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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

February 23, 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 February 19, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

192 Café LLC 192 7th Ave south 10014 (OP–Tavern) (Transfer)

- 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 an On-Premises Tavern liquor license to operate a French wine bar with a menu serving classic casual lite French fare within a ground floor commercial storefront located within a five (5)-story residential building (c. 2019) on Seventh Avenue at the corner of West 11th Street (Block #613/Lot #53), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 1,800 sq. ft. with 1,193 sq. ft on the ground floor and 560 sq. ft. in the basement, the basement is connected by an interior staircase with no patron use of the basement; there are six (6) tables and 16 seats , one (1) dining rail with 34 seats and two (1) bar with 11 seats for a total interior occupancy of 61 patrons; the premises has two (2) doors which will serve as patron ingress and egress and two (2) bathrooms and a small convection kitchen; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be 12 PM to 12 AM Sundays and Mondays, 12 PM to 1 AM Tuesdays and Wednesdays and 12 PM to 2 AM Thursdays through Saturdays; music will be quiet background only, not audible in surrounding residences, no televisions, there will be no DJ’s, no dancing, no promoted events, no live music, no scheduled performances or cover fees; all doors and windows will close by 9 PM nightly; and
- iv. Whereas**, there will be a sidewalk café operating under the Dining Out NYC program consisting of not more than 42 tables and 92 seats, all service will be to seated patrons only

and will occur from within the sidewalk café, the sidewalk café will close no later than 10 PM Sundays through Tuesdays and 11 PM Wednesdays through Saturdays, there will be no exterior music, speakers or TVs; and

- v. **Whereas**, the instant application is an asset purchase, the premises to be licensed is currently operating with a temporary On-Premises liquor license from December/2025 under GVI West Village LLC dba Vin Sur Vingt 192 7th Ave South 10014 (Lic ID #0524-25-06232) who had operated at the location with a Tavern Wine license (Lic ID #0267-23-138630) since 2021; the method of operation and hours remaining largely the same; and
- vi. **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 French wine bar with a menu serving classic casual lite French fare with the kitchen open and full menu items available until closing every night
 - 2. The hours of operation will be 12 PM to 12 AM Sundays and Mondays, 12 PM to 1 AM Tuesdays and Wednesdays and 12 PM to 2 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 42 tables and 92 seats. All service will be from within the sidewalk café boundaries to seated patrons only and will follow all rules and regulations of the Dining Out NYC program. No exterior music, speakers or TVs.
 - 5. Sidewalk café will close no later than 10 PM Sundays through Tuesdays and 11 PM Wednesdays through Saturdays. All tables and chairs will be secured at this hour.
 - 6. No roadbed seating.
 - 7. 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.
 - 8. Will have no more than six (6) private events per year.
 - 9. Will not have televisions.
 - 10. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress
 - 11. Will not install or have French doors, operable windows or open facades.
 - 12. Will not make changes to the existing façade except to change signage or awning.
 - 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 or velvet ropes or metal barricades.
 - 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.

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 **58 active licensed premises** and 8 pending licenses within 750 ft. of the premises proposed to be licensed 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 **192 Café LLC 192 7th Ave south 10014** 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, 35 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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WENDY A SLUTZKIN
 Notary Public - State of New York
 NO. 01SL6440549
 Qualified in New York County
 My Commission Expires Sep 12, 2026

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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, February 13, 2026.
 If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Jon Neidich as a qualified representative of 192 Café LLC dba TBD located at 192 7th Avenue South, New York, NY 10014 agree to the following stipulations:

Application Type: OP Tavern RW TW Alteration Other:

Premise will be advertised and operated as a French wine bar serving lite French food

Hours of operation:

Sunday:	12 PM	to	12 AM	Thursday:	12 PM	to	2 AM
Monday:	12 PM	to	12 AM	Friday:	12 PM	to	2 AM
Tuesday:	12 PM	to	1 AM	Saturday:	12 PM	to	2 AM
Wednesday:	12 PM	to	1 AM				

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- Will operate with menu serving classic casual lite French fare with the kitchen open and full menu items available until closing every night.
 - Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 - Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 42 tables and 92 seats. All service will be from within the sidewalk café boundaries to seated patrons only and will follow all rules and regulations of the Dining Out NYC program. No exterior music, speakers or TVs.
 - Sidewalk café will close no later than 10 PM Sundays through Tuesdays and 11 PM Wednesdays through Saturdays. All tables and chairs will be secured at this hour.
 - No roadbed seating.
 - 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.
 - Will not have televisions.
 - Will have not more than six (6) private parties/events per year.
 - Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 - Will not install or have French doors, operable windows or open facades.
 - Will not make changes to the existing façade except to change signage or awning.
 - Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 - 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: Dancing DJs Live Music Promoted Events Any event where cover fee is charged
 Scheduled Performances Velvet ropes or metal barricades
- 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.
 - 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: CRAIG ATLAS Phone Number: 917 502 2034

Signed [Signature] Print Name CRAIG ATLAS Dated 2/13/26
 Sworn to this 13th day of February 2024 2026 Wendy A Slutskin
 Notary Public

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license
 Notary License Expires: September 12, 2026 Wendy A Slutskin