

Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Drishaan Jain, *Assistant Secretary*
Mark Diller, *District Manager*

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:

- 11. GF 240 Mulberry LLC 240 Mulberry St, Store North 10012 (OP–Bar/Tavern) (Class Change)**
- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a new On-Premises Tavern liquor license (upgrade from tavern wine license) to continue to operate an all-day café with coffee, food and pastries in the ground floor of a six (6)-story mixed-use, tenement style building (ca. 1901) on Mulberry Street between Prince and Spring Streets (Block #494/Lot #9) located in NYC’s Special Little Italy District; and
 - ii. Whereas**, the ground floor premises is approximately 750 sq. ft. and will have approximately eight (8) tables with 20 seats and one bar with four (4) seats for a total interior seated occupancy of 24 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency exit and one (1) bathroom; the instant application also includes seating the rear yard consisting of six (6) tables and 26 seats; and
 - iii. Whereas**, prior to the Applicant receiving their Tavern Wine license in late 2025/early 2026 the premises was a previously unlicensed location and was most recently operated as a clothing store; the Applicant had been sub-leasing the space to the clothing store and also leases, and is the principal of, the licensed premises in the cellar (The Bar on Mulberry, Lic ID #0370-24-134045); and
 - iv. Whereas**, the Applicant’s hours of operation are Sundays through Saturdays (7 days a week) from 8 AM to 12 PM, music will remain at background levels only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; and

- v. **Whereas**, when the Applicant originally appeared before CB2M in [July/2025](#) for a Tavern Wine license, the application also included 20 seats in the rear yard, the Applicant unable to provide a Certificate of Occupancy or Letter of No Objection showing the use of the rear yard for an eating and drinking establishment, the Applicant agreeing to remove the rear yard from the instant application until such time as they could provide permits from the NYC Department of Buildings for the rear yard allowing use as an eating and drinking establishment and agreeing that any future seating in the rear yard, should it be permitted, would close not later than 10 PM and service would be to seated patrons only; the instant application once again including rear yard seating consisting of six (6) tables and 26 seats, the Applicant still not supplying a Certificate of Occupancy or Letter of No Objection showing the use of the rear yard for an eating and drinking establishment is permitted, instead the Applicant providing an architect's letter saying the use is permitted by zoning but not stating that this particular rear yard has the proper life safety egress requirements for use as an eating and drinking establishment; the applicant having already begun using the exterior space as part of the tavern wine license without the agreed upon and stipulated authorizations in place; and
- vi. **Whereas**, four residents of the community came to speak in opposition to the application with many more writing letters in opposition, the Applicant having laid over the application last month prior to appearing in order to deal with complaints from another immediately impacted neighbor, the residents citing multiple instances of hearing music and loud thumping bass into the late hours from the Applicant's cocktail lounge operating in the basement space of the building, also citing congestion on the sidewalk from patrons waiting to enter the basement establishment, concerns regarding noise from the use of the rear yard which both residents and the Applicant acknowledge has been being used for eating and drinking in derogation of their executed stipulation agreement with CB2M which expressly states the rear yard would not be used without receiving either a Letter of No Objection or Certificate of Occupancy stating that the use as an eating and drinking establishment is permitted; and
- vii. **Whereas**, the Applicant has a history of continuously seeking to expand the operations of their licensed premises at this address, which also expands the impacts to the surrounding residential community, the Applicant's history at this address being as follows:
- [December/2021](#), the Applicant originally appeared before CB2M for an On-Premises liquor license to operate a cocktail lounge in the basement of this building and received that liquor license in February/2023
 - [October/2024](#), the Applicant returned to CB2M to increase the hours of operation in the basement to 4 AM nightly, hours which they had reduced to 2 AM in December/2021 in order to meet the public interest standard of the On-Premises liquor license, CB2M unanimously recommending approval of an increase in hours to 3 AM Thursdays to Saturdays, with music remaining at background levels at all times and not audible in any adjacent residences
 - July/2025, the Applicant appeared to license the previously unlicensed 1st floor storefront (the location of the instant application) for beer and wine only to operate a low-key daytime café and evening wine bar, receiving the tavern wine license at the end of 2025 / early 2026
 - June/2026, approximately six months after receiving their tavern wine license for the 1st floor café, they are returning to upgrade the license to full liquor and to increase the number of seats in the rear yard without showing any permits that allow for eating and drinking in the rear yard; and

- viii. **Whereas**, a June 3, 2026 article in [NY Post's Page Six](#) describes Café Mulberry as a cozy French restaurant that's emerged as an exclusive escape for high-profile figures, saying that the owners originally envisioned it as a daytime café but customer demand has created an appetite for a full dinner service with a secret garden where they wanted it to feel "like you're in the South of France", the article continues to describe the subterranean cocktail lounge with a disco ball dance floor and DJ booth in derogation of the executed stipulation agreement for the basement with stipulations including no dancing and background level music including when there is a DJ curating music; and
- ix. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **76 active licensed premises** and 9 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, this block already having a high number of licensed premises and eating and drinking establishments and the Applicant showing an inability to abide by their currently executed stipulation agreements at both the location of the instant application and the basement lounge at the same address with many residents complaining of hearing loud music into the early morning hours, the sidewalk being blocked by the Applicants patrons, the Applicant extending the licensed premises of the instant application to include the rear yard without having the proper permits, with the many complaints from local residents regarding the current operations at the premises it is not clear why it would be in the public interest to grant a full liquor license to the café, the full liquor creating more of a bar scene for the owners high-profile clientele on a block that is already very saturated with lots of late night bar activity, the initial application for the café being described as an alternative to the other activity on the block by bringing more daytime activity and offering a subdued night time atmosphere where one can grab a small bite and quiet glass of wine; permitting a celebrity-driven "café" with a full liquor license that includes an outdoor patio surrounded by old tenement-style mixed-use buildings with many residential units that overlook the rear yard and impacted by the noise, with residents already making complaints about the Applicants inability to control their current method of operations at this address so that they do not negatively impact their neighbors; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a On-Premises Tavern liquor license for **GF 240 Mulberry LLC 240 Mulberry St, Store North 10012**; and

THEREFORE BE IT FURTHER RESOLVED that CB2M respectfully requests that this item be calendared to appear before the Full Board of the NYSLA for determination.

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 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