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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

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April 28, 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 April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Bobby Lou's Enterprises Inc dba Baby John's Pizzeria 191 Grand St 10013 (OP– Restaurant) (Transfer)

- 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 Restaurant liquor license to operate a full-service restaurant serving pizza and other Italian dishes in the ground floor of a six (6)-story mixed-use building (c 1890) on Grand Street between Mulberry and Mott Streets (Block #237/Lot #12), the building being located in NYC's Special Little Italy District; and
- ii. Whereas**, the interior ground floor premises is approximately 2,319 sq. ft. with 1,269 sq. ft. on the ground floor and approximately 1,050 sq. ft. in the basement, the basement being connected via an interior stairway with no patron use; there will be 12 tables with 38 seats and no bars for a total patron occupancy of 38 patrons; there is one (1) entry serving as patron ingress and egress and one (1) bathroom; there are existing operable French doors that open out to the sidewalk; and
- iii. Whereas**, the hours of operation are 11 AM to 12 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays; there will be two (2) televisions which will operate without sound (in closed caption mode); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; there is no outdoor seating included with this application, any future outdoor seating will close not later than 11 PM each night; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with a On-Premises Restaurant liquor license from approximately 2022 to the present under Jo Rach Inc. dba Baby John's Pizzeria (Lic ID #0340-23-136518) and prior to that licensed under Genuine-Grand St NYC LLC dba Genuine Superette (Lic ID #0340-17-106569) from approximately 2015 to 2023, the instant application being an asset purchase from Jo Rach Inc to the Applicant; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service family restaurant serving Italian food, paninis and desserts with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 12 AM Sunday through Thursday and 11 AM to 2 AM Friday and Saturday. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences any time.
 7. Will have no more than two (2) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress
 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 will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 14. 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.
 15. 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 would be served by the granting of the On-Premises liquor license at this location, there being **88 active licensed premises** and 8 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 Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant liquor license in the name of **Bobby Lou's Enterprises Inc dba Baby John's Pizzeria 191 Grand St 10013** **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, 35 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 Monday, April 20 2026. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Grace Piccirillo DeLutro as a qualified representative of Bobby Lou's Enterprises Inc dba Baby John's Pizzeria located at 191 Grand Street, New York, NY 10013 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration Lic ID #0340-23-136518, exp. 8/31/2027

[X] Premise will be advertised and operated as a neighborhood Italian restaurant.

[X] Hours of operation:

Sunday: 11 AM to 12 AM Thursday: 11 AM to 12 AM
Monday: 11 AM to 12 AM Friday: 11 AM to 2 AM
Tuesday: 11 AM to 12 AM Saturday: 11 AM to 2 AM
Wednesday: 11 AM to 12 AM

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

- [X] Will operate a full service restaurant, specifically a family restaurant serving Italian food, paninis and desserts with the kitchen open and full menu items available until closing every night.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadway cafe seating included with this application.
[X] Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
[X] Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
[X] Will have no more than two (2) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
[X] Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
[X] Will not make changes to the existing facade except to change signage or awning.
[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.
[X] 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: [X] Dancing [X] DJs [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged
[X] Scheduled Performances [X] Velvet ropes or metal barricades [X] Security Personnel/Doorman.
[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: Grace Piccirillo DeLutro

Phone Number: 347 500 8857

- Valid: 9-30-22 to 9-30-26

X Signed Grace Piccirillo DeLutro Grace Piccirillo DeLutro 4/20/2026 9-30-26
Sworn to this 20th 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
County Clerk - S. Fiala Reg. No. - 01CU4773930.