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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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:

L'Industrie Little Italy LLC 197 Grand St 10013 (WBC–Tavern)

- i. **Whereas**, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a new Tavern Wine license to operate a pizzeria on the ground floor of a seven (7)-story commercial building (ca. 1900, altered 1988) on Grand Street between Mulberry and Mott Streets (Block #237/Lot #14), the building falling within the Special Little Italy District and
- ii. **Whereas**, the ground floor premises is approximately 1,366 sq. ft.; there will be four (4) tables with 16 seats, two (2) counters with 12 seats and one window counter with four seats for waiting patrons for a total seated occupancy of 32 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; there is an existing accordion door which the Applicant stated will remain closed; there is no outdoor seating included with the application; and
- iii. **Whereas**, the proposed hours of operation will be from 12 PM to 10 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs; there will be no televisions; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no security personnel or doormen; and
- iv. **Whereas**, the premises was most recently licensed for the service of alcohol under Margherita Corp dba Margherita since approximately 2015, at first with a restaurant wine license to 2019 (Lic ID #0240-17-109264) and then with an on-premises liquor license from 2017 (Lic ID #0340-23-129658, exp 5/31/27), the prior licensee having last appeared before CB2M in

[June/2021](#) to add the adjacent storefront to their licensed premises which CB2M unanimously recommended be approved; and

- v. **Whereas**, the Applicant has another licensed premises within CB2M under the name L'Industrie WV LLC dba L'Industrie Pizzeria (Lic ID #0267-24-124450) at 104 Christopher Street where numerous complaints have been received by CB2M about the long lines congesting the sidewalk and blocking the frontage of neighboring businesses, the Applicant stating they have staff outside to encourage patrons to place their order online and return when it is ready and are using text messaging to interact with patrons in an effort to significantly reduce the lines; the location of the instant application being larger with room to accommodate some waiting patrons inside which they hope will prevent lines at this new location; the Applicant also stating while there is no sidewalk café included with the instant application they hope to apply for one in the future and will return to CB2M at that time, the Applicants being made aware that a clear path needs to remain on the sidewalk for passing pedestrians which will be impossible to achieve if they have both a sidewalk café and a line, the Applicant was being strongly encouraged to find a way to manage the lines at this new location including having the line go back and forth in front of their premises so as not to expand in front of other adjacent buildings; and
- vi. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 88 active licensed premises and an additional 11 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Restaurant Wine liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a pizzeria with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 12 PM to 10 PM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows by 10 PM every night, allowing only for patron ingress and egress.
 - 8. Will keep any lines immediately next to the storefront premises, leaving the curbside of the sidewalk clear for pedestrian passage and will not block any adjacent premises. Additionally will use an electronic messaging system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 - 9. Will not make changes to the existing façade except to change signage or awning.

10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances or security personnel/doorman.
13. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine liquor license for **L’Industrie Little Italy LLC 197 Grand St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

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 Friday, March 13, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Nicholas Baglivo** as a qualified representative of **Lindustrie Little Italy LLC dba Lindustrie Pizzeria** located at **Street, New York, NY 10012** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a pizzeria

☒ Hours of operation:

Sunday:	12 PM	to	10 PM	Thursday:	12 PM	to	10 PM
Monday:	12 PM	to	10 PM	Friday:	12 PM	to	10 PM
Tuesday:	12 PM	to	10 PM	Saturday:	12 PM	to	10 PM
Wednesday:	12 PM	to	10 PM				

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

- ☒ Will operate a pizzeria with less than a full service kitchen but will serve the full food menu 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.
 - ☒ There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - ☒ Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - ☒ Will not have televisions.
 - ☒ Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - ☒ Will keep any lines immediately next to the storefront premises, leaving the curbside of the sidewalk clear for pedestrian passage and will not block any adjacent premises. Additionally will use an electronic messaging system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 - ☒ 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 "boozy brunches." No pitchers of beer.
- Will not have: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Any event where cover fee is charged
☒ Scheduled Performances ☒ 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.
 - ☒ Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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

Name:

Nicholas Baglivo

Phone Number:

347-622-6752

Signed	Print Name Nicholas Baglivo	Dated 3/11/26
Sworn to this <u>11</u> day of <u>March</u>, 2026		
ANTONIO PASQUARIELLO NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02PA6045906 Qualified in Queens County Commission Expires August 21, 2026		

CB2 and Applicant/Licensee request that the SLA add these stipulations to the ANTONIO PASQUARIELLO

ANTONIO PASQUARIELLO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02PA6045906
Qualified in Queens County
Commission Expires August 21, 2026