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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Realmuto 117 7th Avenue South LLC 117 7th Ave South 10014 (OP–Restaurant) (Class Change)

- i. **Whereas**, the Applicant 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 # 0240-24-129655) for an On-Premises Restaurant Liquor License to continue to operate a Gelateria and Italian Restaurant in a series of four ground floor storefronts located within a six-story, mixed use building (circa 1910) on Seventh Avenue South between West 10th and Christopher Streets in Greenwich Village, this building being located in NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, prior to the Applicant opening in the storefront premises in September/2024, the ground floor storefront premises was a previously unlicensed location operating as a full-service gourmet supermarket known as Gourmet Garage (2010–2018), the location being roughly 6100 sq. ft. (4600 sq. ft. ground floor and 1500 sq. ft. basement), the interior premise have a large kitchen and service areas to the rear for service to the restaurant and Gelateria, the front of house being approximately 1,410 sq. ft. with 26 interior tables with 52 interior seats, no stand up bars, for a total interior seating of 52 patrons, two patron bathrooms, the multiple storefronts in combination having multiple sets of operable doors that open up to the public sidewalk, the Applicant agreeing to close all those doors by 10 PM every night or if their air conditioning/heating systems are operating; and,
- iii. **Whereas**, the hours of operation are 8 AM to 11 PM Sundays to Thursdays and from 8 AM to 12 AM Fridays and Saturdays; music will be quiet background only; there are no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and
- iv. **Whereas**, when the Applicant initially appeared before CB2, Man. in [March/2023](#), there was opposition to the application due to the oversaturation of liquor licenses in the immediate area (at the time there being 85 active licensed premises within 750 feet of the premises according to LAMP), the Applicant having signed a stipulation agreement with CB2, Man. with the full board of CB2 unanimously recommending approval of the restaurant wine license; and

- v. **Whereas**, in November/2024, just two months after opening the licensed premises, the Applicant submitted a 30-day notice to CB2, Man. for a class change to their liquor license, requesting to lay the application over to December/2024, laying the application over again in December/2024 and withdrawing it in January/2024; the Applicant then submitted another 30-day notice to CB2, Man. for a class change to their liquor license in March/2025, requesting to lay the application over to April/2025 and then withdrawing it in April 2025; and
- vi. **Whereas**, in June/2025 the Applicant, who had been operating with sidewalk seating without any permits from NYC or the NYSLA, submitted a 30-day alteration notice to CB2, Man. to add sidewalk seating consisting of 44 seats to their licensed premises, the Applicant requested to lay that application over and it was heard by CB2's SLA Committee in [July/2025](#) at which time both the West Village Residents Association and other local residents spoke in favor of the application, despite the general over-saturation of licensed premises in the immediate area and the significant number of seats the Applicant was seeking to add on the sidewalk, citing that they were very appreciative that the Applicant was no longer pursuing the upgrade to a full liquor license at the location, and due to the license remaining as a restaurant wine license, they could support the sidewalk seating; and
- vii. **Whereas**, in September/2025, just two months after listening to residents support their sidewalk café application because they were no longer pursuing an upgrade to their liquor license, the Applicant again submitted a 30-day notice to CB2, Man. for a class change to their liquor license, once again requesting to lay the application over until this month at which time the principal and manager appeared with their attorney before CB2's SLA Committee; and
- viii. **Whereas**, the West Village Residents Association and some local residents not being in support of the application, calling into question the character of the Applicant whose manager listened to residents supporting the sidewalk application in July/2025 based on removal of the class change application yet that same manager and the principal have returned to CB2, Man. for the upgrade of the liquor license, the Applicant's attorney saying business decisions change all the time but with the Applicant having notified CB2, Man. of the class change starting in November/2024 and then withdrawing that application in April/2025 just two months prior to applying for the sidewalk seating in June/2025 makes it seem disingenuous that the class change application did not remain a consideration all along;
- ix. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 100 active licensed premises within 750 feet of the subject premises, in addition to 19 pending licenses according to LAMP; the ability for the community to trust the Applicant's word being seriously called into question due to the lack of transparency with the local community about the desire to change the class of the liquor license, it being apparent that the business model was not working at this location and that simply changing the class of license would not necessarily make the business model work; with 100 active liquor licenses within 750 feet of the premises, the uniqueness and public interest of the instant application having to do with their gelato and dessert offerings which do not rely on alcohol as opposed to their restaurant offering, the ability to trust the word of the Applicant being compromised based on their various license applications since opening just a year ago; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a On-Premises Restaurant Liquor License for **Realmuto 117 7th Avenue South LLC 117 7th Ave South 10014**; and

THEREFORE, BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA.

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