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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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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. **Chom Ram Ruai Forever LLC dba Saolea 140 W 4th St, basement 10012 (WBC—Restaurant)**
 - i. **Whereas**, the Applicant and the Applicant's representative appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a contemporary Thai restaurant in the basement of a six (6)-story mixed-use building (c. 1900) on the residential block of West 4th Street between 6th Avenue and Washington Square West (Block #543/Lot #47), the building falling within NYC LPC's designated South Village Historic District; and
 - ii. **Whereas**, the premises proposed to be licensed is approximately 1,189 sq. ft.; there will be 12 tables with 30 seats and one (1) bar with no seats for a total seated patron occupancy of 30 persons and a Certificate of Occupancy from 1924 showing an occupancy of 25 persons; there is one (1) door which will serve as patron ingress and egress, one emergency egress and one (1) patron 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 no plans to have outdoor seating in the future; and
 - iii. **Whereas**, the proposed hours of operation will be from 11:30 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 are no televisions; 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; and

- iv. **Whereas**, the premises has most recently been operated as a vegetarian / vegan restaurant since 2011 that was licensed for the service of beer and wine under Dragonfly Soul Inc dba Red Bamboo (Lic. ID #0240-22-101360) in approximately 2020; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **94 active licensed premises** and an additional 3 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the method of operation and hours being reasonable; 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 Restaurant Wine license, with those stipulations as follows:
 - 1. Will be advertised and operated as full service contemporary Thai restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11:30 AM to 11 PM Sundays through Saturdays (7 days a week). 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.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. 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 install or have French doors, operable windows or open facade
 - 9. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 - 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 12. 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.
 - 13. 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.
 - 14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine license for **Chom Ram Ruai Forever LLC dba Saolea 140 W 4th St, basement 10012** **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.

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, MANHATTAN

JUN 17 2026

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, **Nop Shusang** as a qualified representative of **Chom Ram Ruai Forever LLC dba Saolea** located at **140 West 4th Street, Basement, New York, NY 10012** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a contemporary Thai restaurant.

☒ Hours of operation:

Sunday: 11:30 AM	to	11 PM	Thursday: 11:30 AM	to	11 PM
Monday: 11:30 AM	to	11 PM	Friday: 11:30 AM	to	11 PM
Tuesday: 11:30 AM	to	11 PM	Saturday: 11:30 AM	to	11 PM
Wednesday: 11:30 AM	to	11 PM			

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

- ☒ Will operate a full-service Thai restaurant 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.
 - ☒ 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 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.
- 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: Chollada Thongnoppakhun Phone Number: (347) 307-6595

Signed <u>Nop Shusang</u>	Print Name <u>Nop Shusang</u>	Dated <u>06/10/2026</u>
Sworn to this <u>10th</u> day of <u>June</u> 2026		Notary Public, State of New York
		Notary Public <u>ELLEN LEE</u>
		No. 01LE6109987
Qualified in Queens County		
Commission Expires May 24, 2028		

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