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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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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:

Morandi L.P. dba Morandi 15 Charles St 10014 (OP–Restaurant) (Alteration: DOT Open Streets) (Lic. ID # 0340-23-133118)

- 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 as part of the NYC DOT Open Streets 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 NYC DOT Open Streets 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. Open Streets seating will substantially conform to submitted diagram and have no more than 20 tables and 43 seats on Waverly Place between 7th Avenue So and Charles Street.
 2. Hours of operation for the NYC DOT Open Streets seating will be from 9 AM to 11 PM Saturdays and Sundays and 11 AM to 11 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and all waitstaff access to Open Street seating will be from within the establishment's frontage and service will be only from within the establishments NYC DOT Open Streets seating 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 roadway.
 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 NYC DOT Open Streets program.
 8. 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 **Morandi L.P. dba Morandi 15 Charles St 10014**, to add seating under the NYC DOT Open Streets 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, October 9, 2025.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Keith McNally** as a qualified representative of **Morandi L.P. dba Morandi**
located at: **15 Charles Street, New York, NY 10014**
agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID # 0340-23-133118

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

Alteration to License to add:

☒ NYC DOT Open Streets

Open Street seating will substantially conform to submitted diagram and have no more than:

- 20 tables and 43 seats on Waverly Place

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

Sunday: 9 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: 9 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.

- ☒ All outdoor patrons will be seated and all waitstaff access to Open Street seating will be from within the establishment's frontage and service will be only from within the establishment's NYC DOT Open Streets seating 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 in the roadway.
- ☒ 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 NYC Open Streets program.
- ☒ 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: Erin Wendt Phone Number: 347-232-6225

Signed [Signature] Keith McNally 10-20-2025
Sworn to this 20th day of October 2025
Notary Public

ANNA V POSELENOVA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PO6343197
Qualified in Kings County
Commission Expires June 6, 2028

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



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Sworn to this 20th day of October 2025

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