



COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Mavik Enterprises Inc dba Hudson Plate 427 Gansevoort 10014 (Gansevoort Peninsula)
(WBC–Tavern) (previously unlicensed)

- i. **Whereas**, the Applicant and the Property Manager with the Hudson River Park Trust appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for a Tavern Wine license to operate an outdoor waterfront eatery in the public Hudson River Park at the eastern edge of Gansevoort Peninsula , just to the north of the western end of the Gansevoort Street crossing (Block #651/Lot #1); and
- ii. **Whereas**, the 770 sq. ft. outdoor premises (300 sq. ft. devoted to outdoor dining) is a newly constructed (ca. 2024) stand alone, enclosed food concession kiosk which opened without the service of alcohol in September/2025; and
- iii. **Whereas**, the premises will operate as a food kiosk serving American comfort food for breakfast, lunch and dinner with eight (8) tables and 24 seats and one (1) point of sale counter for an overall number of 24 seats, there will be one (1) entrances serving as patron ingress and egress, the licensed area will be effectively defined for patrons to separate the eating and drinking area from the public park, there is no interior seating area, there are public bathrooms located adjacent to the licensed area, there will be no music or other amplified sound at any time, no TVs; the liquor license is for year-round service, as opposed to a seasonal license which limits the number of months of operation, but the kiosk will close operations during the winter months; there will be no upgrade to a full liquor license at any time in the future; and
- iv. **Whereas**, the applicant’s hours of operation will be Sundays through Saturdays from 10 AM to 8 PM 7 days a week (all patrons will be cleared and no patrons will remain after stated closing times); and
- v. **Whereas**, as for the concern of persons taking alcohol outside of the demarcated area, there will be no service of alcohol in “to-go” or pre-packaged containers, the Applicant will post signage stating that there is no alcohol consumption beyond the demarcated area and will monitor; and

- vi. **Whereas**, the Hudson River Park Trust appeared in support of the application, the Applicant having also entered into a licensing agreement with the Hudson River Park Trust whereby the operator agreed that there would be no music at any time, no upgrade to full liquor at any future time, and that the service of alcoholic beverages was only to patrons seating in the kiosk area with no service of drinks “to-go”; and
- vii. **Whereas**, the Applicant has executed and has 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 their tavern wine license and the stipulations are as follows:
1. Premises will be advertised and operated as food kiosk with exterior seating with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10 AM to 8 PM Sundays through Saturdays (7 days per week). No patrons will remain after stated closing time.
 3. The premise will not operate as a Sports Bar, Lounge or Tavern or allow any portion of premises to be operated in that manner.
 4. Seating will be located in the exterior designated area in front of the food kiosk. There is no interior seating.
 5. Will not have any music or other amplified sound at any time.
 6. Will not have televisions.
 7. All consumption of alcohol will occur in the designated seating area of the food kiosk.
 8. There will be no service of drinks “to-go” or service of alcohol in pre-packaged containers.
 9. Will not upgrade to full liquor service at any time in the future.
 10. No pitchers of beer.
 11. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 12. 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.
 13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- viii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **8 active licensed premises** within 750 feet of the proposed premises to be licensed and 1 pending licenses according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Tavern Wine application for **Mavik Enterprises Inc dba Hudson Plate 427 Gansevoort 10014 (Gansevoort Peninsula) unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “method of operation” of 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