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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

March 24, 2026

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on March 19, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Air Mail 546 Hudson St LLC dba Air Mail 546 Hudson St 10014 (WBC–Tavern) (Corporate Change) (*appearance waived*)

- i. **Whereas**, the Applicant originally appeared before Community Board 2, Manhattan (CB2M) in December/2024 to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate a retail store and newsstand with an accessory café in a previously unlicensed ground floor retail store located within a four (4)-story mixed-use building (ca.1852, altered 2015) on Hudson Street between Perry and Charles Streets (Block #621/Lot #6), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the instant application is for a Corporate Change due to the acquisition of Air Mail LLC by Puck Holdings LLC where Air Mail LLC was and remains 100% owner of Air Mail 546 Hudson Street LLC, there is no change in method of operation, the new principal has executed and had notarized a Stipulations Agreement with CB2M which reflects the original stipulation agreement signed on 12/13/2024 that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license, with those stipulations being as follows:
 1. The premises will be advertised and operated as a retail store and newsstand with accessory café.
 2. Hours of operation will be Sundays through Saturdays from 8 AM to 8 PM.
 3. 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. Will operate with accessory backyard seating for not more than 12 persons without cooking. Patrons will not be permitted to hold zoom meetings or phone calls in the backyard. There will be no exterior music, speakers or TVs.
5. Will not operate back yard area past 7 PM daily. Door to the back yard will be closed and there will be no patrons or staff in the back yard after 7 PM daily.
6. Will not operate any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Dining Out NYC program.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows any time there is music playing on the interior premises.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises except for use of the bathroom.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials.
15. Will not have dancing, DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades.
16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

iii. **Whereas**, as the Applicant signed and executed the stipulation agreement prior to CB2M's SLA Licensing Committee meeting, appearance at the meeting was waived; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Corporate Change to the existing Tavern Wine license for **Air Mail 546 Hudson St LLC dba Air Mail 546 Hudson 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 NYSLA Liquor License.

Vote: Unanimous, 33 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Michael Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Man. Borough President
Hon. Erik Bottcher, NYC Council Member
Hon. Christopher Marte, NYC Council Member
Hon. Harvey Epstein, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Tuesday March 3, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Sarah Personette** as a qualified representative of **Air Mail 546 Hudson Street LLC dba Air Mail** located at **546 Hudson Street, New York, New York 10014** agree to the following stipulations:

RECEIVED BY
COMMUNITY BOARD 2, MANHATTAN

MAR 09 2026

Application Type: ☐ OP Restaurant/Tavern ☐ RW ☒ TW ☐ Alteration ☐ Other:

☒ Premise will be advertised and operated as a retail store and newsstand with accessory café.

☒ Hours of operation:

Sunday:	8 AM	to	8 PM	Thursday:	8 AM	to	8 PM
Monday:	8 AM	to	8 PM	Friday:	8 AM	to	8 PM
Tuesday:	8 AM	to	8 PM	Saturday:	8 AM	to	8 PM
Wednesday:	8 AM	to	8 PM				

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- ☒ Will operate with less than a full service kitchen but will serve food during all hours of operation.
- ☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
- ☒ Will operate with accessory backyard seating for not more than 12 persons without cooking. Patrons will not be permitted to hold zoom meetings or phone calls in the backyard. There will be no exterior music, speakers or TVs.
- ☒ Will not operate back yard area past 7 PM daily. Door to the back yard will be closed and there will be no patrons or staff in the back yard after 7 PM daily.
- ☒ Will not operate any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Dining Out NYC program.
- ☒ Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
- ☒ Will not have televisions.
- ☒ Will close all doors and windows any time there is music playing on the interior premises.
- ☒ Will not have patron occupancy/service to any portion of the basement of licensed premises except for use of the bathroom.
- ☒ Will not install or have French doors, operable windows or open facades.
- ☒ Will not make changes to the existing façade except to change signage or awning.
- ☒ Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
- ☒ Will not have unlimited drink or unlimited food and drink specials.

Will not have: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Any event where cover fee is charged

☒ Scheduled Performances ☒ Velvet ropes or metal barricades ☒ Security Personnel/Doorman.

☒ Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.

☒ Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

Name: Whitney Charles

Phone Number: 847-924-4281

Signed

Whitney Charles

Print Name

Whitney Charles

Whitney Charles
Commissioner of Deeds

No. 2-14633

Cert. Filed in New York & Kings County

Commission Expires February 1, 2028

The Ups Store, 82 Nassau Street, New York, NY 10038

Tel: 212-406-9810

Sworn to this 03 day of march 2026