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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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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:

### **Maadu Foods LLC 496 LaGuardia Pl, 1B 10012 (OP–Restaurant)**

- 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 steakhouse restaurant in the ground floor of a four (4)-story mixed-use building (c. 1910) on LaGuardia Place between West Houston and Bleecker Streets (Block #525 / Lot #7502), the building falling within NYC LPC's designated South Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 3,200 sq. ft., with 1,400 sq. ft. on the ground floor and 1,800 sq. ft. in the basement, the basement being connected by an interior stairway with patron use of the basement being for bathroom purposes only; there will be 15 tables and 46 seats and no standing bars for a total seated occupancy of 46 persons and a legal occupancy of 289 persons, the Applicant stating at no time will the occupancy exceed 74 persons; there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and three (3) patron bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the Applicant's hours of operation will be 11 AM to 10 PM Sundays, 5 PM to 11:30 PM Mondays through Fridays and 11 AM to 11:30 PM Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; there will be no sidewalk or roadbed seating; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with a Restaurant Wine license from approximately 2016 to 2025 as 496 LaGuardia Restaurant Inc dba Mocha Burger (Lic ID # 0240-22-101115) and prior to that had been a Five Guys pizzeria; and
- v. **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 On-Premises Restaurant liquor license, with those stipulations as follows:
1. Will be advertised and operated as a full-service steakhouse restaurant.
  2. The hours of operation will be 11 AM to 10 PM Sundays, 5 PM to 11:30 PM Tuesdays through Fridays and 11 AM to 11:30 PM Saturdays. 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 at conversational levels only, inclusive of any private parties or events. 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. Patron access to the basement will be for bathroom use only. There will be no service of alcohol in the basement of licensed premises.
  9. Will not install or have French doors, operable windows or open facades.
  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 keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  14. 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.
  15. 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.
  16. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vii. **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 **81 active licensed premises** and 6 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 CB2M recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **Maadu Foods LLC 496 LaGuardia Pl, 1B 10012** **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 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, **Isabela Maya Arango** as a qualified representative of **Maadu Foods LLC** located at **496 LaGuardia Street, New York, NY 10012** agree to the following stipulations:

Application Type:  OP Restaurant  RW  TW  Alteration  Other:

Premise will be advertised and operated as a full-service steakhouse restaurant.

Hours of operation:

Sunday: 11:00 AM	to	10:00 PM	Thursday: 5:00 PM	to	11:30 PM
Monday: 5:00 PM	to	11:30 PM	Friday: 5:00 PM	to	11:30 PM
Tuesday: 5:00 PM	to	11:30 PM	Saturday: 11:00 AM	to	11:30 PM
Wednesday: 5:00 PM	to	11:30 PM			

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

- Will operate a full-service steakhouse restaurant with the kitchen open and full menu items available until closing every night.
  - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 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.
  - Will not have televisions.
  - Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - Patron access to the basement will be for bathroom use only. There will be no service of alcohol in the basement of licensed premises.
  - Will not install or have French doors, operable windows or open facades.
  - Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
  - Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  - Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  - 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:  Dancing  DJs  Live Music  Promoted Events  Any event where cover fee is charged  
 Scheduled Performances  Velvet ropes or metal barricades  Security Personnel/Doorman.
- 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.
  - 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: Isabela Maya Arango Phone Number: 917 8736001

<u>Isabela Maya Arango</u> Signed	<u>Isabela Maya Arango</u> Print Name	<u>04/20/2026</u> Dated
Sworn to this _____ day of _____ 2026		Notary Public

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