

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



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
Brian Pape, *Assistant Secretary*  
Mark Diller, *District Manager*

## 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 15, 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 from August:

**George Marcel LLC dba Fairfax 234 West 4th St. 10014** (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-22-104711) to add sidewalk and roadbed seating consisting of 28 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the application is for 5 tables and 10 seats on the sidewalk on West 4<sup>th</sup> Street, 3 tables and 6 seats on the sidewalk on West 10<sup>th</sup> Street and 5 tables and 12 seats in the roadbed of West 4<sup>th</sup> Street; and
- iii. **Whereas**, the licensed premises was expressly prohibited through the zoning code from having any outdoor seating on the sidewalk, did not have any outdoor seating under the old DCWP sidewalk café program or any stipulations in place regarding the emergency pandemic era dining program or use of the new Dining Out NYC program, the Applicant not having filed for an expansion of the licensed premises under the NYSLA June 30/2022 guidance regarding Chapter 165 of 2022 stating that all licensees wishing to incorporate the municipal property into their licensed premises must notify the municipality; CB2, Man. is requesting all Applicants who had no prior stipulations with CB2 regarding outdoor seating either under the old sidewalk café program or the new DOT Dining Out NYC program to agree to a closing of 10 PM nightly initially in order to get the Applicant open quickly with the opportunity to return for later hours after the new Outdoor Dining NYC applications have been processed and its impacts on the community can be evaluated, many areas in which previously having had no outdoor dining now having multiple establishments on a single block with significant outdoor seating with many residential units above, there being nothing precluding the Applicant from returning for later hours in the future after those impacts are clear; and
- v. **Whereas**, the Applicant was presented a stipulation agreement for the requested sidewalk and roadway seating with closing hours of 10 PM each night, the Applicant unwilling to agree to the 10 PM closing hour each night to get the program open quickly; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **George Marcel LLC dba Fairfax 234 West 4th St. 10014**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the following stipulations 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 5 tables and 10 seats on the sidewalk on West 4<sup>th</sup> Street, 3 tables and 6 seats on the sidewalk on West 10<sup>th</sup> Street and 5 tables and 12 seats in the roadbed of West 4<sup>th</sup> Street.
2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated table service only 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.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**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