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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:

Solita Group, LLC dba Buono Notte 120 Mulberry St 10013 (OP–Restaurant) (Transfer)

- 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 an On-Premises Restaurant Liquor License to operate a full-service, family-friendly Italian restaurant in the ground floor of a five (5)-story mixed-use tenement-style building on Mulberry Street between Canal and Hester Streets (Block #205 / Lot #11), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 3,500 sq. ft., with 2,500 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being connected by an interior stairway with patron use of the basement being for bathroom access only; there will be 14 tables and 56 seats and no bars for a total seated occupancy of 56 persons, there is one (1) entrance serving as both patron ingress and egress and three (3) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the Applicant’s hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services; there will be not more than two (2) 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 been licensed with an On-Premises liquor license from approximately 1999 to the present as Buona Notte Incorporated dba Buona Notte (Lic

ID # 0340-22-108581, exp. 111/30/2026) the instant application being an asset purchase with the DBA name and method of operation remaining the same; and

v. **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 family-friendly Italian 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 Saturdays (7 days a week). 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 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.
6. Will have not more than two (2) televisions no larger than 54".
7. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises aside from bathroom access.
9. Will not install or have French doors, operable windows or open facades.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. 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.
14. 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.
15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

vi. **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 **60 active licensed premises** and 7 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 **Solita Group, LLC dba Buono Notte 120 Mulberry St 10013** **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, Thomas Leonard as a qualified representative of Solita Group LLC dba Buona Notte located at 120 Mulberry Street, New York, NY 10013 agree to the following stipulations:

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

[X] Premise will be advertised and operated as an Italian 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 12 AM
Tuesday: 11 AM to 12 AM Saturday: 11 AM to 12 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 family-friendly Italian 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.
[X] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[X] Will have not more than two (2) televisions no larger than 54".
[X] Will close all doors and windows at 9 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 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: _____ Phone Number: _____

Notary Public section with signature of Thomas Samuel Leonard, date 02/13/2026, and notary signature S.G.

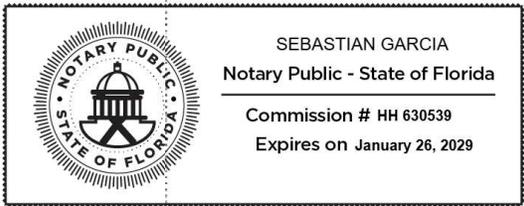
CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Community Board 2 Liquor License Stipulations

Document Date: 02/13/2026

Number of Pages (including notarial certificate): 2



State of Florida

County of Broward

Sworn to (or affirmed) and subscribed before me by means of online notarization,
this 02/13/2026 by Thomas Samuel Leonard.

Sebastian Garcia
Sebastian Garcia

Personally Known OR Produced Identification

Type of Identification Produced NY DRIVER LICENSE

Notarized remotely online using communication technology via Proof.