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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:

Lafayette One26 LLC 419 Lafayette Street, Floor 7 10003 (New OP–Catering Establishment)
(previously unlicensed)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Catering Establishment liquor license to operate an event space on the 7th floor of an eight (8)-story, commercial building (c. 1894, altered 2006) on Lafayette Street between East 4th Street and Astor Place (Block #544/Lot #13), this building falling within NYC LPC’s designated NoHo Historic District and the Special Little Italy District; and
- ii. **Whereas**, the 7th floor premises having never previously been licensed for the service of alcohol is roughly 7,390 sq. ft. (this information was not provided in the CB2 questionnaire but was obtained elsewhere online); there are seven (7) bathrooms, two (2) bars, and an existing 10’5" × 2’ kitchenette; the proposed occupancy being for 185 persons, the expired temporary Certificate of Occupancy (exp. 9/4/2018) showing UG17 Light Manufacturing with an occupancy of 93 persons, entry is via the building passenger elevator, there is one (1) additional freight elevator and a stairwell; and
- iii. **Whereas**, the hours of operation will be from 10 AM to 12 AM Sundays through Saturdays (7 days a week); music will be at background levels consisting of music from iPod/CD’s/streaming services, DJs and live music, there will be an unknown number of TVs, all doors and windows will be closed at all times except for patron ingress and egress, there will be no promoted events, no scheduled performances or cover fees and no velvet ropes; and
- iv. **Whereas**, the Applicant appeared before CB2M in July/2025 for this identical application at which time CB2M unanimously recommended denial of the application based on a number

of issues and concerns as outlined in CB2M's [July/2025](#) resolution, the Applicant was advised to return to CB2M when they could provide either a pathway to change the Certificate of Occupancy to the proper use group for a catering establishment or a Letter of No Objection for a Catering Establishment on the 7th floor as well as a pathway to receive a Public Assembly permit for the premises proposed to be licensed, the Applicant returning to CB2M while remaining unable to provide any of the requested documentation, and

- v. **Whereas**, as the Applicant stated in July/2025, they host a lot of corporate events including daytime events and are a full service company providing food and beverages, staffing, design, audio visuals and security; they have already been using the premises for events and that they have received separate temporary public assembly permits (TPA) for 185 persons for each individual event, the Applicant remaining unable to provide information as to a pathway for a permanent public assembly permit, raising significant life safety and fire safety concerns with a doubling in occupancy from the current certificate of occupancy which does not allow this use and the Applicant also unable to provide a pathway for changing the allowed uses to include a catering facility, the current Use Group being Use Group 17 (light manufacturing) would need to change to Use Group 6 (eating and drinking establishment); there being a work permit on file with DOB for the 7th floor renovation but the associated work permit states “no change in use and exit;” and
- vi. **Whereas**, a number of additional questions and concerns were raised regarding the logistics of getting up to 185 guests into and out of the premises at one time, with event-related businesses having the majority of people arriving and departing at the same time, the elevators to the event space also servicing the other floors of the building with the passenger elevator able to accommodate about 9 persons and the freight elevator 25 persons; the Applicant having previously stated that they will be able to use the freight elevator to avoid lines on the sidewalk and it would not be an issue; and
- vii. **Whereas**, questions remain regarding the relationship between Triangle Loft and Lafayette One26, Triangle Loft is located in the Meatpacking District of CB2M and lists one of the principals of the instant application, Karen Genauer – who appeared before CB2M this month and in July/2025 – as the “creator”, the Triangle Loft menu being supplied as part of the instant application, Ms. Genauer stating she is not one of the Licensees at Triangle Loft (licensed under Bento Brooklyn LLC, Lic ID #0346-22-116329, 765 Hudson St, St, 5S, 5N) however, the website for [Triangle Loft](#) lists 419 Lafayette, Floors 7 and rooftop under its umbrella of event spaces available to rent; the specs for the 7th-floor premises at 419 Lafayette Street state “200 seated dinner/250 reception, private elevator access, kitchen and prep space, wet bar” which does not align with the instant application, the use and occupancy for such purposes is not currently permitted and there is no private elevator access to the 7th floor; although the rooftop is not part of the instant application, Ms. Genauer stated that it is used for film shoots and staging, not big parties or events which contradicts the Triangle Loft website listing for 419 Lafayette rooftop which states “65 seated/150 reception, covered bar & pergola and wet bar”; it therefore remains unclear if the Applicant is permanently leasing the rooftop or if the rooftop is being rented on an as-needed basis and whether the intent is to use the proposed catering license for events on the rooftop in addition to those on the 7th floor; and
- viii. **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 previously unlicensed location, there being **34 active licenses** within 750 ft. and

4 pending licenses according to LAMP; there remains a significant number of questions regarding this license – the ability to obtain the proper permits and Use Group to ensure life safety for a 185 person catering establishment on the 7th floor of the building in addition to questions regarding the ability to independently provide food for a minimum of 50 guests, the logistics of using the small building elevator and the additional freight elevator on a regular basis and any impacts that might have on other tenants of the building, those concerns being amplified if the Applicant is also leasing the rooftop of the premises for events and that events might happen concurrently in both spaces, the additional impacts on traffic with for-hire vehicles waiting for guests to depart at a location that can't expediently have guests exit the premises due to the insufficient elevator capacity, and the additional questions regarding the relationship between Lafayette One26 LLC and Bento Brooklyn LLC aka Triangle Loft having a shared website with currently no independent website for Lafayette One26; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the **Lafayette One26 LLC 419 Lafayette Street, Floor 7 10003**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

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