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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:

Leo Sushi LLC dba Sendo 43 W 8th St, 1st fl 10011 (WBC–Restaurant) (*previously unlicensed*)

- i. **Whereas**, the Applicant and the Applicant's representative appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a full-service sushi restaurant in the first floor of a four (4)-story mixed-use building (c. 1845, renovated 1984) on West 8th Street between 6th Avenue and MacDougal Street (Block #572/Lot #65), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the first floor (above grade) premises is approximately 900 sq. ft. and is accessed via a stairway from the street level; there will be seven (7) tables with 14 seats and one (1) bar with 15 seats for a total seated patron occupancy of 29 persons; the premises has one (1) door which will serve as patron ingress and egress and one patron (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the street; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week); 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 promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security or doormen; there are no plans for any outdoor seating, in addition, the Applicant affirmed there will be no use by patrons or staff of the rear yard; and
- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, has been vacant since at least 2011; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **52 active licensed premises** and an additional 4 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the hours being reasonable, with the Applicant affirming they will do adequate soundproofing and will coordinate trash pickups with other businesses on West 8th Street; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Restaurant Wine license, with those stipulations as follows:
1. Will be advertised and operated as full-service sushi restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM 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 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 not have patron or staff use of the rear yard.
 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. 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 ensure that there is adequate soundproofing so that the activities of the restaurant are not heard in the upstairs units.
 10. Will coordinate trash pick-up with other businesses on West 8th Street.
 11. Will not install or have French doors, operable windows or open facade
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine license for **Leo Sushi LLC dba Sendo 43 W 8th St, 1st fl 10011** **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 “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 Monday, April 20 2026. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Guy Goldman as a qualified representative of Leo Sushi LLC dba Sendo located at 43 West 8th Street, New York, NY 10011 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [x] RW [] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a sushi restaurant

[x] Hours of operation:

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

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

- [x] Will operate a full-service sushi 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 any sidewalk cafe and/or roadbed seating.
[x] Will not have patron or staff use of the rear yard.
[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 ensure that there is adequate soundproofing so that the activities of the restaurant are not heard in the upstairs units.
[x] Will coordinate trash pick-up with other businesses on West 8th Street.
[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 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.
[x] Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
[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] 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: Guy Goldman Phone Number: 9176015186

Notary Public section containing signature of Guy Goldman, date 04/17/2026, and notary signature of Ana R. Valentin Hernandez.

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