

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 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:

**Raanana LLC dba Jack's Wife Freda 72 University PI 10003** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-23-127833) (*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 University Place between East 10<sup>th</sup> and East 11<sup>th</sup> Streets.
  3. Hours of operation for the Dining Out NYC sidewalk will be from 8:30 AM to 10 PM Mondays through Saturdays and 10 AM to 10 PM Sundays. 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.

10. Acknowledges that Najib Benhammou is a supervisor of the licensed premises.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Raanana LLC dba Jack's Wife Freda 72 University Pl 10003**, 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.manhattanchb2.org**

**P: 212-979-2272 F: 212-254-5102 E: info@manhattanchb2.org**

**Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort 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 Tuesday, October 7, 2025.  
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Dean Jankelowitz** as a qualified representative of **Raanana LLC dba Jack's Wife Freda**  
located at: **72 University Place, New York, NY 10003**  
agrees to the following stipulations:

**Currently held Liquor License Class:** Lic. ID # 0340-23-127833

☒ 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 University Place

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

|                             |                            |
|-----------------------------|----------------------------|
| Sunday: 10:00 AM to 10 PM   | Thursday: 8:30 AM to 10 PM |
| Monday: 8:30 AM to 10 PM    | Friday: 8:30 AM to 10 PM   |
| Tuesday: 8:30 AM to 10 PM   | Saturday: 8:30 AM to 10 PM |
| Wednesday: 8:30 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. 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: DEAN JANKELOWITZ Phone Number: 917 868 3463

Signed

Sworn to this

6th day of October

Print Name

2025

DEAN JANKELOWITZ

Dated

10/8/2025

Notary Public

SARAI MARIE VAIQUEZ  
Notary Public - State of New York  
No. 0136812018  
Qualified in New York County  
My Commission Expires 11/19/2027

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