Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*

Antony Wong, *Treasurer*
Emma Smith, *Secretary*
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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

September 23, 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:

357 W. Broadway LLC dba Pearl Box & Heroes 357 West Broadway 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Change in Method of Operation) (Lic. ID #0340-24-130453)

i. **Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 20 seats in total as part of the Dining Out NYC program to their licensed premises and has additionally submitted notice of a Change in Method of Operation to allow for seating on the sidewalk; the sidewalk café being 16 feet, 8 inches long by 8 feet deep, the number of tables and chairs presented not seeming to realistically fit into the allotted area, the Applicants affirming they will reduce the number of seats if needed in order for waitstaff to serve patrons from within the sidewalk café; and

ii. **Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. There is no roadway seating or any other exterior area included with this application.
2. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 10 tables and 20 seats on West Broadway between Broome and Grand Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 5:30 PM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.

4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **357 W. Broadway LLC dba Pearl Box & Heroes 357 West Broadway 10013,** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing 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
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 Addendum to Existing Liquor License Stipulations: Alteration to include use of Municipal Property for Dining Out NYC Sidewalk or Roadway Cafe

The original signed and notarized form must be returned to the CB2 office by Friday, August 29, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Ariel Arce** as a qualified representative of **357WBroadway LLC dba Heroes, Pearl Box**
located at: **357 West Broadway, New York, NY 10013**
agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID # 0340-24-130453

☒ On Premise Liquor ☐ Restaurant Wine ☐ Tavern Wine ☐ Other _____

Alteration to License to add:

☒ Dining Out NYC Sidewalk Cafe ☐ Dining Out NYC Roadway

Sidewalk café will substantially conform to submitted diagram and have no more than:

- 10 tables and 20 seats on West Broadway

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N
Winston Ndow
REGISTRATION NUMBER
8040550
COMMISSION EXPIRES
February 28, 2027

Hours of operation for Dining Out NYC sidewalk and roadway seating:*

Sunday:	5:30 PM	to	10 PM	Thursday:	5:30 PM	to	10 PM
Monday:	5:30 PM	to	10 PM	Friday:	5:30 PM	to	10 PM
Tuesday:	5:30 PM	to	10 PM	Saturday:	5:30 PM	to	10 PM
Wednesday:	5:30 PM	to	10 PM				

**No patrons will remain outside after stated closing time and all tables and chairs will be secured.*

☒ There is no roadway seating or any other exterior area included with this application.

☒ All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

☒ There will be no host stands, bus or service stations on the sidewalk or in the roadbed.

☒ There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.

☒ There will be no speakers or TVs inside the premises pointing outside through any doors or windows.

☒ Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.

☒ All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

Name: Kenneth Crum Phone Number: 347-420-2604

Ariel Arce
Signed

Ariel Arce
Print Name

09/09/2025
Dated

Sworn to this 9th day of September 2025

Virginia
Newport News

Winston Ndow

8040550
02/28/2027
Notary Public

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

Notarized remotely online using communication technology via Proof.