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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:

- 10. Le Petit Nissa Corp, dba Le Petit Nissa 373 Broome St 10013 (OP–Restaurant) (previously unlicensed)**
- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a restaurant inspired by the spirit of the French Riviera serving elevated small plates, curated wine list highlighting Provence and the South of France alongside classic aperitifs in the ground floor of a six (6)-story mixed-use building (c. 1900) on Broome Street at the southwest corner of Broome and Mott Streets (Block #4715 / Lot #43), the building falling within NYC's Special Little Italy District; and
 - ii. Whereas**, the ground floor premises is approximately 1,295 sq. ft. with 750 sq. ft. on the ground floor and 545 sq. ft. in the basement, the basement being accessed via a sidewalk hatch with no patron use; there will be 10 tables and 17 seats and one (1) bar with 14 seats for a total seated occupancy of 31 persons and a legal occupancy of 55 persons; there is one (1) entrance serving as both patron ingress and egress and one (1) (patron bathroom; there are existing operable windows on the West side of the entry; and
 - iii. Whereas**, the Applicant's hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; there may be sidewalk seating in the future, the Applicant being told by the landlord that the platform in front of the premises proposed to be licensed is within the property line when it is clearly not within the property line, the Applicant agreeing that any

future sidewalk seating will be applied for through the Dining Out NYC program and service will end no later than 9 PM every night; and

- iv. **Whereas**, the premises to be licensed has never previously been licensed for the service of alcohol and had operated since June/2016 under the name Cha Cha Matcha which closed in early 2020, the premises have been vacant since that time; and
- v. **Whereas**, the Applicant's application initially called for closing hours of 1 AM Sundays through Wednesdays and 2 AM Thursdays through Fridays along with the addition of installing operable French doors on the Eastern side of the storefront in addition to the existing operable large windows on the Western side of the storefront, adding proposed sidewalk seating consisting of 12 seats which would close at 12 AM nightly, the diagram presented having a large oval bar in the center of the room with the number of seats at the bar almost the same as the seats at tables, a member of the public and past CB2 board member who lives across the street spoke in opposition to the application stating that the area is very saturated with liquor licenses, the proposed hours of operation being too late, the addition of the sidewalk seating combined with the proposed late hours for sidewalk seating and the addition of operable French doors where the façade is currently fixed creating serious negative quality of life impacts for the residents in the area at this previously unlicensed location, many of the buildings are over 100 years old with many rent stabilized tenants, elderly tenants and a large Asian community that may have been unaware of the instant application and tend to keep to themselves; there is a bakery and café about to open across the street providing so the addition of another café at the location is not needed, the addition of another late night "restaurant" serving elevated small bites into the early morning hours combined with an open façade and sidewalk seating would not be in the public interest and would create significant negative quality of life impacts for the surrounding residents in an area already heavily saturated with liquor licenses; the last time there had been a liquor license application for the storefront premises proposed to be licensed was in [March/2016](#) which CB2M unanimously recommended be approved, that application being for the service of beer and wine only with closing hours of 9 PM every night, no sidewalk café and no upgrade in the future to a full liquor license, that application apparently never having moved forward at the NYSLA but is an example of what CB2M thought reasonable for the neighborhood at the time, it being reasonable to assume that there were fewer liquor license in the area in 2016 than there are currently; and
- vi. **Whereas**, the Applicant's stating that they are going to operate as a full-service restaurant inspired by the spirit of the French Riviera, that the operable French doors, combined with the existing operable windows will help to create that atmosphere but will somehow not create a negative impact to the surrounding residents, one of the Principals of the instant application having been an owner and manager at French Avenue B Inc dba Pardon my French on Avenue B, that licensed premises having received over 30 noise complaints in a five year period, the establishment being known for their "bottomless" brunches; and
- vii. **Whereas**, after hearing feedback from the public regarding the instant application, and in order to meet the public interest of the 500 Foot Rule, the Applicant agreed to closing hours of 12 AM Sundays to Thursdays 1 AM Fridays and Saturdays, that all doors and windows would be closed at 9 PM nightly or anytime there was music playing, that any future sidewalk seating, should it be permitted through the Dining Out NYC program would close at 9 PM nightly and that the Applicant would not install operable French doors on the East side of the entry, that façade would remain fixed; and

viii. 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 On-Premises Restaurant liquor license, with those stipulations as follows:

1. Will be advertised and operated as a full-service restaurant inspired by the spirit of the French Riviera serving elevated small plates, curated wine list highlighting Provence and the South of France alongside classic aperitifs with the kitchen open and full menu items available until closing every night.
2. 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. 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. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
6. Any future outdoor seating will be applied for through the Dining Out NYC Program will follow all rules and regulations of Program and will close not later than 9 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
7. 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.
8. Will not have televisions.
9. Will close all doors and windows at 9 PM every night, or anytime there is music playing, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install French doors, operable windows or open facades on the East side of the entry. Existing operable windows on the West side may remain as operable windows and will not be changed to operable doors.
12. Will not make changes to the existing façade except to change signage or awning or to replace existing glass and will comply with all NYC Landmark Preservation Commission regulations.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. 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.
17. 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.
18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

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 **101 active licensed premises** and 10 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Restaurant liquor license for **Le Petit Nissa Corp, dba Le Petit Nissa 373 Broome St 10013** 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 in order to create public interest for the issuance of this 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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RECEIVED BY
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 Tuesday, June 16, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Antonin Brune** as a qualified representative of **Le Petit Nissa Corp** located at **373 Broome Street, New York, NY 10013** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a restaurant inspired by the spirit of the French Riviera serving elevated small plates, curated wine list highlighting Provence and the South of France alongside classic apéritifs.

☒ Hours of operation:

Sunday:	11 AM	to	12 AM	Thursday:	11 AM	to	12 AM
Monday:	11 AM	to	12 AM	Friday:	11 AM	to	1 AM
Tuesday:	11 AM	to	12 AM	Saturday:	11 AM	to	1 AM
Wednesday:	11 AM	to	12 AM				

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

- ☒ Will operate a full-service restaurant inspired by the spirit of the French Riviera serving elevated small plates 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.
- ☒ There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
- ☒ Any future outdoor seating will be applied for through the Dining Out NYC Program will follow all rules and regulations of Program and will close not later than 9 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
- ☒ 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.
- ☒ Will not have televisions.
- ☒ Will close all doors and windows at 9 PM every night, or anytime there is music playing, allowing only for patron ingress and egress.
- ☒ Will not have patron occupancy/service to any portion of the basement of licensed premises.
- ☒ Will not install French doors, operable windows or open facades on the East side of the entry. Existing operable windows on the West side may remain as operable windows and will not be changed to operable doors.
- ☒ Will not make changes to the existing façade except to change signage or awning or to replace existing glass 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.
- ☒ 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/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: Antonin BRUNE Phone Number: 646-234-4336

Signed: [Signature] Print Name: Antonin BRUNE Dated: 06/15/2026
Sworn to this 15 day of June 2026
Notary Public

Thomas G. Mei
Notary Public, State of New York
Registration # 01ME622532
Qualified in Queens County



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