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## 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

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:

### **Saint Sabino LLC 107 Greenwich Ave 10014 (OP–Catering Establishment)**

- i. Whereas**, the Applicants and the Applicants' attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the Liquor Authority for a new Catering Establishment Liquor License to operate a private dining venue for catered events within the basement and ancillary cellar level of a three (3)-story mixed-use building (ca. 1842) located on Greenwich Avenue between Jane and West 12<sup>th</sup> Streets (Block #615/Lot #79), this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the basement premises is roughly 1,740 sq. ft., with approximately 870 sq. ft. on each floor, the basement level having a legal occupancy of 50 persons and will be able to provide food for and accommodate 50 persons, as is required for operating with a catering liquor license, but will operate with less than 50 persons, the seating being flexible and determined by the event, there is one entrance used for patron ingress and egress and one patron bathroom; there is no patron access to the cellar; and
- iii. Whereas**, the agreed upon hours of operation will be Sundays through Saturdays from 11 AM to 12 AM; the premises will operate as a private dining venue and not be open to the public, music will be quiet background only consisting of music from iPods/CDs/streaming services, there will be no DJs or live music, no promoted events, no cover fees, no velvet ropes, no movable barriers and there will be no TVs; and
- iv. Whereas**, the Applicant ,who operates two other restaurants on the block (Uncle Biagio LLC dba Don Angie, Lic ID #0340-23-129421 and Saint Sabino LLC dba San Sabino, Lic ID #0340-24-103315), met with the local block association (Jane Street Block Association) as well as residents of the building and nearby residents, CB2, Man. receiving letters of support for the application with no letters or no one appearing in opposition; and

v. **Whereas**, the Applicant has executed and 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 and those stipulations are as follows:

1. Premises will be operated and advertised as a full-service catering establishment to serve as a private dining venue with the ability to prepare food for and serve 50 persons but will operate with less than 50 persons (including staff).
2. Hours of operation will be 11 AM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. 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, No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will make best efforts to comply with the 2010 ADA Standards for Accessible Design and the NYC Building Code.
9. Will not install or have French doors, operable windows or open facades.
10. Will ensure staff monitors the exiting of patrons and works to ensure patrons don't congregate on the sidewalk.
11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
15. Will not have dancing, DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
16. 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.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **62 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP, the agreed upon stipulations and hours being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Catering Establishment Liquor License in the name of **Saint Sabino LLC 107 Greenwich Ave 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License in order to create public interest for the issuance of this 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.

I, Angie Rito as a qualified representative of Saint Sabino LLC dba TBD located at 107 Greenwich Avenue, New York, NY 10012 agree to the following stipulations:

Application Type: [X] Catering Establishment-Liquor [ ] RW [ ] TW [ ] Alteration [ ] Other:

[X] Premise will be advertised and operated as a private dining venue for catered events and will not be open to the public.

[X] Hours of operation:

Sunday: 11 AM to 12 AM Thursday: 11 AM to 12 AM
Monday: 11 AM to 12 AM Friday: 11 AM to 12 AM
Tuesday: 11 AM to 12 AM Saturday: 11 AM to 12 AM
Wednesday: 11 AM to 12 AM

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

[X] Will operate a full-service catering establishment to serve as a private dining venue with the ability to prepare food for and serve 50 persons but will operate with less than 50 persons (including staff).

[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 not have televisions.

[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.

[X] Will make best efforts to comply with the 2010 ADA Standards for Accessible Design and the NYC Building Code.

[X] Will not install or have French doors, operable windows or open facades.

[X] Will ensure staff monitors the exiting of patrons and works to ensure patron don't congregate on the sidewalk.

[X] Will not make changes to the existing facade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.

[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.

[X] Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening

[X] There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

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: SCOTT TACINELLI Phone Number: 201-960-1945

Signed: [Signature] ANGELA RITO Dated: 11/11/25
Sworn to this 11 day of November 2025 Michelle Ann Catherine Young Notary Public

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

MICHELLE ANN CATHERINE YOUNG
Notary Public - State of New York
NO. 01Y00028711
Qualified in New York County
My Commission Expires Sep 11, 2028