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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:

Romae LLC dba Romae 57 7th Ave S 10014 (WBC–Restaurant) (Transfer)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a family friendly Italian and Argentinian restaurant sin the ground floor of a four (4)-story mixed-use building (c. 1928) on 7th Avenue South between Bleecker and Morton Streets (Block #587/Lot #20, the building falling within NYC LPC’s Greenwich Village Historic District Extension II; and
- ii. **Whereas**, the ground floor premises is approximately 700 sq. ft.; there will be five (5) tables and 14 seats and one (1) bar with three (3) seats for a total seated occupancy of 17 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front has sliding glass doors that open out to the sidewalk; the Applicant intending to apply for sidewalk seating under the Dining Out NYC program consisting of not more than 8 (eight) tables and 24 seats; 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, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; any future sidewalk seating will close by 11 PM which is consistent with what had operated at the location under the old DCWP program; and
- iv. **Whereas**, the premises was most recently operated with a Restaurant Wine license under Sabor Argentino Corp (Lic ID #0240-23-140209, exp. 6/30/2027) from approximately 2020

to recently, the instant application being an asset purchase with the method of operation remaining essentially the same; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **117 active licensed premises** and an additional 5 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; 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 liquor license, with those stipulations as follows:
1. Will be advertised and operated as full-service Italian and Argentinian 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. 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 11 PM every day. No patrons will remain after stated closing hour. **No exterior music, speakers or TVs.**
 6. There will be no roadbed seating.
 7. 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.
 8. Will not have televisions.
 9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 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. 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 Restaurant Wine liquor license for **Romae LLC dba Romae 57 7th Ave S 10014** **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, Bledar Ndreu as a qualified representative of Romae LLC located at 57 7th Avenue South, New York, NY 10014 agree to the following stipulations:

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

[x] Premise will be advertised and operated as a family friendly Italian and Argentinian 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 Italian and Argentinian 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] There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadway cafe 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 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
[x] There will be no roadbed seating.
[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 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 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: Bledar Ndreu Phone Number: 917-957-1650

Signed [Signature] Print Name [Signature] Dated [Signature]
Sworn to this 16th day of April 2026 [Signature] Notary Public
ALYSSA MARIE MARRERO Notary Public - State of New York NO. 01MA6343343 Qualified in Richmond County My Commission Expires Jun 6, 2028

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