



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

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:

Chacha's Bar LLC dba Chacha's 119 Mott St 10013 (OP-Restaurant)

- i. Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a new On-Premises Restaurant liquor license to operate a full-service Thai restaurant and bar in the ground floor of a six (6)-story mixed-use building (c. 1910) on Mott Street on the southwest corner of Hester and Mott Streets (Block #205 / Lot #19), the building falling within the Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 3,600 sq. ft., with 2,100 sq. ft. on the ground floor, 1,000 sq. ft. in the basement and 500 sq. ft. in the cellar with no patron use of the basement or cellar, the floors being accessed by an interior staircase; there will be 13 tables and 49 seats, two bars with a total of 19 seats for a total seated occupancy of 68 persons and a legal occupancy of 121 persons, there is one (1) entrance serving as both patron ingress and egress, two (2) emergency exits and two (2) patron bathrooms, 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; and
- iii. Whereas**, the Applicant's hours of operation will be 5 PM to 1 AM Sundays through Saturdays (7 days a week); music will be background from iPods/CDs/streaming services and there may be an occasion DJ to curate music using the existing sound system at background levels only; there will be no TVs, no DJ's or live music, no promoted events or scheduled performances and no cover fees; and
- iv. Whereas**, the premises to be licensed has been operated for over 100 years as The Original Vincents Est 1904 Inc dba Vincents (Lic ID #0340-23-131644, exp. 1/31/2027) which operated as an under-stated neighborhood restaurant with closing hours by 11 PM; and

- v. **Whereas**, the Applicant originally asking to stay open until 2 AM each night, the surrounding buildings being mixed-use with ground floor retail and residential upper floors, many of which are old tenement-style buildings with walk-up apartments, this being located in the heart of historic Little Italy and Chinatown, there is not an active block association in the immediate area and there were concerns over the late hours requested with other nearby restaurants closing much earlier – the Applicant having other licensed premises in CB2M (55 Bond Street LLC dba Fish Cheeks, Lic. ID # 0340-22-104357 and Bangkok Supper Club LLC, Lic. ID # 0340-23-128408) with one of the principals being named the 2024 MICHELIN Guide New York Exceptional Cocktails Award Winner – and, with this being a destination establishment vs. the neighborhood restaurant that had existed for years, the impacts to the neighborhood would be significant, especially with the later operating hours, the Applicant reaching a compromise with CB2M to close at 1 AM nightly; and
- vi. **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. Will operate a full-service Thai restaurant and bar with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 5 PM to 1 AM 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. All service will be to seated patrons only.
 5. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 6. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 7. Will play recorded background music at conversational levels and will occasionally have a DJ to curate music at background levels only through the restaurant sound system, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 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 all times, 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 install or have French doors, operable windows or open facades.
 13. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.

16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 17. 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.
 18. 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.
 19. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- vi. **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 **69 active licensed premises** and 7 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon stipulations 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 an On-Premises Restaurant liquor license for **Chacha’s Bar LLC dba Chacha’s 119 Mott St 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 in order to create public interest for the issuance of this liquor license.

Vote: Passed, 33 Board Members in favor, 3 against (S. Sweeney, A. Wong, E Yoo).

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, Jennifer Saesue as a qualified representative of Chachas Bar LLC dba Chacha's located at 119 Mott Street, New York, NY 10012 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a Thai restaurant and bar

[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.)

- List of stipulations including: Will operate a full-service Thai restaurant and bar with the kitchen open and full menu items available until one hour prior to closing every night. Will not operate as a Lounge, Tavern or Sports Bar... All service will be to seated patrons only. There is no backyard garden or any other outdoor area for commercial purposes... Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program... Will play recorded background music at conversational levels... Will not have televisions. Will use an electronic reservation system... Will close all doors and windows at all times... Will not have patron occupancy/service to any portion of the basement of licensed premises. Will not install or have French doors, operable windows or open facades. Will not make changes to the existing facade except to change signage or awning... Will comply with NYC Department of Buildings Regulations... Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer. 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. 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. 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: Jennifer Saesue Phone Number: 9179453797

Signed: [Signature] Jennifer Saesue, Dated: Jan 19, 2026. Sworn to this 19th day of January 2026. Notary Public: MAGDALENA SZCZESNY, NOTARY PUBLIC, STATE OF NEW YORK, Registration No. 01S20015107, Qualified in Kings County, Commission Expires October 28, 2027.

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