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Antony Wong, *Treasurer*  
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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. 157 Lafayette Café LLC, d/b/a Salon de Lafayette, 157 Lafayette St. 10013** (Existing OP license seeking alteration to change and extend its operational hours to 9AM-4AM 7 days a week)

**A. Whereas**, the applicant and licensee appeared with his attorney before CB2 Manhattan's SLA Licensing Committee for an alteration to its existing On Premise license (Lic. #1271245, exp. 9/30/17) to change and extend its current operating hours until 4AM seven days a week for the stated purpose of continuing to operate a "neighborhood restaurant/bar serving local, organic farm to table meals"; and

**B. Whereas**, the applicant did not provide any diagrams of the existing premises but states that he currently operates in a 1,800 SF ground floor space with 600 SF cellar within a two story commercial building on the corner of Lafayette and Grand Streets, the eating and drinking establishment operating with 15 tables and 85 patron seats and one stand up bar with 10 seats for a total seating occupancy of 95; and

**C. Whereas**, the licensee has been operating for approximately two years at these premises and when the licensee first appeared before CB2 Man. in December/2012 he proposed and stated he would be operating a full service restaurant identified as a "art themed restaurant serving international comfort food" with hours of operation Sunday through Wednesday from 7 AM to 12 AM and Thursdays through Saturdays from 7 AM to 1 AM, with no TVs, quiet background music consisting of ipod/cd's and that there would be no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

**D. Whereas**, the prior licensee and former tenant at the same premises (SN#1166022—JASL Café, LLC d/b/a Moomia), who preceded the current operator and applicant, was not renewed for cause by the NYS Liquor Authority for operating a nightclub in derogation of its stated method of operation in 2012; and

**E. Whereas**, the above-referenced problems with the preceding operator at the same premises were specifically discussed and addressed with the existing licensee before CB2, Man. in December/2012 so that such problems would not be repeated in the future; and

**F. Whereas**, despite such specific discussions with the current operator and applicant regarding the import of abiding by his agreed upon method of operation, the current licensee conceded and admitted to CB2, Man. that he has advertised and has been operating his current business beyond 1 AM on the weekends for promoted events with DJs in derogation of his previously agreed upon method of operation presented to CB2, Man. in December/2012—which was agreed to for the purpose of obtaining a recommendation of approval from CB2 Man. for his existing liquor license; and

**G. Whereas**, after the area was posted a number of neighbors appeared in opposition to the current application, providing narratives describing how the licensee over the past year has been operating beyond 1 AM on the weekends with DJs and with pounding, entertainment level music emanating from the premises, and who provided documentation and posted patron reviews demonstrating advertising for promoted events, with cover fees for admission which fees increased into later night/early morning hours until 2AM with DJs, how the premises was advertised as changing into “a high energy, classy cocktail event space opening at 10 PM with drink specials” and also presented photos showing dancing at the premises, with DJs and DJ booths operating thereat; and

**H. Whereas**, despite the testimony and concessions by the licensee that he has been recently operating with DJs and entertainment level music at the premises, his questionnaire and application submitted to CB2, Man. affirmatively stated that he was and would continue to operate with quiet background music consisting of music from ipod/cd’s and omitted any reference to the use of DJs or promoted events in the past; and

**I. Whereas**, the applicant’s request for increased hours of operation until 4AM was made on the pretext that he wanted to serve liquor to patrons at a nearby Hotel but he also planned to keep his business operations and premises open to the general public until 4AM every night; and

**J. Whereas**, CB2, Man. has significant concerns with the licensee’s credibility, trustworthiness and admissions to CB2, Man. of his actions in derogation of his previously presented and agreed upon method of operation to CB2, Man. in Dec./2012 in that the licensee has been operating beyond 1AM on the weekends with DJs, entertainment music levels, promoted events while repeatedly subjecting the surrounding community to loud, late night operations at a location where prior SLA enforcement and closure for similar reasons had previously occurred;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial for **157 Lafayette Café LLC, d/b/a Salon de Lafayette, 157 Lafayette St. 10013** on its application seeking an alteration to increase its hours of operation until 4AM daily to its existing OP license; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA so that the Community and CB2 Man. can be fully heard on this issue.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. 496 Laguardia Restaurant, Inc., d/b/a Mocha Burger, 496 LaGuardia Pl. 10012 (BW license, previously unlicensed location).**

**A. Whereas**, the applicant appeared before CB2, Manhattan's SLA Licensing Committee for a new Restaurant Wine license to operate a Kosher Restaurant specializing in hamburgers within a six story mixed use building (Circa 1954) in a Historic District on LaGuardia Place between West Houston and Bleecker Streets; and

**B. Whereas**, the premises was previously operated as a fast food, Five Guys Hamburger location and before that, a Japanese Sushi Restaurant but has never been licensed for the service of alcohol; and

**C. Whereas**, the premises is located in a 1,600 SF ground floor space and will have 4 tables and 24 seats, 11 tables and banquette with 28 seats, 1 stand up bar with 8 seats for a total seating occupancy of 60, there will be a full service kitchen, one bathroom and one entrance/exit for patrons, there will be no sidewalk café at this time, no outdoor space; there is a roll down garage-style door that opens out to the sidewalk but it will remain closed and not used; and

**D. Whereas**, the hours of operation will be from 11 AM to 12 AM Sunday through Wednesday, from 11 AM to 2 AM Thursdays and Saturdays and from 11 AM to 3 PM on Fridays, all doors and windows will be closed all times except for patron egress, music will be quiet background consisting of music from ipod/cd's; there will be no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

**E. Whereas,** the applicant executed a stipulations agreement with CB2 Man. that he agreed would be attached and incorporated in to their method of operation on their license and the stipulations are as follows:

1. The premises will be advertised and operated as a Kosher Restaurant specializing in hamburgers.
2. The hours of operation will be from 11 AM to 12 AM Sunday through Wednesday, from 11 AM to 2 AM Thursdays and Saturdays and from 11 AM to 3 PM on Fridays.
3. There will be two televisions.
4. All doors and windows will be closed by 10 PM.
5. There will be no dancing.
6. The premises will be advertised as a full service Italian Restaurant and will not operate as a Lounge, Tavern, Bar or Sports Bar.
7. There will be no sidewalk café at this time.
8. There will be no patron use of basement.
9. Music will be quiet, background only and there will be no d.j.s, live music, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Restaurant Wine License application for **496 Laguardia Restaurant, Inc., d/b/a Mocha Burger, 496 LaGuardia Pl. 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” on the SLA Tavern/On premise License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. San Remos Group One, LLC, d/b/a San Remo, 201 Lafayette St. 10012** (OP license, previously licensed location)

**A. Whereas**, the applicant appeared before CB2, Manhattan's SLA Licensing Committee for a new on premise liquor license to operate a café during the day time hours to serve coffee during the day, while also providing for a rotating art gallery and promoting cultural performances, movies and lectures during the evenings and operating as a lounge and bar at night until 4 AM offering late night drinking and entertainment level music to patrons, live DJs, live music, scheduled events, private parties and performances in a 2,400 SF storefront premises with two entrances, the first located on Cleveland Place and the second located on Lafayette Street, in a 7-story mixed-use building at the corner of Lafayette and Kenmare Streets just south of Petrosino Square and runs along Lafayette to Grand Street; and

**B. Whereas**, this storefront location is part of a larger building that already contains three existing licensed premises, including La Esquina, Brinkley's and the Southside Nightclub, all of which have been the subject of certain SLA enforcement proceedings for originally misstating the terms of their proposed method of operation, many on-going complaints over years, numerous CB2 Man. resolutions recommending to the SLA that they deny each of licenses upon renewal, which despite such disciplinary proceedings and after paying fines have been permitted to continue to operate out of the same building until 4AM with the same landlord; and

**C. Whereas**, the premises was originally proposed to CB2 Man. in 2010 for the purposes of operating as a full service restaurant and bar known as Lair but the premises has never operated as a restaurant, there is no indication it has operated with a full service kitchen and instead has operated as a lounge and nightclub with dancing and DJs until 4AM; and

**D. Whereas**, a diagram presented by the applicant demonstrates two separate interior spaces separated by an interior wall and doorway, the Lafayette storefront presenting from the public sidewalk as a small café and counter with 5 tables and 10 seats but where an entrance to a second, entertainment-like space can be accessed from the café space via a unidentified doorway into a much larger second space where there is a large sofa lounge with seating for 30 patrons running along one wall with 5 tables and 10 opposing patron seats, and with 1 stand up bar with eight additional seats located on the Cleveland Place side, there being a second set of doors and an exterior doorway leading to the public sidewalk at Cleveland Place which is not identified as an entrance and which the applicant stated would not be used for patrons other than for emergency exit; and

**E. Whereas**, the applicant stated he could not limit or reduce his hours of operation and that his method of operation required 4 AM and entertainment levels of music with DJs with a proposed occupancy of 175, requiring a public assembly permit; and

**F. Whereas**, a number of neighbors appeared in opposition to the application and still others provided email communications in opposition to the instant application, outlining concerns about adding a fourth licensed late night drinking establishment within the same building with a nightclub type atmosphere until 4AM, the increase in late night operations, traffic and noise caused by adding yet another licensed bar, nightclub and lounge in an area already saturated with licensed late night drinking establishments and concerns about the use of the Cleveland St. side doorway, which has been used in the past as a secret entrance for patrons for years despite prior agreements from the previous operator to never use that doorway unless for emergency egress; and

**G. Whereas**, there are already 22 existing licensed premises within 500 feet of the proposed premises (not including beer and wine licenses) with 6 additional pending licenses within 500 feet and already 42 liquor licenses within 750 feet of the proposed premises; and

**H. Whereas**, there is no public interest served by adding yet another licensed premises until 4AM in this area and within this building;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** for **San Remos Group One, LLC, d/b/a San Remo, 201 Lafayette St. 10012** on its application seeking a new OP license; and,

**THEREFORE BE IT FURTHER RESOLVED** that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500 foot hearing because the basement premises has never been licensed for the service of alcohol at any point in the past; and

**THEREFORE BE IT FURTHER RESOLVED** that CB2, Man. respectfully requests that Liquor Authority place this matter before the Full Board of the New York State Liquor Authority for consideration at a regularly scheduled meeting should this application be presented to the Liquor Authority so that the Commissioners may review the recommendation of CB#2 Man.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. Bobbi Que, LLC, d/b/a Pig Beach, 155 Bleecker St. 10022** (New OP, previously licensed location)

**A. Whereas**, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a on-premise liquor license to operate a full service neighborhood restaurant serving smoked foods in a mixed use four story brick building (Circa 1900) building located on the corner of Bleecker and Thompson Streets within the South Village Historic District; and

**B. Whereas**, the storefront space was previously operated as Bark Hot Dogs, a fast food restaurant with a beer and wine license since 2014 and before that the space was occupied by The Back Fence operating from 1945 to 2013; and,

**C. Whereas**, the storefront premises is approx. 2,220 sq. ft. (ground floor is 1,200 sq. ft. and basement 1,000 sq. ft.- no patron use) with 13 tables and 36 seats and one bar with 12 seats, for a total of 58 patron seats, all front façade windows will remain fixed and non-operable, there will be no outdoor and there are currently no plans for a sidewalk cafe; and,

**D. Whereas**, the hours of operation will be 11AM to 12:30AM Sunday through Wednesday, and 11AM to 2AM Thursday through Saturday (no patron shall remain after closing hour), the premises will always operate as a full service restaurant and not as a lounge or sports bar, there will have no more than 3 TV's, there will be quiet, background music only, no d.j.'s, no promoted events, no live music, no cover fee, no scheduled performances, all windows and doors will close by 10PM and all smoked foods will be prepared off premise; and,

**E. Whereas**, the applicant also met with the Bleecker Area Merchants' and Residents' Association (BAMRA), a representative of BAMRA appeared and stated the organizations support; and,

**F. Whereas**, the applicant executed a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the on-premise license stating that:

1. The premises will be advertised and operated as a full service restaurant and will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
2. The hours of operation will be from 11AM to 12:30AM Sunday through Wednesday, and 11AM to 2AM Thursday through Saturday (no patron shall remain after closing hour).
3. The premises will have three televisions but there will be no sound emanating from any of the TVs.
4. The premises will not permit dancing.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes at this time.
6. The premises will play quiet ambient-recorded background music only. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
7. The Premises will not have French Doors, Operable Windows or open facades and all doors will be closed at 10PM except for patron ingress and egress.
8. The Licensee will not have patron seating or patron eating and drinking in the basement; and

**G. Whereas**, there are currently approximately 35 on-premise Liquor Licenses within 500 ft of the premises and an unknown number of Beer/Wine licenses; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the On Premise license application for **Bobbi Que, LLC, d/b/a Pig Beach, 155 Bleecker St. 10022**, **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on its Restaurant Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
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NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. Arose Hospitality LLC d/b/a Zero Bedford, 178 W. Houston St. 10014** (New OP – previously unlicensed premises with rear yard)

**A. Whereas**, the applicant appeared with his counsel before CB2's SLA committee for the purpose of seeking a new OP license for storefront premises of a six-story mixed use building on a roadway extension and address at West Houston Street but which is also known as Bedford Street between Sixth Avenue and Downing Street; and

**B. Whereas**, the interior storefront premises are approximately 1,060 SF, were previously occupied and operated for years as a Laundromat and dry cleaning business and have neither previously been used or occupied, with unenclosed rear yard of approximately 500 SF extending out from the rear of the premises, for eating or drinking nor previously licensed for the service of alcohol, there currently being no permit, letter of no objection from the NYC Dept. of Buildings or a current Certificate of Occupancy provided or presented which permits such use and occupancy for eating and drinking for either the interior premises or outdoor rear yard extension; and

**C. Whereas**, there are multiple fire escapes which empty down into the rear yard extension from above but the rear yard extension is boxed in by a fence with no emergency egress thereat and the applicant could provide no evidence that the fire egress was properly maintained or brought up to code in light of the newly proposed occupancy and use of the premises and rear yard extension for eating and drinking; and

**D. Whereas**, the applicants initially stated in their application that the premises was previously used and occupied for eating and drinking as Dallas Jones BBQ dating back to year 2012, but later conceded during presentation to CB2, Man. that such an assertion was incorrect and in error and that the premises in question was never in fact occupied by or operated as the Dallas Jones BBQ because the Dallas Jones BBQ occupied another, separate and distinct storefront albeit in the same building but with no rear yard extension; and

**E. Whereas**, the applicants seek to open a full service “upper mid-scale” restaurant and bar with hours of operation from 11 AM to Midnight during the week and from 11 AM until 1 AM on the weekends with 17 interior tables and 34 interior seats, 1 interior stand up bar with 10 seats and 10 exterior tables with 20 additional exterior patron seats in the rear yard, requiring a complete gut renovation of the premises, the installation of a new full service kitchen and the installation of new mechanical systems where none had existed previously; and

**F. Whereas**, the applicant’s renovation plans included tapping into what was described as an existing venting shaft way located within another occupied commercial space within the same building but no actual plans or drawing for the installation of new mechanical systems and venting were presented for review and consideration creating concerns; and

**G. Whereas**, because the applicant’s notice to CB2, Man. for its license failed to state that it would be seeking a license to operate and sell liquor in the rear yard of said premises, and because the applicant’s documentation and questionnaire was submitted very late and received only the afternoon before its meeting with CB2 Man., many local residents and neighbors could not and were not made aware of the applicant’s desire and plans to use the rear yard space, creating additional concerns; and

**H. Whereas**, when the applicant was asked about his outreach in the area, to those living at 2 Bedford Street, a residential cooperative building with its entrance located immediately adjacent to the applicant’s proposed storefront entrance and to those residential neighbors living immediately surrounding the rear yard, the applicant had not made any recognizable efforts to do so and instead proffered a petition in support of its application but no one from Bedford Street and no one living in and about the rear yard extension was specifically identified therein; and

**I. Whereas**, the Bedford Downing Street Block Association and its representatives appeared in opposition to the application, citing its concerns for adding yet another licensed establishment on a narrow, residential street that is already overly-saturated with liquor licenses and where there are already 8 licensed establishments running along a two block span of Bedford Street between Carmine Street, Downing Street and Sixth Avenue, there being no public interest in adding yet another licensed location on this primarily residential block and very narrow roadway, where there are so many other establishments already existing and where there are other vacant, existing alternative storefronts on Carmine Street nearby available for such occupancy and use; and

**J. Whereas**, the premises also includes a rear courtyard outdoor space that faces the rear windows of a large adjacent residential community composed of multiple residential buildings creating significant concerns of noise coming from the proposed premises where there has only been and forever quiet enjoyment and privacy normally associated with a rear yard surrounded by residential apartments; and

**K. Whereas**, even though the applicant was willing to limit his hours of operation in the rear yard he stated that he could not operate at these premises without also being given the use and occupancy of the ancillary rear yard extension to the premises proposed to be licensed; and

**L. Whereas**, there are already 43 liquor licenses within a 500 foot radius of these premises, many of which have only recently been added to the Area and many bars and restaurants which provide the same or similar services in the area, including outdoor seating and sidewalk cafes, there being no coherent reason for adding yet another licensed establishment with rear yard seating where there is vacancy elsewhere for such purpose, there being no permits proffered demonstrating permission to use or occupy as proposed, there be fire safety concerns and there is no public interest established; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial for **Arose Hospitality LLC d/b/a Zero Bedford, 178 W. Houston St. 10014** on its application seeking a new OP license; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA; and

**THEREFORE BE IT FURTHER RESOLVED** that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2, Man. requests that the SLA conduct a 500 foot hearing because the premises and rear yard extension thereat has never been licensed for the service of alcohol at any point in the past.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
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Antony Wong, *Treasurer*  
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Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. YN Wine Bar LLC, d/b/a YN Wine Bar, 227 Mott St. Store Front 2 10012** (Upgrade to full OP license from Restaurant Wine)

**A. Whereas**, the applicant appeared before CB2, Manhattan's SLA Licensing Committee to upgrade its existing Restaurant Wine license (Lic. #1298978, exp. 12/31/16) to a full On Premise liquor license to continue to operate a neighborhood wine bar and small restaurant serving breakfast, lunch and dinner, 5 tables with 16 seats and 1 bar/counter with 12 seats and 2 window seats for a total patron occupancy of 30; and

**B. Whereas**, the applicant has operated the existing 460 SF storefront premises with a beer and wine license since September/2011 in a mixed use building on Mott Street between Spring and Prince Streets; and

**C. Whereas**, the hours of operation will continue to be from 10 AM to 12 AM Sunday through Thursday and from 10 AM to 2 AM on Fridays and Saturdays, music will be background only, doors and windows will close by 10 PM every night, there will be no d.j.'s, no promoted events, no live music, no cover fees, no scheduled performances, no velvet ropes, no moveable barriers, no TVs, no back yard garden and no sidewalk café; and

**D. Whereas**, a neighbor living directly across the street from the licensed premises appeared and spoke in favor of the applicant, explaining that the applicant since opening in 2011 has always operated in a very respectful manner to those living in the area; and

**E. Whereas,** the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated in to their method of operation on their OP license and the stipulations are as follows:

1. The premises will be operated as a wine bar and restaurant.
2. Will operate with hours of operation from 10 AM to 12 AM Sunday through Thursday and from 10 AM to 2 AM on Fridays and Saturdays.
3. There will be no sidewalk café.
4. All doors and windows will be closed by 10 PM every evening.
5. Music will be quiet, background level only and there will not be live music, dj's, promoted events, movable ropes or barriers on the sidewalk, scheduled performances or any events for which a cover fee is charged.
6. There will no TVs.
9. The premises will not permit dancing.
7. The premises will not be advertised or operate as a Lounge, Tavern, Bar or Sports Bar.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of an alteration to an existing On-Premise liquor license to **YN Wine Bar LLC, d/b/a YN Wine Bar, 227 Mott St. Store Front 2 10012** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the OP License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



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Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:**

**7. The Deluxe Room, Inc., d/b/a The Room, 144 Sullivan St. 10012** (Alteration to existing TW license, laid over at request of applicant)

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on January 12, 2016, the principal/applicant requested **to lay over** this application from consideration and did not appear before CB2 regarding its application; and,

**Whereas**, this application is for an alteration to an existing beer wine license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any proposed Beer and Wine or On Premise license to **The Deluxe Room, Inc., d/b/a The Room, 144 Sullivan St. 10012** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

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NEW YORK, NY 10012-1899

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. Ambleside Partners, LLC, d/b/a Pravda, 281 Lafayette St. 10012** (Alteration to existing license, laid over at request of applicant)

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on January 12, 2016, the principal/applicant requested **to lay over** this application from consideration and did not appear before CB2 regarding its application; and,

**Whereas**, this application is for an alteration to an existing beer wine or on premise license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any proposed Beer and Wine or On Premise license to **Ambleside Partners, LLC, d/b/a Pravda, 281 Lafayette St. 10012** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. Coriander Factory Inc., d/b/a Bo Caphe, 222 Lafayette St. - South Store 10012 (RW) (laid over)**

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on January 12, 2016, the principal/applicant requested to **to lay over** this application from consideration and did not appear before CB2 regarding its application; and,

**Whereas**, this application is for an alteration to an existing beer and wine license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any proposed Beer and Wine or On Premise license to **Coriander Factory Inc., d/b/a Bo Caphe, 222 Lafayette St. - South Store 10012** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. Rolso, Inc., d/b/a Café Novecento, 343 West Broadway 10013 (BW) (requested layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 12, 2016, the Applicant requested to **layover** this application for a beer wine license and stated they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Rolso, Inc., d/b/a Café Novecento, 343 West Broadway 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. Bird's Ink, LLC, d/b/a Lighthouse Out Post, 241 Mulberry St. 10012 (New BW) (laid over)**

**Whereas**, at this month's CB2 SLA Licensing Committee meeting on January 12, 2016 the principal/applicant requested **to lay over** this application for a beer wine license and stated they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any Beer and Wine or On Premise license to **Bird's Ink, LLC, d/b/a Lighthouse Out Post, 241 Mulberry St. 10012** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. Agoodlook, LLC, d/b/a Pietro's, 74 Elizabeth St. 10012 (OP) (requested layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 12, 2016, the Applicant requested to **layover** this application for an on premise license and stated they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Agoodlook, LLC, d/b/a Pietro's, 74 Elizabeth St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13. Entity to be formed by Michael Ingemann d/b/a TBD, 177 Mott St. 10012 (withdrawn)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 12, 2016, the Applicant attorney appeared and requested to withdraw from consideration this application for a new on-premise liquor license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Entity to be formed by Michael Ingemann d/b/a TBD, 177 Mott St. 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. CGM 13, LLC, d/b/a all'onda, 22 E. 13<sup>th</sup> St. 10003 (withdrawn)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 12, 2016, the Applicant attorney appeared and requested to **withdraw** from consideration this application for a new on-premise liquor license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **CGM 13, LLC, d/b/a all'onda, 22 E. 13<sup>th</sup> St. 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **15. BSL Carmine, Inc., d/b/a Bluestone Lane Carmine, 30 Carmine St. 10014 (New RW)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for an Australian Coffee Shop/Café as described; and,

**ii. Whereas**, this application is for a new restaurant wine license for a location in a mixed-use building located on Carmine St between Bedford St. and Bleecker St. for a roughly 1,250 sq. ft. premise located on the ground floor and basement (750 sq. ft. ground floor, 500 sq. ft. basement, patron use of ground floor only) with 7 tables and 31 table seats, 1 standup bar with no bar seats; an new letter of no objection is in the process of being obtained; and,

**iii. Whereas**, the hours of operation will be from 7:30AM to 11PM seven days a week, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 9PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas**, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant wine license stating that:

8. The premises will be advertised and operated as an Australian Coffee Shop/Café as described.

9. The hours of operation will be from 7:30AM to 11PM seven days a week. All patrons will be cleared and no patrons will remain after stated closing times.
10. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
11. The premises will not have televisions or projectors.
12. The premises will not permit dancing.
13. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
14. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
15. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
16. The Premises will not have French doors, operable windows or open facades and will close all doors and windows at 9 PM except for patron ingress and egress.
17. There will be no patron use of basement.
18. Applicant will obtain a letter of no objection from the NYC Department of Buildings.
19. There will be no sidewalk café (not permitted) and there will be no outdoor benches.
20. Applicant will obtain all required certificates and permits.

**v. Whereas**, the applicant had discussions with the Carmine St. Block Association and discussed the above stipulations and there were no objections; and,

**vi. Whereas**, the Principals are also a principals of 4 other locations operating under this same name and method of operation, including one in CB2; and,

**vii. Whereas**, there are currently approximately 21 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant Wine License for **BSL Carmine Inc., d/b/a Bluestone Lane Carmine, 30 Carmine 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**16. All The Little Owls, LLC, d/b/a TBD, 535 Hudson St. 10014 (New OP, previously unlicensed, basement only)**

- i. Whereas**, the applicant appeared before CB2's SLA Licensing committee to present an application for a new on-premise tavern liquor license to operate a tavern/bar with food in a previously unlicensed basement only location for a "neighborhood cocktail bar serving small plates and a focus on sustainable practices"; and,
- ii. Whereas**, the premises is located in the basement of a 5-story mixed-use residential building with an indicated address on Hudson Street according to materials presented to CB2, Man. by the applicant, but the actual entrance is a staircase leading to the basement located on Charles St., the building itself is located on the Northwest corner of Charles St. and Hudson St. with two existing eating and drinking establishments on the ground floor, the proposed basement premises is in a 1,800 sq. ft. space with 12 tables and 39 seats and 1 stand up bar with 11 seats; a certificate of occupancy dated 5/1/1990 was presented by the applicant to show allowable use of the basement, which has never been used before for an eating and drinking establishment or any other public use that could be recalled by neighbors, but it became clear that this was submitted in error and was no longer valid because an addition was added to the basement in the last few years and a subsequent Alt 1 job filing with the NYC Department of Buildings is pending but no new certificate of occupancy has yet been issued, the applicant stated that the certificate of occupancy dated 5/1/1990 was valid but could not explain how the new addition which is part of the basement premises could possibly be included in the certificate of occupancy

issued almost 25 years prior and had no valid explanation or presentation prepared as to how they planned to address this situation; as part of its liquor license review process, CB2, Man. specifically requests a written explanation if there is no current or applicable Certificate of Occupancy as to how the applicant plans to remedy the situation; and,

**iii. Whereas,** the hours of operation presented are 5PM to 12PM Sunday, 6PM-1AM Monday to Thursday and 6PM to 2AM Friday and Saturday, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's; and,

**iv. Whereas,** there are 17 on-premise liquor licenses and 6 beer & wine license within 500 feet of the proposed premises including a restaurant wine license in the same building with an adverse history with CB2, Man. and local neighbors (see CB2 resolutions for Slice West Village Ltd. SN#1229971), there are an additional 18 on-premise liquor licenses and 6 beer and wine licenses within 750 ft.; and

**v. Whereas,** a number of emails and letters were received in opposition and 12 speakers spoke in opposition, among the issues raised were **(1)** that there are already an overwhelming number of liquor licenses in the immediate area and a new tavern/bar style operation was not needed or unique and that specialty high end cocktails and small plates from sustainable practices (i.e. farm to table) are available throughout this area in abundance and are by no means unique; **(2)** the proposed bar and entrance is located on a quiet residential street – Charles Street – this use for a destination location would dramatically increase the amount of traffic on a residential street, and the stairs leading to the basement are next to and directly below residential windows and no measures for sound attenuation from patrons using the stairwell was presented to mitigate impacts to the residential bedrooms located directly above except for installation of a small awning, no appropriate measures for crowd control were presented or for managing smokers and the rear wall of the basement in the newly constructed basement addition backs onto a residential quiet internal courtyard and gardens and their were concerns noise would leak into the residential rear yard donut through doors, windows and walls from the proposed premises at the rear basement level; **(3)** the premises has never previously been licensed; **(4)** the building landlord has done nothing to address existing and ongoing noise issues from ventilation and rooftop mechanicals and rooftop parties from residential tenants and adding a licensed premises will exacerbate current noise issues; **(5)** existing mechanicals including ventilation and AC units from the two existing eating and drinking premises in the building continue to create noise problems and have not been remedied (see CB2 resolutions for SN1229971) and any new mechanicals and venting from this new establishment will only add to and exacerbate the existing conditions; **(6)** the proposed hours are inappropriate to a residential neighborhood and other licensed premises on the ground floor in the area operate with less hours and are profitable; **(7)** this basement space is inappropriate for this proposed purpose and this use for a bar in the basement has been objected to by the local block association since 2012 – a petition sent to the landlord in opposition with 159 signatures dated 2012 regarding the build out and change of the basement use was presented; **(8)** this is a residential neighborhood dominated by working families and individuals and late night drinking and “alcohol tourism” is becoming a serious problem; **(9)** while the applicants may present themselves as being some of the top mixologists, this operation is still a bar/tavern with similar and associated problems and quality of life impacts; **(10)** the applicants claim this is a neighborhood bar/tavern yet their marketing and notoriety is such that the other premises in which they are involved, own and are known for are world renowned award winning destination locations, additionally those other premises which they operate were previously licensed or parts of other licensed premises prior to the principals opening establishments in those locations **(11)** the model of taking names and phone numbers of patrons for destination locations such as this leads to a constant influx of people and generates buzz from those who come and go after the premises is full (the patrons only allow for minimal standees

inside after seats are full) and patrons often end up waiting on the streets nearby and loitering under residential windows, neighborhood establishments are not destination locations located on residential side streets, even on a slow night the constant in and out of patrons to simply find out a premises is already full results in a burden of increased noise, foot traffic and vehicular traffic on a residential street; (12) other premises in the neighborhood have similar policies of taking phone numbers for patrons when they are full and the unintended consequence is residential areas with small knots of people constantly waiting around talking and making noise at all hours where they did not previously exist; (13) it was also articulated that this is just simply the wrong place for this type of operation, Hudson Street has already been narrowed from 5 lanes to 2 lanes with two lanes for parking and a protected bike lane – adding another destination location in a basement results in added cab and for hire vehicle trips and people driving in which results in blocked traffic as cars have to stop in one of only two traffic lanes, the area is “not saturated, its soaked”; and,

**vi. Whereas,** a petition in opposition to the issuance of an on-premises liquor license for this applicant with 49 signatures of immediate local residents was presented, a petition from 2012 to the landlord of the proposed premises indicating opposition to the construction of the proposed premises for an eating and drinking establishment with 159 signatures of immediate local residents was also presented; and,

**vii. Whereas,** the principles are principles in several other licensed premises and have extensive experience, one of which is a destination location Death & Co. operated in a similar fashion located on 9<sup>th</sup> Street in the East Village and for which there are no known complaints according to the applicant, but the applicant conceded that the premises was licensed prior to opening the current operation there and that it is located on the ground floor; their intentions at this location on Charles Street is to create a place of refuge for local residents, there will be no waiting lines with their system of taking names and phone numbers at the door after they are full and sending patrons to other establishments, there will be minimal signage; their uniqueness is created around their approach, care, level of hospitality, quality, embracing local community and immediate neighbors, employing loyal staff with low turnover, employing professional fulltime bartenders; they approach cocktails the way a chef approaches food with high quality unique ingredients and curated menus that will change seasonally; this location on Charles St. presents itself as an opportunity as they could not afford the many existing vacant previously licensed locations in the area or the overhead at those locations and after looking at many spaces felt that this was the best location to build their business and a new community for local residents and their businesses’ staff; and,

**viii. Whereas,** two speakers spoke in favor of the applicant citing their existing operations in other locations, a number of letters in support were presented, and a petition was presented by the applicant, *but it was unclear what the petition was for*, the heading on the petition indicates the application is for a restaurant, with no address, no indication of the basement space, no hours of operation and no indication of who the petition is for, there were 29 signatures but it was unclear what they were supporting and what they represented; and,

**ix. Whereas,** there are already many bars and restaurants which provide the same or similar services in the area, there being no coherent reason for adding yet another licensed establishment where there are vacancies in previously licensed locations elsewhere for such purpose, there being no permits proffered demonstrating permission to use or occupy the premises as proposed and there is no public interest established; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial to **All The Little Owls, LLC, d/b/a TBD, 535 Hudson St. 10014** on its application seeking a new on-premise liquor license; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the Liquor Authority, CB2, Man, respectfully requests that this item be calendared to appear before the Full Board of the Authority and that CB2 and any interested community members be notified in advance of the meeting.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **17. Phil Alotta/Daniel Alotta or an entity to be formed, 308 Spring St. 10013**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a full service restaurant featuring burgers which will be open for breakfast, lunch and dinner, the applicant's original 30 day notice improperly noted the address as 310 Spring St.; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license for a location in a mixed-use building located on the corner of Spring St. and Renwick St. for a roughly 1,600 sq. ft. premise located on the ground floor and basement (1,100 ground floor, 600 sq. ft. basement - basement has no patron use) previously occupied by another licensed premises, the Emerald Pub #1028407, the proposed premises will have 19 tables and 38 seats and 1 stand up bar with 12 seats on the interior, for a total of 50 seats inside, there will be a future application for a sidewalk café which will be located on both Spring St. and Renwick St. (the applicant has stated that they will consider having less seats than permitted on the Renwick St. side at the time of their future sidewalk café application), there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be Sunday to Thursday from 7AM to 1AM, and Friday and Saturday from 7AM to 2AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), there will be a future sidewalk café, but it is not included in this application, music will be quiet background only consisting of music from ipod/cd's (i.e. no

active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as a full service restaurant featuring burgers, which will be open for breakfast, lunch and dinner.
2. The hours of operation will be Sunday to Thursday from 7AM to 1AM, and Friday and Saturday from 7AM to 2AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than 2 televisions no larger than 46 inches. There will be no projectors.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will close all doors and windows at 10 PM every night and any time there is sound on the televisions (except for patron ingress and egress).
10. There will be no volume on the two televisions.
11. Any future sidewalk café will close by 10PM Sunday to Thursday and 11PM Friday and Saturday. No patrons will remain in sidewalk café after stated closing time.
12. Any windows installed on Renwick St Façade beginning south of a line from the kitchen door as indicated on provided diagrams will be a fixed façade and will be non operable.
13. When applying for a sidewalk café, applicant will consider reducing the number of tables and chairs on Renwick St. side Sidewalk Café in consideration of the noise on this residential block.

**v. Whereas,** the applicant did have discussions with several local residents, including those representing residential buildings in the immediate area, and after hearing residents concerns the operator modified his proposed method of operation including a reduction in closing hours of both the interior and exterior, there were also additional concerns that this immediate neighborhood has transformed in recent years as a result of residential development and the impact of late night operations and noise is important in consideration of any new licensed premises; and,

**vi. Whereas,** one of the Principals is also a principal of several other current and past licensed establishments; and,

**vii. Whereas,** there are currently approximately 12 On Premise Liquor Licenses within 500 ft. of the premises and an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Restaurant On Premise Liquor License for **Phil Alotta/Daniel Alotta or an entity to be formed, 308 Spring 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **18. Café Nadery, LLC, d/b/a Café Nadery, 16 W. 8th St. 10011 (upgrade from RW to OP)**

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for an upgrade application for an existing restaurant wine license (SN#1270012) to a restaurant on-premises liquor license for an existing Persian café/restaurant and Cultural Center as described; the applicant originally appeared before CB2 Manhattan in April 2013 presenting an application for restaurant on-premise liquor license, but at that time agreed to seek a restaurant wine license only given concerns from the local community; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license for a location in a commercial use building located on West 8<sup>th</sup> Street between Fifth Avenue and MacDougal Street for a roughly 1,000 sq. ft premise located on the ground floor only, the proposed premises has 20 tables and 40 seats and 1 stand up bar with 10 seats for a total of 50 seats, there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation are Sunday from 11AM to 12AM, Monday to Thursday from 11AM to 12AM and Friday and Saturday from 10AM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), there is no sidewalk café included in this application and sidewalk cafes are not permitted at this location, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only

passive prearranged music), there will may be one T.V. if the future, there will be occasional live music from acoustic instruments only and will only occur between 7 p.m. and 10 p.m., all doors and windows will be closed at all times except for patron ingress and egress, there will be no d.j. and no promoted events or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the Applicant executed an updated stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the new on-premise liquor license stating that:

1. The premises will be advertised and operated as a Persian Café and Cultural Center.
2. The hours of operation will be Sunday from 11AM to 12AM, Monday to Thursday from 11AM to 12AM and Friday and Saturday from 10AM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than 1 television no larger than 42 inches. There will be no projectors.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes. There will be no sidewalk café or outdoor benches (not permitted).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, promoted events or any event where a cover fee is charged.
9. The Premises will not have French doors, operable windows or open facades keep all doors and windows closed at all times (except for patron ingress and egress).
10. There may be live music but it will only occur between 7PM to 10PM. And will include acoustic instruments only (not electronic and no amplification).
11. There will be no sales of pitchers of beer/carafes of wine.
12. There will be a hands-on policy regarding outside patron noise and issues will be addressed immediately.
13. Steps will be taken to reduce any sound leakage that occurs from the front door when it is opened.
14. There will be no unlimited drink or unlimited food and drink specials.

**v. Whereas,** the applicant did have discussions with the West 8th St. Block Association which stated that they had no objection at this time the this application and further stated that this operator had not only operated their establishment exactly as was presented several years ago in particular in regards to the cultural component, but had also operated as a good neighbor and embodied the spirit of Greenwich Village Coffee Shops as cultural centers with a unique twist which for the most part no longer exist, he did state that the Block Association would consider opposing future applications at this location by any subsequent operators however as they felt this operator was unique and in the public interest, their were some concerns by the committee regarding the finances of the operation, but the applicant was able to ally those concerns as presented at the meeting, there are currently 12 more years on the lease and the operator intends to operate for the duration of the lease; the operator presented a detailed explanation of the premises and outlined the operation as it exists and submitted materials which the committee felt was unique to this area and specific to this application, and,

**vi. Whereas,** there are currently approximately 17 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Restaurant On Premise Liquor License for **Café Nadery, LLC, d/b/a Café Nadery, 16 W. 8th St. 10011** 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **19. Lartusi Restaurant LLC, d/b/a L'Artusi, 228 W. 10th St. 10014 (New OP/Transfer)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a full service restaurant via a "transfer" application, the operating Principal in the new entity, Joseph Campanale, is also an operating principal in the current entity, there will be no changes to the current method of operation; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license via a "transfer" application for a location in a mixed-use building located on West 10<sup>th</sup> St. between Bleecker St. and Hudson St. on the first and second floor for a roughly 2,600 sq. ft. premise (1,750 ground floor, 850 sq. ft. second floor) currently occupied by 228 West 10<sup>th</sup> Street, LLC #1217898, the proposed premises will have 28 tables and 86 seats, 1 Chef's counter around the kitchen with 12 seats and 1 stand up bar with 22 seats for a total of 120 seats, there is an existing Certificate of Occupancy and Place of Assembly Permit; and,

**iii. Whereas**, the hours of operation will be Sunday from 11AM to 1AM, Monday to Friday from 5PM to 1AM and Saturday from 10AM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 9PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the Applicant executed a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as a full service restaurant as described and presented.
2. The hours of operation will be Sunday from 11AM to 1AM, Monday to Friday from 5PM to 1AM and Saturday from 10AM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors and windows at 9 PM (except for patron ingress and egress).
10. There is no sidewalk café included in this application (not permitted).
11. There will be no unlimited drink specials.

**v. Whereas,** a member of the public appeared and spoke in support of the applicant; and,

**vi. Whereas,** the operating Principal is also a principal of several other currently licensed establishments with no know complaints; and,

**vii. Whereas,** there are currently approximately 19 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **Lartusi Restaurant LLC, d/b/a L’Artusi, 228 W. 10th 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **20. Dellanima Restaurant, LLC, d/b/a Dell'Anima, 38 8th Ave. 10014 (New OP/Transfer)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a full service restaurant via a "transfer" application, the operating Principal in the new entity, Joseph Campanale, is also an operating principal in the current entity, there will be no changes to the current method of operation; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license via a "transfer" application for a location in a mixed-use building located on 8<sup>th</sup> Avenue between West 12<sup>th</sup> St. and Jane St. on the ground floor for a roughly 900 sq. ft. premise currently occupied by 38 8<sup>th</sup> Avenue, LLC #1199509, the proposed premises will have 14 tables and 28 seats, 1 Chef's counter with 6 seats and 1 stand up bar with 10 seats for a total of 44 interior seats, there is also a currently licensed sidewalk café included in this application for which the existing Sidewalk Café License will be assigned which includes 7 outdoor tables and 14 outdoor seats, there is an existing Certificate of Occupancy; and

**iii. Whereas**, the hours of operation will be Saturday and Sunday from 11AM to 1AM and Monday to Friday from 5PM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as a full service restaurant as described and presented.
2. The hours of operation will be Saturday and Sunday from 11AM to 1AM and Monday to Friday from 5PM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors and windows at 10 PM (except for patron ingress and egress).
10. This application includes a sidewalk café with 7 tables and 14 seats.
11. There will be no unlimited drink specials.

**v. Whereas,** the Applicant reached out to the local block association and a member of the public appeared and spoke in support of the applicant; and,

**vi. Whereas,** the operating Principal is also a principal of several other currently licensed establishments with no know complaints; and,

**vii. Whereas,** there are currently approximately 17 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **Dellanima Restaurant, LLC, d/b/a Dell’Anima, 38 8th Ave. 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **21. Anfora NY, LLC, d/b/a Anfora, 34 8th Ave. 10014 (New OP/Transfer)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a full service restaurant via a "transfer" application, the operating Principal in the new entity, Joseph Campanale, is also an operating principal in the current entity, there will be no changes to the current method of operation; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license via a "transfer" application for a location in a mixed-use building located on 8<sup>th</sup> Avenue between West 12<sup>th</sup> St. and Jane St. on the ground floor for a roughly 850 sq. ft premise currently occupied by 34 8<sup>th</sup> Avenue, LLC #1230359, the proposed premises will have 6 tables and 30 seats and 1 stand up bar with 20 seats for a total of 50 interior seats, there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be Sunday from 3PM to 1AM and Monday to Saturday from 3PM to 2AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas**, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as a full service restaurant as described and presented.
2. The hours of operation will be Sunday from 3PM to 1AM and Monday to Saturday from 3PM to 2AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors and windows at 10 PM (except for patron ingress and egress).
10. There is no sidewalk café included in this application.
11. There will be no unlimited drink specials.

**v. Whereas**, the Applicant reached out to the local block association and a member of the public appeared and spoke in support of the applicant; and,

**vi. Whereas**, the operating Principal is also a principal of several other currently licensed establishments with no know complaints; and,

**vii. Whereas**, there are currently approximately 19 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **Anfora NY, LLC, d/b/a Anfora, 34 8th Ave. 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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Director  
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NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **22. BKUK 7 Corp., d/b/a TBD, 1 7th Ave. South 10014 (New OP)**

**i. Whereas**, the Applicant re-appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the Liquor Authority for a new restaurant on-premises liquor license for a "family style restaurant serving Italian food"; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license for a location in a mixed-use building located on the corner of 7<sup>th</sup> Avenue South and Carmine St. for a roughly 1,150 sq. ft. premise located on the ground floor and cellar (basement has no patron use) previously occupied by another licensed premises, Ayza Upper West Side, Inc. #1258707, the proposed premises will have 15 tables and 35 seats and 1 stand up bar with 13 seats on the interior, for a total of 48 seats inside, there is also an existing sidewalk café located on 7<sup>th</sup> Avenue South façade only which includes 18 tables and 36 seats included in this application (the existing DCA Sidewalk Café License will be acquired through an assignment to the applicant), there is an existing Certificate of Occupancy; and

**iii. Whereas**, the hours of operation will be Sunday to Thursday from 11AM to 12AM, and Friday to Saturday from 11AM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

**iv. Whereas,** the Applicant executed a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as a family style Italian restaurant as described.
2. The hours of operation will be Sunday to Thursday from 11AM to 12AM, and Friday to Saturday from 11AM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions or projectors.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors and windows at all times except for patron ingress and egress.
10. No speakers or amplified music will be located in the sidewalk café.
11. There will be a sidewalk café only on the 7<sup>th</sup> Avenue Side façade as the previous operator at this location had and for which an assignment will be sought.
12. The sidewalk café will continue to close at 12AM 7 days a week.
13. There will be a full food menu until closing and the kitchen will remain open until closing.

**v. Whereas,** the applicant did have discussions with the local block association which did not indicate any opposition and the building owner appeared in support, there were some concerns that the applicant has an adverse history with another Community Board at another of his licensed premises as evidenced by letters and resolutions on CB4 Manhattan’s website, the applicant stated those issues had been resolved, there were also some concerns regarding the electric kitchen and ventilation which resulted in the layover of the presentation of this application in December/2015, this month the applicant provided documentation and pictures showing the existing conditions, there were also concerns that the current/previous operator at this location was a specialty dessert operation and which had obtained an on-premise license for the express purpose of serving “special cocktails that you have with chocolate” and that this operation that is being presented in this application is similar to many others in the area, the applicant agreed to reduce their closing hours to those indicated in consideration of those concerns; and,

**vi. Whereas,** the Principals is also a principal of 6 other licensed establishments; and,

**vii. Whereas,** there are currently approximately 27 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and,

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of a new Restaurant On Premise Liquor License for **BKUK 7 Corp., d/b/a TBD, 1 7th Ave. South 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **23. Amber Village 135, Inc., d/b/a Amber, 135 Christopher St. 10014 (New OP/Transfer)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a full service Asian restaurant as described via a "transfer" application, the new Principal in the new entity making this application is the wife of the current principal/operator, there will be no changes to the current method of operation; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license via a "transfer" application for a location in a mixed-use building located on Christopher St. between Hudson St. and Greenwich St. on the ground floor for a roughly 1,000 sq. ft. premise currently occupied by Amber Village, Inc. #1260707, the proposed premises will have 12 tables and 21 seats and 1 stand up bar with 5 seats for a total of 26 interior seats, there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday and Saturday from 12PM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas**, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as an Asian restaurant as described (no changes to previous operation at this location).
2. The hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday and Saturday from 12PM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than 1 television no larger than 42 inches. There will be no projectors.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors and windows at 10 PM except for patron ingress and egress.
10. There is no sidewalk café include in this application (not permitted).
11. There will be no unlimited drink specials/no unlimited food & drink specials/no Pitchers of Beer.

**v. Whereas**, there are currently approximately 14 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and,

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends denial of a new Restaurant On Premise Liquor License for **Amber Village 135, Inc., d/b/a TBD, 135 Christopher 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **24. Sixth on Sixth, LLC, d/b/a Shorty's, 469 6th Ave. 10011 (New OP)**

- i. Whereas**, the applicant appeared before CB2's SLA Licensing committee to present an application for a new on-premise liquor license to operate a restaurant/bar in a ground floor storefront for a "restaurant focusing on authentic Philly steaks and sandwiches"; and,
- ii. Whereas**, the premises is located in a 3 story mixed use residential building located on 6<sup>th</sup> Avenue between West 11<sup>th</sup> Street and West 12<sup>th</sup> Street in a 1600 sq. ft premises (1,200 sq ft on the ground floor and 400 sq ft in the basement – no patron use of basement) with 18 tables and 42 seats and 1 stand up bar with 8 seats for a total of 50 seats, there is no Certificate of Occupancy and no "letter of no objection" was presented from the buildings department; and,
- iii. Whereas**, the hours of operation presented were 11AM to 1AM Sunday to Thursday and from 12AM to 2AM Friday and Saturday, music was indicated as from ipods/cds, the applicant indicated that there would be 4-6 TV's with no specifics, that there were no plans to install sound proofing, no indication was provided what times they would close any operable windows or doors, no d.j. was indicated, no promoted events were indicated, no scheduled performances or cover fees were indicated; and,
- iv. Whereas**, when pressed further on the "method of operation" which was not clearly presented in materials presented to CB2, it became clear that while this operation focuses on authentic Philly steaks and sandwiches, there is a significant focus on operation as a sports style bar with many TV's, essentially a TV on any surface large enough to accommodate large TV's, sandwiches and salads and

fast “casual” foods such as this are already readily available in the area and offering sandwiches and salads is not unique to the area, nor is offering a sports bar environment; there was frustration on the part of the committee in that the applicant was not very forth coming on the importance of the sports component to the method of operation, in particular the importance of large TV’s, large numbers of beers on tap and whiskey walls etc.; and,

**v. Whereas,** the applicant did not provide any petitions in support, provided no indication of any out reach to immediate or local neighbors in the vicinity or across the street except to state they rang the bell of the apartments in the proposed building only, no one spoke in favor, the applicant did state that they had reached out to a number of community organizations listed on CB2’s website as a courtesy, but they did not receive any responses or the emails bounced back, the applicant did not in those emails provide any outline of the proposed business or method of operation in any detail, it does not appear that any of the community groups which were contacted covered this immediate area; and,

**vi. Whereas,** the previous entity at this location operated as a high end quiet restaurant closing prior to midnight each evening with seating primarily through reservations; and

**vii. Whereas,** there was significant concern that the applicant stated that he had no plans to soundproof the establishment and that the landlord told him it was soundproofed already – the previous operator was a quiet high-end restaurant closing by midnight and not a sports bar/restaurant/tavern, the applicant stated that he always took care of those issues but was unable to provide a plan on how he would address this or indicate precisely what exists at the location in respect to sound proofing measures; there were significant concerns regarding the method of operation at this location and their impact on noise and quality of life given that the similarly run operations the applicants operates in other locations in Manhattan were advertised as open late with 20+ beers on tap, whiskey walls, happy hours – no plans were presented to address how these concerns might be tackled; the applicant was unable to provide any reasons for the uniqueness of the operation except that offering Philly steaks was unique and that this was a “Philly bar” showing primarily Philadelphia and New York Sports Teams on TV when they were playing (but that when NY or Philly teams were not playing they would have other sporting events on the TV’s most all of the time) and that because this was a dense neighborhood they would be doing a “ton” of deliveries; when asked about noise that is regularly associated with sports bars and fans cheering during sporting events, no response in how this would be addressed was provided; when asked how patrons leaving all at once after a game would be managed, it was indicated that none was needed – but this is a regular complaint in this community in regards to quality of life concerns; and,

**viii. Whereas,** several residents submitted letters in opposition and questioned any public interest that might exist from this operation and pointed out shot specials advertised, many online reviews indicating over service of patrons, dancing, loud events, and the high focus on alcoholic drinks, and that this type of premises would have a significant impact on noise and quality of life through the style of operation particularly in contrast to the previously licensed location and additionally there were concerns that the venting for cooking Philly steaks and similar would not be adequate and odors would impact adjacent buildings; and,

**ix. Whereas,** New York Public School 41 is located on West 11<sup>th</sup> Street with a small frontage on Sixth Avenue (making this a corner location); PS 41’s primary entrance appears to be well within 200 ft of the entrance of this proposed establishment as measurements are conducted for the 200’ rule in a straight line; while an on-premise liquor license was previously issued for this location, it seems to have been done so in error and CB2 Manhattan request that the Liquor Authority review this matter; and,

x. **Whereas**, there are already many bars and restaurants and eating establishments which provide the same or similar services in the area, there being no coherent reason for adding yet another licensed establishment which would impact residential quality of life and noise, there being no permits proffered demonstrating permission to use or occupy the premises as proposed and there is no public interest established;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** to **Sixth on Sixth, LLC, d/b/a Shorty's, 469 6th Ave. 10011** on its application seeking a new on-premise liquor license; and **THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the Liquor Authority, CB#2, Man, respectfully requests that this item be calendared to appear before the Full Board of the Authority and that CB2 be notified in advance of the meeting.

Vote: Passed, with 33 Board members in favor, and 3 in opposition (K. Berger, T. Connnor, R. Sanz).

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:**

**25. 2nd City West Village, LLC, d/b/a 2nd City, 525 Hudson St. 10014 (New OP – layover)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 14<sup>th</sup>, 2016, the Applicant requested to layover this application for a new on-premise liquor license because their plans did not include a restroom for patrons, the only restroom presented was in a location for which patrons would need to transit through the kitchen of the establishment, local residents also were prepared to voice opposition, the applicant will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **2nd City West Village, LLC, d/b/a 2nd City, 525 Hudson St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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Daniel Miller, *Assistant Secretary*

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **26. 10 Downing Restaurant, LLC, d/b/a Clover Grocery, 259 6th Ave. 10014 (New RW - layover)**

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on January 14<sup>th</sup>, 2015, the Applicant requested to layover this application for a new restaurant wine license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed; and

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **10 Downing Restaurant, LLC, d/b/a Clover Grocery, 259 6th Ave. 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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February 5, 2016

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **27. HogSalt, d/b/a TBD, 4 Charles St. 10014 (New OP – layover)**

**Whereas**, prior to this months CB2, Manhattan's SLA Licensing Committee #2 Meeting on January 14<sup>th</sup>, 2015, the Applicant's Attorney requested to layover this application for a new restaurant on-premise liquor license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **HogSalt, d/b/a TBD, 4 Charles St. 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Robert Ely, Chair  
SLA Licensing 1 Committee  
Community Board #2, Manhattan



Carter Booth, Chair  
SLA Licensing 2 Committee  
Community Board #2, Manhattan



Tobi Bergman, Chair  
Community Board #2, Manhattan

TB/fa

cc: Hon. Jerrold L. Nadler, Congressman  
Hon. Deborah J. Glick, NY State Assembly Member  
Hon. Brad Hoylman, NY State Senator  
Hon. Daniel L. Squadron, NY State Senator  
Hon. Gale Brewer, Man. Borough President  
Hon. Corey Johnson, Council Member  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member  
Kerri O'Brien, Deputy Commissioner of Licensing NY State Liquor Authority  
Michael Jones, Deputy Chief Executive Officer, NY State Liquor Authority  
Jonathan Rodriguez, Hearing Bureau, NY State Liquor Authority  
SLA Examiners