



## 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:

### **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #642 200 Varick St 10014 (WBC–Restaurant)**

- i. Whereas**, the Director of Operations 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 a Restaurant Wine License to operate a multi-national fast-casual restaurant chain featuring customizable bowls, tacos, burritos and salads in a ground floor storefront located within a 12-story mixed-use building (ca. 1926, altered 2008) on Varick Street between West Houston and King Streets (Block #520/Lot #7503), this building falling within NYC’s Special Hudson Square District; and
- ii. Whereas**, the storefront premises is roughly 2,689 sq. ft., the ground floor premises consisting of 35 tables with 71 seats and one (1) bar with no seats for a total seated patron seating occupancy of 71 persons, there is one entrance serving as patron ingress and egress, one emergency exit and two (2) patron bathrooms; there is no outdoor seating; and
- iii. Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 10:45 AM to 11 PM; music will be quiet background music only consisting of music from iPod/CD’s/streaming services; all doors and windows will be closed at all times; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
- iv. Whereas**, the premises was previously licensed by the Applicant with an On-Premises liquor license (Lic ID #0340-21-117955) which they let lapse, the prior On-Premises license being for the service of canned margaritas in addition to beer and wine, the Applicant no longer providing that alcoholic beverage option and therefore applying for beer and wine only; and
- v. Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 58 active licensed premises within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

vi. **Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2M which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license and those stipulations are as follows:

1. The hours of operation will be from 10:45 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
4. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
5. Will not have televisions.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will not install or have French doors, operable windows or open facades.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
12. Will appear before CB2M prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2M recommends denial of the application for the Restaurant Wine License for **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #642 200 Varick St 10014** 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” on 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

DEC 12 2025



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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, **Tim Luskin** as a qualified representative of **Chipotle Mexican Grill of Colorado, LLC dba Chipotle Mexican Grill #642** located at **200 Varick 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 fast-casual chain restaurant offering tacos, burritos and salads

Hours of operation:

Sunday: 10:45 AM	to	11 PM	Thursday: 10:45 AM	to	11 PM
Monday: 10:45 AM	to	11 PM	Friday: 10:45 AM	to	11 PM
Tuesday: 10:45 AM	to	11 PM	Saturday: 10:45 AM	to	11 PM
Wednesday: 10:45 AM	to	11 PM			

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

Will operate a full-service fast-casual chain restaurant serving customizable bowls, tacos, burritos and salads with the kitchen open and full menu items available until closing every night.

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.

Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time. No music will be played after closing time.

Will not have televisions.

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

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

Will not make changes to the existing façade.

Will comply with NYC Department of Buildings Regulations and will 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.

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.

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: Gregory Small Phone Number: 201-250-0870

Signed	<u>Tim Luskin</u>	Print Name	<u>12/11/2025</u>	Dated
Sworn to this	<u>11</u>	day of	<u>Dec</u>	2025
			<u>Heather Hutchison</u>	Notary Public

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



**Heather Hutchison**  
Notary Public, State of Ohio  
My Commission Expires 05-01-2028