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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

LPB Pasta Shop LLC dba La Pecora Bianca, 117 7th Avenue South 10014 (OP–Restaurant)
(Transfer) *(previously unlicensed for full liquor)*

- 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 Restaurant liquor license to operate a full-service, all-day Italian restaurant with a retail component selling fresh pasta in the ground floor of a six (6)-story mixed-use building (ca. 1923) on the southeast corner of 7th Avenue South and West 10th Street (Block #610 / Lot #16), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 6,000 sq. ft., with 4,500 sq. ft. on the ground floor and 1,500 sq. ft. in the cellar, the cellar being connected by an interior stairway with no patron use of the cellar; there will be 46 tables and 141 seats and one bar with 10 seats for a total seated occupancy of 151 persons on the interior; there are two (2) entrances serving as patron ingress and egress two (2) emergency exits and two (2) patron bathrooms; there front façade consisting of five (5) banks of windows separated by brick building columns, with four of the five window areas having operable French doors with fixed windows on either side, all doors and windows will close at 10 PM daily allowing only for patron ingress and egress after that time; the southernmost bank of storefront windows being fixed with one operable door which leads to the retail component of the premises which will offer fresh pasta for retail sales; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be 9 AM to 10 PM Sundays 8 AM to 10 PM Mondays through Wednesdays, 8 AM to 11 PM Thursdays, 8 AM to 12 AM Fridays and 9 AM to 12 AM Saturdays; 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 performances, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, there will be a sidewalk café operating under the Dining Out NYC program consisting of not more than 34 tables and 68 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 Saturdays, (7 days a week) there will be no exterior music, speakers or TVs and there will be no speakers placed adjacent to the operable doors so as to prevent music from the interior escaping out to nearby residences; the sidewalk seating will only be in front of the restaurant portion of the premises and will not extend south in front of the retail portion of the premises; and
- v. **Whereas**, the instant application is an asset purchase, the premises to be licensed has been licensed with a Restaurant Wine license from approximately 2023 under Realmuto 117 7th Avenue South LLC (Lic ID #0240-24-129655) having initially presented an application to CB2M in [March 2023](#) where there was significant community opposition due to an oversaturation of licensed premises, the application being for the service of beer and wine only and therefore not subject to the public interest standard of the 500 Foot Rule, that Licensee having returned to CB2 in October/2025 to present an application for a Class Change which CB2M unanimously recommended be denied due to reasons outlined in the October/2025 [resolution](#); and
- vi. **Whereas**, there was both written and in person testimony in opposition to the instant application from nearby residents and the West Village Residents Association (WVRA), the opposition mostly based on the oversaturation of liquor licenses in the overall and immediate area, the WVRA citing that in 2000 for zip code 10014, one out of ten retail premises were licensed (10%) and today that number is one out of three (30%); adjacent residents and residents of the building of the instant application wrote letters in support of the application; and
- vii. **Whereas**, the Applicant is known to CB2M, currently having two licensed premises within CB2M that operate under the same DBA and with a similar method of operation, those restaurants being neighborhood restaurants as opposed to destination establishments, that the Applicant has multiple restaurants under the same DBA in various neighborhoods throughout Manhattan eliminates the “destination” aspect of the premises (i.e., lines, numerous for-hire vehicles), the hours being sought are reasonable with a 10 PM closing Sundays to Wednesdays and hours not later than midnight the other days, the Applicant initially proposing 86 seats on the sidewalk and agreeing to eliminate the 16 seats in front of the retail storefront part of the premises in an effort to show work with the community; and
- viii. **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, all-day Italian restaurant with a retail component selling fresh pasta with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 9 AM to 10 PM Sundays 8 AM to 10 PM Mondays through Wednesdays, 8 AM to 11 PM Thursdays, 8 AM to 12 AM Fridays and 9 AM to

12 AM 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 outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 34 tables and 68 seats. 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. There will be no sidewalk café in front of the retail pasta shop.
 5. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 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 or further than 15' from the premises proposed to be licensed.
 8. Will ensure interior speakers are not placed immediately adjacent to the operable doors.
 9. Will have no more than four (4) private events per year.
 10. Will not have televisions.
 11. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 12. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
 13. Will not install or have French doors, operable windows or open facades.
 14. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 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 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.
 19. 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.
 20. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- ix. 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 Applicant working with the community and CB2M on stipulations, 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 **LPB Pasta Shop LLC dba La Pecora Bianca, 117**

7th Avenue 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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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, N. Mark Barak as a qualified representative of LPB Pasta Shop LLC dba La Pecora Bianca located at 117 7th Avenue So, New York, NY 10014 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as an all-day Italian restaurant with a retail component selling fresh pasta.

[X] Hours of operation:

Sunday: 9 AM to 10 PM Thursday: 8 AM to 11 PM
Monday: 8 AM to 10 PM Friday: 8 AM to 12 AM
Tuesday: 8 AM to 10 PM Saturday: 9 AM to 12 AM
Wednesday: 8 AM to 10 PM

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

- [X] Will operate a full-service, all-day Italian restaurant with a retail component selling fresh pasta 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 outdoor area for commercial purposes except for a sidewalk cafe operating under the Dining Out NYC program...
[X] Sidewalk cafe will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
[X] No roadbed seating.
[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 or further than 15' from the premises proposed to be licensed.
[X] Will ensure interior speakers are not placed immediately adjacent to the operable doors.
[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 have not more than 4 private parties per year.
[X] Will not have patron occupancy/service to any portion of the cellar 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.

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

Name: N. Mark Barak Phone Number: 212 498 9696

Signed [Signature] Print Name N. Mark Barak
ANN MARIE GIBLIN
NOTARY PUBLIC - STATE OF NEW YORK
No. 01GR6321655
Qualified in Queens County
My Commission Expires March 23, 2027

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