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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:

DC Hudson 1 fka DC Hudson Inc. 290 Hudson St. 10013 (OP–Restaurant) (*renotification, appearance waived*)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in August/2025 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Italian restaurant on the ground floor of six (6)-story mixed-use building (ca. 1900) on Hudson Street between Dominick and Spring Streets (Block #579/Lot #7501), the building falling within the Special Hudson Square District; and
- ii. **Whereas**, when the Applicant filed notice, appeared and executed a stipulation agreement with CB2, Man. in August/2025 it was under its out-of-state name, DC Hudson Inc., that name not being available in New York so the name has been changed to DC Hudson 1, the Applicant has re-notified CB2, Man. and re-signed the stipulation agreement under the new name and affirmed that there are no other changes to the application from what was presented in August/2025 aside from the name change; and
- iii. **Whereas**, the ground floor premises is approximately 2,400 sq. ft. ground floor space (2,000 sq. ft. on the ground floor connected by an interior staircase to a 400 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement); there will be 19 tables and 38 seats, one (1) bar with four (4) seats for a total seating occupancy of 42 persons; there is one (1) entryway serving as both patron ingress and egress and two (2) bathrooms; there is no sidewalk or roadway café or other outdoor seating included with this application; and
- iv. **Whereas**, the hours of operation will be from 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Fridays and Saturdays with the last seating being at 10:30 PM every night; all doors and windows will be closed at all times; music will be quiet background only consisting of music from iPod/CDs/streaming services and there may be acoustic piano not more than 1x/week ending by 10 PM; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers security personnel or doormen; and

- v. **Whereas**, the premises had been operated from 2018 until recently with an On-Premises Restaurant Liquor License under Nonna Beppa Soho LLC (Lic. ID #0340-23-130281 and
- vi. **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 the On-Premises Restaurant Liquor License and those stipulations are as follows:
1. Premises will be operated and advertised as full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Fridays and Saturdays with the last reservation/seating being at 10:30 PM every night. No new patrons entering after 10:30 PM. 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, inclusive of any private parties or events so as not to cause a disturbance in any adjacent residences at any time. There may be unamplified piano not more than 1x/week which will end no later than 10 PM.
 6. Will not have televisions.
 7. Will add acoustic sound panels on the ceiling and will add carpeting.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not make changes to the existing façade except to change signage or awning (there are existing French doors which will be kept closed at all times).
 11. Will not have more than 12 private parties per year.
 12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 13. Will request that the landlord obtain the proper and correct certificate of occupancy for the premises as an individual storefront which is separate from 286 Spring Street.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 16. Will not have dancing, DJ’s, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
 17. 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.
 18. Will appear before CB2, Man. 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 **13 active licensed premises** within 750 ft. according to LAMP, 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **DC Hudson 1 fka DC Hudson Inc. 290 Hudson St. 10013** **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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DEC 16 2025

Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, December 5, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Phil Neuman as a qualified representative of DC Hudson 1 fka DC Hudson Inc located at 290 Hudson Street, New York, NY 10013 agree to the following stipulations:

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

[X] Premise will be advertised and operated as an Italian restaurant

[X] Hours of operation:

Sunday: 11 AM to 1 AM* Thursday: 11 AM to 2 AM*
Monday: 11 AM to 1 AM* Friday: 11 AM to 2 AM*
Tuesday: 11 AM to 1 AM* Saturday: 11 AM to 2 AM*
Wednesday: 11 AM to 1 AM*

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

*Last reservation / seating is not later than 10:30 PM every night. No new patrons entering after 10:30 PM.

- [X] Will operate a full-service Italian 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, inclusive of any private parties or events so as not to cause a disturbance in any adjacent residences at any time. There may be unamplified piano not more than 1x/week which will end no later than 10 PM.
[X] Will not have televisions
[X] Will add acoustic sound panels on the ceiling and will add carpeting.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will not make changes to the existing facade except to change signage or awning (there are existing French doors which will be kept closed at all times).
[X] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[X] Will have no more than 12 private parties per year.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] Will request that the landlord obtain the proper and correct certificate of occupancy for the premises as an individual storefront which is separate from 286 Spring Street.
[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] 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: _____ Phone Number: _____

Notary Public section with signature of Phil Neuman, Notary Public State of New York, Commission Expires 03-03-2029. Sworn to this 15th day of December 2025.

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