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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Officina 1397 LLC dba Bar Pisellino 92 7th Ave South 10014 (OP–Tavern) (Alteration: DONYC–Sidewalk) (Change in Method of Operation: add sidewalk seating) (Lic. ID #0370-24-130839)

i. **Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration and Change in Method of Operation to the existing On-Premises Liquor License to add sidewalk café seating consisting of 32 seats in total as part of the Dining Out NYC program to their licensed premises; and

ii. **Whereas,** the Applicant currently has five (5) very popular restaurants within 1-½ blocks of each other on Grove Street and rounding the corner and onto 7th Avenue, Grove Street being primarily residential with ground floor retail, the combined applications for sidewalk and roadway seating made by this Applicant under the Dining Out NYC program within this 1-½ block area being for 130 seats in total where there had been approximately 56 seats prior to the Covid-19 pandemic, approximately 62 of these seats are along Grove Street where pre-pandemic there were about 30 seats, the additional 68 seats are located wrapping the corner of Grove Street continuing onto 7th Avenue South in two storefronts that are separated by a vacant store; and

iii. **Whereas,** residents raising concerns that there are continuously lines on the sidewalk at all of the Applicant's restaurants and that this has been a problem going back for years, the Applicant in the past saying that expanding one of the premises to the adjacent storefront would alleviate the lines which it did not, and that adding a new licensed premises at 92 7th Avenue South would also help to alleviate the lines, which it also did not, the issues with the lines being most-recently documented in that December/2023 resolution; the Applicant being reluctant to add any text-based messaging service in the past to help with the lines, the community feeling it is unacceptable to continually have the sidewalks blocked due to the lines, the Applicant has also been operating at all of the locations without any perimeter demarcations for the sidewalk cafes in contradiction of the Dining Out NYC rules which all operators were supposed to be following since November/2024, further exacerbating the crowding on the sidewalk with waitstaff serving from the clear path of the sidewalk; and

iv. **Whereas**, the Applicant originally appeared before CB2, Man. in December/2023 for their liquor license application at this location and signed a stipulation agreement with CB2, Man. that they agreed would be incorporated into the method of operation of this liquor license, with one of those stipulations being that there would be no sidewalk or roadway seating at this location and that they would return to CB2 prior to submitting plans for any outdoor seating; the Applicant has been operating in derogation of those stipulations by having seating and serving alcohol on the sidewalk, the Applicant stating that they were unaware that they were not supposed to have sidewalk seating, yet their original application did not include any sidewalk seating which the stipulation agreement affirmed; the NYSLA having reached out to CB2, Man. for confirmation of the stipulation agreement as part of a disciplinary matter in September/2025; and

v. **Whereas**, following CB2's SLA Committee meeting this month the Applicant, hearing the concerns of the residents, has installed perimeter demarcations at all of their premises within CB2 to keep the activities of the sidewalk café operations contained within the sidewalk café and is in the process of implementing a text-based messaging service at all of their premises to curtail the lines, and has additionally agreed that there would be no lines in the clear path of the sidewalk; and

vi. **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 16 tables and 32 seats on 7th Avenue South between Grove and Barrow Streets.
3. Will implement a text or QR-based digital line reservation/messaging system **in the immediate future** to avoid sidewalk queues at **ALL** of the applicant's CB2-based existing establishments (Fifty Merchants LLC #0340-22-112446; JMWilliams LC #0340-22-104299; I Sodi LLC #0340-23-128671; Fiftyone Merchants LLC #0340-22-103159; Fiftytwo Merchants LLC #0370-24-126325; Officina 1397 LLC #0370-24-130839) and will include this function upon inception of any future CB2-based establishments to alert patrons of table availability.
4. There will be no lines in the pedestrian clear path.
5. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 8 AM to 10 AM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
6. 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.
7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
11. 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 **Officina 1397 LLC dba Bar Pisellino 92 7th Ave South 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 Monday, October 20, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Jody Williams** as a qualified representative of **Officina 1397 LLC dba Bar Pisellino** located at: **92 7th Avenue South, New York, NY 10014** agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID # 0370-24-130839

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

Alteration and Change in Method of Operation 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:

- 16 tables and 32 seats on 7th Avenue South

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

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

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

☒ Will implement a text or QR-based digital line reservation/messaging system **in the immediate future** to avoid sidewalk queues at **ALL** of the applicant's CB2-based existing establishments (Fifty Merchants LLC #0340-22-112446; JMWilliams LC #0340-22-104299; I Sodi LLC #0340-23-128671; Fiftyone Merchants LLC #0340-22-103159; Fiftytwo Merchants LLC #0370-24-126325; Officina 1397 LLC #0370-24-130839) and will include this function upon inception of any future CB2-based establishments to alert patrons of table availability.

☒ There will be no lines in the pedestrian clear path.

☒ 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. 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: Rita Sodi Phone Number: 9173702247

Signed | Rita Sodi Print Name | 10/21/25 Dated

Sworn to this 21 day of OCT. 2025 Notary Public

ANTONIO WU
Notary Public, State of New York
No. 01WU6083322
Qualified in Queens County
Certificate Filed in New York County
Commission Expires Aug 27, 2029

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

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