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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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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:

1. Luxor Lounge Inc 118 MacDougal St 10012 (OP–Tavern) (Corporate Change)

- i. **Whereas**, the Applicant and the Applicant’s new partner appeared Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present a Corporate Change application to an existing on-premises liquor license (Lic ID #0370-23-134911) due to the existing president (Olga Rozinha) bringing on a partner (Anna Vyberg) with each having 50% ownership and shares of the corporation; the premises will continue to be operated with the same method of operation as a Lounge with Hookah; and
- ii. **Whereas**, the premises is located on MacDougal Street between Bleecker and West 3rd Streets Block #540 / Lot #8) in the basement level of a mixed-use building, the building falling within NYC LPC’s designated South Village Historic District, with a total occupancy of 74 people, there is one (1) bar with six (6) seats, 25 tables with 41 seats for a total seated patron occupancy of 47 persons; the Applicant submitted a health certificate for a non-tobacco hookah establishment (record #50085115, exp. 12/31/2026); and
- iii. **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 on-premises tavern liquor license, with those stipulations as follows:
 1. Will be advertised and operated as a cocktail lounge with food available during all hours of operation.
 2. The hours of operation will be 4 PM to 2 AM Sundays through Thursdays and 4 PM to 4 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.

3. Will not operate as a 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 have no more than 4 televisions/monitors (not more than 2 per lounge room). TVs will operate in “closed-caption” mode without sound and there will be no projectors.
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.
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
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 Corporate Change to the existing on-premises liquor license for **Luxor Lounge Inc 118 MacDougal St 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 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, **Olga Rozhina** as a qualified representative of **Luxor Lounge Inc** located at **118 MacDougal Street, New York, NY 10012** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a cocktail lounge

☒ Hours of operation:

Sunday:	4 PM	to	2 AM	Thursday:	4 PM	to	2 AM
Monday:	4 PM	to	2 AM	Friday:	4 PM	to	4 AM
Tuesday:	4 PM	to	2 AM	Saturday:	4 PM	to	4 AM
Wednesday:	4 PM	to	2 AM				

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

- ☒ Will operate with less than a full service kitchen but will serve food during all hours of operation.
 - ☒ Will not operate as a 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, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - ☒ Will have no more than 4 televisions/monitors (not more than 2 per lounge room). TVs will operate in “closed-caption” mode without sound and there will be no projectors.
 - ☒ 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.
 - ☒ 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
- ☒ 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: Olga Rozhina Phone Number: 3478291439

<u>Olga Rozhina</u> Signed	<u>Olga Rozhina</u> Print Name	<u>06/11/2026</u> Dated
Sworn to this <u>11th</u> day of <u>June</u> 2026 <u>Mariela Miranda Martinez</u> Notary Public		

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

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Jurat

Document Date: 06/11/2026

Number of Pages (including notarial certificate): 2

Commonwealth of Pennsylvania - Notary Seal
Mariela Miranda Martinez, Notary Public
Northampton County
My commission expires March 23, 2030
Commission Number 1468256

State of Pennsylvania

County of Northampton

Signed and sworn to (or affirmed) before me on 06/11/2026

by Olga Rozhina.



Notary Public

My commission expires: 03/23/2030

Notarized remotely online using communication technology via Proof.