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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

February 23, 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 February 19, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Pandaria LLC dba Dragonne 13 Barrow St 10014 (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 contemporary French bistro in the ground floor of an eight (8)-story mixed-use building on Barrow Street at the southwest corner of West 4th (Block #590 / Lot #7502), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,154 sq. ft., with 1,321 sq. ft. on the ground floor and 834 sq. ft. in the cellar, the cellar being connected by an interior stairway with no patron use of the cellar; there will be 24 tables and 54 seats and one bar with eight (8) seats for a total seated occupancy of 62 persons, there is one (1) entrance serving as both patron ingress and egress and two (2) bathrooms; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be 5 PM to 10:30 PM Tuesdays through Thursdays and 5 PM to 11 PM Fridays and Saturdays and will be closed Sundays and Mondays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the Applicant held a zoom meeting with the Carmine Street and Central Village Block Associations to review the application and, with the agreement of no roadbed seating now or in the future, the block associations sent a letter of support of the application saying

they believe the addition of the fine dining restaurant will be a nice fit for the neighborhood; and

- v. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2000 to 2017 under Chickweed Inc dba Annisa (Lic ID # 0340-16-102962) and has been vacant since its closing; 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 On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service French bistro with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 5 PM to 10:30 PM Tuesdays through Thursdays and 5 PM to 11 PM Fridays and Saturdays and will be closed Sundays and Mondays. 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 and there will be no future roadbed seating.
 - 5. Will play recorded background music at conversational levels only. 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 all times, 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 have not more than 24 private parties per year.
 - 10. Will not install or have French doors, operable windows or open facades.
 - 11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 - 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 15. 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.
 - 16. 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.
 - 17. Will appear before CB2M 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 would be served by the granting of the On-Premises liquor license at this location, there being **114 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 **Pandaria LLC dba Dragonne 13 Barrow St 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 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 Friday, February 13, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Mark Chou** as a qualified representative of **Pandaria LLC dba Dragonne** located at **13 Barrow Street, New York, NY 10014** agree to the following stipulations:

Application Type: ☒ OP Restaurant ☐ RW ☐ TW ☐ Alteration ☐ Other:

☒ Premise will be advertised and operated as a contemporary French bistro

☒ Hours of operation:

Sunday:	CLOSED	Thursday:	5 PM	to	10:30 PM
Monday:	CLOSED	Friday:	5 PM	to	11:00 PM
Tuesday:	5 PM	to	10:30 PM	Saturday:	5 PM
Wednesday:	5 PM	to	10:30 PM		to 11:00 PM

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

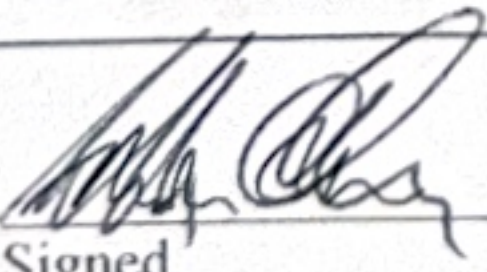
- ☒ Will operate a full-service French bistro with the kitchen open and full menu items available until closing every night.
 - ☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - ☒ Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating and there will be no future 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 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 have not more than 24 private parties per year.
 - ☒ 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 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: Mark Chou

Phone Number: 516.708.6670

INQIYAD WAHID
NOTARY PUBLIC STATE OF NEW YORK
QUEENS COUNTY
LIC #01WA0022037
COMM. EXP. 03-12-2028

	Mark Chou	02/12/2026
Signed	Print Name	Dated
Sworn to this <u>12th</u> day of <u>FEB</u> 2026		Notary Public

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