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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

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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:

Olio Restaurants LLC dba Olio e Piu 3 Greenwich Ave. 10014 (Alteration: DONYC–Sidewalk) (Lic. ID #0340-22-103677) (*Reconsideration, originally appeared June/2025*)

- i. **Whereas**, the instant application is a reconsideration request made by the Applicant's Attorney to Community Board 2, Manhattan (CB2M) in relation to the Applicant's Alteration application to add Municipal Space (a sidewalk café) to their licensed premises which was denied by the Members of the NYS Liquor Authority (NYSLA) at their January 7, 2026 Full Board Meeting; and
- ii. **Whereas**, the Applicant appeared before CB2M in June/2025 for the Alteration application to add sidewalk and roadbed seating to their licensed premises at which time CB2M unanimously recommended denial of the application due to the fitness and character of the Applicant, the Applicant having a long and extensive negative history with CB2M going back to when this restaurant was originally licensed in 2010, as outlined in CB2M's June/2025 resolution as well as in CB2M's October/2012 resolution for renewal of their sidewalk café license; and
- iii. **Whereas**, the Applicant has two other licensed premises in CB2M – Boucherie LLC dba Boucherie (Lic ID #0340-22-106274) at 97-99 Seventh Ave South and Petite Boucherie LLC dba Petite Boucherie and Omakase Room (Lic ID #0340-23-137761) at 14 Christopher Street, the location of which had previously been licensed by the Applicant for beer and wine under the name Whynot My Way LLC dba Dominique Bistro and Omakase Room (Lic. ID #0267-17-107173); all three of these establishments receiving many complaints throughout their years of operation; and

- iv. **Whereas**, the NYSLA approved the Applicant's roadbed seating at the location prior to receiving CB2M's June/2025 denial recommendation, the Authority did, however, call up the sidewalk seating for a determination by the Members of the Authority which was scheduled for 09/18/2025 NYSLA Full Board meeting, adjourning the application at that meeting to the 01/07/2026 NYSLA Full Board meeting at which the Members of the Authority denied the sidewalk café application; and
- v. **Whereas**, following the denial of the application by the NYSLA, the Applicant's Attorney sent notice to CB2M requesting to be put on the CB2M February SLA Committee agenda for reconsideration of the sidewalk café application, then requesting to lay the application over to March/2026 and provided no new materials; and
- vi. **Whereas**, prior to the March/2026 SLA Committee meeting, the Borough President's office reached out to the Chair of CB2M's SLA Committee, the Applicant and their Attorney requesting to "convene stakeholders to reach a mutually agreeable resolution over the liquor license for Olio e Piu," the Chair of CB2M's SLA Committee and CB2M's District Manager attended a meeting with the Borough President, members of his staff, the CEO of The Group NYC, Jasmin Polimac, which is the hospitality group which owns Olio e Piu, and Donald Bernstein, the Applicant's Attorney; the Applicant having a revised sidewalk café plan that they would be presenting to CB2M for reconsideration, the Borough President encouraging the Applicant to make their best argument as to what will be different going forward and CB2M was encouraged to listen to the Applicant when they appeared before the SLA Committee; and
- vii. **Whereas**, the Applicant submitted a diagram to CB2M showing an 11'7" sidewalk café area with 22 tables and 48 seats; the footprint of the sidewalk café being the same as what was presented to CB2 in June/2025 which was also essentially the same footprint as the sidewalk café at the location under the pre-pandemic sidewalk café program; the proposed seating being two seats more than what the Applicant had in their sidewalk café pre-pandemic; the Applicant pointing out that their June/2025 application to CB2M included 60 seats within that same footprint and that this would be a reduction in seating from that; and
- viii. **Whereas**, with the proposed footprint of the sidewalk café remaining the same as what was originally proposed, the burden once again falls on the community and the NYSLA to monitor if the Applicant is actually operating with less seats or, if instead on a busy night they are adding more seating into the designated area as had occurred for over a decade; and
- ix. **Whereas**, despite the overwhelming consensus that the Applicant has been unable to properly run the outside seating at the licensed premises by abiding by the rules, CB2M understands that there needs to be some pathway forward and, therefore, reluctantly offered a compromise to the Applicant, that the roadbed seating be removed in its entirety and that those 17 roadbed seats be placed in a comparable space on the sidewalk in front of the licensed premises; the Applicant continuing to ask for 48 seats in front of the licensed premises within the same, large footprint; and
- x. **Whereas**, CB2M tried again to reach a compromise with the Applicant of a sidewalk café in front of the licensed premises consisting of 14 tables and 28 seats at a width of not more than 8' inclusive of the perimeter demarcation; any planters need to fall WITHIN the sidewalk café, waitstaff needs to serve from WITHIN the sidewalk café, the Applicant needs to ensure that the sidewalk café DOES NOT EXCEED 8' in depth, the sidewalk café will close at 10 PM

every night and there will be no roadbed seating; this agreement giving the Applicant the opportunity to create the ambience that is central to their image while providing a simple straightforward setup easily observable as being compliant with this agreement giving the community the opportunity to easily see if the Applicant can abide by a signed and executed stipulation agreement; and

xi. Whereas, the Applicant accepted those terms and has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk café will:
 - conform to the attached diagram
 - be adjacent to the building
 - not exceed the frontage of the licensed premises
 - be no deeper than 8' (eight feet)
 - will have no more than 14 tables and 28 seats
2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays.
3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. There will be no roadbed seating.
5. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
6. There will be no planters outside of the demarcated sidewalk café area.
7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
11. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises liquor license for **Olio Restaurants LLC dba Olio e Piu 3 Greenwich Ave. 10014** to remove roadbed seating and add seating on the sidewalk under the Dining Out NYC program as described above consisting of 14 tables and 28 seat unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing 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 Addendum to Existing Liquor License Stipulations: Alteration to include use of Municipal Property for Dining Out NYC Sidewalk or Roadway Cafe

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, **Jasmin Polimac** as a qualified representative of **Olio Restaurants LLC dba Olio e Piu**
located at: **3 Greenwich Avenue, New York, NY 10014** agrees to the following stipulations:

Currently held Liquor License Class:

☒ On Premise Liquor (Lic. ID # 0340-22-103677)

Alteration to License to add:

☒ Dining Out NYC Sidewalk Cafe ☐ Dining Out NYC Roadway

Sidewalk café will:

- conform to the attached diagram
- be adjacent to the building
- not exceed the frontage of the licensed premises,
- be no deeper than 8' (eight feet)
- will have no more than 14 tables and 28 seats

Hours of operation for Dining Out NYC sidewalk seating:*

Sunday: 10 AM to 10 PM	Thursday: 8 AM to 10 PM
Monday: 8 AM to 10 PM	Friday: 8 AM to 10 PM
Tuesday: 8 AM to 10 PM	Saturday: 8 AM to 10 PM
Wednesday: 8 AM to 10 PM	

**No patrons will remain outside after stated closing time and all tables and chairs will be secured.*

- ☒ There will be no roadway seating.
- ☒ All outdoor patrons will be seated and all waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on the attached diagram.
- ☒ There will be no planters outside of the demarcated sidewalk café area.
- ☒ There will be no host stands, bus or service stations on the sidewalk.
- ☒ There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
- ☒ There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
- ☒ Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
- ☒ All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

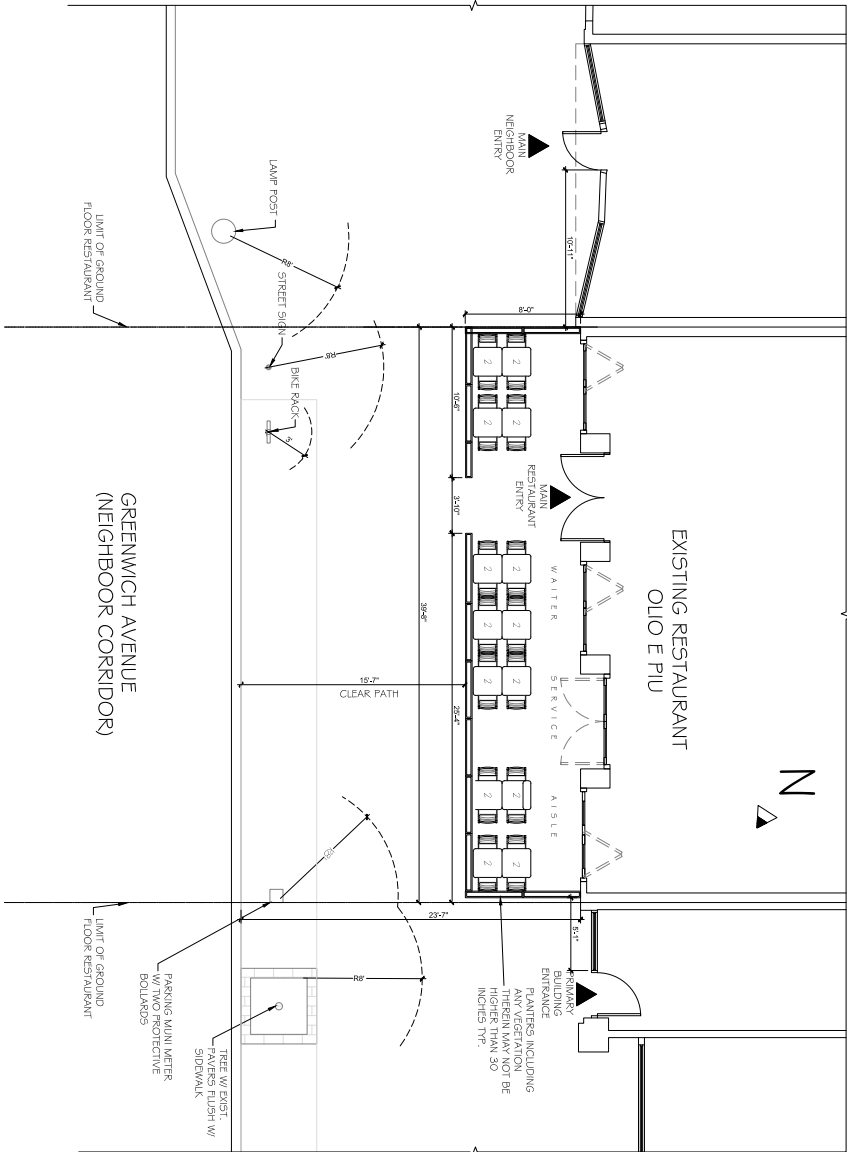
Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: _____ Phone Number: _____

<u>Jasmin Polimac</u>		Jasmin Polimac	03/16/2026
Signed		Print Name	Dated
Sworn to this 16th day of March		2026	<u>Angel Urbano</u>
			Notary Public

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

SIDEWALK CAFE INFORMATION	
COMMUNITY BOARD #:	102
BLOCK #:	593
LOT #:	13
CAPACITY:	
# OF TABLES:	7
# OF SEATS:	28
CAFE AREA:	317 SQ. FT.



11 PARK PLACE, SUITE B18
NEW YORK, NY 10017
PHONE: (212) 695-1111
FAX: (212) 695-1111
PROJECT

OLIO E PIU

3 GREENWICH AVE
NEW YORK, NY 10014

MEP ENGINEER
NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
FAX:

STRUCTURAL ENGINEER
NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
FAX:

REVISIONS

DOB R-SCAN
JOB #

SIDEWALK
CAFE PLAN

SEAL & SIGNATURE:



PROPOSED PLAN

DATE: 03-13-2026
DWG No.: A-100.00

SHEET 01 OF 01

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DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Jurat

Document Date: 03/16/2026

Number of Pages (including notarial certificate): 3

State of Pennsylvania
County of Northampton

Signed and sworn to (or affirmed) before me on 03/16/2026
by Jasmin Polimac.

Commonwealth of Pennsylvania - Notary Seal
Angel Manuel Urbaez, Notary Public
Northampton County
My commission expires January 8, 2030
Commission Number 1466185

Angel Urbaez

Notary Public

My commission expires: 01/08/2030

Notarized remotely online using communication technology via Proof.