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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

January 26, 2026

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 January 22, 2026,, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**Breitling U.S.A. Inc 875 Washington St., retail A 10014 (OP–Bottle Club) (*previously unlicensed*)**

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Bottle Club License to provide complimentary drinks to retail customers while operating a Breitling U.S.A. watch store, the retail watch business being located within a five (5)-story commercial building built in 1887 (Block #646/Lot #27) and located in a light manufacturing zone, the building falling within NYC LPC's designated Gansevoort Market Historic District; and
- ii. **Whereas**, the retail store is 3,122 sq. ft. with approximately 1,507 sq. ft. on the ground floor connected by an interior staircase to a 1,615 sq. ft. basement, there are four (4) tables and 20 seats throughout the premises and one (1) bar with four (5) seats which is located in the cellar; there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and one (1) bathroom; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the method of operation is as a retail store for the purpose of selling Breitling watches, the storefront having opened at this location in Fall/2023, the service of alcoholic beverages being complimentary to its customers during store hours of operation which are from 10 AM to 7 PM on Sundays through Saturdays (7 days a week), there may be up to nine (9) private events during the year when the store may be open until 9 PM, music will be background only at all times, there will be no DJs, live music or TVs, there is no outdoor seating included with this application or anticipated in the future; and

iv. **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 incorporated into the “method of operation” of their liquor license, with those stipulations being as follows:

1. Will be advertised and operated as a high-end retail watch store.
2. The hours of operation will be from 10 AM to 7 PM Sundays through Saturdays (7 days a week) with the exception of private events which will end not later than 9 PM.
3. Will have not more than 9 private events per year.
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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
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 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 will keep current at all times required Permits and Certificates.
12. There will be no bottle service.
13. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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 **59 active licensed premises** and 9 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon stipulations and hours 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 CB2, Man. recommends **denial** of the application for the On-Premises Bottle Club liquor license for **Breitling U.S.A. Inc 875 Washington St., retail A 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those 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, 36 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. Brian Kavanagh, NY State Senator  
Hon. Deborah J. Glick, NY State Assembly  
Hon. Grace Lee, State Assembly Member  
Hon. Michael Levine, NYC Comptroller  
Hon. Brad Hoylman-Sigal, Man. Borough President  
Hon. Erik Bottcher, NYC Council Member  
Hon. Christopher Marte, NYC Council Member  
Hon. Harvey Epstein, 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, January 16, 2026. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Camilo Lopez as a qualified representative of Breitling U.S.A. Inc located at 875 Washington Street, New York, NY 10014 agree to the following stipulations:

Application Type: [ ] OP Restaurant/Tavern [ ] RW [ ] TW [ ] Alteration [X] Other: Bottle Club

[X] Premise will be advertised and operated as a high-end retail watch store

[X] Hours of operation:

Sunday: 10 AM to 7 PM\* Thursday: 10 AM to 7 PM\*
Monday: 10 AM to 7 PM\* Friday: 10 AM to 7 PM\*
Tuesday: 10 AM to 7 PM\* Saturday: 10 AM to 7 PM\*
Wednesday: 10 AM to 7 PM\*

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

\*During private events the premises may be open until 9 PM.

- [X] Will operate as a high-end retail watch store.
[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, 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 9 private events per year.
[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.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] There will be no "bottle service".

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] 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: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Signed [Signature] Print Name Camilo Lopez Dated 1/14/2026
Sworn to this 14th day of January 2026 [Signature] Notary Public

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

Dionisia Papastavros
Notary Public, State of Connecticut
My Commission Expires 03/31/2028