

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:

Wild Son & Co. Inc dba Urban Backyard 161 Ave of the Americas 10013 (WBC–Tavern)
(previously unlicensed)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a community-focused café serving natural wines located in the ground floor of a 13-story commercial building (ca. 1926) on Avenue of the Americas aka 6th Avenue between Van Dam and Spring Streets (Block #505/Lot #36), the building falling within NYC’s Special Hudson Square District; and
- ii. **Whereas**, the ground floor premises is roughly 1,134 sq. ft.; there will be six (6) tables with 12 seats, one bench with two (2) seats and one counter with five (5) seats for a total patron occupancy of 19 persons; there is one (1) entryway which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk, there is no outdoor seating included with this application nor any plans to add it in the future; and
- iii. **Whereas**, the Applicant’s hours of operation will be Sundays through Thursdays from 8 AM to 11 PM and Fridays and Saturdays from 9 AM to 11 PM, music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no TVs, no dancing, no DJs, no promoted events, no live music or scheduled performances, no cover fees, no security/door men; and
- iv. **Whereas**, the premises proposed to be licensed is a previously unlicensed location operating with various retail stores and has been vacant for the past year or so; the Applicant has been operating an eco-conscious small coffee shop under the same name on Mulberry Street since 2018, albeit without a liquor license, the Applicant planning to use this location to prepare some of the baked goods for the Mulberry Street location as the kitchen will be larger here; and
- v. **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 liquor license, with those stipulations as follows:

1. Premises will be advertised and operated as a café offering coffee, pastries and a selection of natural wines and beer.
 2. The hours of operation will be from 8 AM to 11 PM Sundays through Thursdays and 9 AM to 11 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. 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 not have patron occupancy/service to any portion of the 2nd floor of licensed premises.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. 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.
 14. 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.
 15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
- vi. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **60 active licensed premises** and 9 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 CB2, Man. recommends **denial** of the application for the Tavern Wine License for **Wild Son & Co. Inc dba Urban Backyard 161 Ave of the Americas 10013**, **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



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, Martin Abcede as a qualified representative of Wild Son & Co. dba Urban Backyard located at 161 Avenue of the Americas aka 233 Spring Street, New York, NY 10013 agree to the following stipulations:

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

[x] Premise will be advertised and operated as a café offering coffee, pastries and a selection of natural wines and beer.

[x] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows for Sunday through Wednesday.

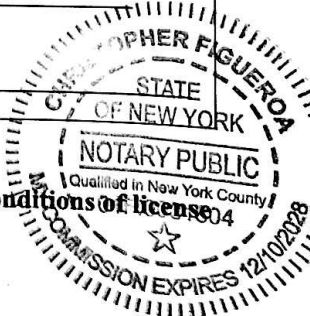
(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [x] Will operate with less than a full service kitchen but will serve food during all hours of operation.
[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 café 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 façade 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.
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: Martin Abcede Phone Number: 443-839-2392

Notary Public signature block containing fields for Signed, Print Name, Dated, Sworn to this, day of, 2025, and Notary Public.



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