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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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. **320 West Broadway Diner Corp dba Soho Diner 320 W Broadway 10013** (OP–Restaurant, Lic ID #0340-21-119814, exp 11/30/27) (Change in Method of Operation) (Alteration)
 - i. **Whereas**, the Applicant’s General Manager and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application for an Alteration and Change in Method of Operation to the existing On-Premises Restaurant liquor license for the premises located on the ground floor in the northern portion of the SoHo Grand Hotel which also extends to an ancillary outdoor area to the north; the SoHo Grand Hotel is located on West Broadway between Canal and Grand Streets (Block #227 / Lot #28), the building falling within NYC’s designated Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the Applicant appeared before CB2M in [July/2018](#) for their restaurant liquor license application at which time CB2M unanimously voted to recommend approval of the application after the Applicant had laid over the application and done more outreach with the community; the Alteration to the Applicant’s liquor license is to change the use of the exterior patio door from “emergency use only” to regular use with the Change in Method of Operation being to allow patrons and staff to enter and exit through the exterior patio for use of the proposed sidewalk café, the Applicant having recently applied to use the sidewalk café through NYC DOT’s Dining Out NYC program but as that seating has not yet been approved it is not part of the instant application; and
 - iii. **Whereas**, there will be no other changes to method of operation, the premises will continue to operate a 24-hour diner 7 days a week, serving a full diner menu at all times; the hours of

alcohol service on the interior will be limited and will end by 12 AM Sundays to Wednesdays and by 2 AM Thursdays to Saturdays; the hours of operation and alcohol service for the adjacent and ancillary outdoor area will be from 11AM to 10PM Sundays to Thursdays and 11AM to 11PM Fridays and Saturdays and; all employee activity in the outdoor area will stop no later than 1/2 hour after outdoor closing, all exterior lighting will be turned off at closing making the exterior space dark, the outdoor area will be seasonal only and there will be no exterior heaters or heating systems installed or used in the outdoor area, and there will also be no speakers installed or music played outside; any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program with all service ending at 10 PM Sundays to Thursdays and 11 PM Fridays and Saturdays; all doors will be closed at 10PM, there are no operable windows, interior music will be permitted but it will be quiet background only consisting of music from ipod/CDs/streaming services and jukebox, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M as part of the Alteration application which will be incorporated into the “method of operation” on the liquor license, with those stipulation as follows:

1. Premises will be advertised and operated as a full-service restaurant, specifically a classic New York 24-hour diner serving comfort food to the neighborhood with the kitchen open and full menu items available during all hours of operation.
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 entire premises will be operated under one trade name (D/B/A) only.
4. The premises will operate as a 24-hour diner, 7 days a week serving a full diner menu at all times. There is an ancillary adjacent outdoor seating area that will operate at reduced hours. The hours of alcohol service on the interior will be from 8AM to 12AM Sunday to Wednesday and from 8AM to 2AM Thursday to Saturday. The hours of operation and alcohol service for the adjacent outdoor terrace area will be from 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday and Saturday. All patrons will be cleared and no patrons will remain after stated closing times for the outdoor area and all employee activity in the outdoor area will stop no later than 1/2 hour after outdoor closing.
5. There is no sidewalk café included with this application. Any future sidewalk café will close at 10PM Sunday to Thursday and 11PM Friday and Saturday.
6. There will be no host stands or bussing stations on the sidewalk. There may be a host stand within adjacent exterior seating area.
7. All entry and exit into the interior portion of the restaurant will occur only from the main entrance to the restaurant as indicated on provided plans
8. The premises will have not have televisions or projectors.
9. The premises will play quiet ambient-recorded background music only or music at same levels from Jukebox. No music will be audible in any adjacent residences at anytime. There will be absolutely no music or speakers in the outdoor portion of the premises including any future sidewalk café areas.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing street facing façade except to change signage or awning or affix a menu to the building for customer viewing, or add other elements of decor, which do not change the character of the building (if permitted by law).
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 & drink specials. Will not have “boozy brunches.”
14. The premises will not have dancing, DJ's, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.
15. Doorman/Security will be utilized as needed. The area in front of the premises will be actively monitored 24 hours a day and, if necessary, a staff member or security will be dedicated to manage patrons outside the premises between 9PM and 7AM.
16. There will be no heaters utilized in the outdoor area.
17. The adjacent dog park area is completely separate from the outdoor seating area
18. There will be no standup outdoor bar. There will be an outdoor service bar only. In the outside seating area, there will be absolutely no alcohol service to any standing or waiting patrons. There may be a small area for a few patrons to wait outside to be seated in the outdoor terrace area as presented to CB2 and as presented in the amended seating plan, but that area is for waiting only and not for the service of alcohol.
19. There will be no more than 46 seats in the outdoor dining area. There will be no more than 78 table seats in the interior dining area, seven food counter stools and one interior standup bar with 4 seats.
20. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an Alteration to the existing On-Premises Hotel liquor license for **320 West Broadway Diner Corp dba Soho Diner 320 W Broadway 10013** 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.

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, June 12, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Ellis Yee** as a qualified representative of **320 West Broadway Diner Corp dba SoHo Diner** located at **320 West Broadway, New York, NY 10012** agree to the following stipulations:

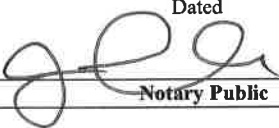
Application Type: ☒ OP Restaurant ☒ Change in Method of Operation | Alteration

1. Premise will be advertised and operated as a full-service restaurant, specifically a classic New York 24-hour diner serving comfort food to the neighborhood with the kitchen open and full menu items available during all hours of operation.
2. The premises, or any portion of the premises will not operate as a tavern, lounge or sports bar.
3. The entire premises will be operated under one trade name (D/B/A) only.
4. The premises will operate as a 24-hour diner, 7 days a week serving a full diner menu at all times. There is an ancillary adjacent outdoor seating area that will operate at reduced hours. The hours of alcohol service on the interior will be from 8AM to 12AM Sunday to Wednesday and from 8AM to 2AM Thursday to Saturday. The hours of operation and alcohol service for the adjacent outdoor terrace area will be from 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday and Saturday. All patrons will be cleared and no patrons will remain after stated closing times for the outdoor area and all employee activity in the outdoor area will stop no later than 1/2 hour after outdoor closing.
5. There is no sidewalk café included with this application. Any future sidewalk café will close at 10PM Sunday to Thursday and 11PM Friday and Saturday.
6. There will be no host stands or bussing stations on the sidewalk. There may be a host stand within adjacent exterior seating area.
7. All entry and exit into the interior portion of the restaurant will occur only from the main entrance to the restaurant as indicated on provided plans.
8. The premises will not have televisions or projectors.
9. The premises will play quiet ambient-recorded background music only or music at same levels from Jukebox. No music will be audible in any adjacent residences at anytime. There will be absolutely no music or speakers in the outdoor portion of the premises including any future sidewalk café areas.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing street facing façade except to change signage or awning or affix a menu to the building for customer viewing, or add other elements of decor, which do not change the character of the building (if permitted by law).
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 & drink specials. Will not have “boozy brunches.”
14. The premises will not have dancing, DJ's, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.
15. Doorman/Security will be utilized as needed. The area in front of the premises will be actively monitored 24 hours a day and, if necessary, a staff member or security will be dedicated to manage patrons outside the premises between 9PM and 7AM.

16. There will be no heaters utilized in the outdoor area.
17. The adjacent dog park area is completely separate from the outdoor seating area
18. There will be no standup outdoor bar. There will be an outdoor service bar only. In the outside seating area, there will be absolutely no alcohol service to any standing or waiting patrons. There may be a small area for a few patrons to wait outside to be seated in the outdoor terrace area as presented to CB2 and as presented in the amended seating plan, but that area is for waiting only and not for the service of alcohol.
19. There will be no more than 46 seats in the outdoor dining area. There will be no more than 78 table seats in the interior dining area, seven food counter stools and one interior standup bar with 4 seats.
20. Will appear before CB2, Manhattan 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: Arleene Oconitrillo Phone Number: 212 519 6610

	<u>Ellis K. Yee</u>	<u>06/10/2026</u>
Signed	Print Name	Dated
Sworn to this <u>10th</u> day of <u>June</u> 2026		Notary Public

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



