



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

October 27, 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:

**Banter West Village LLC dba Banter 643 Hudson St 10014** (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway) (Lic. ID #0340-22-113013) (*appearance waived*)

- 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 a sidewalk café and roadway seating consisting of 16 seats in total as part of the Dining Out NYC program to their licensed premises; 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 On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Hudson Street between Gansevoort and Horatio Streets.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Hudson Street between Gansevoort and Horatio Streets.
  3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 10 AM to 5 PM Sundays and 8 AM to 5 PM Mondays through Saturdays. 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 and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. Will remove the bench seating in the tree pit located within the furnishing zone in front of the premises and will add no exterior seating aside from the Dining Out NYC sidewalk and roadway café seating.
  6. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  7. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.

8. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
9. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
10. 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 **Banter West Village LLC dba Banter 643 Hudson St 10014** 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 Tuesday, October 7, 2025.  
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Eric Braunstein** as a qualified representative of **Banter West Village LLC dba Banter**  
located at **643 Hudson Street, New York, NY 10014**  
agrees to the following stipulations:

**Currently held Liquor License Class:** Lic. ID # 0340-22-113013

☒ 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:

- 6 tables and 12 seats on Hudson Street

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

- 2 tables and 4 seats on Hudson Street

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

Sunday:	10 AM	to	5 PM	Thursday:	8 AM	to	5 PM
Monday:	8 AM	to	5 PM	Friday:	8 AM	to	5 PM
Tuesday:	8 AM	to	5 PM	Saturday:	8 AM	to	5 PM
Wednesday:	8 AM	to	5 PM				

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

- ☒ Will remove the bench seating in the tree pit located within the furnishing zone in front of the premises and will add no exterior seating aside from the Dining Out NYC sidewalk and roadway café seating.
- ☒ All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café and 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: Alma Suarez Phone Number: 929-227-0978

Signed	<u>[Signature]</u>	Print Name	<u>Eric Braunstein</u>	Dated	<u>10/8/2025</u>
Sworn to this	<u>8th</u>	day of	<u>October</u>	2025	<u>[Signature]</u>
					Notary Public <u>RISA L WITT</u>

**CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license.**  
**Notary Public - State of New York**  
**No. 01W6008601**  
**Qualified in Suffolk County**  
**My Commission Expires June 13, 2026**