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## COMMUNITY BOARD NO. 2, MANHATTAN

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

December 19, 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:

**Hyper Interactive Games Inc 302 Bowery 10012** (OP–Adult Recreational Facility) (*previously unlicensed*)

- 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 Tavern/Adult Recreational Facility Liquor License to operate a recreational facility featuring game shows/trivia located on the ground floor and cellar of a four (4)-story mixed-use building (ca. 1878) on Bowery between Bleecker and East Houston Streets (Block #521/Lot #81), the building falling within NYC LPC’s NoHo East Historic District and NYC’s Special Little Italy District; and
- ii. **Whereas**, the ground floor premises being roughly 3,600 sq. ft. (1,800 sq. ft. on the ground floor connected via an internal staircase to 1,800 sq. ft. in the cellar), the ground floor will have the game room which can accommodate up to eight (8) teams of four (4) for a total patron occupancy of 32 persons in the game room, one bar with six (6) seats, the cellar will have approximately 10 tables with 28 seats and one bar with 13 seats for a total seated occupancy of 41 persons in the cellar with a legal occupancy for the premises of 140 persons but the applicant stated with their attorney present and agreed to a stipulation that at no time will the combined occupancy between both floors be more than 80 persons inclusive of staff; there is one (1) entrance that serves as patron ingress and egress, two emergency exits and three (3) bathrooms, there is no outdoor seating; and
- iii. **Whereas**, the hours of operation will be 10 AM to 11 PM Sundays, 12 PM to 11 PM Mondays through Thursdays, 12 PM to 12 AM Fridays and 10 AM to 12 AM Saturdays with the latest ticketed event/patron entry being 9 PM Sundays through Thursdays and 10 PM Fridays and Saturdays; music outside of the Gaming Floor Area will be recorded quiet background music only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances except the ticketed interactive game shows, no cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no outdoor seating; and

- iv. **Whereas**, the Gaming Floor Area may have amplified sound but not amplified music above background levels, the use of a microphone will be by the game host only, at no time will the “contestants” / patrons be using a microphone, the glass door between the entry area/patron bar and the Gaming Floor Area will be 1" (one inch) thick, insulation will be made of 4" (four inch) acoustical panels, there will be no subwoofers anywhere within the licensed premises, all speakers will be spring isolated, and no sound will be audible in any residential apartment at any time; and
- v. **Whereas**, the Applicant’s attorney stating that the instant application being licensed as an adult recreational facility is unique and that while the cellar floor consists solely of a bar/lounge area it is an accessory use to the game show and will only be open to those who purchased tickets for the game show that arrive early or want to stay for a drink and bite following the game, at no time will the bar be open to anyone from the public who has not purchased a ticket nor will it operate under separate DBA from that of the ground floor game show, that under this license class the primary business has to be that of the ticket sales and not the sale of alcohol; the Applicants created the concept back in 2021 and have been operating on a trial basis, with a liquor license, on 37<sup>th</sup> Street, the lease for those premises expiring at the end of this year (2025); and
- vi. **Whereas**, a number of adjacent and nearby residents wrote letters and spoke in opposition to the application, the block being largely residential with ground floor retail, many of the residents being rent stabilized or loft law tenants who are not comfortable publicly voicing concerns about a liquor license application, the residents being a mix of seniors as well as many families with young children, the instant application being to license two floors that have never previously been licensed for the service of alcohol, residents citing that there are already three bars on the same side of the block adjacent to the premises proposed to be licensed (P G T Rest Corp dba Slainte, 304 Bowery, Lic ID #0370-24-101413; Griffs Global Corp Operator/Bowery Poetry Club Inc dba Duane Park BPC, 308 Bowery, Lic ID #0370-24-113478; 310 Bowery Group LLC dba 310 Bowery Bar, 310 Bowery, Lic ID #0370-23-133813) which already disrupt the quality of life for residents with lines, late night noise from bar patrons, persons pressing door buzzers at all hours of the night, trash strewn over the sidewalk, persons urinating and defecating in residential entrances; additionally, there are plans for a 12-story residential building with ground floor retail on the block at 294-298 Bowery which will further increase the residential nature of the block, existing residents commenting that adding another large licensed premises to the block is in conflict with the residential use; and
- vii. **Whereas**, there were concerns regarding lines and the proposed large legal occupancy of the premises of 140 persons, the cellar previously being used for storage only, residents also raising concerns regarding proper fire egress for any cellar use; the method of operation being a game show consisting of a team of four (4) players, each show can have up to eight (8) teams for a maximum of 32 people per game, with each show lasting one (1) hour and the ability for a group to book to play the show privately, thus limiting the ground floor occupancy to those 32 persons playing the game and anyone waiting in the entry bar area for their ticketed time; the Applicant agreeing to limit the occupancy of the combined cellar and ground floors to 80 persons at any one time, inclusive of staff, affirming that anyone who arrives early for their ticketed time will be able to be accommodated in the entryway or the cellar bar/lounge area and that at no time would there be lines on the sidewalk; concerns were raised regarding adding another late night bar to the block, the method of operation not being one of a bar, the premises open to ticketed patrons only, the latest patron entry being 9 PM Sundays through Thursdays and 10 PM Fridays and Saturdays, the closing hours of 11 PM and 12 AM being earlier than, and not representative of, a late night bar or entertainment venue; regarding cellar fire egress, the Applicant responded that the rear yard of 302 Bowery has an easement for fire egress with 296 Elizabeth Street as stated in the Deed; and
- viii. **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 Tavern/Adult Recreational Facility Liquor License and those stipulations are as follows:

1. Premises will be advertised and operated exclusively as an adult recreational facility featuring Game Shows/Trivia.
2. 10 AM to 11 PM Sundays, 12 PM to 11 PM Mondays through Thursdays, 12 PM to 12 AM Fridays and 10 AM to 12 AM Saturdays with the latest ticketed event/patron entry being 9 PM Sundays through Thursdays and 10 PM Fridays and Saturdays. 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. Access to the premises will be reservation based, for ticket holders only.
6. 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 at any time. There will be no subwoofers at any location within the licensed premises.
7. Only the Gaming Floor Area [Exhibit A] may have amplified sound above background levels. Sound will not be audible in any residential apartments at any time. The use of a microphone will be by the game host only. At no time will the “contestants” / patrons be using a microphone.
8. Speakers will be spring isolated. Insulation will be made of 4" (four inch) acoustical panels and the glass doors between the Gaming Floor Area [Exhibit A] and the patron bar / entry area will be at least 1" (one inch) thick glass doors.
9. Will not have televisions outside of the Gaming Floor Area [Exhibit A].
10. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, so that there will be no lines on the sidewalk at any time. At no time will there be lines outside of the licensed premises.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
12. Will advertise and operate the licensed premises under one DBA as a recreational facility featuring games shows/trivia. The lower-level bar and food area will not be advertised independent of the recreational facility and will only be available to patrons who have purchased tickets and who are participating in the “Game of 1000 Boxes” game that day – either prior to or following their ticketed time slot.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates including an updated certificate of occupancy showing allowed use in the basement.
16. Will not have an occupancy of more than 80 persons total between the first and cellar floors at any time, inclusive of staff, even if the legal occupancy of the premises is greater than 80 persons. [Exhibit B]
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
19. Will not have: dancing, DJs, live music, any event where cover fee is charged, scheduled performances excepted interactive game shows, velvet ropes or metal barricades, security personnel or doormen.
20. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
21. Will appear before CB2M for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**ix. 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 **52 active licensed premises** and 3 pending licenses within 750 ft. and 32 active licensed premises within 500 ft. according to LAMP; the unique aspects of the instant application, 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 CB2M recommends **denial** of the application for a On-Premises Tavern/Adult Recreational Facility Liquor License in the name **Hyper Interactive Games Inc 302 Bowery 10012** **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:** Passed, 38 Board Members in favor.  
1 Abstain (K. Berger)

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, **Gabriel Liberti** as a qualified representative of **Hyper Interactive Games Inc dba Game of 1000 Boxes** located at **302 Bowery, New York, NY 10012** agree to the following stipulations:

**Application Type:**  OP-Adult Entertainment Business (adult entertainment or recreational facility)

Premise will be advertised and operated exclusively as an adult recreational facility featuring Game Shows/Trivia.

Hours of operation:

Sunday:	10 AM	to	11 PM*	Thursday:	12 PM	to	11 PM*
Monday:	12 PM	to	11 PM*	Friday:	12 PM	to	12 AM*
Tuesday:	12 PM	to	11 PM*	Saturday:	10 AM	to	12 AM*
Wednesday:	12 PM	to	11 PM*				

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

\*The time of the last ticketed event / latest patron entry will be 9 PM Sundays – Thursdays and 10 PM Fridays and Saturdays.

Will operate with less than a full service kitchen but will serve food during all hours of operation.

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.

Access to the premises will be reservation based, for ticket holders only.

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 at any time. There will be no subwoofers at any location within the licensed premises.

Only the Gaming Floor Area [Exhibit A] may have amplified sound above background levels. Sound will not be audible in any residential apartments at any time. The use of a microphone will be by the game host only. At no time will the “contestants” / patrons be using a microphone.

Speakers will be spring isolated. Insulation will be made of 4" (four inch) acoustical panels and the glass doors between the Gaming Floor Area [Exhibit A] and the patron bar / entry area will be at least 1" (one inch) thick glass doors.

Will not have televisions outside of the Gaming Floor Area [Exhibit A].

Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, so that there will be no lines on the sidewalk at any time. At no time will there be lines outside of the licensed premises.

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

Will advertise and operate the licensed premises under one DBA as a recreational facility featuring games shows/trivia. The lower level bar and food area will not be advertised independent of the recreational facility and will only be available to patrons who have purchased tickets and who are participating in the “Game of 1000 Boxes” game that day – either prior to or following their ticketed time slot.

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

Will not make changes to the existing façade except to change signage or awning.

Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates including an updated certificate of occupancy showing allowed use in the basement.

Will not have an occupancy of more than 80 persons total between the first and cellar floors at any time, inclusive of staff, even if the legal occupancy of the premises is greater than 80 persons. [Exhibit B]

Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.

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:  Dancing  DJs  Live Music  Scheduled Performances except interactive game shows



Velvet ropes or metal barricades  Security Personnel/Doorman.

*continued*

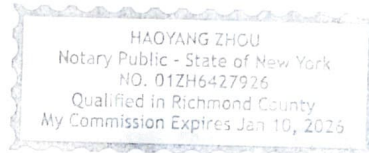
- Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
- Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

Name: Gabriel Liberti Phone Number: 267-394-0480

Signed 	Print Name <u>Gabriel Liberti</u>	Dated <u>12/12/2025</u>
Sworn to this <u>12</u> day of <u>Dec</u> 2025		 Notary Public

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



*continued*



**Exhibit B:** Ground Floor and Cellar – combined capacity not to exceed 80 persons inclusive of staff at ANY time

Hyper Interactive Games Inc  
 d/b/a Game of 1000 Boxes  
 302 Bowery  
 New York, NY 10012  
 Ground Floor Diagram

Hyper Interactive Games Inc  
 d/b/a Game of 1000 Boxes  
 302 Bowery  
 New York, NY 10012  
 Cellar Diagram

