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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:

Ronnie Scott's Jazz Club LLC 250 Mercer St aka 246 Mercer Street 10012 (OP–
Restaurant/Jazz Club) (*previously unlicensed*)

- 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 the NYC outpost of the UK-based Ronnie Scott's London, a destination venue that provides high-quality ticketed jazz performances, in the ground floor of a two (2)-story commercial building on Mercer Street at the northeast corner of West 3rd and Mercer Streets (Block #535 / Lot #7501), the building falling within NYC LPC's designated NoHo Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 11,739 sq. ft., with 7,406 sq. ft. on the ground floor and 4,333 sq. ft. in the basement, the basement being connected by an interior stairway with patron use of the basement being for bathroom access only; there will be 97 tables and 332 seats, and two customer bars with no seats for a total seated occupancy of 332 persons and a proposed legal occupancy of 400 persons, there is one (1) entrance serving as both patron ingress and egress, one emergency exit and five (5) patron bathrooms, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the Applicant's hours of operation will be 11 AM to 12 AM Sundays, 11 AM to 1 AM Mondays through Thursdays and 11 AM to 2 AM Fridays and Saturdays; there will be live music at entertainment level during scheduled performances and will have recorded background music and music curated by a DJ at background levels outside of live music performances with DJs will be used to curate music between live music performances; there will be no TVs, promoted events or metal barricades/velvet ropes; and

- iv. **Whereas**, the premises to be licensed has never been licensed for the service of alcohol before and was most recently operated as a Gristedes supermarket from approximately 2009 to 2019 and has been vacant since 2019; and
- v. **Whereas**, the Applicant having made attempts to do outreach to the local community but receiving no response with CB2M receiving no letters either in opposition or support of the application, the largest concern of CB2M's SLA licensing committee was regarding traffic, siting the lack of a traffic study or any concrete plans for addressing the logistics navigating for-hire vehicles during drop-off and pick-up times in an area with single traffic lanes, bike lanes and curbside parking, any cars stopped to drop-off or pick-up passengers essentially rendering the traffic lane impassable, a large portion of the surrounding buildings being entirely residential and to which the Applicant did no outreach, the Applicant supplying a traffic plan to CB2M to address these concerns as best they can; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. 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. Premises will be operated and advertised as a full-service restaurant and jazz club with the kitchen open and full menu items available until closing every night.
 - 2. Hours of operation will be 11 AM to 12 AM Sundays, 11 AM to 1 AM Mondays through Thursdays and 11 AM to 2 AM Fridays and Saturdays. 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. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. There will be live music at entertainment level during scheduled performances. Will play recorded background music and music curated by a DJ at background levels outside of live music performances. DJs will be used to curate music between live music performances and will not be advertised and/or promoted as DJ sets.
 - 6. Will not have televisions.
 - 7. Access to the licensed premises will be for ticketed events only outside of any private parties.
 - 8. Will have not more than 12 private parties per year.
 - 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 10. Will ensure all sound proofing is done by a qualified sound engineer so as to provide full containment of sound within the premises and prevent any sound transmission to neighboring residences.
 - 11. Patron access to the basement of the licensed premises will be for bathroom use only. There will be no service of alcohol.
 - 12. Will not install or have French doors, operable windows or open facades.
 - 13. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 - 14. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 - 15. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.

16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will provide a traffic plan to Community Board 2 illustrating ways to mitigate traffic congestion due to the large numbers of patrons arriving for and departing from shows at the same time prior to CB2M’s January/2026 full board meeting.
19. Will not have promoted events or velvet ropes or metal barricades
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.

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 approximately **4 active on-premises liquor licensed** premises within 500 ft. of the premises proposed to be licensed, the location on LAMP is incorrect and places the pin for the premises at the northern end of Mercer Street by West 4th Street as opposed to the actual location which is at the corner of Mercer and West 3rd Streets, the agreed upon stipulations and hours being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; 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 **Ronnie Scott’s Jazz Club LLC 250 Mercer St 10012** **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, Matt Scheckner as a qualified representative of Ronnie Scott's Jazz Club LLC located at 250 Mercer 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 restaurant and jazz club.

[X] Hours of operation:

Sunday: 11 AM to 12 AM Thursday: 11 AM to 1 AM
Monday: 11 AM to 1 AM Friday: 11 AM to 2 AM
Tuesday: 11 AM to 1 AM Saturday: 11 AM to 2 AM
Wednesday: 11 AM to 1 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 restaurant and jazz club 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] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[X] There will be live music at entertainment level during scheduled performances. Will play recorded background music and music curated by a DJ at background levels outside of live music performances. DJs will be used to curate music between live music performances and will not be advertised and/or promoted as DJ sets.
[X] Will not have televisions.
[X] Access to the licensed premises will be for ticketed events only outside of any private parties.
[X] Will have not more than 12 private parties per year.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will ensure all sound proofing is done by a qualified sound engineer so as to provide full containment of sound within the premises and prevent any sound transmission to neighboring residences.
[X] Patron access to the basement of the licensed premises will be for bathroom use only. There will be no service of alcohol.
[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, awning and lighting and will comply with all NYC Landmark Preservation Commission regulations.
[X] Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
[X] Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
[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.
[X] Will provide a traffic plan to Community Board 2 illustrating ways to mitigate traffic congestion due to the large numbers of patrons arriving for and departing from shows at the same time prior to CB2M's January/2026 full board meeting.
Will not have: [X] Promoted Events [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: Matthew Scheckner Phone Number: 917 297 3271

Signed: [Signature] Print Name: Matthew Scheckner 1/21/26
Sworn to this 21st day of January 2026
Notary Public: KAMRAN H KHAN, Notary Public - State of New York, NO. 01KH6438355, Qualified in Queens County, My Commission Expires Aug 8, 2026

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