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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:

Motek West Village LLC 184-186 Bleeker St 10012 (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 an On-Premises Restaurant Liquor License to operate a Kosher-style, Eastern Mediterranean restaurant in the ground floor of a five (5)-story mixed-use building on Bleeker Street on the southeast corner of Bleeker and MacDougal Streets (Block #526 / Lot #56), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 3,500 sq. ft., with 2,500 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being connected by an interior stairway with no patron use of the basement; there will be 22 tables and 60 seats and one bar with 13 seats for a total seated occupancy of 73 persons and a legal occupancy of 74 persons, there is one (1) entrance serving as both patron ingress and egress, two (2) emergency exits and two (2) patron bathrooms; there are full length operable windows running the entirety of the storefront premises on both Bleeker and MacDougal Streets; there is no outdoor seating included with this application; and
- iii. Whereas**, the Applicant’s hours of operation will be 10 AM to 12 AM Saturdays and Sundays and 11 AM to 12 AM Mondays through Fridays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. Whereas**, the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2021 to 2025 as Figaro NYC LLC dba Figaro (Lic ID #

0340-22-110104) and prior to that was operated as Le Figaro Café, an iconic Greenwich Village establishment that had operated for over five decades (until closing in 2008) at the location, and included among its patrons such historic cultural figures as Bob Dylan, Lenny Bruce and Jack Kerouac; the Applicant having opened a restaurant with a similar concept in the Flatiron area of Manhattan earlier in 2025 and has many licensed establishments throughout Florida under the same concept; and

v. **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 new On-Premises Restaurant Liquor License, with those stipulations as follows:

1. Will be advertised and operated as a full-service Kosher-style Eastern Mediterranean restaurant.
2. The hours of operation will be 10 AM to 12 AM Saturdays and Sundays and 11 AM to 12 AM Mondays through Fridays. 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. 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.
5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. Will install proper soundproofing to ensure the operations of the restaurant do not cause a disturbance to adjacent residents.
8. There will be no speakers placed near the operable windows and no speakers positioned facing towards the sidewalks.
9. Will not have televisions.
10. Will close all doors and windows at 10 PM every night, 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 make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

19. Will appear before CB2M for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

vii. **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 **143 active licensed premises** within 750 ft. and 6 pending licenses according to LAMP, the agreed upon hours and 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 CB2M recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **Motek West Village LLC 184-186 Bleecker St 10012** **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” 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, Shaul Levy as a qualified representative of Motek West Village LLC located at 184-186 Bleecker 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 Kosher-style Eastern Mediterranean restaurant.

[X] Hours of operation:

Sunday: 10 AM to 12 AM Thursday: 11 AM to 12 AM
Monday: 11 AM to 12 AM Friday: 11 AM to 12 AM
Tuesday: 11 AM to 12 AM Saturday: 10 AM to 12 AM
Wednesday: 11 AM to 12 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 Eastern Mediterranean restaurant with the kitchen open and full menu items available until closing every night.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadway cafe seating included with this application.
[X] Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
[X] Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
[X] Will install proper soundproofing to ensure the operations of the restaurant do not cause a disturbance to adjacent residents.
[X] There will be no speakers placed near the operable windows and no speakers positioned facing towards the sidewalks.
[X] Will not have televisions.
[X] Will close all doors and windows at 10 PM every night, 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 make changes to the existing facade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
[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.
[X] 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.
[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.
[X] Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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

Name: Shaul Levy Phone Number: 212-470-3874

Signed: Shaul Levy Print Name: Shaul Levy Dated: 1/16/26
Sworn to this day of 2026 See attached proof.com certificate
Notary Public

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

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Jurat

Document Date: 01/16/2026

Number of Pages (including notarial certificate): 2

State of Florida

County of St. Johns

Sworn to (or affirmed) and subscribed before me by means of online notarization,
this 01/16/2026 by Shaul Levy.



Kaden Scott Gaines

Personally Known OR Produced Identification
DRIVER LICENSE
Type of Identification Produced _____

