

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:

StJardim LLC dba St Jardim 183 W 10th St, store #1, aka 233 W 4th St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-23-130325)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 8 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the proposed sidewalk café on West 4th Street is two feet, two inches (2' 2") wide and on West 10th is two feet, six inches (2'6") wide which is less than thirty-six inches (36") and is therefore non-compliant with [§403.5.1](#) of the 2010 ADA Standards for Accessible Design which states: *“the clear width of walking surfaces shall be 36 inches (915 mm) minimum,”* the Dining Out NYC rules [§5-10\(h\)](#) requiring “A sidewalk cafe and roadway cafe must be directly accessible to persons with physical disabilities. The design of such cafe shall comply with applicable requirements of the Americans with Disabilities Act and rules promulgated thereunder...”; nonetheless NYC DOT has given the Applicant conditional approval of the sidewalk café as designed; and
- iii. **Whereas**, many members of the immediate local community came to speak in favor of the application saying the Applicant and her staff work hard to keep the clear path open for pedestrians, that the establishment is frequented by locals, some of whom use walkers, the Applicant understanding the concerns regarding ADA accessibility as well as maintaining the clear path on the sidewalk, the premises having operable French doors/windows on both West 10th and West 4th Street that open out to the sidewalk, the Applicant saying they may be able to serve through those doors, though it is difficult to see how the tables can be placed with the doors open allowing for the clear path to be maintained, and that they will reduce tables as needed in order to maintain both clear path and ADA accessibility, there appearing to be room

for at least one table with seating allowing for the required 36" width if the sidewalk café were configured differently; and

- iv. **Whereas**, CB2M continues to be committed to the adherence of ADA accessibility requirements in the new Dining Out NYC program, having asked NYC DOT repeatedly for clear guidance on how ADA accessibility is achieved on sidewalk cafés which are less than 36" (or even 30") wide and to date receiving none; the Dining Out NYC having provided conditional approval of the instant application on 9/22/2025; and
- v. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 - 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on West 4th and 2 tables and 4 seats on West 10th Street.
 - 2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays.
 - 3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 - 4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 - 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 - 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 - 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 - 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **StJardim LLC dba St Jardim 183 W 10th St, store #1, aka 233 W 4th St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA 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 Kavanaugh, 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

Community Board 2 Addendum to Existing Liquor License Stipulations:
Alteration to include use of Municipal Property for Dining Out NYC Sidewalk or Roadway Cafe

The original signed and notarized form must be returned to the CB2 office by February 13, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Christa Alexander as a qualified representative of StJardim LLC dba St Jardim
located at: 183 West 10th Street, Store #1, New York, NY 10014
agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID # 0340-23-130325

[X] On Premise Liquor [] Restaurant Wine [] Tavern Wine [] Other

Alteration to License to add:

[X] Dining Out NYC Sidewalk Cafe [] Dining Out NYC Roadway

Sidewalk cafe will substantially conform to submitted diagram and have no more than:

- 2 tables and 4 seats on West 4th Street
• 2 tables and 4 seats on West 10th Street

Hours of operation for Dining Out NYC sidewalk and roadway seating:*

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows for Sunday through Wednesday.

Jose Sabastro
Notary Public, State of New York
Registration No. 01SA0020604
Qualified in Bronx County
Commission Expires February 1, 2028

*No patrons will remain outside after stated closing time and all tables and chairs will be secured.

- [X] There is no roadway seating included with this application.
[X] All outdoor patrons will be seated and all service must comply with all rules and regulations of the Dining Out NYC program.
[X] There will be no host stands, bus or service stations on the sidewalk.
[X] There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
[X] There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
[X] Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
[X] All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

Name: Christa Alexander Phone Number: 912 560 6933

Signed: [Signature] Print Name: Christa Alexander Dated: 2/13/26
Sworn to this 13th day of February 2026 [Signature] Notary Public

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