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COMMUNITY BOARD NO. 2, MANHATTAN

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June 24, 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 June 18, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 181 Thompson Restaurant LLC & Major Management TCZ LLC as Mgr dba Carbone 181 Thompson St 10012 (OP–Restaurant, Lic ID #0340-23-136676) (Alteration)

- i. **Whereas**, the Applicant's Chief Operating Officer / Chief Development Officer appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application for an Alteration to the existing On-Premises Restaurant liquor license to add the next door, previously unlicensed, retail storefront to their licensed premises for use as a private dining room; and
- ii. **Whereas**, the storefront proposed to be added to the existing liquor license is separated from the restaurant by a residential entryway with no interior access on either the ground floor or cellar between the currently licensed premises and the premises proposed to be added; the addition of the next door storefront will add five (5) tables and 12 seats and one (1) bar with two (2) seats to the currently licensed premises for a licensed premises consisting of 16 tables with 58 seats and two (2) bars with 13 seats for a total seated occupancy of 69 persons; there is one (1) patron bathroom located in the proposed added storefront premises and two (2) patron bathrooms in the existing separate restaurant premises; and
- iii. **Whereas**, there will be no changes to the method of operation of the already-licensed restaurant space which CB2M unanimously recommended be approved in [December/2011](#), the private dining storefront proposed to be added to the licensed will have hours of operation from 11:30 AM to 11:30 PM, there will be not more than one (1) private event per evening and the added space will ONLY be used for private dining and not as additional restaurant space, there will be no private events that utilize both the currently licensed premises at 181 Thompson Street(south storefront) and this next door store front at 181 Thompson Street; music will be background only from iPods/CDs/streaming services, the infill being fixed

without operable doors or windows that open out to the street; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and

- iv. **Whereas**, the only means of servicing the proposed added private dining room from the existing kitchen facilities is through an unenclosed alleyway between 181 and 183 Thompson Street, with both buildings having many residential windows from the six and seven story buildings overlooking the alleyway that has never previously been used for commercial purposes, a new stairwell in the alley having been installed to access the space to be added, the instant application not openly stating that the only means of servicing the added private dining room was solely through the exterior alleyway, concerns were raised regarding the impact of noise to the many surrounding residents who have windows overlooking the alleyway from the 6- and 7-story buildings overlooking the space and were unaware that the application included use of the alleyway, the Applicant stating they are unable to “enclose” the alleyway, either in a temporary manner or permanent manner other than by the use of a sail cloth that has no sides on it or any sound dampening characteristics or the ability to protect workers from the elements when using the alleyway, the access being from the cellar of the already-licensed restaurant into the alleyway and then going up a flight of newly installed metal stairs leading to a newly installed doorway into the rear of the private dining room, there previously being no doorway at the rear of the premises which operated as a dry cleaners serving the area residents prior to the instant application, there being newly installed lighting at the exterior of the newly installed doorway, there were strong concerns regarding the negative quality of life impact to the many residents surrounding this alleyway, with this alleyway being the only means for waitstaff to service the private dining room with all food, utensils, plates, waitstaff and carts carrying the afore-mentioned items having to go from the currently-licensed prep kitchen in the basement through the northern alleyway and up the stairs to the premises proposed to be licensed; and
- v. **Whereas**, there were also concerns about additional traffic congestion being added due to the addition of the private dining storefront premises, the block being residential with parking on both sides of the street and one traffic lane, the existing restaurant being one of the most recognizable Italian restaurants in New York City with many guests arriving in for-hire vehicles routinely impacting traffic on the block, the addition of a private dining room at this high profile restaurant will most likely add more for-hire vehicles all coming and going at the same time to service the private dining room which, while relatively small, means possibly the addition of 6 or more private vehicles dropping off and picking up patrons in a very short compact time window every night, adding an additional noise burden to this residential block with any stopping vehicle blocking the traffic on the street; and
- vi. **Whereas**, the Applicant agreed to a number of stipulations, including placing mats outside the exterior doorways, throughout the alleyway and on the stairs, not using the alleyway for staff breaks, limiting conversations and activity in the alleyway to “essential only” between the hours of 10 PM and 10 AM daily, but was unable to provide a plan illustrating how the area would be covered with a more substantial, sound-absorbent material other than a sail cloth that was open on the sides and did not fully enclose the top in order to protect workers from the elements and to mitigate sound impacts; there were additional concerns raised about food safety, the Applicant stating they believed that as long as the food was covered with a cloche that it complied with all regulations; and
- vii. **Whereas**, there being no plans provided to insulate the alleyway in any substantial way to prevent the many surrounding residents from being impacted by the necessary back of house

activities of the restaurant to service the private dining room, the only way to service the private dining room, aside from patron entry, is from the alleyway, there being no prep kitchen or other back of house area in the private dining room proposed to be licensed meaning all food needs to be brought in and cleared from the premises on an on-going basis during any private function, where ordinarily staff would just go from one room to another adjoining room; the surrounding residents will hear the staff, clattering of dishes, utensils, carts on an on-going basis during the course of nightly use, and it can be assumed that the private dining room will be used on a routine basis as the existing restaurant is booked to capacity in advance and often frequented by celebrities; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the alteration application for **181 Thompson Restaurant LLC & Major Management TCZ LLC as Mgr dba Carbone 181 Thompson St 10012** as presented, and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA; and

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Manhattan's objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following additional stipulations in regards to the added private dining storefront premises be added into the existing stipulations, (inclusive of the detailed "Alleyway Noise Mitigation Plan" submitted to CB2M following the SLA Committee meeting) of the On-Premises Restaurant liquor license for **181 Thompson Restaurant LLC & Major Management TCZ LLC as Mgr dba Carbone 181 Thompson St 10012**:

1. The hours of operation for the private dining storefront will be 11:30 AM to 10 PM Sundays through Saturdays. No patrons will remain after stated closing time.
2. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating
3. Will play recorded background music at conversational levels only.
4. Will not have televisions.
5. Will install commercial-grade automatic door closers on both alleyway-facing doors to ensure doors close gently and quietly on their own including cushioning seals, that the doors cannot be propped open and that the final latching motion is specially dampened.
6. High quality sound dampening rubber mats will be placed at both doorways, down the alleyway and on the metal staircase.
7. No staff phone calls, staff breaks or staff smoking is permitted in the alleyway.
8. Staff will not be permitted to have music, audio or video playback through personal devices in the alleyway.
9. Staff conversation will be kept to a quiet indoor voice level at all times and no conversing between the quiet hours of 10 PM to 10 AM.
10. Between the hours of 10 PM and 10 AM staff activity is limited to essential operations only.
11. There will be in place at all times sufficient temporary cover structure over the alleyway and sides to ensure that it is fully sound absorbent to protect surrounding residents from noise who overlook the alleyway from the negative quality of life impacts of the restaurant's back of house operations.

12. If there are sustained complaints regarding noise for the alleyway use, the licensee will work with those impacted residents to mitigate those sound impacts.

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