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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Charlie Boy 263 LLC dba Bevy's 47 7th Ave S. 10014 (OP-Restaurant)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA #2 Committee to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate an all-day Italian café in the ground floor storefront of a five (5)-story, mixed-use building (c. 1896) on the northeast corner of 7th Avenue South and Morton Street (Block #587/Lot #7502) with residential apartments above and adjacent to the premises, the building falling within NYC LPC's Greenwich Village Historic District Extension II; and
- ii. Whereas**, the ground floor premises is roughly 2,500 sq. ft. (2,000 sq. ft. on the ground floor connected by an interior staircase to a 500 sq. ft. basement, there being no patron use of the basement); there will be 11 tables with 42 seats, one wrap around bar with 10 seats located partly inside the enclosed sidewalk café and one counter with two (2) seats for a total seated patron occupancy of 65 persons, there is one (1) entry on 7th Avenue South which will serve as patron ingress and egress, one entry on Morton street which will be used for emergency egress only and two (2) bathrooms; there is no outdoor seating; there are no existing French doors but there are existing operable windows running along 7th Avenue South which wrap around to the Morton Street façade; and
- iii. Whereas**, the hours of operation are from 9 AM to 11 PM Sundays through Thursdays and 9 AM to 12 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services and there will be no subwoofers, the doors and windows on Morton Street will be closed at all times, the doors and windows on Seventh Avenue South will be closed by 10 PM every night, the Applicant further agreeing take all reasonable measures, including soundproofing and volume control to ensure that music will not be audible in apartments above and/or adjacent to the licensed premise; there will be no

TVs, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; the Applicant, who was unaware that the majority of the licensed premises was actually located in a pre-existing enclosed sidewalk café, will apply with the Dining Out NYC program for use of the enclosed sidewalk café; and

- iv. **Whereas**, there is a long-standing, pre-existing enclosed sidewalk café along 7th Avenue South, during the construction of the enclosed sidewalk cafe the exterior building wall was significantly removed making the interior of the enclosed sidewalk café appear as if part of the interior of the building, the enclosed sidewalk café having been previously licensed with the Department of Consumer Affairs and which will continue to be used as a qualifying pre-existing enclosed sidewalk café under the Dining Out NYC program, there will be no other outdoor area used for commercial purposes including any unenclosed sidewalk café or roadbed seating; and
- v. **Whereas**, the premises had most recently operated briefly as Kook Burger who came before CB2M in [January/2024](#) for an On-Premises liquor license which CB2M recommended be approved but it is unclear that they ever moved forward with the liquor license, prior to that the premises had been licensed and operating as Cara JECM LLC dba Mad Morton (SN#0340-21-120882, legacy #1319827, exp. 12/31/25) for approximately four (4) years, having come before CB2M in [December/2018](#) for an On-Premises liquor license with closing hours of 12 AM Sundays through Wednesdays and 1 AM Thursdays through Saturdays, CB2M’s full board unanimously recommending approval with executed stipulations being adhered to; and again in October/2022 to extend the hours of operation until 2 AM 7 days a week, laying the application over until finally withdrawing it in February/2023, the community board receiving numerous letters in opposition to the extension of hours from residents of the building and immediately surrounding area citing Mad Morton’s disregard for their neighbors in operating in derogation of their signed stipulations including complaints about noise from interior music, noise from patrons gathering on the sidewalk particularly on Morton Street, disregard of the Condo Rules and Regulations regarding installing unauthorized venting, operating past their stated closing time amongst other complaints; and
- vi. **Whereas**, the Applicant originally appeared before CB2M in December/2025 with proposed closing hours of 2 AM nightly without having done any outreach to the residents of the building or the buildings Condo Board –13 Morton Street Condo Board or other adjacent residents, those residents writing letters and appearing in opposition to the late hours of the application, the lack of any outreach and concerns regarding the unauthorized venting and the lack of any soundproofing from both the kitchen noise and music in the licensed premises, the Applicant laying the application over to this month in order to do further outreach with the residents; and
- vii. **Whereas**, the Applicant met with the residents and were unable to come to an agreement on hours of operation, the residents asking for the 11 PM and 12 AM closing hours that were agreed to with Kook Burger in addition to guarantees about soundproofing and closing of Morton Street doors, the Applicant willing to agree to a “last call” at those times; following CB2M’s SLA Committee meeting the Applicant was presented with stipulations that reflected the closing hours 11 PM and 12 AM along with other stipulations which were generally agreed to during the meeting; and

viii. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan 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. The Applicant will operate a full-service Italian restaurant with full menu items available until closing every night.
2. The hours of operation will be 9 AM to 11 PM Sundays through Thursdays and 9 AM to 12 AM Fridays and Saturdays. 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. There is a pre-existing enclosed sidewalk café which was previously licensed with the Department of Consumer Affairs and which will continue to be used as a qualifying pre-existing enclosed sidewalk café under the new Dining Out NYC program. There will be no other outdoor area used for commercial purposes including any unenclosed sidewalk café and/or roadbed seating and no exterior service of alcohol.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. There will be no subwoofers. No music will be audible in any adjacent residences at any time. There will be no music in staff areas after closing hours, including kitchen.
6. Will not have speakers in the enclosed sidewalk café.
7. Will take all measures, including sufficient sound remediation, sound attenuation and volume control of interior music levels to ensure that music is not audible in apartments above and/or adjacent to licensed premises.
8. Will ensure that the kitchen includes sufficient sound remediation and attenuation so that the kitchen sound is not heard in adjacent residences.
9. Will verify with 13 Morton Street Condo Board that sound attenuation is sufficient so as not to cause a disturbance to residents.
10. Restaurant venting system will on initial opening and operating forward (at all times) comply with current NYC mechanical, building and fire codes and will be cleaned and inspected on a regular basis.
11. Will not have televisions.
12. Will close all doors and windows on Morton Street at all times. The Morton Street door will be used for emergency egress only and will not be used at any time for patron or staff ingress or egress. Will install push bar exit alarm on Morton Street door if it does not already exist.
13. Will close all doors and windows on 7th Avenue South at 10 PM every night, allowing only for patron ingress and egress.
14. Will not have patron occupancy/service to any portion of the basement of licensed premises.
15. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
16. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
17. Will not have unlimited/bottomless drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.

19. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
20. 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
21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

ix. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, this area already being saturated with licensed premises, there being **120 active licenses** and an additional 5 pending licenses within 750 feet of the proposed premises to be licensed, the Applicant agreeing to a reduction in hours to gain the support of the residents and agreeing to doing sound tests with the buildings Condo Board, the agreed upon stipulations satisfying the public interest standard albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations in the future, the Applicant providing assurances that would be the case; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant liquor license in the name of **Charlie Boy 263 LLC dba Bevy's 47 7th Ave S. 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 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, **Chris Reda** as a qualified representative of **Charlie Boy 263 LLC dba Bevy's** located at **47 7th Avenue South, New York, NY 10014** agree to the following stipulations:

Application Type: OP Restaurant RW TW Alteration Other:

Premise will be advertised and operated as an all-day Italian restaurant

Hours of operation:

Sunday:	9 AM	to	11 PM	Thursday:	9 AM	to	11 PM
Monday:	9 AM	to	11 PM	Friday:	9 AM	to	12 AM
Tuesday:	9 AM	to	11 PM	Saturday:	9 AM	to	12 AM
Wednesday:	9 AM	to	11 PM				

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

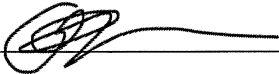
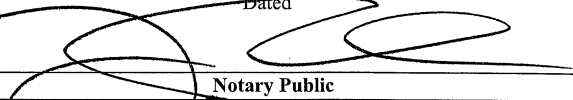
- Will operate a full-service Italian restaurant with the kitchen open and full menu items available until closing every night. All service will be to seated patrons only.
- Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
- There is a pre-existing enclosed sidewalk café which was previously licensed with the Department of Consumer Affairs and which will continue to be used as a qualifying pre-existing enclosed sidewalk café under the new Dining Out NYC program. There will be no other outdoor area used for commercial purposes including any unenclosed sidewalk café and/or roadbed seating and no exterior service of alcohol.
- Will play recorded background music at conversational levels only, inclusive of any private parties or events. There will be no subwoofers. No music will be audible in any adjacent residences at any time. There will be no music in staff areas after closing hours, including kitchen.
- Will not have speakers in the enclosed sidewalk café area.
- Will take all measures, including sufficient sound remediation, sound attenuation and volume control of interior music levels to ensure that music is not audible in apartments above and/or adjacent to licensed premises.
- Will ensure that the kitchen includes sufficient sound remediation and attenuation so that the kitchen sound is not heard in adjacent residences.
- Will verify with 13 Morton Street Condo Board that sound attenuation is sufficient so as not to cause a disturbance to residents.
- Restaurant venting system will on initial opening and operating forward (at all times) comply with current NYC mechanical, building and fire codes and will be cleaned and inspected on a regular basis.
- Will not have televisions.
- Will close all doors and windows on Morton Street at all times. The Morton Street door will be used for emergency egress only and will not be used at any time for patron or staff ingress or egress. Will install push bar exit alarm on Morton Street door if it does not already exist.
- Will close all doors and windows on 7th Avenue South at 10 PM every night, allowing only for patron ingress and egress.
- Will not have patron occupancy/service to any portion of the basement of licensed premises.
- Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
- Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
- 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.

Continued

- Will not have: Dancing DJs Live Music Promoted Events Any event where cover fee is charged
 Scheduled Performances Velvet ropes or metal barricades 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: Chris Reda Phone Number: 9175628705

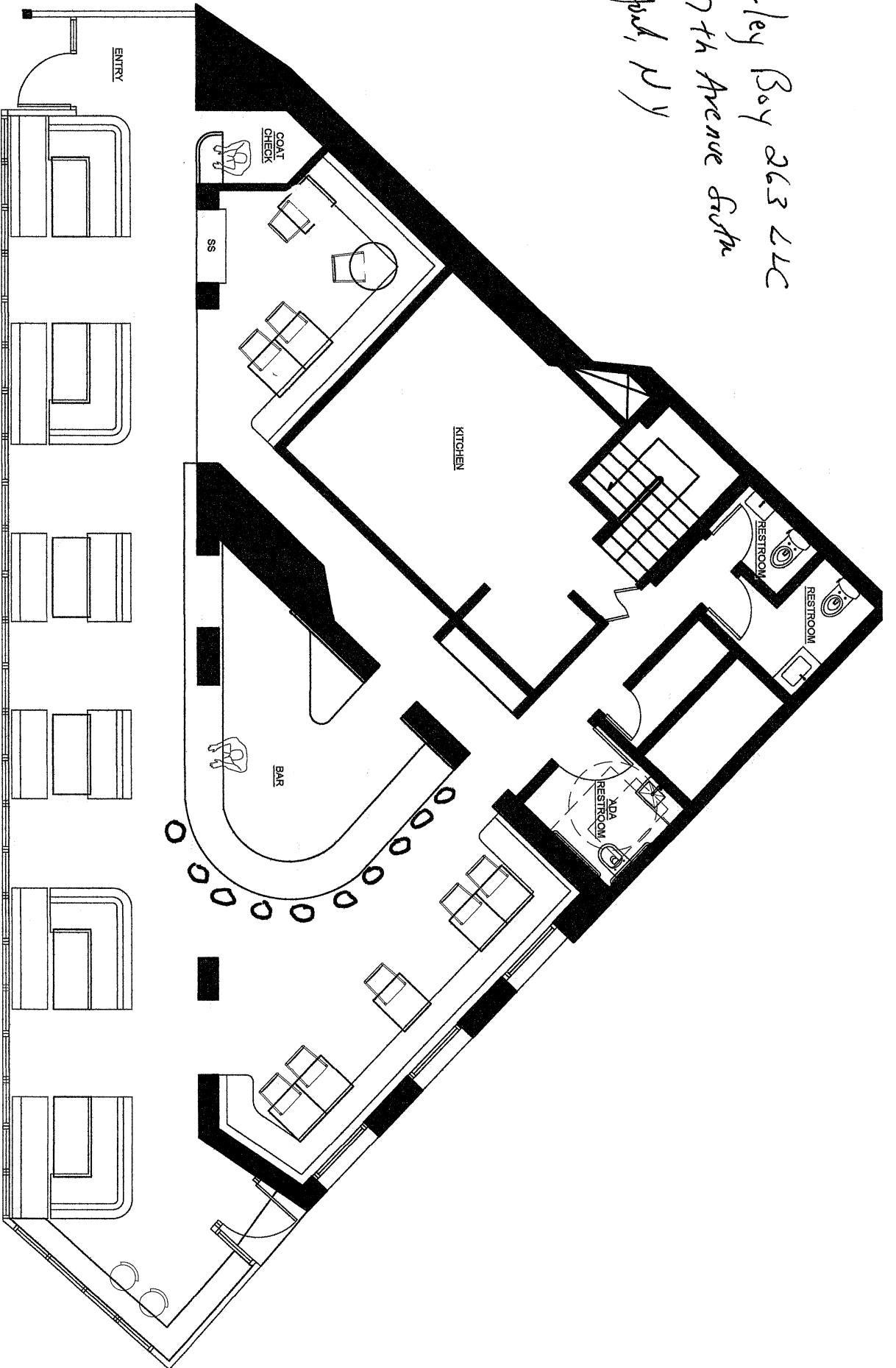
Signed		<u>Chris Reda</u> Print Name	<u>1/19/26</u> Dated
Sworn to this	<u>19th</u> day of <u>January</u>	<u>2026</u>	 Notary Public

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

FRANK W. PABLO
 Notary Public, State of New York
 Qualified in Kings County
 Commission Expires 7/1/2027

1/19/26

Charley Bay 263 LLC
47 7th Avenue South
New York, NY



1 PROPOSED PLAN
SCALE: 1/8"=1'-0"

TOTAL SEAT COUNT: 44

- 11 Tables
- 42 Seats
- 2 Counter seats
- 10 Barstools