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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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:

The Fourteen Group LLC dba Casse Cou 244 W 14th St 10011 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant liquor license to operate a full service, high-end restaurant serving French-fusion cuisine in the ground floor and basement of a 2-story commercial building (c. 1920) on West 14th Street between 7th and 8th Avenues (Block #618/Lot #10); and
- ii. **Whereas**, the storefront is approximately 9,730 sq. ft. (4,865 sq. ft. on the ground floor and 4,865 sq. ft. in the cellar, the cellar being accessed by two interior staircases); there will be approximately 23 tables with 100 seats and one (1) bar with approximately 9 seats on the ground floor and approximately 18 tables with 66 seats and one (1) bar with approximately 11 seats in the cellar for total patron seating of approximately 186 persons but not to exceed 200 patrons; the kitchen is located on the ground floor with offices and storage in the cellar level; there are three (3) bathrooms on the ground floor and two (2) bathrooms in the cellar; there is one (1) entry area with four doors opening to a vestibule that will be used for patron ingress and egress; there is one interior stairwell in the eastern-most side of the vestibule leading to the cellar and another stairwell in the rear of the premises that leads to the cellar; and
- iii. **Whereas**, the instant application is a transfer application, the method of operation remaining the same, the premises currently being operated and licensed under AW Hospitality LLC dba Drai's Supper Club New York (Lic ID #0340-25-111125, exp 4/30/27), prior to that been operated as the nightclub Up and Down from 2009 until 2020, receiving multiple disciplinary actions and community complaints; and

- iv. **Whereas**, the method of operation is to operate both floors of the premises under one DBA as a full-service, high-end restaurant with the kitchen open and full menu items available until closing every night; the Applicant's agreed to hours of operation are 12 PM to 12 AM Sundays through Tuesdays and 12 PM to 2 AM Wednesdays through Saturdays; on the ground floor music will be recorded background music at conversational levels only and there may be live acoustic music, primarily piano (no brass instruments, percussion, microphones or amplification) at background levels, the cellar will have recorded background music only with the exception of private parties in the basement which may have DJs or acoustic live music (no brass instruments, percussion, microphones or amplification), during private parties there may be patron dancing; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "method of operation" of the On-Premises Liquor License, with those stipulations as follows:
1. Premise will be advertised and operated as a full-service French-fusion restaurant in the ground floor with the cellar primarily being used for private parties / events with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from are 12 PM to 12 AM Sundays through Tuesdays and 12 PM to 2: AM Wednesdays 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. Will not have televisions.
 5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
 6. Will play recorded background music at conversational levels only and may have live acoustic music, primarily piano (no brass instruments, percussion, microphones or amplification) at background levels on the ground floor. The cellar will have recorded background music only with the exception of private parties in the basement which may have DJs or acoustic live music (no brass instruments, percussion, microphones or amplification). Will install and calibrate sound limiter to ensure that no music will be audible in any adjacent residences at any time.
 7. Will have not more than 24 private parties per year.
 8. May have dancing at private parties/events in the cellar. No dancing in the ground floor restaurant.
 9. Will do a sound test involving the residents to ensure soundproofing is sufficient so as to prevent music and bass from being heard in residential homes, particularly when there may be DJs.
 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 11. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 12. Will ensure emergency egress from cellar to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
 13. There will be no use of rear yard by patrons or staff. Door to rear yard will be closed and alarmed at all times.
 14. Will not install or have French doors, operable windows or open façades.
 15. Will not make changes to the existing façade except to change signage or awning.

16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
19. Will not have: promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
20. 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.
21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

vi. **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 **54 active licensed premises** and 7 pending licenses listed on LAMP within 750 feet of the subject premises, the Applicant having done outreach to area residents and included stipulations to mitigate any previous issues residents had with prior operations including working with residents in conducting sound tests, that the rear door would be closed at all times, that there would be no lines on the exterior, 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 **The Fourteen Group LLC dba Casse Cou 244 W 14th St 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this 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, **Amanda Orso** as a qualified representative of **The Fourteen Group LLC** located at **244 West 14th Street, New York, NY 10014** agree to the following stipulations:

Application Type: ☒ OP Restaurant ☐ RW ☐ TW ☐ Alteration ☒ Transfer: Lic ID #0340-25-111125

☒ Premise will be advertised and operated as high end French restaurant

☒ Hours of operation:

Sunday:	12 PM	to	12 AM	Thursday:	12 PM	to	2 AM
Monday:	12 PM	to	12 AM	Friday:	12 PM	to	2 AM
Tuesday:	12 PM	to	12 AM	Saturday:	12 PM	to	2 AM
Wednesday:	12 PM	to	2 AM				

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

- ☒ Will operate a full-service French-fusion restaurant in the ground floor with the cellar primarily being used for private parties / events 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 now or in the future.
 - ☒ Will play recorded background music at conversational levels only and may have live acoustic music, primarily piano (no brass instruments, percussion, microphones or amplification) at background levels on the ground floor. The cellar will have recorded background music only with the exception of private parties in the basement which may have DJs or acoustic live music (no brass instruments, percussion, microphones or amplification). Will install and calibrate sound limiter to ensure that no music will be audible in any adjacent residences at any time.
 - ☒ Will have not more than 24 private parties per year that close the entire premises to the public.
 - ☒ May have dancing at private parties/events in the cellar. No dancing in the ground floor restaurant.
 - ☒ Will do a sound test involving the residents to ensure soundproofing is sufficient so as to prevent music and bass from being heard in residential homes, particularly when there may be DJs.
 - ☒ Will not have televisions.
 - ☒ Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - ☒ Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 - ☒ Will ensure emergency egress from cellar to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
 - ☒ There will be no use of rear yard by patrons or staff. Door to rear yard will be closed and alarmed at all times.
 - ☒ 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: ☒ Promoted Events ☒ Any event where cover fee is charged ☒ Scheduled Performances
☒ Velvet ropes or metal barricades
- ☒ 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 other than Dustin Drai.
 - ☒ 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: **Justin Masi**

Phone Number: **516-343-8206**

<i>Amanda Leigh Orso</i>		Amanda Leigh Orso		03/16/2026	
Signed		Print Name		Dated	
Sworn to this <u>16th</u> day of <u>March</u> 2026		Tunde Adeyemi			
Notarized remotely using audio-video communication technology via Proof. CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license					