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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:

5. **20 Fonty LLC dba Fonty's Bodega 20 Christopher St 10014 (WBC-Tavern) (*previously unlicensed*)**
 - i. **Whereas**, the Applicant and the Applicant's representative appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate an all-day bodega meets Indian-style sandwich shop meets café in the non-conforming ground floor storefront of a 2.5-residential building (c. 1827) on the residential block of Christopher Street between Gay Street and Waverly Place Street (Block #593/Lot #42), the building falling within NYC LPC's designated Greenwich Village Historic District; and
 - ii. **Whereas**, the first floor premises is approximately 550 sq. ft.; there will be five (5) tables with 10 seats, one counter with six (6) seats and one (1) bar with no seats for a total seated patron occupancy of 16 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency egress and one patron (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the street; there is no outdoor seating included with the application; and
 - iii. **Whereas**, the proposed hours of operation are from 7 AM to 11 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security or doormen; there will be no delivery service; there is an exit into the residential hallway which the Applicant has access to in order to bring trash to the basement, the Applicant stating they will keep that locked and/or alarmed to ensure no patrons have access to the residential alleyway; and

- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, has been vacant since approximately 2023, from approximately 2015 to 2023, the premises was operated as a vegetarian restaurant called Delice & Sarrasin; and
- v. **Whereas**, in 2015 the prior occupant at the location, Delice & Sarrasin, appeared before CB2M for a restaurant wine application and withdrew the application in order to address concerns over building department and zoning matters which indicated that the restaurant was not an allowable use in the manner presented; and
- vi. **Whereas**, in particular the proposed premises is located on the entire ground floor at 20 Christopher Street (Block #593/Lot 342) and
 - (1) the premises is located in an R6 zoning for which this use is not allowed as-of-right
 - (2) the Certificate of Occupancy #M8626 dated October 8, 1924 indicates that the permissible use on the ground floor is for one (1) store and one (1) non-housekeeping apartment
 - (3) “Icards” for the building dated after October 8, 1924 also seem to indicate the same use for the 1st floor, that use being of one (1) store and one (1) apartment and also provide a diagram of the 1st floor which indicates the location of one (1) store and one (1) apartment
 - (4) the Applicant’s floor plan shows that the sandwich shop occupies the entire ground floor which contradicts the allowed uses indicated on the Certificate of Occupancy presented
 - (5) There is no evidence that the ground floor apartment currently exists
 - (6) The Applicant was unable to provide any plans/job approvals showing that the installation of a kitchen where an apartment is supposed to be located were ever approved
 - (7) DOB complaint # 1547458 indicates “work without a permit on 1st floor commercial space & rear apartment” which resulted in a number of violations including ECB Violation 35473803L dated 7/7/2020 which states “commercial space at first story front took over the back apartment, made a kitchen for the restaurant. I checked the ICard or the Department of Buildings Reports. Nothing was ever filed. The apartment should still be there and no permit was ever filed to do so.” “Remedy: comply with notice of violation” The hearing status is “In Violation” and the Certification Status is marked: “No Compliance Recorded”.
 - (8) It appears that there are no jobs on file with the Department of Buildings in conjunction with this application to correct the above noted violation and the expansion of the commercial space into a residential apartment; and
- vii. **Whereas**, nothing has been presented to indicate that the expansion of the non-conforming storefront use on the ground floor into the residential apartment is or was ever permitted in this residential zone where expansion of non-conforming uses is not allowed, the Applicant was unable to provide documentation of work permits for the conversion of the apartment into the restaurant space; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of a new Tavern Wine license **20 Fonty LLC dba Fonty’s Bodega 20 Christopher St 10014** as presented, and

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

Vote: Passed, 35 Board Members in favor, 1 against (C. Dignes).

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