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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 20, 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:

Mitsuru and Reynolds 4th St LLC dba Mitsuru 149 W 4th St 10012 (OP-Restaurant) (Class Change)

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application for a Class Change of the existing Restaurant Wine license (Lic ID # 0240-25-104860) to On-Premises full liquor to continue to operate a full-service Omakase and sushi restaurant on the ground floor of a mixed-use, five (5)-story walk-up tenement-style building (circa 1900) on West 4th Street between Sixth Avenue and MacDougal Streets (Block #552/Lot #36), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the premises is approximately 2,300 sq. ft. with 1,300 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being accessed via both an interior stairway and a sidewalk hatch, there is no patron use of the basement; there are six (6) tables and 16 seats and one (1) bar with 14 seats for a total seated patron occupancy of 30 persons; there is one (1) entry which serves as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will remain from 12 PM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will continue to be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. **Whereas**, the local block association, West 4th/Mac 6th Block Association, appeared before the committee and submitted materials to both the committee and applicants documenting issues with drug use on this specific block and other quality of life issues; they stated they were not opposed to

the application but requested that the applicant not pursue roadbed dining at this time, which the applicant agreed to; and

- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as full-service service Omakase and sushi restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 12 PM to 12 AM Sundays through Saturdays. 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. Any future sidewalk café seating will consist of not more than one (1) table and two (2) chairs. There will be no roadbed seating at this time. All outdoor seating now or in the future will close no later than 9 PM and will conform to all rules and regulations.
 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 have no more than 24 private parties per year.
 7. Will not have televisions.
 8. Will close all doors and windows at all times allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
 15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. for change in method of operation to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- ix. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **83 active licensed premises** and 7 pending licenses according to LAMP within 750 feet of the subject premises, the Applicant having operated for approximately two years at this location without incident, the Applicant having garnered the support of the local residents since opening, some of those residents expressing concern about the applicant on inception, especially in regards to any outdoor seating, the roadbed that had previously been outside the premises and installed by a prior operator having served as a gathering spot for passersby after restaurant hours, the Licensee removing the roadbed seating and having no intention of replacing it, the Applicant having now received support of the area residents who wrote letters supporting the instant class change application, the agreed upon stipulations being reasonable and the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant liquor license in the name of **Mitsuru and Reynolds 4th St LLC dba Mitsuru 149 W 4th St 10012** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant 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 Tuesday, March 17, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Mitsuru Tamura** as a qualified representative of **Mitsuru and Reynolds 4th St LLC dba Mitsuru** located at **149 West 4th Street, New York, New York 10012** agree to the following stipulations:

Application Type: ☒ OP Restaurant ☐ RW ☐ TW ☐ Alteration ☒ Other: Class Change

☒ Premise will be advertised and operated as an Omakase and sushi restaurant

☒ Hours of operation:

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

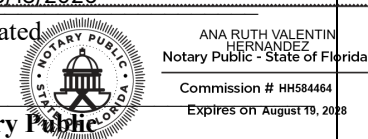
(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- ☒ Will operate a full-service Omakase and sushi restaurant with the kitchen open and full menu items available until closing every night.
 - ☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - ☒ Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - ☒ 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 have no more than 24 private parties per year.
 - ☒ Will not have televisions.
 - ☒ Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - ☒ Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - ☒ 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 “boozy brunches.” No pitchers of beer.
 - ☒ There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
- 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 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 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: Mitsuru Tamura

Phone Number: 3474397719

<u>Mitsuru Tamura</u>	Mitsuru Tamura	03/13/2026
Signed	Print Name	Dated
Sworn to this <u>13th</u> day of <u>March</u> 2026 <u>Ana R. Valentin Hernandez</u>		
Notarized remotely online using communication technology via Proof.		

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