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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:

Orova LLC dba Orova 668 Greenwich St 10014 (WBC–Tavern) *(previously unlicensed)*

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate daytime coffee bar and café transitioning to an evening wine bar in the ground floor of a full block, 11-story mixed-use building with (ca. 1899, renovated 2018), the storefront premises being on Greenwich Street between Christopher and Barrow Streets (Block #604/Lot #3), the building being an individual landmarked building; and
- ii. **Whereas**, the ground floor premises is approximately 1,090 sq. ft.; there will be nine (9) tables and 27 seats and one (1) bar with five (5) seats for a total seated patron occupancy of 32 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency exit and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 7 AM 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 be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes or movable barriers and no security personnel or doormen; and
- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, was most recently operated as a dry cleaners, the mixed-use building having 479 residential units, this being a loss of dry retail that provided a service to the residents in the building and

immediate area, the Applicant planning to bring a daytime food and coffee establishment to the area in addition to an evening wine bar; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 55 active licensed premises and an additional 3 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
- vi. **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 Tavern Wine liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as daytime coffee bar and café transitioning to an evening wine bar with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 7 AM to 12 AM Sundays through Saturdays (7 days a week). 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. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 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 at all times, allowing only for patron ingress and egress.
 - 8. Will not install or have French doors, operable windows or open facade
 - 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 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. There may be occasional ticketed events for classes such as wine and cheese pairings.
 - 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 - 14. 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.
 - 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Tavern Wine liquor license for **Orova LLC dba Orova 668 Greenwich St 10014** 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 Tuesday, March 17, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Muhanad Shehada** as a qualified representative of **Orova LLC** located at **668 Greenwich Street, New York, NY 10014** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a daytime coffee bar and café transitioning to an evening wine bar

☒ Hours of operation:

Sunday:	7 AM	to	12 AM	Thursday:	7 AM	to	12 AM
Monday:	7 AM	to	12 AM	Friday:	7 AM	to	12 AM
Tuesday:	7 AM	to	12 AM	Saturday:	7 AM	to	12 AM
Wednesday:	7 AM	to	12 AM				

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

- ☒ Will operate with less than a full service kitchen but will serve food 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.
- ☒ 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 not have televisions.
- ☒ Will close all doors and windows at all times, allowing only for patron ingress and egress.
- ☒ 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 and will comply with all NYC Landmark Preservation Commission regulations.
- ☒ Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
- ☒ Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for the store front premises proposed to be licensed prior to opening.
- ☒ Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
- ☒ There may be occasional ticketed events for classes such as wine and cheese pairings.
- 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 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: Muhanad shehada Phone Number: 347-697-3935

Signed	<u>Muhanad shehada</u>	Print Name	<u>03-12-2026</u>	Dated
Sworn to this	<u>12th</u>	day of	<u>March</u>	2026
			Notary Public	

NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02MA6408934
Qualified in Richmond County
My Commission Expires October 3, 2026

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