

Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

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:

Ubani Bistro Inc dba Ubani Bistro 259 Bleecker St 10014 (WBC–Restaurant) (Lic ID #0524-25-23725)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 for a Restaurant Wine License to operate a full-service Georgian/French restaurant on the ground floor of a six (6)-story walk-up tenement building (ca. 1904) on Bleecker Street between Jones and Cornelia Streets (Block #590/Lot #2), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. **Whereas**, the premises is approximately 2,200 sq. ft. with 1,100 sq. ft. on the ground floor connected by both an interior stairway and exterior sidewalk hatch to 1,100 sq. ft. in the basement, there being no patron use of the cellar; there will approximately 18 tables with 36 seats, one bar with eight (8) seats and four (4) counter seats in the interior restaurant and 6 tables with 12 seats in the enclosed rear yard for a total seated occupancy of 60 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; there is not outdoor seating as part of the Dining Out NYC program on the sidewalk or in the roadway included with this application; the entirety of the store front infill consisting of an operable window façade; and
- iii. **Whereas**, the Applicant had appeared in July/2025 at which time CB2, Manhattan had believed they reached an agreement with the Applicant regarding hours of operation and the closing of the operable windows as outlined in the [July/2025 resolution](#), the Applicant unwilling to sign stipulations therefore CB2 recommended denial of the application; the Applicant proceeded to file the instant application with the NYSLA and has been operating with a temporary liquor license (Lic ID #0524-25-23725) at the location since this fall, the instant application being to return to CB2 to review changes made to the application since the Applicant’s July/2025 appearance; and
- iv. **Whereas**, the proposed hours of operation will be from 8 AM to 12 AM Sundays through Thursdays 8 AM to 1 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen, all doors and windows will close at 10 PM every night, the instant application also included DJs for

Saturday and Sunday brunch service which the Applicant agreed to remove from the application following CB2's SLA Committee meeting; and

- v. **Whereas**, the storefront premises was previously operated from 2023 to 2024 as Savta NYC LLC dba Savta (Lic ID #0240-24-135952) and prior to that as Baker & Co (SN#1273385, exp. 3/31/24) with both of those restaurants closing no later than midnight, with the rear yard closing no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and
- vi. **Whereas**, there is no Certificate of Occupancy or LNO showing use of the rear yard for eating and drinking purposes, the Applicant stating the rear yard is fully enclosed, to CB2's knowledge there have been no work permits filed over the years to enclose the rear yard, CB2's resolution from [April/2014](#) noting the rear yard as having a retractable awning located over the seating area and sound baffling materials around the sides; it being unclear how the rear yard is enclosed and what sort of soundproofing, if any, has been installed; the instant application requesting closing hours of 2 AM nightly, there being concerns regarding the use of the rear yard in the later hours causing a disturbance to the immediately impacted surrounding residents with many of the surrounding buildings being old, tenement-style buildings, the Applicant agreeing to reduce the closing hours to 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays; and
- vii. **Whereas**, the Applicant has been placing a table and two chairs outside on the sidewalk at both this location and their licensed location on Bedford Street (Coffeegenyc Inc., Lic ID # 0240-24-103697) despite not having filed under the Dining Out NYC program for sidewalk seating at either location, the Applicant affirming they would remove the seating from both locations and would likely file for seating on Bleeker Street in the future, the sidewalk at the Bedford Street location being too narrow to allow for any sidewalk seating, there is also being a tree pit directly in front of the Bedford Street licensed premises, the Bedford Street premises having operated with roadbed seating through Fall/2025 yet did not send notice for the Municipal Expansion; and
- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the On-Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Premises will be operated and advertised as a full-service Georgian/French restaurant serving lunch and dinner with the kitchen open and full menu items available until closing every night.
 - 2. Hours of operation will be from 8 AM to 12 AM Sundays through Thursdays 8 AM to 1 AM 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 any outdoor area for commercial purposes aside from the enclosed rear yard.
 - 5. Any future outdoor seating as part of the Dining Out NYC program will follow all rules and regulations of the program and will close not later than 10 PM every day (7 days a week). No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 - 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.
 - 7. Will not have televisions.
 - 8. Will have not more than 24 private parties per year.
 - 9. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 - 10. Will close all doors and windows at 10 PM nightly, allowing only for patron ingress and egress.
 - 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 12. Will not make changes to the existing façade except to change signage or awning.
 - 13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates

14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
17. 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.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

vii. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **124 active licensed premises** and 7 pending licenses within 750 feet of the premises proposed to be licensed 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 Community Board 2, Manhattan recommends **denial** of the application for an Restaurant Wine License in the name of **Ubani Bistro Inc dba Ubani Bistro 259 Bleecker St 10014** **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.

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



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

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, Davit Gogoreliani as a qualified representative of Ubani Bistro Inc dba Ubani Bistro located at 259 Bleecker Street, New York, NY 10014 agree to the following stipulations:

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

[x] Premise will be advertised and operated as a traditional Georgian/French restaurant serving lunch and dinner

[x] Hours of operation:

Sunday: 8 AM to 12 AM Thursday: 8 AM to 12 AM
Monday: 8 AM to 12 AM Friday: 8 AM to 1 AM
Tuesday: 8 AM to 12 AM Saturday: 8 AM to 1 AM
Wednesday: 8 AM to 12 AM

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

- [x] Will operate a full-service Georgian/French restaurant serving lunch and dinner 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 any outdoor area for commercial purposes aside from the enclosed rear yard.
[x] Any future outdoor seating as part of the Dining Out NYC program will follow all rules and regulations of the program and will close not later than 10 PM every day (7 days a week). No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
[x] 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.
[x] Will not have televisions.
[x] Will have not more than 24 private parties per year.
[x] Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
[x] Will close all doors and windows at 10 PM nightly, allowing only for patron ingress and egress.
[x] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[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."
[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: Kakhaber Chigovani Phone Number: 973-873-1158

Signed: [Signature] Print Name: Kakhaber Chigovani Dated: 12/16/25
Sworn to this 16th day of December 2025 [Signature]

NIKA GIGASHVILI
Notary Public, State of New York
Reg. No. 02610037278
Qualified in Kings County
Commission Expires 05/13/2029

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