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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:

Maayans Hospitality Group LLC dba Wine at Mayaan's 519 Broome St 10013 (WBC–Tavern)

- 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 a Tavern Wine license to operate a wine bar serving charcuterie where customers will be able to choose their own cheese combinations and wine bottles in the ground floor of a five (5)-story mixed use building (c. 1890) on Broome Street between Thompson Street and 6th Avenue (Block #476 / Lot #25), the building being located within NYC LPC's designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 830 sq. ft.; there will be 18 tables and 43 seats and one (1) bar with no seats for a total seated occupancy of 43 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and two (2) patron bathrooms; the storefront infill having existing operable French doors; and
- iii. **Whereas**, the Applicant's hours of operation will be 4 PM to 12 AM Sundays through Thursdays and 4 PM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there are existing operable French doors which will be closed at 10 PM nightly; there will be no TVs, no dancing, no DJ's, no promoted events, no live music, no scheduled performances or cover fees, no velvet ropes or movable barriers or security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with a Restaurant Wine liquor license from approximately 2024 to 2025 under Mishka NY LLC (Lic ID # 0240-25-116752) and prior to that with an On-Premises Restaurant license under Anyway SoHo LTD

from 2018–2020 (Lic ID #0340-18-101315); the prior two licensees at the location having used the adjoining empty lot in derogation of stipulations in addition to having loud music which caused a disturbance to nearby residents as outlined in CB2M’s [February/2025](#) resolution for Mishka NYC LLC, the instant application being for background music only and no use of the side yard, with the Applicant stating they were aware of the past issues and had every intention of operating in the manner presented and agreed to in stipulations with CB2M; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **53 active licensed premises** and an additional 8 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 and consistent with previous operations at the premises; 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 Tavern Wine liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a wine bar serving food until closing every night.
 - 2. The hours of operation will be 4 PM to 12 AM Sundays through Thursdays and 4 PM to 1 AM Fridays and 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 10 PM every night, allowing only for patron ingress and egress.
 - 8. Will ensure the emergency exit in the rear of the building is an alarmed door to prevent patron and staff use outside of an emergency.
 - 9. The emergency exit will not be covered or enclosed in any manner and will open directly to the sidewalk and Watts Street.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 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. 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.
 - 14. 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.
 - 15. 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 Tavern Wine liquor license for **Maayans Hospitality Group LLC dba Wine at Mayaan's 519 Broome St 10013** 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



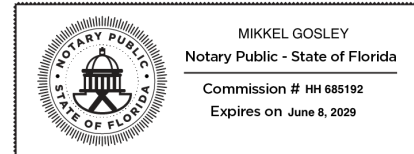
Valerie De La Rosa, Chair
Community Board #2, Manhattan

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, **Yadin Soffer** as a qualified representative of **Mayaans Hospitality Group dba Wine at Mayaan's** located at **519 Broome Street, New York, NY 10013** agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other:

Premise will be advertised and operated as a wine bar.

Hours of operation:

Sunday:	4 PM	to	12 AM	Thursday:	4 PM	to	12 AM
Monday:	4 PM	to	12 AM	Friday:	4 PM	to	1 AM
Tuesday:	4 PM	to	12 AM	Saturday:	4 PM	to	1 AM
Wednesday:	4 PM	to	12 AM				

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

- Will operate with less than a full service kitchen but will serve food during all hours of operation.
 - 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. No music will be audible in any adjacent residences at any time.
 - Will not have televisions.
 - Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - Will ensure the emergency exit in the rear of the building is an alarmed door to prevent patron and staff use outside of an emergency.
 - The emergency exit will not be covered or enclosed in any manner and will open directly to the sidewalk and Watts Street.
 - ~~Will not install or have French doors, operable windows or open facades~~ **(YS)**
 - 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: Yadin Soffer Phone Number: 3472686519

Yadin Soffer Yadin Soffer 04/15/2026
 Signed Print Name Dated
 Sworn to this 15th day of April 2026 Mikkel Gosley
 Notary Public

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

Notarized remotely online using communication technology via Proof.