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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:

JDBN LLC dba Domodomo 138-140 W Houston St, basement 10012 (RW–Restaurant, Lic. ID #0240-22-100023, exp. 12/31/2026) (Alteration)

- i. **Whereas**, the Applicant/Licensee and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA #1 Committee to present an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine license to continue to operate an Asian-inspired restaurant in the basement of a residentially zoned, four (4)-story, mixed-use building (c. 1960) on West Houston Street between Sullivan and MacDougal Streets (Block #526/Lot #79); and
- ii. **Whereas**, the Applicant (same principal/licensee) originally appeared before CB2M for this alteration application in August/2016 under the name DomoDomo LLC (Lic ID #0240-23-139968) and then appeared again in October/2016 under the name JDBN LLC dba Domodomo (current licensee) for a new Restaurant Wine license at the location, the paperwork at the time having the combined address of 138-140 West Houston, but omitted the front prep kitchen area, the instant application being to correctly identify the entirety of the licensed premises; the Applicant/Licensee having most recently appeared before CB2M in [December/2025](#) for a Class Change to their current Restaurant Wine license which CB2M unanimously recommended be approved, it was following that application that they realized the original paperwork was not complete; and
- iii. **Whereas**, there being no change in the patron occupancy or method of operation, the combined ground floor storefront premises is roughly 4,500 sq. ft. (3,300 sq. ft. in the basement connected by an interior staircase to 1,200 sq. ft. in the cellar, with no patron use of the cellar); there are 26 tables and 60 seats, one (1) bar with four (4) seats for a total seated patron occupancy of 64 persons; there is one (1) entry serving as patron ingress and egress,

one (1) emergency exit and five (5) bathrooms, the store front infill being fixed without operable doors or windows that open out to the sidewalk; the hours of operation will remain from 12 PM to 11 PM Saturdays through Sundays (7 days a week); there is no sidewalk or roadway café or use by patrons or staff of the rear enclosed greenhouse which is for decorative purposes only; music will remain quiet background only, there is no dancing, no DJ's, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no TVs, no velvet ropes or movable barriers or security; there is no outdoor seating; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Alteration application which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as an Asian-inspired restaurant.
2. The hours of operation will be 12 PM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically an Asian-inspired restaurant serving lunch and dinner with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress
9. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
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 keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. Will appear before CB2M for change in method of operation/alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an Alteration to the existing Restaurant Wine License for **JDBN LLC dba Domodomo 138-140 W Houston St, basement 10012** 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.

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 Friday, April 17, 2026. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Jae Hyun Park as a qualified representative of JDBN LLC dba Domodomo Kitchen (Lic ID # 0240-23-139968, exp. 12/31/2026) located at 138-140 W Houston Street, New York, NY 10012 agree to the following stipulations:

Application Type: [X] Alteration: add front area of 138 W Houston for prep kitchen

[X] Premise will be advertised and operated as an Asian-inspired restaurant

[X] Hours of operation:

Sunday: 12 PM to 11 PM Thursday: 12 PM to 11 PM
Monday: 12 PM to 11 PM Friday: 12 PM to 11 PM
Tuesday: 12 PM to 11 PM Saturday: 12 PM to 11 PM
Wednesday: 12 PM to 11 PM

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

- [X] Will continue to operate a full-service Asian-inspired restaurant 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] Will not operate a backyard garden or any other outdoor area for commercial purposes including rear glass enclosed "greenhouse" or any sidewalk cafe and/or roadbed seating.
[X] Will play recorded background music at conversational levels only. 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 not have patron occupancy/service to any portion of the cellar of licensed premises.
[X] Will not install or have French doors, operable windows or open facades.
[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: Jae Hyun Park Phone Number: (646) 707-0301

Signed [Signature] Jae Hyun Park Print Name 04/16/2026 Dated
Sworn to this 16th day of April 2026
Notary Public ELLEN LEE

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license
Notary Public, State of New York
No. 01LE6109987
Qualified in Queens County
Commission Expires May 24, 2028