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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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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:

### **West 11th Street Hospitality LLC 34 8th Ave 10014 (OP–Restaurant) (Transfer)**

- i. **Whereas**, the Director of Operations and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant liquor license to operate a neighborhood bar and restaurant serving artisanal pizzas, appetizers and salads in the ground floor of a four (4)-story, mixed-use building (c. 1900) on 8<sup>th</sup> Avenue between Jane and West 12<sup>th</sup> Streets (Block #625/Lot #56), the building falling within NYC's LPC designated Greenwich Village Historic District; and
- ii. **Whereas**, the storefront is approximately 1,200 sq. ft. (800 sq. ft on the ground floor and 400 sq. ft. in the cellar, the cellar being accessed by an internal staircase); there will be approximately 11 tables with 40 seats and one (1) bar with 17 seats on for total seated occupancy of 57 persons; there is one (1) entry area serving as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application – the Applicant stating they are unsure whether or not they will be applying for outdoor seating in the future; and
- iii. **Whereas**, the agreed upon hours of operation will be Sundays and Mondays from 12 PM to 12 AM, Tuesdays and Wednesdays from 12 PM to 1 AM and Thursdays through Saturdays from 12 PM to 2 AM; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be (3) TVs no larger than 36", there will 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**, the premises had most recently been licensed under 34 8<sup>th</sup> Avenue LLC dba Anfora (Lic ID #0340-22-104910, exp 4/30/26) which operated as a quiet Italian restaurant with an emphasis on Italian wines from 2010 through early 2024; the premises has been branded as Arthur and Sons Italian American Club since April/2024, which when it opened was described as “the newest venture from third generation, Michelin starred, Italian American chef, restaurateur and cookbook author Joe Isidori” in *Secret NYC*, Arthur and Sons, a red sauce Italian restaurant (Lic ID #0340-22-112010), having opened its restaurant next door to the instant application at 38-40 8<sup>th</sup> Avenue in June/2022; and
- v. **Whereas** the local block association (Jane Street Block Association) met with the Director of Operations and submitted testimony raising concerns about the application, those concerns were regarding the initially requested 2 AM closing 7 days a week, that while Anfora had those hours they rarely operated past midnight or 1 AM and their clientele rarely caused a disturbance to neighbors, they were additionally concerned as the submitted questionnaire listed live DJs and TVs which sets a completely different tone than how Anfora operated, the Director of Operations saying the DJs was a mistake; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “method of operation” of the On-Premises Liquor License, with those stipulations as follows:
1. Premise will be advertised and operated as a full-service restaurant serving pizzas, appetizers and salads with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be Sundays and Mondays from 12 PM to 12 AM, Tuesdays and Wednesdays from 12 PM to 1 AM and Thursdays through Saturdays from 12 PM to 2 AM. 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 have televisions.
  5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  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 have no more than three (3) televisions no larger than 36". There will be no projectors and TV will operate in “closed caption” mode only without sound.
  8. Will have not more than 20 private parties per year.
  9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  11. Will not install or have French doors, operable windows or open facades.
  12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
  13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

16. Will not have: dancing, DJs, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
17. 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.
18. Will continue outreach to both West Village Residents Association and Jane Street Block Association if requested.
19. Will appear before CB2, Man. 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 **55 active licensed premises** listed on LAMP within 750 feet of the subject premises, the Applicant agreeing to reduce their operating hours during the week and affirm that they will not operate as a sports bar, with TVs operating without sound at all times, 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 **West 11th Street Hospitality LLC 34 8th Ave 10014** **unless** the statements presented by the Applicant are accurate and complete and that 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



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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, **Eytan Sugarman** as a qualified representative of **West 11<sup>th</sup> Street Hospitality LLC** located at **34 8<sup>th</sup> Avenue, New York, NY 10014** agree to the following stipulations:

**Application Type:**  OP Restaurant  Transfer: 34 8<sup>th</sup> Avenue LLC (Lic ID 0340-22-104910 )

Premise will be advertised and operated as a neighborhood bar and restaurant

Hours of operation:

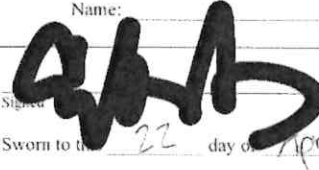
Sunday:	12 PM	to	12 AM	Thursday:	12 PM	to	2 AM
Monday:	12 PM	to	12 AM	Friday:	12 PM	to	2 AM
Tuesday:	12 PM	to	1 AM	Saturday:	12 PM	to	2 AM
Wednesday:	12 PM	to	1 AM				

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

- Will operate a full-service restaurant serving pizzas, appetizers and salads 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, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  - Will have no more than three (3) televisions no larger than 36". There will be no projectors and TV will operate in "closed caption" mode only without sound.
  - Will have not more than 20 private parties per year.
  - 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 install or have French doors, operable windows or open facades.
  - 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 continue outreach to both West Village Residents Association and Jane Street Block Association if requested.
  - 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: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Signature: 

Print Name: \_\_\_\_\_ Dated: 4/12/2026



Sworn to this 12<sup>th</sup> day of April, 2026

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