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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:

Melda Comedy LLC dba Greenwich Village Comedy Club 99 MacDougal St, lower level 10012 (OP–Tavern) (Corporate Change) (*appearance waived*)

- i. **Whereas**, the instant application is for a Corporate Change due to the death of the principal with 100% of the assets transferring to his wife, there is no change in method of operation; the Licensee originally came before Community Board 2, Manhattan in April/2012 to present an application for an On-Premises license to operate a comedy club with 65 table seats and no bar with a maximum legal capacity of 74 persons in a mixed-use building on MacDougal Street between Bleecker and West 3rd Streets; and
- ii. **Whereas**, there being an extensive set of stipulations agreed to with the local block association, Bleecker Area Merchants & Residents Association (BAMRA) in 2012 as well as stipulations with CB2M, the new principal signed and executed the stipulation agreement with CB2M which includes the original stipulations agreed to with BAMRA, with those stipulations as follows:
 1. Premises will be advertised and operated as a comedy club.
 2. The hours of operation will be Sunday through Thursday from 4 PM to 12 AM and Fridays and Saturdays from 4 PM to 2 AM. No patrons will remain after stated closing time.
 3. Will operate as a comedy club only.
 4. Will not have Live Acts, DJs, DJ booths or Live Bands.
 5. Will use an assigned seating/ticket/bracelet system
 6. Will not allow lines outside prior to shows.
 7. Will adhere to all stipulations originally agreed to with BAMRA in April/2012 (minus “no barker” stips) (*attached to CB2M’s stipulation agreement*).

8. "Barkers" will be respectful, non-shouting.
9. Will not have televisions.
10. 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.
11. Will appear before CB2, Manhattan 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 On-Premises Tavern liquor license for **Melda Comedy LLC dba Greenwich Village Comedy Club 99 MacDougal St, lower level 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 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 3, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Carolyn Mevorah as a qualified representative of Melda Comedy LLC dba Greenwich Village Comedy Club located at 99 MacDougal Street, New York, NY 10012 agree to the following stipulations:

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

☒ Premise will be advertised and operated as a comedy club

☒ Hours of operation:

Sunday: 4 PM to 12 AM
Monday: 4 PM to 12 AM
Tuesday: 4 PM to 12 AM
Wednesday: 4 PM to 12 AM

Thursday: 4 PM to 12 AM
Friday: 4 PM to 2 AM
Saturday: 4 PM to 2 AM

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

☒ Will not allow lines outside prior to shows.

☒ Will adhere to all stipulations originally agreed to with BAMRA in April/2012 (minus "no barker" stip) (see attached).

☒ "Barkers" will be respectful, non-shouting.

☒ 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.

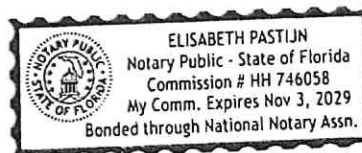
☒ Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

Name: Carolyn Mevorah Phone Number: 347 552-0289

Signed Elisabeth Pastijn Print Name Elisabeth Pastijn Dated 03/06/2029
Sworn to this 6th day of March 2026 Elisabeth Pastijn Notary Public

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



Continued



BLEECKER AREA MERCHANTS' & RESIDENTS' ASSOCIATION
217 Thompson Street, Box #337, New York, NY 10012

Merchant Chair *David Handler*
Treasurer *Sam Jacob*

Resident Chair *Ray Cline*
Secretary *Mark Fiedler*

Email: bamranyc@yahoo.com
Website: <http://www.bamranyc.org>

4 April 2012

Resolution: New License Application to sell liquor on-premise for an entity to be formed by Abraham Meborah, 99 MacDougal Street, NYC 10012

At its General Meeting on April 4, 2012, BAMRA voted to support the application by Abraham Meborah for a proposed comedy club at 99 MacDougal Street, New York, NY 10012, to the State Liquor Authority (SLA) for a New License to sell liquor on-premise, provided that the following stipulations be agreed to in writing:

- Proprietor will close the establishment by midnight Sunday through Thursday nights.
- Proprietor will close the establishment by 2:00 a.m. Friday and Saturday nights.
- For as long as this proprietor occupies this space, there will be no change to the general method of operation – meaning that for the totality of the time that proprietor occupies this space, he shall always operate a comedy club in this location.
- Music will only be background level, with no live acts (except for comedians) – no DJs, DJ booths, or live bands.
- Soundproofing will include:
 - Boarding up of street-side windows and applying soundproofing requirements as indicated below.
 - Proprietor will best efforts to soundproof the establishment, ensuring that noise does not emanate from the establishment in any direction, and will ensure that noise levels comply with New York City Code. Soundproofing will be specifically applied to side walls, front wall of windows, and ceiling. An acoustical consultant will be engaged to determine the proper soundproofing for these areas—to include a minimum of 2 to 3 layers of sheet rock with sound-absorbing material in between the layers—and to determine if one or more surfaces (most likely the ceiling) might require the more extensive process of multiple layers of

drywall, potentially on isolation hangers, with batt insulation in the stud cavity.

- Proprietor will use best efforts to prevent noise from leaking out the front door. This will include, but not be limited to, exploring the possibility of adding a second door (pending DOB and practical spatial restrictions). Acoustical consultant will weigh in on this issue as well.
- Proprietor will insulate and reinforce the front door of the establishment with heavy-duty and/or sound-absorbing materials, including sound sealant around the edges. The door itself will be made of dense material.
- Sound curtains will be installed in the entryway beyond the front door, to help muffle sound as patrons enter and exit.
- Proprietor will conduct sound tests of both music (including bass levels) and comedians' microphones with the occupant of the nearest apartment (Janis Brody), to reasonably determine the maximum sound volume levels that can be employed without disturbing residents. Sound levels shall not exceed the legal limits allowed by New York City Code.
- Proprietor will install compressors and/or limiters in the audio signal chain to keep the sound system from exceeding predetermined levels, as determined by the above tests.
- Sound/volume controls shall be accessible only through a locked office, accessible only by proprietor and a designated manager.
- Proprietor shall use best efforts to redirect venting in the bathroom(s) to exhaust in a way that does not allow for any noise from the establishment to spill into the residential apartments above.
- A sound engineer / acoustic consultant will help to carefully design a system of speakers that will avoid excessive spill, keeping the audio output as contained as possible.
- Proprietor will install neoprene pads or comparable dampening components between speakers and the surfaces that they touch, to dampen audio transmission.
- Proprietor will apply best efforts to install a soundproof awning over the exterior stairwell. This effort is to include, but not be limited to, speaking with the owner of Chippy, consulting an architect/engineer, consulting NYC and DOB applicable codes, and exploring comparable options to minimize smoke and noise rising into apartments above.
- The stage will be situated on the north wall of establishment, where the bar had previously been located.
- Proprietor agrees to use an assigned seating/ticket/bracelet system and, if necessary, a patron-paging system to eliminate any outdoor lining up of patrons.

Patrons will be asked not to line up outside, and to arrive at a time when they can be seated. This system will include the handling of last-minute and stand-by ticket patrons as well.

- Proprietor will station an employee outside in front of establishment to manage the flow of patrons into and out of the establishment and prevent any patrons from lining up on sidewalk.
- Proprietor will install a "Green Room" within the establishment where performers can wait before and after shows.
- The establishment shall have no "Barkers."
- Proprietor will allow 45 minutes between shows to allow for clean-up and preparation for the next show. The seating area will be ready one-half hour before the next show, and any patrons for that show will begin to be seated at that time.
- A sign reading "Please be quiet and respectful of our neighbors" will be posted in front of the establishment.

Vote: 23 in favor, 1 opposed, 1 abstention, 0 recusals

Respectfully,



Mark Fiedler, Secretary

