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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

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:

Rye NYC 1 LLC 285 Lafayette St 10012 (WBC–Tavern) (*previously unlicensed*)

- i. **Whereas**, the Chief Financial Officer and the Applicant's Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a new Tavern Wine license to operate an artisanal bakery and café on the ground floor of a seven (7)-story mixed-use building (ca. 1900, altered 2004) on Lafayette Street between Jersey and Prince Streets (Block #510/Lot #7501), and
- ii. **Whereas**, ground floor premises is approximately 3,200 sq. ft.; there will be 7 tables with 12 seats and one ordering counter with no seats for a total seated occupancy of 12 persons; the premises has one (1) door which will serve as patron ingress and egress 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 8 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs; there will be no televisions; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; and
- iv. **Whereas**, the premises (the southernmost ground floor storefront in the building) has never previously been licensed for the service of alcohol and was most recently occupied by SoHo Ink, a tattoo parlor and art gallery, from approximately 2019 to 2024; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 54 active licensed premises and an additional 5 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, the hours being very reasonable, this being the first U.S. outpost of Martin Auer bakery which is an Austrian family-owned bakery renowned for its 100% rye sourdough bread; 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 an artisanal bakery and café with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 7 AM to 8 PM Sundays through Saturdays. 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 not have more than 12 private parties per year.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facade
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 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 **Rye NYC 1 LLC 285 Lafayette St 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” 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 Friday, March 13, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Martin Auer** as a qualified representative of **Rye NYC 1 LLC** located at **285 Lafayette Street, New York, NY 10012** (southern-most storefront) agree to the following stipulations:

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

☒ Premise will be advertised and operated as a

☒ Hours of operation:

Sunday:	7 AM	to	8 PM	Thursday:	7 AM	to	8 PM
Monday:	7 AM	to	8 PM	Friday:	7 AM	to	8 PM
Tuesday:	7 AM	to	8 PM	Saturday:	7 AM	to	8 PM
Wednesday:	7 AM	to	8 PM				

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

☒ Will operate an artisanal bakery and café with less than a full service kitchen but will serve 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 not have more than 12 private parties per year.

☒ 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.

☒ 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.

Will not have: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Any event where cover fee is charged

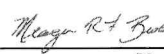
☒ Scheduled Performances ☒ Velvet ropes or metal barricades ☒ Security Personnel/Doorman.

☒ 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: LINDA SPANN Phone Number: +1 646 228 8524

		MARTIN AUER	03/13/2026
Signed		Print Name	Dated
State of Florida, County of Charlotte			
Sworn to this <u>13th</u> day of <u>March</u>		<u>2026</u>	
Martin Auer provided a passport as identification		Notary Public	



**CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license
Notarized remotely online using communication technology via Proof.**