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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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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:

Noury NYC LLC 137 Sullivan St 10012 (WBC–Restaurant)

- 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 a Restaurant Wine license to operate a modern Japanese izakaya restaurant in the ground floor of a six (6)-story tenement style building on the residential block of Sullivan Street between East Houston and Prince Streets (Block #517 / Lot #3), the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. Whereas**, the ground floor premises is approximately 1,566 sq. ft., with 783 sq. ft. on the ground floor and 783 sq. ft. in the basement, the basement being connected by both an interior stairway and a sidewalk hatch with no patron use of the basement; there will be 21 tables and 42 seats and one (1) bar with 4 seats for a total seated occupancy of 46 persons, there is a Letter of No Objection for an Eating and Drinking Establishment on the 1st floor for less than 75 persons, there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; there are operable doors running the full length of the storefront premises to the south of the entryway; there is no outdoor seating included with this application and there will be no benches placed on the sidewalk outside the restaurant; and
- iii. Whereas**, the Applicant’s hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; all doors and windows will close at 10 PM every night; there will be not more than 18 private parties per year; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with a Restaurant Wine liquor license from approximately 2021 to 2025 as Mareluna LLC dba Mareluna (Lic ID # 0240-23-142356) and prior to that was licensed with a Restaurant Wine license under e Westbourne LLC dba West Bourne (Lic ID #0240-19-113119) from approximately 2019–2021 and Akbou Inc dba Jean Claude restaurant from approximately 2006–2013; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 82 active licensed premises and an additional 9 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the hours being reasonable and consistent with previous operations at the premises; 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 Restaurant Wine liquor license, with those stipulations as follows:
1. Will be advertised and operated as a full-service Japanese izakaya restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 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. There will be no benches on the sidewalk.
 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. 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.
 7. Will not have televisions.
 8. Will have not more than 18 private parties per year.
 9. There will be no use of the alleyway by patrons or staff at any time.
 10. Will close all doors and windows at 10 PM every night, 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 make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 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. 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.

16. 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.
17. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
18. Will appear before CB2M for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine liquor license for **Noury NYC LLC 137 Sullivan St 10012** **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, Alex Chang as a qualified representative of Noury NYC LLC dba Noury located at 137 Sullivan Street, New York, NY 10012 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [x] RW [] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a Japanese izakaya restaurant

[x] Hours of operation:

Sunday: 11 AM to 12 AM Thursday: 11 AM to 12 AM
Monday: 11 AM to 12 AM Friday: 11 AM to 1 AM
Tuesday: 11 AM to 12 AM Saturday: 11 AM to 1 AM
Wednesday: 11 AM to 12 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 Japanese izakaya 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 other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating. There will be no benches on the sidewalk.
[x] Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
[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.
[x] Will not have televisions.
[x] Will have not more than 18 private parties per year.
[x] There will be no use of the alleyway by patrons or staff at any time.
[x] Will close all doors and windows at 10 PM every night, 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 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.
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.
[x] Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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

Name: Lina Goujjane Lina Goujjane Phone Number: 646 515 1693

Signed: [Signature] Print Name: Lina Goujjane Dated: 2/12/2026
Sworn to this 12th day of February 2026 Notary Public: Tara L Golden

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

State of Pennsylvania
County of Lehigh

Commonwealth of Pennsylvania - Notary Seal
Tara L Golden, Notary Public
Lehigh County
My commission expires September 16, 2026
Commission Number 1197784