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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

NADC New York LLC dba NADC Burger 25 Cleveland Pl 10012 (WBC–Tavern)

- i. **Whereas**, the Applicant and the CEO appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate a fast-casual burger place on the ground floor and rear yard of a four (4)-story mixed-use, tenement-style building (ca. 1900) on Cleveland Place between Kenmare and Lafayette Streets (Block #481/Lot #13); the premises to be licensed has operable windows extending across the entirety of the front façade; the building falling within the Special Little Italy District; and
- ii. **Whereas**, the Applicant has been operating at the location for approximately nine months without the service of alcohol, the instant application indicating closing hours of 12 AM Sundays through Thursdays and 2 AM Fridays and Saturdays, the Applicant stating they would be closing the rear yard at 12 AM daily, the instant application including four speakers in the rear yard, the rear yard being surrounded by residential units, there being no Certificate of Occupancy or Letter of No Objection indicating use of the rear yard was permitted, there are fire escapes in the back of the building that go down into the rear yard, the Applicant being unable to state definitively if there is an emergency egress out of the rear yard without any blockage to the street or where it is located or if there is clear signage indicating the fire exit path, a number of residents submitted letters and came to speak in opposition to the use of the rear yard, the instant application including amplified sound with hours from 10 AM until 12 AM in the yard, the Applicant having done no outreach to the many residents surrounding the rear yard, CB2M having received approximately 18 letters in opposition to the application including from the Board of Managers of Spring Condominium, one of the buildings that abuts the rear yard; and

- iii. **Whereas**, after hearing the concerns raised by the Committee and the residents, the Applicant requested **to lay over** this application to April/2026 in order to do outreach to the local residential community and to explore the legality of using the rear yard and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **NADC New York LLC dba NADC Burger 25 Cleveland Pl 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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