



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

November 25, 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 November 20, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Greed Island LLC dba Café dba Miomio aka Bar Mutsumi 61 Vandam St 10013 (OP–Bar/Tavern) (Change in Method of Operation: Close 1 AM)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a Change in Method of Operation to their On-Premises Tavern liquor license for a small café specializing in Japanese desserts, transitioning to a Japanese shochu and whiskey bar in the evenings located within a recently built, twenty-one story residential building (ca. 2014) on Vandam Street between Hudson and Varick Streets (Block #580 / Lot #11) in the Special Hudson Square District; and
- ii. **Whereas**, the Applicant will continue to operate the café in conjunction with a new full-service restaurant, within the same building (aka 70 Charlton), in a small ground floor storefront that is roughly 550 sq. ft. in size with four (4) tables and eight (8) seats and no stand-up bar; and
- iii. **Whereas**, the change in method of operation is to extend the closing hours from 12 AM nightly to 1 AM every night, there being no other changes to their method of operation, the hours of operation will be Sunday through Saturday from 12 PM to 1 AM, music is quiet recorded background only; there are no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; there is no sidewalk café, roadbed dining or other exterior service of alcohol included with this application; and
- iv. **Whereas**, the Applicant originally appeared in [November 2022](#) for their On-Premises liquor license, at which time they were seeking a 2 AM nightly closing but worked with the community in order to meet the public interest standard, agreeing to a 12 AM closing; CB2 is not aware of any complaints regarding the licensed premises, the area was posted and no one sent letters or appeared to speak either in favor or opposition to the extension of hours; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “method of operation” of their liquor license, with those stipulations as follows:

1. The Applicant will operate a small daytime café serving light bites and desserts, transitioning to a Japanese shochu and whiskey bar in the evenings with food available until closing every night.
2. The hours of operation will be Sunday to Saturday from 7 AM AM to 1 AM.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will close all doors & windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Change in Method of Operation to the On -Premises Liquor License for **Greed Island, LLC dba Café dba Miomio aka Bar Mutsumi, 61 Van Dam St. 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “method of operation” of the NYSLA Liquor License.

Vote: Unanimous, 38 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 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, November 14, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

Hirohisa Hayashi, as qualified representatives of Greed Island LLC Café Miomio aka Bar Mutsumi, located at 61 Vandam St. New York, New York 10013 agree to the following stipulations:

Application Type: OP Tavern (Lic ID E 0370-24-101341) RW TW Alteration Other:

Premise will be advertised and operated as a small café specializing in desserts.
 Hours of operation:

Sunday: 7:00 AM	to	1:00 AM	Thursday: 7:00 AM	to	1:00 AM
Monday: 7:00 AM	to	1:00 AM	Friday: 7:00 AM	to	1:00 AM
Tuesday: 7:00 AM	to	1:00 AM	Saturday: 7:00 AM	to	1:00 AM
Wednesday: 7:00 AM	to	1:00 AM			

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- Will operate a small daytime café serving light bites and desserts, transitioning to a Japanese shochu and whiskey bar in the evenings with food available until closing every night.
 - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - Will not have televisions.
 - Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
 - Will close all doors & windows at all times, allowing only for patron ingress and egress.
 - Will not install or have French doors, operable windows or open facades.
 - Will not make changes to the existing façade except to change signage or awning.
 - Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
 - Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
 - There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
 - Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
- Will not have: Dancing DJs Live Music Promoted Events Any event where cover fee is charged
 Scheduled Performances Velvet ropes or metal barricades Security Personnel/Doorman.
- Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Hirohisa Hayashi Phone Number: 917-882-2934

Signed [Signature] Print Name Hirohisa Hayashi Dated 11/14/2025
 Sworn to this 14 day of NOV. 2025 [Signature] Notary Public, State of New York
 No. 01WU6063322
 Qualified in Queens County
 Certificate Filed in New York County
 Notary Public Commission Expires Aug 27, 2029

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