



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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:

Mikaku NY Inc 85 Kenmare St, store 1 10012 (WBC–RW) (Transfer)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a transfer of an existing Restaurant Wine License for a Japanese restaurant located in the ground floor of a six (6)-story mixed-use building (ca. 1900) on Kenmare Street between Cleveland Place and Mulberry Street (Block #4818/Lot #28), the building falling within NYC's Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 800 sq. ft., there are six (6) tables and 18 seats and one bar with no seats for a total seated patron occupancy of 18 persons and a legal occupancy of 74 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; there is no sidewalk or roadway café; and
- iii. Whereas**, this is a transfer application from Mikaku Inc (Lic ID #0240-22-100451) due to a change in the lease assignment – the owners, manager, DBA name and method of operation will remain the same; the hours of operation are 11:30 AM to 11 PM Sundays through Saturdays (7 days a week), music is background only from iPods/CDs/streaming services; there are no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating and no operable doors or windows; and
- iv. Whereas**, the Applicant has executed and has 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 Tavern Wine License, with those stipulations as follows:
 1. Will be advertised and operate as a full-service Japanese restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 11:30 AM to 11 PM Sundays through Saturdays (7 days a week). 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. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
13. 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.
14. Will appear before CB2M prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for the Restaurant Wine License for **Mikaku NY Inc 85 Kenmare St, store 1 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on 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



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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, Miao Fang Ling as a qualified representative of Mikaku NY Inc located at 85 Kenmare Street, Store 1, New York, NY 10012 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [x] RW [] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a Japanese restaurant

[x] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows: Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, Saturday.

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

- [x] Will operate a full-service Japanese 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. No music will be audible in any adjacent residences at any time.
[x] Will not have televisions.
[x] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[x] Will not install or have French doors, operable windows or open facades.
[x] Will not make changes to the existing facade except to change signage or awning.
[x] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[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] Live Music [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: MIAO FANG LIN Phone Number: 646-6230901

Signed: [Signature] Print Name: MIAO FANG LIN Dated: 12/8/25
Sworn to this 8 day of Dec 2025 Rosanna Lau Notary Public

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license
ROSANNA LAU Notary Public, State of New York Reg. No. 01LA4991472 Qualified in New York County Commission Expires 02/03/2026