



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

December 22, 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 December 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

337B West Broadway, LLC dba Mezcal & Amaro, 337B W. Broadway 10013 (new OP – Coffee & Cocktail Bar) (*previously unlicensed*)

- i. Whereas**, the Applicant originally appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #1 via video conference in [August/2023](#) and [December/2021](#) to present an application to the NYS Liquor Authority for an On-Premises license for a coffee shop and cocktail lounge located on the ground floor of a M1-5A zoned, two (2)-story commercial building (ca. 1910) on West Broadway between Grand and Broome Streets (Block #475/Lot #1) located in NYC's LPC designated SoHo-Cast Iron Historic District; and
- ii. Whereas**, at both its August/2023 and December/2021 full board meetings CB2M unanimously recommended approval of the On-Premises Liquor license; and
- iii. Whereas**, the instant application is a renotification due to a variety of delays, including construction, in the filing of the application heard in August/2023 for an On-Premises Liquor License, there being no changes to the method of operation or principals; and
- iv. Whereas**, the premises is roughly 1,070 sq. ft.; there will be 10 tables with 27 seats and one (1) bar with 10 seats for a total patron occupancy of 37 seats; there is one (1) entryway which serves as patron ingress and egress and one (1) patron bathroom; and
- v. Whereas**, the hours of operation will be from 7 AM to 2 AM Sundays through Saturdays (7 days a week); all doors and windows will be closed by 10 PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there will be no outdoor seating either on the sidewalk or in the roadway; and
- vi. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a coffee shop and cocktail lounge.
2. The hours of operation will be 7 AM to 2 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate with less than a full service kitchen but will serve food during all hours of operation.
4. Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will have not more than four (4) private parties/year.
9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
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.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
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 CB2M prior to submitting any changes to any stipulation agreed to herein.

vii. 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 **52 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Liquor License for **337B West Broadway, LLC dba Mezcal & Amaro, 337B W. Broadway 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above 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, 39 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, December 12, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Harrison Greene** as a qualified representative of **337B West Broadway (NY) LLC dba Mezcal and Amaro** located at **337B West Broadway, New York, New York 10013** agree to the following stipulations:

Application Type: OP Tavern RW TW Alteration Other:

Premise will be advertised and operated as a coffee shop and cocktail lounge featuring mezcal.

Hours of operation:

| | | | | | | | |
|------------|-----|----|-----|-----------|-----|----|-----|
| Sunday: | 7AM | to | 2AM | Thursday: | 7AM | to | 2AM |
| Monday: | 7AM | to | 2AM | Friday: | 7AM | to | 2AM |
| Tuesday: | 7AM | to | 2AM | Saturday: | 7AM | to | 2AM |
| Wednesday: | 7AM | to | 2AM | | | | |

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

- Will operate with less than a full service kitchen but will serve food during all hours of operation.
- Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
- Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
- Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
- Will not have televisions.
- Will have not more than four (4) private parties/year.
- Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress..
- Will not make changes to the existing façade except to change signage or awning.
- Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
- Will not have unlimited drink or unlimited food and 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 beer or 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

- 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.
- Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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

Name: Harrison Greene Phone Number: +1 312-375-4120

| | | |
|---|-----------------------------------|------------------------|
| Signed | Print Name <u>Harrison Greene</u> | Dated <u>12/9/2025</u> |
| Sworn to this <u>9th</u> day of <u>December</u> 2025 | | Notary Public |

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

EMILY PEPPER
 Notary Public, State of New York
 No. 02PF4982900
 Qualified in Westchester County
 Commission Expires June 10, 2027