



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

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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:

**Maison Close NYC LLC 15 Watts St 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk)**  
(Lic. ID #0340-23-135964) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 24 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 12 tables and 24 seats on Watts Street at the corner of Thompson Street between.
  2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 11 PM Saturdays and Sundays and 6 PM to 11 PM Mondays through Fridays, these hours being consistent with what the prior Licensee had at the location under the old DCWP program.
  3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.

6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Maison Close NYC LLC 15 Watts St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing 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 Addendum to Existing Liquor License Stipulations: Alteration to include use of Municipal Property for Dining Out NYC Sidewalk or Roadway Cafe

The original signed and notarized form must be returned to the CB2 office by January 9, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Cole Bernard as a qualified representative of Maison Close NYC LLC located at: 15 Watts Street, New York, NY 10012 agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID # 0340-23-135964

On Premise Liquor Restaurant Wine Tavern Wine Other

Alteration to License to add:

Dining Out NYC Sidewalk Cafe Dining Out NYC Roadway

Sidewalk cafe will substantially conform to submitted diagram and have no more than:

- 12 tables and 24 seats on Watts Street

Hours of operation for Dining Out NYC sidewalk and roadway seating:\*

Table with 4 columns: Day, Start Time, End Time, and another Day/Time pair. Rows include Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday.

\*No patrons will remain outside after stated closing time and all tables and chairs will be secured.

- There is no roadway seating included with this application.
All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk cafe boundaries.
There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Cole Bernard Phone Number: 516-852-6952

Notary section containing signature of Cole Bernard, printed name, date 1/6/2026, and notary signature.

Notary Public - State of New York
NO. 01VA6178036
Qualified in New York County
My Commission Expires Nov 19, 2027
SARA MARIE F. VAZQUEZ

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