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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:

Greene Street Enterprises Inc dba White Oak Tavern 21 Waverly PI 10003 (OP–Restaurant) (Alteration)

- i. Whereas**, the Licensee appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an alteration to their existing On-Premises Restaurant Liquor License (Lic. ID # 0340-22-103484) for a neighborhood restaurant and bar serving lunch, brunch and dinner in the ground floor of a six (6)-story mixed-use building (ca. 1930) on Waverly Place at the northeast corner of Waverly Place and Greene Street (Block #548/Lot #45); and
- ii. Whereas**, the Licensee appeared before CB2M in December/2013 for the original liquor license at this location, which CB2M unanimously recommended approval of, the Licensee stating that earlier this year they realized that their Place of Assembly and Department of Building plans, which had been approved for the past 12 years, didn’t match what was on file with the NYSLA, the instant application being to update the floor plans to include the ADA bathroom and the addition of approximately 10 seats at the bar; and
- iii. Whereas**, the ground floor premises is approximately 4,500 sq. ft. (2,500 sq. ft. on the ground floor connected by an interior stairway to a 2,000 sq. ft. cellar with no patron use), there are 17 tables and 77 seats, one bar with 26 seats, three (3) bar “shelves” with 13 seats total for a total seated patron occupancy of 116 persons and a legal occupancy of 125 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency exit and three (3) bathroom; the original application did not include a sidewalk café as they were previously prohibited by zoning at the location, the Licensee having filed an alteration application in March/2025 to add a sidewalk café at this location under the Dining Out NYC program and signed stipulations with CB2M which included closing the outdoor seating at 10 PM each night; the store front infill being fixed with no operable doors or windows that

open out to the sidewalk; there are no changes in principals or in method of operation included with the instant application ; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:

1. Will be advertised and operate as a full-service neighborhood restaurant and tavern with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 11:00 AM to 2 AM Sundays through Wednesdays and 11 AM to 3 AM Thursdays through Saturdays. All patrons will be cleared, and no patrons will remain after stated closing time.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 6 tables and 12 seats on Waverly Place and 5 tables and 10 seats on Greene Street. All stipulations signed in March/2025 for the sidewalk seating remain in effect, including closing the sidewalk café at 10 PM each night.
5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will have no more than 4 televisions no larger than 54". There will be no projectors and TV will operate in "closed caption" mode only without sound aside from Oscar's and Super Bowl.
7. Will close all doors and windows at 9 PM nightly, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
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 or velvet ropes or barricades.
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 CB2M prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the alteration application to the On-Premises liquor license for **Greene Street Enterprises Inc dba White Oak Tavern 21 Waverly PI 10003**, **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, 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, Mark Fox as a qualified representative of Greene Street Enterprises Inc dba White Oak Tavern located at 21 Waverly Place, New York, NY 10003 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [X] Alteration (Lic ID #0340-22-103484)

[X] Premise will be advertised and operated as a neighborhood restaurant and tavern

[X] Hours of operation:

Sunday: 11 AM to 2 AM Thursday: 11 AM to 3 AM
Monday: 11 AM to 2 AM Friday: 11 AM to 3 AM
Tuesday: 11 AM to 2 AM Saturday: 11 AM to 3 AM
Wednesday: 11 AM to 3 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 neighborhood restaurant and tavern with the kitchen open and full menu items available until closing every night.
[X] Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
[X] Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk cafe operating under the Dining Out NYC program...
[X] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[X] Will have no more than 4 televisions no larger than 54". There will be no projectors and TV will operate in "closed caption" mode only without sound aside from Oscar's and Super Bowl.
[X] Will close all doors and windows at 9 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 install or have French doors, operable windows or open facades.
[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." 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] 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: Mark Patrick Fox Phone Number: 718-496-9027

Notarization box containing signature of Mark Patrick Fox, Print Name Tomeela R Tyagi, Dated 01/13/2026, Sworn to this 13th day of January 2026, and Notary Public seal for Tomeela R Tyagi, Commission # HH713838, Expires on August 24, 2029.

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license. Notarized remotely online using communication technology via Proof.