

Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

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:

WOAH Watts LLC 40 Thompson St 10013 (OP–Tavern) *(previously unlicensed)*

- i. **Whereas**, the Applicant 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 an On-Premises Tavern liquor license to operate a restaurant, lounge and performance space in the 2nd and 3rd floors of a seven (7)-story commercial (ca. 1928, altered 2016) on the southeast corner of Watts and Thompson Streets (Block #476 / Lot #62), the building falling within the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the 2nd and 3rd floor premises is approximately 6,250 sq. ft., with 3,400 sq. ft. on the 2nd floor and 2,850 sq. ft. on the 3rd floor, the floors being connected by both an interior stairway and elevators; there will be approximately 32 tables and 58 seats and one bar with 13 seats on the 2nd floor and one table with 28 seats and no bars on the 3rd floor for a total seated occupancy of 99 persons, there is one (1) entrance on Watts Street serving as the primary means of patron ingress and egress, one (1) elevator entrance on Thompson Street for ADA accessibility and one (1) freight elevator in an alleyway on the south side of the building, there are four (4) bathrooms; there will be no outdoor seating; and
- iii. **Whereas**, the Applicant's hours of operation will be 12 PM to 12 AM Sundays through Wednesdays and 12 PM to 1:30 AM Thursdays through Saturdays with any performances ending by 11:30 PM Sundays through Wednesdays and 12:30 AM Thursdays through Saturdays; the restaurant will be open to the public at all times aside from any private events; music will be recorded background music only from iPods/CDs/streaming services when there are no performances, performances may include live music, DJs and entertainment level music but at all times music will be played only through the existing sound system with limiters in place and remaining unchanged throughout any performance; there will be no TVs

but there may be monitors; there will be no patron dancing, no third party promoters, no velvet ropes or metal barricades and no security personnel; and

- iv. **Whereas**, the premises to be licensed, which has previously never been licensed for the service of alcohol, served for several years as Red Bull Space/Studios hosting music and art programming and workshops; and
- v. **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 On-Premises Tavern liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a performance space with performances and live music in conjunction with a lounge and a restaurant with less than a full service kitchen but will serve the full food menu during all hours of operation.
 - 2. The hours of operation will be 12 PM to 12 AM Sundays through Wednesdays and 12 PM to 1:30 AM Thursdays through Saturdays with any performances ending by 11:30 PM Sundays through Wednesdays and 12:30 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. The restaurant will be open to the public at all times aside from private events.
 - 4. Will not operate as a Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 5. Will not operate a backyard garden, rooftop terrace or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 6. Will play recorded background music at conversational levels only when there are no performances. During performances there may be live music and/or DJs or other amplified sound. There will not be outside sound equipment brought in for performances – all performances will run through the establishment’s installed and tested sound system with limiters in place and remaining unchanged throughout any performance. Sound test will be performed before every event.
 - 7. There may be ticketed events and scheduled performances organized by the Applicant only. No third party promoters.
 - 8. Will not have televisions but may have monitors as part of a performance.
 - 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 10. Will not install or have French doors, operable windows or open facades.
 - 11. Will not make changes to the existing façade except to change signage or awning.
 - 12. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 - 13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
 - 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 16. Will not have: patron dancing, promoted events, velvet ropes or metal barricades or security personnel.
 - 17. 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.
 - 18. Will appear before CB2M 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 would be served by the granting of the On-Premises liquor license at this location, there being **51 active licensed premises** and 10 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Tavern liquor license for **WOAH Watts LLC 40 Thompson St 10013** 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 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



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

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, **Michi Jigarjian** as a qualified representative of **WOAH Watts LLC dba TBD** located at **40 Thompson Street, Floors 2 and 3, New York, NY 10013** agree to the following stipulations:

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

☒ Premise will be advertised and operated as performance space with performances, live music in conjunction with a lounge and restaurant serving food that is open to the public.

☒ Hours of operation:

Sunday:	12 PM	to	12 AM•	Thursday:	12 PM	to	1:30 AM*
Monday:	12 PM	to	12 AM•	Friday:	12 PM	to	1:30 AM*
Tuesday:	12 PM	to	12 AM•	Saturday:	12 PM	to	1:30 AM*
Wednesday:	12 PM	to	12 AM•				

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

*Performances Sunday to Wednesday end by 11:30 PM and Thursday to Saturday by 12:30 AM.

☒ Will operate with less than a full service kitchen but will serve the full food menu during all hours of operation.

☒ The restaurant will be open to the public at all times aside from private events.

☒ Will not operate as a 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 when there are no performances. During performances there may be live music and/or DJs or other amplified sound. There will not be outside sound equipment brought in for performances – all performances will run through the establishment's installed and tested sound system with limiters in place and remaining unchanged throughout any performance. Sound test will be performed before every event.

☒ There may be ticketed events and scheduled performances organized by the Applicant only. No third party promoters.

☒ Will not have televisions but may have monitors as part of a performance.

☒ 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 obtain Place of Assembly Certificate and 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 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 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: ☒ Patron Dancing ☒ Promoted Events ☒ Velvet ropes or metal barricades ☒ Security Personnel

☒ 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

Rebeca-Michelette Jigarjian

646-221-0748

Name: _____ Phone Number: _____

<u>Rebeca-Michelette Jigarjian</u> Signed	Rebeca-Michelette Jigarjian Print Name	03/12/2026 Dated	
Sworn to this <u>12th</u> day of <u>March</u> 2026		<u>Carrie Jennerwein</u> Notary Public	
Notarized remotely online using communication technology via Proof.			

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