license and the stipulations are as follows:
1. The licensed premise will be advertised and operated as a full-service "Argentinean restaurant focused on seasonal produce, craftsmanship and culture in an inviting Bistro-style environment" with full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 1 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing times.
 3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. There will be no roadbed seating on Greenwich Avenue or any outdoor seating on Bank Street now or in the future.
 7. There will be no chairs, tables or furniture placed on sidewalk or platform on the Bank Street side of the premises.
 8. The advertised address will be 81 Greenwich Ave and social media, websites and all listings will identify the entrance and address on Greenwich Avenue only, no social media or website will mention the Bank Street address.
 9. 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.
 10. Will have not more than 15 private parties per year.
 11. Will not have televisions.
 12. Will not install or have French doors, operable windows or open facades.
 13. Will close all doors and windows at all times and except for patron ingress and egress.
 14. All patron egress will be through existing main doorway located at the corner of Bank Street and Greenwich Avenue. The doors on Bank Street will be used for emergency egress only.
 15. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 17. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 18. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 19. 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.

20. 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.
 21. Will appear before CB2 Manhattan prior to submitting any changes to any stipulation agreed to herein.
 22. 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 **48 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 CB2, Manhattan recommends **denial** for a new On-Premises license to **Palermo LLC 2 Bank St aka 81 Greenwich Ave 10013** 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" on the On Premise 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 Saper, as a principal of **Palermo NY LLC dba TBD** located at **81 Greenwich Avenue aka 2 Bank Street, New York, New York 10014** agree to the following stipulations:

Application Type: ☒ OP Restaurant ☐ RW ☐ TW ☐ Alteration ☐ Other: _____

☒ Premise will be advertised and operated as a full-service Argentinean restaurant.

☒ Hours of operation:

Sunday:	11 AM	to	1 AM	Thursday:	11 AM	to	1 AM
Monday:	11 AM	to	1 AM	Friday:	11 AM	to	2 AM
Tuesday:	11 AM	to	1 AM	Saturday:	11 AM	to	2 AM
Wednesday:	11 AM	to	1 AM				

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

- ☒ Will operate a full-service "Argentinean restaurant focused on seasonal produce, craftsmanship and culture in an inviting Bistro-style environment" with 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.
 - ☒ There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - ☒ Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 - ☒ There will be no roadbed seating on Greenwich Avenue or any outdoor seating on Bank Street now or in the future.
 - ☒ There will be no chairs, tables or furniture placed on sidewalk or platform on the Bank Street side of the premises.
 - ☒ The advertised address will be 81 Greenwich Ave and social media, websites and all listings will identify the entrance and address on Greenwich Avenue only, no social media or website will mention the Bank Street address.
 - ☒ 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 not install or have French doors, operable windows or open facades.
 - ☒ Will close all doors and windows at all times and except for patron ingress and egress.
 - ☒ All patron ingress and egress will be through existing main doorway located at the corner of Bank Street and Greenwich Avenue. The doors on Bank Street will be used for emergency egress only.
 - ☒ 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 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: Marco Dppedisano Phone Number: 347-996-1509

Signed [Signature] Adam SAPER 10/20/2025
Sworn to this 20 day of October 2025 [Signature]
Notary Public

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

KATHLEEN DEFLAUN
Notary Public, State of New York
No. 01DE6195369
Qualified in New York County
Commission Expires October 20, 2028



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Sworn to this 20 day of October 2025
Notary Public Kathleen DeFlaun

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