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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:

4. 4T USA, Inc. dba Mi Garba 310 Bleecker St. 10014 (OP–Restaurant) (Alteration)

- i. **Whereas**, the Applicants and the Applicants' Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee to present an application for an alteration to the existing On-Premises Restaurant liquor license for the existing full service restaurant in the ground floor storefront within a four-story townhouse building (circa 1910) on Bleecker Street between Grove and Christopher Streets in Greenwich Village (Block #588/ Lot #22-23), this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the alteration application sought is to expand the licensed premises into the rear yard with the addition of four (4) tables and eight (8) seats accessed via a rear exit door, the rear yard in question being very large, a combination of the two rear yards at 308 and also 310 Bleecker Street, 308 being the rear yard to the adjacent jewelry store, the combined back yards being surrounded, on all sides by residential apartments; and
- iii. **Whereas**, the Applicant originally appeared before CB2M in [November 2021](#) for an On-Premises Restaurant liquor license at this location, that application also including use of the rear yard for three (3) tables and 12 seats, the Certificate of Occupancy presented at the time, which covers both buildings and storefronts at 308-310 Bleecker St., does not permit eating and drinking in the rear yard areas of either 308 or 310 Bleecker Street, much less a combination of the two yards, there also being concerns raised about proper egress, the Applicant's Architect, who appeared in November/2021, indicated occupancy was limited because there was only one means of egress in the building through the single storefront sought to be licensed (310 Bleecker) as there is no sprinkler system installed within the building, photos of the rear yard likewise showing fire escapes coming down the rear sides

into the rear yards of the two separate buildings, the Certificate of Occupancy also indicating only 1 storefront across 308-310 Bleecker St. which is currently occupied by two separate business, the space to be licensed at 310 and the jewelry store at 308; and

- iv. **Whereas**, there was significant community opposition to the use of the rear yard in November/2021, the Applicant unable to show either a Certificate of Occupancy or Letter of No Objection from NYC Dept. of Buildings (DOB) permitting eating and drinking use/occupancy in the rear yard, there being no permit and no emergency egress in place for the use of the backyard, licensing and service of alcohol into the rear yard establishing noise and privacy impacts as it is surrounded by residential apartments, it being determined in November/2021 that the use of the rear yard was not in the public interest, at the time there being 91 active licensed premises within 750 feet of the premises proposed to be licensed (currently there are 111 active licensed premises), according to LAMP, CB2M unanimously recommending denial of the application; and
- v. **Whereas**, in [December/2021](#) the Applicant re-submitted a 30-day notice removing the rear yard from the application with all other elements of the method of operation remaining the same, residents living in the community reversed their opposition and appeared in support of the application, the application receiving a unanimous recommendation from CB2M for the approval of the liquor license provided the executed stipulations were incorporated into the liquor license, those stipulations including no use of the rear yard; and
- vi. **Whereas**, the instant application being to add the use of the rear yard for eating and drinking, there still being no updated Certificate of Occupancy or Letter of No Objection showing that the use of the rear yard for eating and drinking at this particular location is permitted, the Applicant's attorney providing documentation from an architect stating that zoning allows for the use of the rear yard for eating and drinking along with details of egress compliance but was unable to provide any documentation from DOB showing that eating and drinking is permitted in this specific combined (308-310 Bleecker) rear yard; and
- vii. **Whereas**, a number of nearby residents and patrons of the restaurant came to speak both in support and opposition to the application, there being no concerns or issues raised with the Applicant's current method of operation with all speakers stating that the restaurant is a neighborhood restaurant, those in opposition, including the West Village Residents Association, had met with the Applicant both back in 2021 and again recently, expressing their opposition to the use of the rear yard due to the impacts to the many residents with windows opening onto the rear yard, the one building on Grove Street that is adjacent to the rear yard being six stories tall and having approximately 33 residential units in it, there were also concerns about proper egress; and
- viii. **Whereas**, in order to garner support from local residents and meet the public interest standard of the 500 Foot Rule for the on-premises liquor license application in 2021, the Applicant removed the use of the rear yard from the application, the instant application seeks to add the very thing that was removed in order to get the residents support in the first place, while also still being unable to provide any documents from DOB that the use is permitted at this specific location;

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for the Alteration application for **4T USA, Inc. dba Mi Garba 310 Bleecker St. 10014**; and

THEREFORE, BE IT FURTHER RESOLVED that CB2, Man. respectfully requests that this application be calendared to appear before the Full Board of the NYSLA for determination by the Members of the Authority.

Vote: Unanimous, 36 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 Kavanaugh, 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