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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:

Sweet Pineapple LLC 108 W 14th St 10011 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a Chinese restaurant in the ground floor of a three (3)-story mixed-use building (c. 1910, altered 2012) on West 14th Street between 6th and 7th Avenues (Block #609/Lot #34); and
- ii. Whereas**, the ground floor premises is approximately 4,500 sq. ft., with 2,250 sq. ft. on the ground floor and 2,250 sq. ft. in the basement, the basement being connected by both an interior and exterior stairway with no patron use of the basement; there will be 20 tables and 54 seats and one (1) bar with ten (10) seats for a total seated occupancy of 64 persons and a legal occupancy of 74 persons; there is one (1) entrance serving as both patron ingress and egress and three (3) patron bathrooms; there are existing French doors that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. Whereas**, the Applicant’s hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week); 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 for the service of beer and wine only since approximately 2016 to the present under liquor license under ABMW Food

Inc. dba Auntie Guan's Kitchen 108 (Lic ID #0240-22-100648) and prior to that had been unlicensed for the service of alcohol; 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 Restaurant liquor license, with those stipulations as follows:
1. Will be advertised and operated as a full-service Chinese 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 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, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 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.
- 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 **28 active licensed premises** and a 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 **Sweet Pineapple LLC 108 W 14th St 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 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, **Amita Jimenez** as a qualified representative of **Sweet Pineapple LLC** located at **108 W 14th Street, New York, NY 10011** agree to the following stipulations:

Application Type: OP Restaurant RW TW Alteration Other:

Premise will be advertised and operated as a Chinese restaurant

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.)

- Will operate a full-service Chinese 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. 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 close all doors and windows at all times, allowing only for patron ingress and egress.
- Will not have patron occupancy/service to any portion of the basement of licensed premises.
- Will not make changes to the existing façade except to change signage or awning.
- 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.


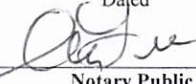
Will not have: Dancing DJs Live Music Promoted Events Any event where cover fee is charged
 Scheduled Performances Velvet ropes or metal barricades Security Personnel/Doorman.

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: Amita Jimenez Phone Number: (347) 791-0629

 Signed	<u>Amita Jimenez</u> Print Name	<u>04/16/2026</u> Dated
Sworn to this <u>16th</u> day of <u>April</u> 2026		
		 Notary Public

ELLEN LEE

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license
Notary Public, State of New York
No. 01LE6109987

Qualified in Queens County
Commission Expires May 24, 2028