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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

C & A Mangieri Enterprises LLC 30 Jane St 10014 (WBC–Restaurant) *(previously unlicensed)*

- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a full-service Neapolitan-style pizzeria in the ground floor of a 2-story mixed-use building (ca. 1830) on Jane Street between West 4th Street and Greenwich Avenue (Block #615/Lot #62), the building falling within NYC LPC’s Greenwich village Historic District; and
- ii. Whereas**, the ground floor premises is roughly 1,340 sq. ft.; there will be 11 tables with 24 seats, one (1) bar with six (6) seats for a total seated occupancy of 30 persons, there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the interior storefront infill being fixed with no operable doors or windows that open out to the sidewalk, there is an operable solid wood garage door on the exterior which is operable; there is no sidewalk or roadbed seating included with this application or planned for the future; and
- iii. Whereas**, the hours of operation will be 5 PM to 12 AM Sundays through Saturdays with the last reservation at 10 PM, the method of operation to be open for reservation-only dinner service three to four nights/week, primarily from Thursdays through Sundays, in addition to private parties of which there will be not more than two per month, there may be times when dinner service is a special ticketed-event such as a wine pairing, music will be recorded background music only, there will be no TVs, 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 a previously unlicensed storefront and had operated from 2010 to 2022 as a Pierre Hardy shoe store, following that the premises was the location of a pop-up coffee bar which hosted live music events that caused some quality of life issues for nearby residents; and
- v. Whereas**, the local block association (Jane Street Block Association) submitted written testimony and came to speak in opposition to the licensing of the premises as well as other adjacent and nearby residents who were also in opposition to the licensing of the premises, this block being almost entirely

residential including the ground floors of the buildings with little ground floor retail as opposed to other residential areas in CB2 that have a majority of ground floor premises occupied by previously non-conforming retail uses with upper floors being residential, the premises proposed to be licensed being located on the western side of the block, the other licensed premises on the block are 68 Perry St Corp dba Corner Bistro (Lic ID #0370-23-129908) which has been open since 1961 at the southeast corner of West 4th and Jane Streets and Saint Sabino LLC dba San Sabino (Lic ID #034-24-103315) at the opposite end of the long block (approximately 450 ft.) at the southwest corner of Jane Street and Greenwich Avenue, the other ground floor retail on the block being P.E. Guerin (23 Jane Street), a metal foundry that has been at the location since 1892 and Eva Joan (28 Jane Street), a clothing repair shop which opened in 2021, prior to that 28 Jane Street operated without a liquor license as a local coffee shop, the remaining ground floor premises on the block being for residential use; and

- vi. **Whereas**, local residents in opposition to the instant application cited concerns about the Applicants method of operation at their current location at 175 Orchard Street which is also open only about three days per week but constantly has lines of patrons congesting the sidewalk waiting for a walk-in seat, Orchard Street being vastly different from the narrow, quiet residential block of Jane Street, residents also concerned about for-hire vehicles blocking traffic on their street, Jane Street consisting of one traffic lane only, any for-hire vehicle stopping to drop off or pick up passengers will block the street and disrupt the quality of life for residents due to the constant honking of cars trying to get past waiting for-hire vehicles; the Applicants method of operation not being one that services the local community in general but instead adds a “destination” restaurant to this quiet residential block which has the potential to transform the nature of this residential block; there were two residents that spoke in favor of the application citing the Applicants adjustment to the instant application in an effort to address the community concerns, those changes being to operate the premises on a reservation-only basis with no walk-ins at any time in an effort to eliminate the potential for lines outside, to reduce the interior seating from 38 seats to 30, allowing for a larger area should customers need to wait for their table, and to direct all for-hire vehicles to either 8th Avenue or Greenwich Avenue for pick-ups and drop-offs; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. 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 Neapolitan-style pizzeria with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 5 PM to 12 AM Sundays through Saturdays (7 days a week) with the last reservation at 10 PM. No patrons will remain after stated closing time.
 3. Will operate not more than four nights/week, typically from Thursdays through Sundays, exclusive of any private parties.
 4. There may be ticketed events which would replace a regular night of operations.
 5. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 6. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
 7. 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 or within 15 feet of the licensed premises at any time.
 8. Will operate on a reservation-only basis. There will be no tables or bar seats for walk-ins.
 9. Will have no more than two private parties per month.
 10. Will ensure there are no lines outside at any time.
 11. 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.
 12. Will not have televisions.
 13. Will not install neon signage.
 14. Will close all doors and windows at all times, allowing only for patron ingress and egress.

15. Will direct all for-hire vehicles to 8th Avenue and/or Greenwich Avenue for drop offs and pick ups.
16. Will ensure the premises is sufficiently soundproofed, including the glass front façade behind the garage door, to prevent noise from escaping to the exterior of the premises.
17. Will not install or have French doors, operable windows or open facades (exclusive of the existing exterior garage door).
18. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
19. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
20. 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.
21. Will not have unlimited drink or unlimited food and drink specials. No pitchers of beer.
22. 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.
23. 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.
24. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

viii. Whereas, there already are a number of licensed establishments in the immediate area, there being **63 active licensed premises** and 4 pending licenses within 750 feet of the proposed premises to be licensed 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 **C & A Mangieri Enterprises LLC 30 Jane St 10014** **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, 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, **Christina Tobia** as a qualified representative of **C&A Mangieri Enterprises LLC dba TBD** located at **30 Jane Street, New York, NY 10014** agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other:

Premise will be advertised and operated as a Neapolitan-style pizzeria.

Hours of operation:

Sunday:	5 PM	to	12 AM*	Thursday:	5 PM	to	12 AM*
Monday:	5 PM	to	12 AM*	Friday:	5 PM	to	12 AM*
Tuesday:	5 PM	to	12 AM*	Saturday:	5 PM	to	12 AM*
Wednesday:	5 PM	to	12 AM*				

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

*Last reservation will be no later than 10 PM.

- Will operate a full-service Neapolitan-style pizza restaurant with the kitchen open and full menu items available until closing every night.
- Will operate not more than four nights/week, typically from Thursdays through Sundays, exclusive of any private parties.
- There may be ticketed events which would replace a regular night of operations.
- Will not operate as a Lounge, Tavern or 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 now or in the future.
- 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 or within 15 feet of the licensed premises at any time.
- Will operate on a reservation-only basis. There will be no tables or bar seats for walk-ins.
- Will have no more than two private parties per month.
- Will ensure there are no lines outside at any time.
- 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.
- Will not have televisions.
- Will not install neon signage.
- Will close all doors and windows at all times, allowing only for patron ingress and egress.
- Will direct all for-hire vehicles to 8th Avenue and/or Greenwich Avenue for drop offs and pick ups.
- Will ensure the premises is sufficiently soundproofed, including the glass front façade behind the garage door, to prevent noise from escaping to the exterior of the premises
- Will not install or have French doors, operable windows or open facades (exclusive of the exterior garage door).
- Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
- Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
- 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.
- Will not have unlimited drink or unlimited food and drink specials. No pitchers of beer.

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.

continued

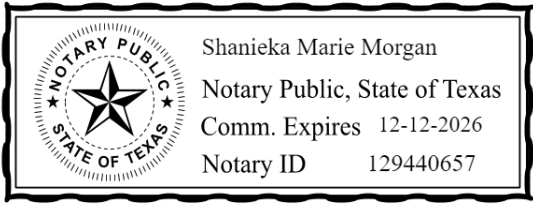
- Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
- Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

Name: CHRISTINA TOBIA Phone Number: 7326043403

<i>Christina Tobia</i>	CHRISTINA TOBIA	12/15/2025
Signed	Print Name	Dated
Sworn to this <u>15</u> day of <u>December</u> 2025		
		<i>Shanieka Marie Morgan</i> Notary Public

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



Notarized Online with NotaryLive.com

