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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:

Miles on Hudson, LLC 435 Hudson St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant's CFO and Director of Operations 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 an upscale restaurant in the ground floor of a nine (9)-story commercial building (ca. 1936, altered 2017) on the northwest corner of Hudson and Leroy Streets (Block #602 / Lot #68); and
- ii. **Whereas**, the ground floor premises is approximately 13,432 sq. ft. with 10,958 sq. ft. on the ground floor and 2,474 sq. ft. in the mezzanine, the mezzanine being connected by an interior stairway and being used for the kitchen with no patron use; there will be 38 tables and 153 seats and one bar with 15 seats for a total seated occupancy of 168 persons and a legal occupancy of 243 persons, there is one (1) entrance serving as both patron ingress and egress, one (a) emergency exit and two (2) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be 10 AM to 2 AM Saturdays and Sundays and 12 PM to 2 AM Mondays through Fridays with the last reservation at 11 PM nightly and no new patrons entering after 11 PM; music will be recorded background music only at conversation levels from iPods/CDs/streaming services with the exception of private events where there may be DJs and live music at above background levels of volume but no music will be heard outside of the premises and there will be no subwoofers, the Applicant not having more than six private events per year which are typically Gala/Fundraiser events for other organizations; there will be no TVs, no DJ's or live music outside of private events,

no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, there may be a sidewalk café operating under the Dining Out NYC program on Leroy Street (their lease precludes them from having seating on Hudson Street) consisting of not more than 8 tables and 32 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
- v. **Whereas**, the premises to be licensed has been licensed under En Japanese Brasserie (Lic ID #0340-23-132442) from approximately 2004 to 2024; the principals of the instant application are known and well-respected in the community, being principals in Eleven Madison Park and Nomad among other licensed establishments; 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 full-service restaurant, specifically an upscale restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10 AM to 2 AM Saturdays and Sundays and 12 PM to 2 AM Mondays through Fridays with the last reservation at 11 PM nightly and no new patrons entering after 11 PM. 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 8 tables and 32 seats. On Leroy Street 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.
 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 with the exception of private events (the entire premises closed to the public). There may be DJs and live music at private events playing at “above background” levels of volume. There will be no subwoofers. No music will be audible in any 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 all times, 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 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.
 14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. 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.
18. 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.
19. 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 **21 active licensed premises** and 4 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 **Miles on Hudson, LLC 435 Hudson St 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, Marcia Regen as a qualified representative of Miles on Hudson LLC dba TBD located at 435 Hudson Street, 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 upscale restaurant.

[X] Hours of operation:

Sunday: 10 AM to 2 AM* Thursday: 12 PM to 2 AM*
Monday: 12 PM to 2 AM* Friday: 12 PM to 2 AM*
Tuesday: 12 PM to 2 AM* Saturday: 10 AM to 2 AM*
Wednesday: 12 PM to 2 AM*

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

*Last reservation will be at 11 PM nightly. There will be no new patrons entering after 11 PM.

[X] Will operate a full-service restaurant, specifically an upscale 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] 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 consisting of not more than 8 tables and 32 seats. On Leroy Street All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk cafe boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

[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 with the exception of private events (the entire premises closed to the public). There may be DJs and live music at private events playing at "above background" levels of volume. There will be no subwoofers. No music will be audible in any residences at any time.

[X] Will have no more than six (6) private events per year.

[X] Will not have televisions.

[X] Will close all doors and windows at all times, 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 install or have French doors, operable windows or open facades.

[X] Will not make changes to the existing facade except to change signage or awning

[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: Marcia Regen Phone Number: (646) 747-6587

MARIA JOSE PALMA
Notary Public - State of New York
NO. 01PA6368430
Qualified in Nassau County
My Commission Expires Dec 11, 2029

Signed: Marcia C. Regen Print Name: Marcia Regen Dated: 2/13/26
Sworn to this 13 day of February 2026
Notary Public

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