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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

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

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:

Fiftyone Merchants LLC 49 Grove St, basement 10014 (OP–Catering Establishment)

- i. **Whereas**, the Applicant and the Applicants' attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a new Catering Establishment liquor license to operate a private dining venue for catered events within the basement of a six (6)-story mixed-use building (c. 1889) located on Grove Street between 7th Avenue South and Bleecker Street (Block #591/Lot #40), this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the basement premises is roughly 1,850 sq. ft., the Applicant will be able to provide food for and accommodate 50 persons, as is required for operating with a catering liquor license, but will operate with less than 50 persons, the seating being flexible and determined by the event but there will not be more than 8 tables and 60 seats at any time, there is one entrance used for patron ingress and egress and two patron bathroom; there is no patron access to the cellar; and
- iii. **Whereas**, the agreed upon hours of operation will be Sundays through Thursdays from 8 AM to 11 AM and Fridays and Saturdays from 8 AM to 1 AM; the premises will operate as a private dining venue and not be open to the public, music will be quiet background only consisting of music from iPods/CDs/streaming services, there will be no DJs or live music, no promoted events, no cover fees, no velvet ropes, no movable barriers and there will be no TVs; and
- iv. **Whereas**, the Applicant, who operates six other very popular restaurants in the immediate vicinity of the instant application in CB2M with Via Carota being located upstairs from the

instant application (*Fiftyone Merchants LLC dba Via Carota, Lic ID #0340-22-10315*;; *Fiftytwo Merchants LLC dba Pisellino, Lic ID #0370-24-126325*; *I Sodi LLC dba I Sodi Lic ID #0340-23-12867*; *JMWilliams LLC dba Buvette, Lic ID #0340-22-1042991*; *Officina 1397 LLC dba Bar Pisellino, Lic ID #0370-24-130839*; *Fifty Merchants LLC dba The Commerce Inn, Lic ID #0340-22-112446*), was most recently before CB2M in October/2025 to add sidewalk seating under the DiningOut NYC program to their locations, at which time local residents voiced their complaints about the lack of perimeters around the sidewalk cafés and the extensive lines blocking the sidewalk at many of their locations, the Applicant agreeing to add the perimeter demarcations and institute an electronic notification system in an effort to mitigate the lines; residents from the immediate area of the instant application raised concerns about for-hire vehicles further congesting the narrow, residential street as there are frequently already issues at Via Carota caused by for hire vehicles, in addition to the lines there and at Pisellino, the Applicant agreeing to direct all for-hire vehicles to 7th Avenue South and is continuing to work on a system to eliminate the lines at their other premises; and

v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their liquor license and those stipulations are as follows:

1. Premises will be operated and advertised as a catering establishment offering private dining and events with the ability to prepare food for and serve 50 persons
2. Hours of operation will be from 8 AM to 11 AM and Fridays and Saturdays from 8 AM to 1 AM. All patrons will be cleared and 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 operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music and there may be DJs but at all times music will be at background levels, No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will direct for-hire vehicles to use 7th Avenue South for drop-offs and pick-ups and will include language in event contracts that designates 7th Avenue South for pick-ups and drop-offs.
9. A doorman will be utilized for any events of 30 persons or more during evening exits.
10. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
13. 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.
14. 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 **107 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, the Applicant working with the community to reduce the closing hours by one hour each night from what was originally requested and is addressing the concerns regarding traffic by directing for-hire vehicles to 7th Avenue South, the agreed upon stipulations and hours being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Catering Establishment Liquor License in the name of **Fiftyone Merchants LLC 49 Grove St, basement 10014** **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, Jody Williams as a qualified representative of Fiftyone Merchans LLC located at 49 Grove Street, basement, New York, NY 10014 agree to the following stipulations:

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

[X] Premise will be advertised and operated as a catering establishment offering private dining and events

[X] Hours of operation:

Sunday: 8 AM to 12 AM Thursday: 8 AM to 12 AM
Monday: 8 AM to 12 AM Friday: 8 AM to 1 AM
Tuesday: 8 AM to 12 AM Saturday: 8 AM to 1 AM
Wednesday: 8 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 catering establishment with the ability to prepare and serve food to at least 50 persons.
[X] Will not operate as a Lounge, Tavern or 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 cafe and/or roadbed seating.
[X] Will play recorded music and there may be DJs but at all times music will be at background levels. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will direct for-hire vehicles to use 7th Avenue South for drop-offs and pick-ups and will include language in event contracts that designates 7th Avenue South for pick-ups and drop-offs.
[X] A doorman will be utilized for any events of 30 persons or more during evening exits.
[X] Will not make changes to the existing facade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
Will not have: [X] Dancing [X] Live Music [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: Jody Williams Phone Number: 646-479-6864

Signed [Signature] Print Name Jody Williams Dated 4/16/2026
Sworn to this 16 day of April 2026 [Signature] Notary Public

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license.
GRECIA GONZALEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GO6424506
Qualified in Kings County
Commission Expires November 01, 2029