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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
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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:

Greenwich BBQ LLC dba Mighty Quinn's Barbeque 75 Greenwich Ave 10014 (RW–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0240-22-102608) *(appearance waived)*

i. **Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine 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

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 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 Greenwich Avenue between Bank and West 11th Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 11:30 AM to 10 PM Sundays 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 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 Restaurant Wine License for **Greenwich BBQ LLC dba Mighty Quinn's Barbeque 75 Greenwich Ave 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 Thursday, September 4, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Micha Magid**as a qualified representative of **Greenwich BBQ LLC dba Mighty Quinn's BBQ**
located at: **75 Geenwich Avenue, New York, NY 10014**
agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID # 0240-22-102608

☐ 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 Greenwich Avenue

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

Sunday:	11:30 AM	to	10 PM	Thursday:	11:30 AM	to	10 PM
Monday:	11:30 AM	to	10 PM	Friday:	11:30 AM	to	10 PM
Tuesday:	11:30 AM	to	10 PM	Saturday:	11:30 AM	to	10 PM
Wednesday:	11:30 AM	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 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 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.

☒ 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: Hyacinth Bouzalakos Phone Number: 646-524-7889

Signed _____ Print Name Micha Magid Dated 9/3/25

Sworn to this 3rd day of SEPTEMBER 2025 Karen Faust
Notary Public

KAREN FAUST
Notary Public, State of New York
Registration No. 01FA6043887
Qualified in New York County
Commission Expires June 26, 2026

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