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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

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

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:

3. Crosby Street Hotel LLC 79 Crosby St 10012 (OP–Hotel, Lic ID # 0343-23-121923) (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 to the existing Hotel liquor license to expand its existing restaurant located in the ground floor of the hotel into the sidewalk area located on the hotel's private property on Crosby Street, the hotel being located on Crosby Street between Prince and Spring Streets (Block #496/Lot #1) in NYC's designated Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the expansion will add four (4) tables and eight (8) seats within the private property located to the north/left of the entry and in front of the hotel's existing restaurant and will be demarcated with planters, there will be no seating on the public sidewalk, the hours of operation for the added seating on Crosby Street will be 8 AM to 8 PM nightly, all service and patron entry will be from within the hotel's restaurant, there will be no entry to the seating from the public sidewalk and there will be no speakers or other amplification in any of the exterior seating areas; and
- iii. **Whereas**, there will be no other changes to method of operation, the restaurant hours of operation will remain from 6 AM to 1 AM seven days a week in the interior and from 6 AM to 11 PM in the exterior courtyard with no Lafayette Street access past closing hours, the hotel hours are 24 hours a day; there will not be any sidewalk or roadbed seating; music will be background only in the interior premises with no music in the exterior spaces; and
- iv. **Whereas**, the Applicant reached out to members of the Broadway Residents Coalition who

spoke in favor of the application stating that the applicant has been a good neighbor since opening and who were appreciative of the outreach and the cooperative efforts to maintain and improve the quality of life for those who live, work and visit the unique SoHo neighborhood; and

- v. **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 operated as a hotel with a full-service ground floor with the kitchen open and full menu items available until closing every night.
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 hours of operation on the interior restaurant will be from 6 AM to 1 AM Saturdays through Sundays (7 days a week) with the last order taken no later than 12 AM, from 6 AM to 11 PM in the exterior courtyard/patio Saturdays through Sundays and 24 hours/day for the hotel. All patrons will be cleared and no patrons will remain after stated closing time in the interior and exterior portions of the restaurant.
4. Will operate a backyard garden (courtyard) with no more than 40 seats which will have no music and will close by 11 PM, 7 days a week, with no Lafayette Street access past closing hours.
5. Will have seating consisting of 4 tables and 8 seats on the sidewalk/terrace located within the hotel's property line to the North of the entry on Crosby Street. The area will be demarcated with planters and all service and patron entry will occur from within the hotel. There will be no entry to the seating from the public sidewalk.
6. Will close the terrace seating at 8 PM nightly. No patrons will remain on the terrace/sidewalk after 8 PM.
7. There will be no speakers, exterior music or other amplification in any of the exterior seating areas.
8. Will not hold private events in the exterior space.
9. Will not have ropes or stanchions on any area of the public sidewalk that is not within the property line.
10. Will not have sidewalk or roadbed seating through the Dining Out NYC program.
11. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
12. Will not use the hotel rooftop for eating and drinking.
13. Will not have televisions.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. 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.
19. 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 **Crosby Street Hotel LLC 79 Crosby St 10012** **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, **Yani Rosario** as a qualified representative of **Crosby Street Hotel LLC** located at **79 Crosby Street, New York, New York 10012** agree to the following stipulations:

Application Type: ☒ OP Hotel ☒ Alteration: add 4 tables / 8 seats to exterior of restaurant located on private property

☒ Premise will be advertised and operated as a hotel with ground floor restaurant.

☒ Hours of operation:

Restaurant, Sundays through Saturdays (interior): 6 AM to 1 AM* (no patrons will remain after stated closing time)

Restaurant, Sundays through Saturdays (exterior): 6 AM to 11 PM (no patrons will remain after stated closing time)

Hotel, Sundays through Saturdays: 24 hrs/7 days a week

*Final order will be taken no later than 12 AM

☒ Will operate a full-service 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 operate a backyard garden (courtyard) with no more than 40 seats which will have no music and will close by 11 PM, 7 days a week, with no Lafayette Street access past closing hours.

☒ Will have seating consisting of 4 tables and 8 seats on the sidewalk/terrace located within the hotel's property line to the North of the entry on Crosby Street. The area will be demarcated with planters and all service and patron entry will occur from within the hotel. There will be no entry to the seating from the public sidewalk.

☒ Will close the terrace seating at 8 PM nightly. No patrons will remain on the terrace/sidewalk after 8 PM.

☒ There will be no speakers, exterior music or other amplification in any of the exterior seating areas.

☒ Will not hold private events in the exterior space.

☒ Will not have ropes or stanchions on any area of the public sidewalk that is not within the property line.

☒ Will not have sidewalk or roadbed seating through the Dining Out NYC program

☒ Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.

☒ Will not use the hotel rooftop for eating and drinking.

☒ Will not have televisions.

☒ Will not make changes to the existing façade except to change signage or awning.

☒ 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.

☒ There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

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

☒ 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: Thomas Woynar, General Manager

Phone Number: (212) 226-6400

Yani Rosario
Signed

Yani Rosario, Vice President

Print Name

11 June 2026
Dated

Sworn to this 11th day of JUNE, 2026

Notary Public

VALERIE KARASZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02KA6151318
Qualified in Westchester County
My Commission Expires: 8/1/2026

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