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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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:

LB All Day LLC dba See No Evil 11 Waverly Pl, corner store 10003 (WBC–RW) (previously unlicensed)

- i. **Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Italian pizzeria restaurant in the ground floor of a 13-story residential building with ground floor retail (ca. 1929) on the northwest corner of Mercer Street and Waverly Place (Block #548/Lot #40); and
- ii. **Whereas**, the ground floor premises is roughly 1,100 sq. ft.; there will be one (1) table with 6 seats, two (2) food rails with ten (10) seats each and one food counter with ten (10) seats for a total seated occupancy of 36 persons, there is one (1) door on Waverly Place which will serve as patron ingress and egress and one (1) door on Mercer Street which will be used for emergency egress and for deliveries with no patron use, there is one (1) bathroom; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application or currently planned; and
- iii. **Whereas**, the hours of operation will be 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays with delivery service only available until 2 AM Thursdays through Saturdays, all deliveries will occur through the Mercer Street doorway, music will be recorded background music only, there will be TVs operating in “closed caption” mode only (no sound), there will be no dancing, DJs, no promoted events, no live music, no sidewalk café or other outdoor areas for the service of alcohol; and
- iv. **Whereas**, the premises is previously unlicensed and had operated as Pizza Mercato until 2020 and then as Napoli Pizza from 2022 to 2024, both operating without a liquor license; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their liquor license, with those stipulations being as follows:

1. Premises will be advertised and operated as a full-service pizzeria restaurant serving slices, pizzas, salads, panzerotti, etc. with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays. No patrons will remain after stated closing time. Deliveries only may occur until 2 AM Thursdays through Saturdays.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will have no more than four (4) televisions no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will use the doorway at 11 Waverly Place for patron ingress and egress. Mercer Street doorway will be used for all delivery pick ups. Waverly Place will not be used for delivery service.
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 and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."
13. 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.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

vi. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **19 active licensed premises** within 750 feet of the proposed premises to be licensed and 1 pending license according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine application for **LB All Day LLC dba See No Evil 11 Waverly Pl, corner store 10003** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are 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



Valerie De La Rosa, Chair

SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan

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.

I, Adrien Gallo as a qualified representative of LB All Day LLC dba See No Evil Pizza located at 11 Waverly Place, New York, NY 10003 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [x] RW [] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a pizza restaurant.

[x] Hours of operation:

Sunday: 11 AM to 11 PM Thursday: 11 AM to 1 AM*
Monday: 11 AM to 11 PM Friday: 11 AM to 1 AM*
Tuesday: 11 AM to 11 PM Saturday: 11 AM to 1 AM*
Wednesday: 11 AM to 11 PM

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

*Thursdays-Saturdays: Delivery service available until 2 AM. No patrons will remain on premises after 1 AM.

- [x] Will operate a full-service pizzeria restaurant serving slices, pizzas, salads, panzerotti, etc. with the kitchen open and full menu items available until closing every night.
[x] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[x] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[x] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[x] Will have no more than four (4) televisions no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
[x] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[x] Will use the doorway at 11 Waverly Place for patron ingress and egress. Mercer Street doorway will be used for all delivery pick ups. Waverly Place will not be used for delivery service.
[x] Will not install or have French doors, operable windows or open facades.
[x] Will not make changes to the existing facade except to change signage or awning.
[x] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[x] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."

Will not have: [x] Dancing [x] DJs [x] Live Music [x] Promoted Events [x] Any event where cover fee is charged
[x] Scheduled Performances [x] Velvet ropes or metal barricades [x] Security Personnel/Doorman.

[x] Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.

[x] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

Name: Adrien Gallo Phone Number: 917.208.3811

Signed [Signature] Print Name Adrien Gallo Dated 11.18.25
Sworn to this 18th day of November 2025 [Signature]

Notary Public MARVIN RIGOBERTO LOPEZ
Notary Public - State of New York
Qualified in Bronx County
My Commission Expires Aug 20, 2029

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