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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:

Pa'Co LLC & Grey Heron Holdings LLC 2 Bleecker St 10012 (OP–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 an On-Premises Tavern liquor license to operate a café by day and offer small bites, wine and cocktails in the evening within a men's clothing store in the ground floor of a four (4)-story mixed-use building (c. 1868) on Bleecker Street on the southwest corner of Bleecker and Lafayette Streets (Block #521/Lot #7504), the building falling within NYC LPC's designated NoHo East Historic District and the Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 1650 sq. ft., with 1350 sq. ft. being the unlicensed retail area and 300 sq. ft. being the licensed café; there will be 4 tables and 12 seats and one (1) bar with eight (8) seats for a total seated occupancy of 20 persons; there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; there are full length operable windows running the entirety of the storefront premises on both Lafayette Streets there is no outdoor seating included with this application; and
- iii. Whereas**, the Applicant's hours of operation will be 7 AM to 10 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. Whereas**, the premises to be licensed had previously been licensed with an On-Premises liquor license through the beginning of the pandemic in 2020 under 316 Bowery LLC dba

Saxon and Parole (Lic ID #0340-20-100675) which included sidewalk seating on Bowery consisting of 34 seats, the current Applicant stating they will likely apply for sidewalk seating through the Dining Out NYC program in the future consisting of approximately 30 seats; 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 On-Premises Tavern liquor license, with those stipulations as follows:

1. Will be advertised and operated as a as café located within a retail men’s clothing store.
2. The hours of operation will be 7 AM to 10 PM Sundays through Thursdays and 7 AM to 12 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. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
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 10 PM every night, allowing only for patron ingress and egress.
9. Will have not more than 24 private parties per year.
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.

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 **61 active licensed premises** and 8 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 **Pa'Co LLC & Grey Heron Holdings LLC 2 Bleecker St 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, William Tigertt as a qualified representative of Pa'Co LLC & Grey Heron Holdings LLC dba Grey Heron Café & ATANY located at 2 Bleecker Street, New York, NY 10012 agree to the following stipulations:

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

[X] Premise will be advertised and operated as café located within a retail men's clothing store

[X] Hours of operation:

Sunday: 7 AM to 10 PM Thursday: 7 AM to 10 PM
Monday: 7 AM to 10 PM Friday: 7 AM to 12 AM
Tuesday: 7 AM to 10 PM Saturday: 7 AM to 12 AM
Wednesday: 7 AM to 10 PM

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

- [X] Will operate with less than a full service kitchen but will serve food during all hours of operation.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
[X] Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
[X] 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.
[X] Will not have televisions.
[X] Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
[X] Will have not more than 24 private parties per year.
[X] Will not make changes to the existing façade 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 not have unlimited drink or unlimited food and drink specials. 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: William Tigertt Phone Number: 917-365-1057

Notary Public section with signature of William Tigertt, date 4-20-26, and notary LIM KIM A. No. 01L16144154. Commission Expires Apr. 24, 20.

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