

Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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:

SH Resto NYC Corp 418-420 W 13th St 10014 (OP–Restaurant)

- 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 traditional Mexican restaurant in the ground floor of a three (3)-story commercial building (ca. 1902) on West 13th Street between Washing Street and 9th Avenue (Block #645 / Lot #29), the building falling within NYC LPC’s designated Gansevoort Market Historic District; and
- ii. Whereas**, the ground floor premises is approximately 5,353 sq. ft; there will be 42 tables and 130 seats, 24 seats at high top tables and one bar with 20 seats for a total seated occupancy of 174 persons and legal occupancy of 297 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and six (6) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and; there is no outdoor seating included with this application; and
- iii. Whereas**, the Applicant’s proposed hours of operation will be 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Thursdays through Saturdays with the last reservation being at 11 PM nightly and no walk-ins after 11 PM; music will be recorded background music only from iPods/CDs/streaming services and from a DJ curating music but will at all times be at background levels set by a limiter and played through the restaurant sound system, there will be no subwoofers; there will be no TVs, no 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 been licensed with an On-Premises liquor license from approximately 2010 to 2024 under Fig & Olive Thirteen Street LLC dba Fig & Olive (Lic ID # 0340-22-10391) as an Italian restaurant serving lunch and dinner with a method of operation of background music and closing not later than midnight nightly; and
- v. **Whereas**, the Applicant met with local residents and block associations via zoom where concerns were raised about the use of DJs playing at background levels as this has been a significant problem in other “restaurants” in the immediate area in the past, with the levels of music far exceeding background levels and the ambience and noise levels becoming more club-like than restaurant, the specific location of the instant application of not having any residences adjacent or within a block or more and the method of operation with no exterior seating or operable doors and windows being significant mitigating factors of any impacts to residents, the Applicant stating that they would not have subwoofers, that the DJ would only use the existing sound system at the existing levels and was there to curate the playlist only, and that their lease includes a clause that the premises needs to be soundproofed so as not to disrupt the commercial tenants on the upper floors of the building, the premises being located in an area in the Gansevoort Market Historic District (aka Meatpacking District) that has no adjacent residents nor any residents across the street, the premises does not have operable doors or windows with all of the operations being on the interior only; other concerns were raised that the Principals (two brothers) currently live, and have other licensed premises, in Canada and therefore would be absentee operators, the Applicants saying they will be spending significant time in NYC and will have a full-time manager on staff that they will introduce to the community prior to opening; and
- vi. **Whereas**, there were also concerns about traffic congestion caused by for-hire vehicles and the associated horn honking into the later hours as this has been a large problem for residents in surrounding blocks in the past, the Meatpacking District having essentially one northbound route through the blocks between Gansevoort and 14th Street on 9th Avenue and when 9th Avenue backs up it continues to back up down the residential area of Greenwich Street (which runs into 9th Avenue) and impacts all those residents until all hours of the night, the Applicant’s premises being located at the western end of 13th Street with for-hire vehicles having to travel on 9th Avenue and turn west on 13th Street, along with the other for-hire vehicles making the same turn to drop off patrons of Catch and Chateau Margaux (a private members club) which are located to the east of the Applicant and are very popular and already causing a back-up on 9th Avenue on busy evenings, the Applicants acknowledging that this would not be good for their patrons to have to sit in backed up traffic to arrive for dinner, and agreeing to direct for-hire vehicles instead to Washington Street, where patrons will not be dropped off in front of the premises, and additionally planning to work with area parking lots with an incentive for parking; and
- vii. **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 traditional Mexican restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Thursdays through Saturdays with the last reservation being at 11 PM nightly

and no walk-ins 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating
5. Will play background music at conversational levels only, inclusive of any private parties or events. Levels will be set at background levels recommended by acoustical engineer and will be maintained at those levels at all times. There will be no subwoofers. There may be a DJ to curate the music who will plug into the restaurant sound system at the established background levels.
6. Will have no more than 12 private events per year.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will ensure that all for-hire vehicles are directed to Washington Street for drop-offs and pick-ups.
10. Local community will be given the opportunity to meet with the on-site manager prior to opening and will be provided a contact phone number for someone who is available to address any issues, should they arise, in real time.
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 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. 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, 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.

viii. 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 **33 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 **SH Resto NYC Corp 418-420 W 13th 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



COMMUNITY BOARD NO. 2, MANHATTAN
3 WASHINGTON SQUARE VILLAGE
 NEW YORK, NY 10012-1899
 www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org
 Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort Market

Gianfranco Scipione MBA, JD/MSA
 Notary Public Commissioner of Courts
 Barister & Solicitor LBO088798A
 King West Notary
 811-389 Adelaide Street West, Toronto, ON M5V 1S1
 info@kingwestnotary.com

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, **Nader Marzouk** as a qualified representative of **SH Resto NYC Corp.** located at **418-420 West 13th Street, New York, NY 10014** agree to the following stipulations:

Application Type: OP Restaurant RW TW Alteration Other:

Premise will be advertised and operated as a full-service traditional Mexican restaurant.

Hours of operation:

Sunday:	11 AM	to	1 AM*	Thursday:	11 AM	to	
Monday:	11 AM	to	1 AM*	Friday:	11 AM	to	
Tuesday:	11 AM	to	1 AM*	Saturday:	11 AM	to	
Wednesday:	11 AM	to	1 AM*				

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing
 *Last reservation will be at 11 PM nightly. There will be no walk-ins after 11 PM.

- Will operate a full-service traditional Mexican restaurant with the kitchen open and full menu items available until closing every night.
 - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - Will play background music at conversational levels only, inclusive of any private parties or events. Levels will be set at background levels recommended by acoustical engineer and will be maintained at those levels at all times. There will be no subwoofers. There may be a DJ to curate the music who will plug into the restaurant sound system at the established background levels.
 - Will have not more than 12 private parties per year.
 - Will not have televisions.
 - Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - Will ensure that all for-hire vehicles are directed to Washington Street for drop-offs and pick-ups.
 - Local community will be given the opportunity to meet with the on-site manager prior to opening and will be provided a contact phone number for someone who is available to address any issues, should they arise, in real time.
 - 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 and will comply with all NYC Landmark Preservation Commission regulations.
 - 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 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: Nader Marzouk Phone Number: 416-436-3246

Signed: [Signature] Print Name: Nader Marzouk Dated: 2026-02-18
 Sworn to this 18th day of February 2026 Gianfranco Scipione
 Notary Public

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