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COMMUNITY BOARD NO. 2, MANHATTAN

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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:

Carmine Street Beers Inc dba Carmine Street Beers 52A Carmine St 10014 (WBC–Tavern) (Alteration)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #2 to present a re-submission to the NYS Liquor Authority of the identical application for an alteration of its existing Tavern Wine license to extend its license to a 170 sq. ft. rear yard behind its storefront as the Applicant presented to CB2M in [July/2023](#); and
- ii. Whereas**, the rear yard has never been licensed for the service of alcohol, has never been operated for eating and drinking purposes and the rear yard is surrounded by residential apartments; and
- iii. Whereas**, the licensed premise operates as a Beer Bar and Retail Store specializing in providing specialty beers from around the world within a small ground floor storefront (approximately 750 sq. ft. with ancillary 284 sq. ft. basement, the basement being for storage only with no patron use) within a 5-story residential tenement style building on the residential block of Carmine Street between Bedford and Bleecker Streets (Block #527/Lot #56), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- iv. Whereas**, the storefront and building is zoned for residential use/occupancy, the storefront being a non-conforming, pre-existing business use, which prior to the advent of the license in 2016 operated for years as a printing business, the historic designation report for the rear portion of the storefront indicating that the rear portion of the building was designated for residential apartments with no commercial connection to the rear yard, the letter of no objection from the NYC Dept. of Building permitting interior use/occupancy only; and

- v. **Whereas**, other businesses similarly situated on this same block as the instant storefront have in the past sought to extend their licensed business in the rear yard, with the NYC Department of Building rejecting and not permitting such extensions, there being no alternative means of egress from the rear yard other than through the storefront doorway raising issues of safety, the Applicant here not even demonstrating a path or architectural/engineering plan allowing for such use/occupancy in the rear yard, instead stating that he will get it at some point in the future, this being the same statement made by the Applicant when he appeared in September/2022 for the exact same application; and
- vi. **Whereas**, when the Applicant appeared in September/2022 the application was opposed by the local block association, the block association citing the concern over noise in the rear yard with residential apartments and bedroom windows being located adjacent to and surrounding the rear yard, as well as the concern that the non-conforming use/occupancy of the storefront being in a residential zone does not permit such use/occupancy to expand as it is being requested; and
- vii. **Whereas**, the Applicant appeared before CB2M for this identical application most recently in [July/2023](#), at which time CB2M recommended denial of the application and asked that it be calendared to be heard by the Members of the NYSL Authority for a determination; the item was heard at the NYSLA Full Board hearing on 11/28/2023, agenda item 027, at which time the Members of the Authority recommended approval of the application; the Applicant later withdrew the application from the NYSLA in March/2025 as the work in the rear yard had not been completed; and

THEREFORE BE IT RESOLVED that, being that none of the facts or circumstances of the instant application have changed since CB2M heard the application in July/2023, CB2M continues to recommend **denial** of the alteration application for **Carmin Street Beers, Inc. dba Carmin Street Beers, 52A Carmin St. 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2M would waive its usual request that this item be calendared to appear before the Full Board of the NYSLA as it is CB2M's belief that since 11/28/2023 when the Members of the Authority made a determination on the initial application no changes have been made to the application.

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