



## 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

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:

**Jo Rach Inc dba The Cafe Palermo 148 Mulberry St 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID #0340-22-106814) (*waive appearance*)

- 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 roadway seating consisting of 10 seats 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 sidewalk seating included with this application.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 10 seats in the roadway adjacent to the curb on Mulberry Street between West 4<sup>th</sup> Street and Greenwich Avenue.
  3. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11 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 roadway 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 **Jo Rach Inc dba The Cafe Palermo 148 Mulberry St 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



**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 • Gansvoort Market

**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, **Juliana Delutro** as a qualified representative of **Jo Rach Inc dba The Café Palermo**  
 located at: **148 Mulberry Street, New York, NY 10013**  
 agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID #0340-22-106814

On Premise Liquor  Restaurant Wine  Tavern Wine  Other \_\_\_\_\_

Alteration to License to add:

Dining Out NYC Sidewalk Cafe  Dining Out NYC Roadway

RECEIVED BY  
 COMMUNITY BOARD 2, MANHATTAN

AUG 28 2025

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

- 5 tables and 10 seats on Mulberry Street

Roadway seating has been referred to FDNY for a waiver.

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

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

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

- There is no sidewalk seating included with this application.
- All outdoor patrons will be seated and any waitstaff will serve only from within the 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: Juliana Delutro Phone Number: 201-835-5925

Signed: Juliana Delutro Print Name: Juliana Delutro Dated: 8/28/25  
 Sworn to this 28<sup>th</sup> day of August 2025 K.R. Patel  
 Notary Public

KISHA KUMAR R. PATEL  
 Notary Public  
 State of New Jersey  
 My Commission Expires  
 March 18, 2029

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