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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:

JDBN LLC dba Domodomo 138–140 W Houston St 10012 (OP–Restaurant) (Class Change)
(Lic. ID #0240-22-100023)

- i. **Whereas**, the Applicants and the Applicants’ attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their existing Restaurant Wine License (Lic ID #0240-22-100023) to a new On-Premises Restaurant Liquor License to continue to operate an Asian-inspired restaurant in the basement of a residentially-zoned, four (4)-story, mixed-use building (c. 1960) on West Houston Street between Sullivan and MacDougal Streets (Block #526/Lot #79); and
- ii. **Whereas**, the Applicant originally appeared before CB2M in [October/2016](#) for their Restaurant Wine license to operate the restaurant, there being no changes to the method of operation outside of the application to upgrade to full liquor and to open at 12 PM daily in order to serve lunch, no one appeared either in favor or in opposition to the application with CB2M having no known complaints about the establishment; the premises was previously licensed with an On-Premises liquor license under the name of Gotham Rose LLC dba Ariana Restaurant (Lic ID #0340-14-101295) from 2013–2015; and
- iii. **Whereas**, the hours of operation will be from 12 PM to 11 PM Saturdays through Sundays (7 days a week); there is no sidewalk or roadway café; music will remain quiet background only, there is no dancing, no DJ’s, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no TVs, no velvet ropes or movable barriers or security, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license, with those stipulations being as follows:
 1. Premises will be advertised and operated as an Asian-inspired restaurant.
 2. The hours of operation will be 12 PM to 11 PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.

3. Will operate a full-service restaurant, specifically an Asian-inspired restaurant serving lunch and dinner with the kitchen open and full menu items available until closing every night.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden or any outdoor area for commercial purposes.
 6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 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 cellar of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. 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/door staff.
 16. Will appear before CB2M for change in method of operation/alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- v. **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 **115 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the establishment since it opened, the agreed upon hours and 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 Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant liquor license for **JDBN LLC dba Domodomo 138-140 W Houston St 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: 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, Jae Hyun Park as a qualified representative of JDBN LLC dba Domodomo Kitchen located at 138-140 W Houston Street, New York, NY 10012 agree to the following stipulations:

Application Type: [X] OP Restaurant (Class Change, Lic ID # 0240-23-139968) [X] Change in Method of Operation: Open for lunch

[X] Premise will be advertised and operated as an Asian-inspired restaurant

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, and Day. Rows include Sunday through Wednesday, and Thursday through Saturday.

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

- List of stipulations including: Will continue to operate a full-service Asian-inspired restaurant, Will not operate as a Lounge, Tavern or Sports Bar, Will not operate a backyard garden, Will play recorded background music at conversational levels only, Will not have televisions, Will close all doors and windows at all times, Will not have patron occupancy/service to any portion of the cellar, Will not install or have French doors, operable windows or open facades, Will not make changes to the existing facade, Will comply with NYC Department of Buildings Regulations, Will not have unlimited drink or unlimited food and drink specials, There will be no "bottle service", 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 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: Jae Hyun Park Phone Number: (646) 707-0301

Notary Public section with signature of Jae Hyun Park, date 12/10/2025, and notary name ELLEN LEE. Includes text: Sworn to this 10th day of December 2025. Notary Public, State of New York No. 01LE6109987 Qualified in Queens County Commission Expires May 24, 2028.

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