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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:

Dimur Enterprises Inc dba Madame X 94 W Houston St 10012 (Corporate Change) (OP-Bar/Tavern, Lic ID #0370-24-136993)

- i. **Whereas**, the Applicant submitted notice to Community Board 2, Manhattan (CB2M) of their intent to file an application for a Corporate Change to their existing On-Premises Liquor License (Lic. ID #0370-24-136993) to remove a shareholder and become the sole 100% shareholder with the intent to continue to operate in a basement-level and above ground level storefront located within a three (3)-story mixed-use building on West Houston Street between LaGuardia Place and Thompson Street; the building falling within NYC LPC's designated South Village Historic District; and
- ii. **Whereas**, the Applicant has been the majority shareholder for the past 35 years, the minority shareholder selling her minority interest to the Applicant, and
- iii. **Whereas**, the Applicant was originally calendared to appear before CB2M in November/2025, having realized following that month's meeting that they were calendared to appear and requesting to layover their application to this month so that they could appear before CB2M, the Applicant and premises being long established at the premises in CB2M, the Applicant appearing to both explain the corporate change and to introduce the new managers she has brought to the establishment as she looks to step back from day to day operations in the near future; and
- iv. **Whereas**, CB2M received letters both prior to last month's scheduled SLA Committee meeting and going back a number of years from nearby residents regarding complaints of loud, late-night parties with DJs in the rear yard and operating outside later than the permitted hours, all of which cause a late night disturbance to the residents of the building and the surrounding buildings, a resident of the building appeared hoping to get some resolution for the late night noise, stating that there is often more than 20 people in the rear yard, their original application for the rear yard listing 20 persons as the capacity with closing hours of midnight and 1 AM for the rear yard back in 2001, with no staff emptying the rear yard of patrons at those hours, the noise continuing into the early morning hours; and

- v. **Whereas**, the Applicant agreeing to ensure staff knows to direct patrons out of the rear yard area after 12 and 1 AM and that there would be no speakers or music out in the rear yard and to provide cell phone contact information so that someone on-site is able to be reached at any time; and
- vi. **Whereas**, the Applicant has been in operation at the location for over 25 years, with the Corporate Change being that the majority owner will become the sole owner of the establishment; and

THEREFORE BE IT RESOLVED that CB2M recommends **approval** of the application for a Corporate Change application to the On-Premises Tavern Liquor License for **Dimur Enterprises Inc dba Madame X 94 W Houston St 10012**, provided the statements the Applicant has presented are accurate and complete.

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