



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:

428 LGT LLC dba Lagrange 428 Lafayette St 10003 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a neighborhood French restaurant located on the ground floor of a five (5)-story mixed-use building (ca. 1833) on Lafayette Street between Astor Place and East 4th Street (Block #545/Lot #40), the building falling within NYC LPC’s NoHo Historic District and NYC’s Special SoHo-NoHo Mixed Use District; and
- ii. Whereas**, the ground floor premises being roughly 2,209 sq. ft. (832 sq. ft. on the ground floor and 1,377 sq. ft. located a half grade up) there will be approximately 28 tables with 56 seats and two bars with 11 seats between them (total) for a total seated occupancy of 67 persons and a legal occupancy of 74 persons inclusive of staff; there is one patron (1) entrance that serves as patron ingress and egress, one emergency exit and four (4) bathrooms, there is no outdoor seating; and
- iii. Whereas**, the hours of operation will be 9 AM to 1 AM Sundays through Thursdays and 9 AM to 2 AM Fridays and Saturdays; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no outdoor seating; and
- iv. Whereas** the ground floor premises was previously licensed as Malbec Restaurant & Bar (Tango House Inc. & Colonnades Restaurant Associates Ltd dba Malbec Restaurant & Bar/Tango House, Lic ID # 0340-15-107841) from approximately 2014–2016 and following that it was licensed from 2019–2021 under Very Nice Enterprises LLC dba Tenor (Lic ID #0340-19-108720), the applicant for Very Nice Enterprises LLC having appeared before CB2 in [February/2017](#) as “Corp to be formed by Michael Callahan” to operate an Argentinian restaurant with a similar method of operation as the instant application, that establishment never having opened; and

v. **Whereas**, the Applicant, who has other licensed premises in CB2M including CGM LLNR LLC dba Jean's at 415 Lafayette Street (Lic ID #0340-23-138538), 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 the On-Premises Restaurant Liquor License and those stipulations are as follows:

1. Premises will be advertised and operated as a full-service neighborhood French restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 9 AM to 1 AM Sundays through Thursdays and 9 AM to 2 AM Fridays and Saturdays, though initially the premises will only open for dinner service. 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 so as not to cause a disturbance in any adjacent residences at any time.
6. Will not have televisions.
7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will have not more than 12 private parties per year.
10. Occupancy will be limited to not more than 74 persons including staff.
11. There will be no patron access to the basement of the premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
16. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. 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 or doormen.
18. 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.
19. Will appear before CB2M for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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 **29 active licensed premises** and 2 pending licenses within 750 ft. according to LAMP; the Applicant's closing hours and the agreed upon 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 Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name **428 LGT LLC dba Lagrange 428 Lafayette St 10003** **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, 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, Jeffrey Chodorow as a qualified representative of 428 LGT LLC dba Lagrange located at 428 Lafayette Street, New York, NY 10003 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a neighborhood French restaurant.

[X] Hours of operation:

Sunday: 9 AM* to 1 AM Thursday: 9 AM* to 1 AM
Monday: 9 AM* to 1 AM Friday: 9 AM* to 2 AM
Tuesday: 9 AM* to 1 AM Saturday: 9 AM* to 2 AM
Wednesday: 9 AM* to 1 AM

(Premises will initially open for dinner service with plans to serve breakfast and lunch in the future. NO patrons will remain after stated closing time.)

- [X] Will operate a full-service neighborhood French restaurant 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 so as not to cause a disturbance in any adjacent residences at any time, inclusive of any private parties or events.
[X] Will not have televisions.
[X] Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will have not more than 12 private parties per year.
[X] Occupancy will be limited to not more than 74 persons including staff.
[X] There will be no patron access to the basement of the premises.
[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." No pitchers of beer.
[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: Jeffrey Chodorow Phone Number: 6466628191

Notary Public section containing signature of Jeffrey Chodorow, printed name, date 12/12/2025, and notary seal for Mia Darivel Martinez Santos, Notary Public - State of Florida, Commission # 44 60307, Expires on October 15, 2028.

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license Notarized remotely online using communication technology via Proof.