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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:

**Zimmi's NYC LLC 72 Bedford St, non-corner space 10014** (WBC–Tavern) (*previously unlicensed*)

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate an all-day café and bakery in the ground floor of a six (6)-story mixed-use building (a. 1901) on the residential block of Bedford Street between Commerce and Morton Streets (Block #587/Lot #7), the building falling within NYC LPC's Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 292 sq. ft; there will be 5 tables and 10 seats, there is one (1) entrance serving as both patron ingress and egress and one (1) bathroom, 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 requested hours of operation will be 8 AM to 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays; music will be recorded background 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, no velvet ropes or metal barricades and no security personnel/doormen; and
- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol and surrounded by residential buildings and many ground floor street facing housing units, had been vacant for the past few years and prior to that was a laundry service and in prior years a bakery, 1940's NYC tax photos also showing a laundry service at the location; the Applicant is the Licensee of the adjacent restaurant, Zimmi's, which holds an On-Premises liquor license (Lic ID # 0340-25-101578); and

- v. **Whereas**, there was opposition presented for this application, concerned about the over-saturation of liquor licensing with Bedford Street being a prime example of the changes that have taken place in Community Board 2's residential neighborhoods over the past 20 years, Bedford Street being a residential only zoned street with non-conforming ground floor retail predating NYC Zoning reregulations, where generally the businesses that are located on the ground floor used to exist to serve the immediate neighborhood with low impact businesses, not to their detriment but to their compliment; this store front being one of the smallest in the area at less than 300 sq. ft. taking away an opportunity for some other type of small dry retail business; on the eight (8) blocks of Bedford Street from Christopher Street to West Houston Street there are approximately 24 ground floor retail spaces, 17 of which now have liquor licenses, one block has no ground floor retail, four blocks have retail consisting only of licensed premises and three blocks have a mix of licensed vs dry retail with two out of those three blocks having a majority of licensed premises, the ground floor retail no longer serving the daily needs of the residents; West Village Residents Association (WVRA) pointing out that 25 years ago 1 in 10 retail businesses in 10014 were licensed and now it's 1 in 3 retail businesses that are licensed; and
  
- vi. **Whereas**, the Applicant described the method of operation as that of a café and bakery wanting to offer beer and wine to their customers in the evening, the WVRA and an immediate neighbor and patron of the Applicant's next door restaurant spoke in opposition both to the license itself but also to the late night hours for a café and bakery, having concerns that in the evening the premises will serve as a wine bar as opposed to a café, with the over-saturation of licensed premises in the residential area there was no need for a late night wine bar; the Applicant being asked if she would agree to close at 10 PM nightly as a compromise with the residents, enabling the Applicant to operate as an all-day café and bakery while not adding to the noise later in the evening from both patrons coming and going into the premises but also from staff clean up after closing, the Applicant not agreeing to close any earlier as she wanted to keep the hours in line with operations at her next-door restaurant; and
  
- vii. **Whereas**, this application is not subject to the 500 foot rule and the public interest standard, there being 103 active liquor licenses within 750 feet and an additional 8 pending licenses within this same area according to LAMP, this being a residential area with non-conforming ground floor retail, CB2M tried to reach a compromise with the Applicant for a closing time of 10 PM nightly in an effort to mitigate additional late night disturbance to the residents of the immediate residential area and the Applicant would not agree to hours any earlier than what was initially presented; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of a new Tavern Wine license for **Zimmi's NYC LLC 72 Bedford St, non-corner space 10014** as presented, and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA; and

**THEREFORE, BE IT FURTHER RESOLVED**, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Tavern Wine license for **Zimmi's NYC LLC 72 Bedford St, non-corner space 10014:**

1. The hours of operation will be 8 AM to 10 PM Sundays through Saturdays. No patrons will remain after stated closing time.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating
4. 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. There will be no music in staff areas after closing hours, including kitchen.
5. Will not have televisions.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will not install or have French doors, operable windows or open facades.
8. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
9. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
10. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
11. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**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