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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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:

2. **The Lorien New York City LLC dba The Lorien 72 Grove St 10014** (OP–Restaurant) *(previously unlicensed)*
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a sophisticated reservation-only neighborhood restaurant in the ground floor of a three (3)-story mixed use building (ca. 1842) on Grove Street just east of 7th Avenue South (Block #591/Lot #20), the building being located with NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the ground floor premises is approximately 3,800 sq. ft. with 2,000 sq. ft. on the ground floor and 1,800 sq. ft in the cellar, the cellar being connect by both an interior stairway and a sidewalk hatch with no patron use of the cellar; there will be 9 tables and 41 seats and one (1) bar with 25 seats for a total seated occupancy of 66 persons and a legal occupancy of 74 persons; there is one (1) entrance serving as both patron ingress and egress and two (2) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
 - iii. **Whereas**, the Applicant’s hours of operation will be 5 PM to 12 AM Sundays through Saturdays (7 days a week) with no patrons admitted after 11:30 PM; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, the premises to be licensed has never previously been licensed for the service of alcohol and has operated as a Starbucks from the 1990's until 2021 and has remained vacant since its closure; the West Village Residents Association (WVRA) and local residents were in opposition to the application due to the oversaturation of liquor licenses in the immediate area with WVRA citing that 20 years ago 1 in 10 retail premises in the West Village were licensed for the service of alcohol and now that number is 1 in 3 retail establishments being licensed; from checking LAMP prior to CB2's SLA Licensing Committee meeting in early June there has been an increase of two licensed premises within 500' of the instant application and an increase of one licensed premises within 250'; and
- v. **Whereas**, the principal of the instant application is also the principal of a Michelin-star restaurant in CB2M, Frevo LLC at 48 West 8th Street (Lic ID #0340-23-130190), the instant application being to offer a more casual experience to diners, concerns being raised about for-hire vehicles and their ability to do drop-offs and pick-ups at this location, the block on Grove Street being extremely short consisting of two storefronts, there being a small park on Grove Street across from the licensed premises with a sidewalk extension and planters to prevent cars from pulling over on the northern side of Grove Street, there being one, narrow traffic lane on the block with a fire hydrant immediately in front of the premises proposed to be licensed on the southern side of the street, in addition to a No Standing parking regulation, 7th Avenue South having a protected bike lane immediately adjacent to the eastern curbside where vehicles would likely want to pull over to drop patrons off; the Applicant acknowledging the challenge in pinpoint a good pick up and drop off area for this particular location and assuring CB2M that they will ensure that for-hire vehicles do not cause a disruption to the flow of traffic on either Grove Street or 7th Avenue South; 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 On-Premises Restaurant liquor license, with those stipulations as follows:
1. Will be advertised and operated as a full-service sophisticated reservation-only neighborhood restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 5 PM to 12 AM Sundays through Saturdays (7 days a week) with no patrons admitted after 11:30 PM and last call being at 11:30 PM 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 have not more than 20 private parties per year.
 7. Will not have televisions.
 8. Will have not more than 24 private parties per year.
 9. Will close all doors and windows at all times, 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 or have French doors, operable windows or open facades.

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

vii. **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 **109 active licensed premises** and 5 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 **The Lorien New York City LLC dba The Lorien 72 Grove St 10014** 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, 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



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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, **Franco Sampogna** as a qualified representative of **The Lorien New York City LLC dba The Lorien** located at **72 Grove Street, New York, NY 10014** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a sophisticated reservation-only neighborhood restaurant

☒ Hours of operation:

Sunday:	5 PM	to	12 AM*	Thursday:	5 PM	to	12 AM*
Monday:	5 PM	to	12 AM*	Friday:	5 PM	to	12 AM*
Tuesday:	5 PM	to	12 AM*	Saturday:	5 PM	to	12 AM*
Wednesday:	5 PM	to	12 AM*				

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

*No patrons will be admitted after 11:30PM and last call will be at 11:30PM

- ☒ Will operate a full-service sophisticated neighborhood 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, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
- ☒ Will have not more than 20 private parties per year.
- ☒ Will not have televisions.
- ☒ Will close all doors and windows at all times, 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 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.
- ☒ 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: Franco Sampogna

Phone Number: 718-564-3852

Franco Sampogna

Signed

Franco Sampogna

Print Name

June 10th 2026

Dated

Sworn to this 10th day of June 2026

Jimmy J Castillo

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: Certificate of Acknowledgement

Document Date: 06/10/2026

Number of Pages (including notarial certificate): 2

Commonwealth of Pennsylvania - Notary Seal

Jimmy J Castillo, Notary Public

Schuylkill County

My commission expires June 2, 2027

Commission Number 1358435

State of Pennsylvania

County of Schuylkill

Jimmy J Castillo

Notary Public



This record was acknowledged before me on 06/10/2026

by Franco Sampogna.

My commission expires: 06/02/2027

Notarized remotely online using communication technology via Proof.