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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

May 28, 2025

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 May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Room Service Gansevoort St LLC dba Room Service 63 Gansevoort St aka 22-30 Little West 12th St 10014 (OP-Tavern)

- i. Whereas**, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA #2 Licensing Committee to present an application to the NYS Liquor Authority for a new On-Premises Tavern Liquor License to operate an upscale cocktail lounge in a basement location within a six (6)-story, block through, commercial building (c. 1908), the main building entry being at 22-30 Little West 12th Street, the instant application being accessed from the single-story, ground level part of the building on Gansevoort Street between 9th Avenue and Washington Street (Block #644/Lot #43), this building falling within NYC LPC's designated Gansevoort Market Historic District; and
- ii. Whereas**, the basement premises is approximately 2,000 sq. ft.; there are 21 tables and 60 seats and one (1) bar with eight (8) seats for a total seated occupancy of 68 patrons and a maximum occupancy of 98 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be from 4 PM to 12 AM on Sundays, 5 PM to 2 AM Tuesdays and Wednesdays, 5 PM to 3 AM Thursdays through Saturdays with the service of alcohol ending at 2 AM nightly and the premises will be closed Mondays, music will be recorded music, DJs and live music, there will be no televisions, no dancing, no promoted events, scheduled performances or cover fees and premises will operate by reservation only; all doors and windows will close by 4 PM nightly; the street level front entryway area may open at 9 AM for take-out coffee service only; there will be no service of alcohol in or from the street level entry area at any time and there will be no speakers installed in either the entry

area or the long stairway leading to the basement; there will not be any sidewalk or roadway seating; and

- iv. **Whereas**, the premises was previously licensed as SNS Bar LLC (Lic ID #0370-23-130090, exp. 3/31/2025) from approximately 2019 through 2023 with a similar method of operation albeit with closing hours not later than 2 AM; the Applicant holds other liquor licenses in CB2, Man., has been licensed at the adjacent storefront under SLJ Bar LLC dba Common Ground (Lic. ID #0340-23-138275) for about 10 years; and

- v. **Whereas**, the Applicant executed a stipulation agreement with CB2, Man. 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. Premises will be advertised and operate as an upscale cocktail lounge with less than a full kitchen but will serve food during all hours of operation.
 - 2. The hours of operation will be from 4 PM to 12 AM on Sundays, 5 PM to 2 AM Tuesdays and Wednesdays, 5 PM to 3 AM Thursdays through Saturdays with the service of alcohol ending at 2 AM nightly and the premises will be closed Mondays. All patrons will be cleared and no patrons will remain after stated closing time. The street level front entryway area may open at 9 AM for take-out coffee service only. There will be no service of alcohol in or from the street level entry area at any time
 - 3. Will not operate as a 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 or roadway café.
 - 5. There may be DJs and live music (not larger than 3-piece band) in addition to recorded music. No music will be audible in any nearby residences or adjacent businesses at any time.
 - 6. Will not have any speakers of any kind in the entirety of the stairwell inclusive of the front entryway.
 - 7. Will not have televisions.
 - 8. Will operate by reservation only.
 - 9. Will close all doors and windows at 4 PM every night, allowing only for patron ingress and egress.
 - 10. Will not install or have French doors, operable windows or open facades.
 - 11. Will get LPC approval as necessary prior to making any changes to the existing façade.
 - 12. Will use security / door staff to ensure for-hire vehicles keep moving and don't impeded passage of other vehicles.
 - 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 15. Will not have: dancing, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
 - 16. 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.
 - 17. Will appear before CB2, Manhattan 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 **44 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 1 pending license, the Applicant being known by and having met with area residents and addressed their concerns regarding sound mitigation and having security to address both patrons and for-hire vehicles in the late morning hours in particular, the Applicant withdrawing a similar application in April/2025 and returning to CB2, Man. with their proposed sound engineer and head of security this month to address concerns raised by the residents, the plans put in place being reasonable and the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Tavern Liquor License for **Room Service Gansevoort St LLC dba Room Service 63 Gansevoort St aka 22-30 Little West 12th 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 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, 43 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. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanaugh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, 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, May 20, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Chris Reda as a qualified representative of Room Service Gansevoort St LLC dba Room Service located at 63 Gansevoort Street aka 22-30 Little West 12th Street, New York, NY 10014 agree to the following stipulations:

Application Type: [X] OP Tavern [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as an upscale cocktail lounge

[X] Hours of operation:

Sunday: 4 PM* to 12 AM Thursday: 5 PM * to 3 AM**
Monday: CLOSED Friday: 5 PM * to 3 AM**
Tuesday: 5 PM* to 2 AM Saturday: 5 PM * to 3 AM**
Wednesday: 5 PM * to 2 AM

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

*These hours are for lower level lounge. Street level front entryway area may open at 9 AM for take-out coffee service. There will be no service of alcohol in or from the street level entry area at any time.

**All service of alcohol ends not later than 2 AM and begins not earlier than stated lounge opening times above.

- [X] Will operate with less than a full service kitchen but will serve food during all hours of operation.
[X] Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
[X] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk or roadway cafe.
[X] There may be DJs and live music (not larger than 3-piece band) in addition to recorded music. No music will be audible in any nearby residences or adjacent businesses at any time.
[X] Will not have any speakers of any kind in the entirety of the stairwell inclusive of the front entryway.
[X] Will not have televisions.
[X] Will operate by reservation only.
[X] Will close all doors and windows at 4 PM every night, allowing only for patron ingress and egress.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will get LPC approval as necessary prior to making any changes to the existing facade.
[X] Will use security / door staff to ensure for-hire vehicles keep moving and don't impeded passage of other vehicles.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
Will not have: [X] Dancing [X] Promoted Events [X] Any event where cover fee is charged
[X] Scheduled Performances [X] Velvet ropes or metal barricades
[X] 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.
[X] 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: Chris Reda Phone Number: 917-562-8705

Signed: [Signature] Print Name: Chris Reda Dated: 04/27/2025
Sworn to this 27th day of April 2026
Notary Public

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

Notary Public in the State of New York
Chris Reda