

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
Drishaan Jain, *Assistant Secretary*  
Mark Diller, *District Manager*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

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:

### **The Beer Garage II LLC dba The Beer Garage 118 Christopher St 10014 (OP–Restaurant) (Class Change)**

- 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 for a Class Change of the existing Restaurant Wine license (Lic ID # 0240-23-142192) to On-Premises full liquor to continue to operate a craft beer bar and restaurant on the ground floor of a mixed-use, five (5)-story walk-up tenement-style building (c. 1885) on Christopher Street between Bedford and Bleecker Streets (Block #588/Lot #47), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the premises is approximately 1,100 sq. ft.; there are three (3) tables and 15 seats and one (1) bar with 13 seats for a total seated patron occupancy of 28 persons; there is one (1) entry which serves as patron ingress and egress, one (1) alarmed emergency exit to the residential lobby of the building and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be from 1 PM to 11 PM Sundays, 3 PM to 11 PM Mondays through Thursdays, 2 PM to 12 AM Fridays and 12 PM to 12 AM Saturdays; music will remain quiet background only consisting of music from iPod/CDs/streaming services; there are six (6) TVs no larger than 20", there will continue to be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. Whereas**, members of the public came to speak both in favor and in opposition to the application, those speaking in opposition to the application cited that the Applicant had

installed a service window and drink ledge on the exterior in the front façade without Landmarks approval, the Applicant had been using the operable window for the service of beer and wine with seats placed on the sidewalk at the drink ledge, essentially operating like an exterior bar in derogation of their stipulations stating that they would have no outside seating outside of pandemic-related roadbed seating, the Applicant also currently having an A-frame sign on the sidewalk advertising a private back yard; those speaking in favor were local residents who frequented the establishment stating that it was a casual and comfortable neighborhood spot; the Applicant stating that they had changed the front window recently so that it no longer is operable and have removed any seating that was on the sidewalk, the rear yard is not used and it will be removed from the A-frame, the residents who frequent the bar stated they had not used or seen the rear yard in use; and

- v. **Whereas**, the complaints regarding the past method of operation were about the operable window and the unpermitted seating on the sidewalk, the Applicant having now corrected those issues and has agreed to not have any sidewalk, roadbed or backyard seating as part of the public interest of the instant application to upgrade to a full liquor license; the only changes to the interior method of operation is a reduction in hours from Sundays through Thursdays to close at 11 PM; and
  
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
  - 1. Premise will be advertised and operated a craft beer bar and restaurant.
  - 2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 3. The hours of operation will be 1 PM to 11 PM Sundays, 3 PM to 11 PM Mondays through Thursdays, 2 PM to 12 AM Fridays and 12 PM to 12 AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing times.
  - 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. The premises will have no more than 6 television(s) no larger than 20” (there will be no projectors)
  - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 8. Will not install or have French doors, operable windows or open facades.
  - 9. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  - 10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  - 11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  - 12. 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 or doormen.
  - 13. 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.

14. Will appear before CB2, Manhattan 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 and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **87 active licensed premises** and 4 pending licenses according to LAMP within 750 feet of the subject premises, the Applicant having corrected the operable window and removed the outdoor seating on the sidewalk, which was never permitted, the agreed upon stipulations being reasonable and the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant liquor license in the name of **The Beer Garage II LLC dba The Beer Garage 118 Christopher St 10014** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant 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,



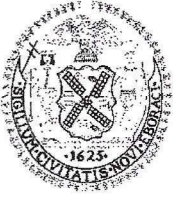
Donna Raftery, Chair  
SLA Licensing 1 and 2 Committees  
Community Board #2, Manhattan



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



COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

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, Marina Charny as a qualified representative of The Beer Garage II LLC dba The Beer Garage located at 118 Christopher Street, New York, NY 10014 agree to the following stipulations:

Application Type: [X] OP Restaurant [ ] RW [ ] TW [ ] Alteration [X] Class Change (Lic ID 0240-23-142192)

[X] Premise will be advertised and operated as a craft beer bar and restaurant

[X] Hours of operation:

Sunday: 1 PM to 11 PM Thursday: 3 PM to 11 PM
Monday: 3 PM to 11 PM Friday: 2 PM to 12 AM
Tuesday: 3 PM to 11 PM Saturday: 12 PM to 12 AM
Wednesday: 3 PM 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 craft beer bar and full-service 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] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or 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 have no more than six (6) televisions no larger than 20". There will be no projectors.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will not install or have French doors, operable windows or open facades.
[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.
[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: Marina Charny Phone Number: 646-387-4176

Signed: [Signature] Print Name: Marina Charny Dated: 4/17/26

Sworn to this 17th day of April 2026 [Signature] Notary Public

GREGORY MICHAEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01M16019911
Qualified in KINGS County
Commission Expires February, 16, 2022

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