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Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
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Antony Wong, *Treasurer*
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Community Board No. 2, Manhattan

3 Washington Square Village
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. Showfields NY 1, LLC, d/b/a Showfields, 11 Bond St. 10012 (RW – Retail Space)

i. Whereas, the applicants and their representatives appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new Tavern Wine license for serving within their multi-floor retail space in a M1-5B zoned 4-story, mixed-use 1913 building at 11 Bond Street between Lafayette Street and Broadway (block #529 lot #15) also known as 348 Lafayette, the entrances to the building are located on Lafayette St.; the building is located in the NYC Landmarks Commission designated NoHo Historic District; and,

ii. Whereas, the four-story premises are approximately 10,108 sq. ft., and applicant seeks a license to serve alcohol in the 2,760 sq. ft. ground floor level and also on the interior 1,709 sq. ft. 4th floor; and,

iii. Whereas, the premises will have on the ground floor 2 tables with 4 table seats, 12 bench seats and 1 bar with no seats, and on the 4th floor interior will have 1 table with 16 table seats and 1 table with 6 couch seats for an aggregate total of 38 seats in the premises; and,

iv. Whereas, the premises in question was granted a variance by the NYC Board of Standards and Appeals (BSA) in 2016 (2016-4178-BZ CEQR #16-BSA-114M) to allow retail use (use group 6) on the ground floor which is not allowed as of right in this zoning district; the approval of the application by the BSA as indicated in their Resolution was contingent upon the “condition that all work shall substantially conform to drawings filed with this application marked ‘Received June 2, 2017’—Twelve (12) sheets”; those plans marked “Received June 2, 2017” include plans as indicated in the BSA Resolution showing the “enclosure of the open space at the fourth floor roof to create a full fourth floor”; the BSA Resolution also states that “the applicant states that it agrees not to locate an eating and drinking establishment on the rooftop, but does not agree to the prohibition of eating and drinking

establishments throughout the entire building; and agrees that there shall be no below-grade selling space, that the roof shall be landscaped and maintained without any event space or public access, that the applicant will communicate with neighbors during conversion of the building, that illumination will not cast light in to residential windows and be reduced within one hour of closing or by 10 pm, whichever is earlier;” and,

v. Whereas, the Applicant has stated their intention to use the interior top (4th) floor as a patron accessible space where alcohol and food will be served, to no longer enclose the open space at the fourth floor roof, and the BSA resolution and statements notwithstanding, to use the 1,171 sq. ft. roof adjacent to the top (4th) floor as a patron accessible out door space despite agreeing to no event space on the roof and no public access of any kind to the roof except for essential maintenance of the building and plantings; and,

vi. Whereas, despite repeated requests from CB2, Man. to provide documentation showing that the retail space, the ground floor of which opened in early December/2018, currently has and has had from its opening permits in place to occupy the ground floor for retail, the applicant has not provided any such documentation; the applicant also has not provided any documentation or explanation of why they are not complying with conditions outlined in the BSA Variance Resolution; and,

vii. Whereas, not enclosing the open space at the fourth-floor roof and utilizing the resulting outdoor space for patrons is not in compliance with these and other agreements outlined in the BSA variance, and CB2, Man. put substantial effort into advocating for said conditions with the NYC BSA specifically to protect the community and neighboring residents from the negative impacts the Applicant’s proposed manner of operation would create; and,

viii. Whereas, the applicant further does not have a valid Certificate of Occupancy, and their flouting of the letter and intent of the BSA variance decision raises significant question as to whether they are legally entitled to one, and therefore cannot be said to have obtained or assumed likely to obtain the necessary permits as required by the Liquor Authority; and,

ix. Whereas, the Applicant has further indicated the likelihood of frequent special events that will have significant impact on traffic congestion, particularly on the recently narrowed Lafayette Street, and has presented the committee with no traffic management plan or study; and,

x. Whereas, there has been strong opposition among immediately impacted residents, particularly regarding the active use of rooftops including owners in the adjacent buildings including those with windows overlooking the rooftop space despite ongoing conversations between the parties; those parties having a lack of faith in the applicants; and,

xi. Whereas, CB2, Man. believes that the issuance of a license as presented would have significant impacts on the community and immediately impacted residents and that the Application falls short on a number of the criteria that the SLA considers in such matters; and,

xii. Whereas, the presented hours of operation until 2AM are well beyond any acceptable accessory use for food and drink for events for a 4 story retail store with any outdoor use surrounded and overlooked by residential lofts, especially in light of agreements made in order to secure a Variance to change the use on the ground floor to allow this type of retail occupancy; and,

xiii. Whereas, if SLA feels compelled to issue a license in this case despite the clearly detrimental impact on the immediate community, and the applicants unwillingness to adhere to agreements made to secure the allowable use of this space; CB2, Man. respectfully request that the following stipulations be incorporated into the method of operation for the license in order to mitigate the damage to homeowners and residents impacted:

1. The serving of alcohol and the operation of the top (4th) floor interior lounge area will cease at 9PM. Serving of alcohol and operations on the ground floor will cease by 11PM. No patrons will remain in either space after those closing hours.
2. The rooftop adjacent to the top (4th) floor lounge area will remain locked and off limits to patrons at all times. No alcohol, food, table, chairs, music, or smoking is allowed on the exterior rooftop areas at anytime.
3. Will not have televisions displaying sports or tv programming in the 4th floor lounge area.
4. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences or outside of the building at anytime.
5. Will keep all doors & windows closed at all times.
6. Will not install or have French doors, operable windows or open facades. Rooftop doors and windows will remain closed at all times and will be soundproof.
7. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
8. Will not have unlimited drink or unlimited food & drink specials.
9. Will not have: Dancing, DJs, live music, promoted events, any event where cover fees are charged, scheduled performances, velvet ropes or metal barricades.
10. There will be no outside heaters in any areas.
11. There will be no load-ins or load-outs between 10PM and 9AM.
12. Any Special Events will be limited to no more than 30 people on the 4th floor or 50 people on the ground floor. All Special events will end by 9PM on the 4th floor and 11PM on the ground floor. There will be appropriate staff to ensure orderliness and sufficient passage in front of the premises at all times during events and to ensure that for hire vehicles do not disrupt traffic.
13. The regular retail hours of operation will be from 10AM to 10PM.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Tavern Wine Restaurant/Tavern application to **Showfields NY 1, LLC, d/b/a Showfields, 11 Bond St. 10012**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. BL 98 Kenmare NY, LLC d/b/a Bluestone Lane, 19 Kenmare Street, 10012 (OP—Café-Restaurant and sidewalk café)

- i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new On-Premises liquor license in order to open an “Australian Restaurant and Café” with a full-service kitchen in a C6-1 zoned 6-story, mixed-use 1900 building at 19 Kenmare Street between Elizabeth St. and the Bowery (block #478 lot #12) also known as 164 Elizabeth St.; and,
- ii. Whereas**, the two-story premises are approximately 1,850 sq. ft., with 1,000 sq. ft. on the ground floor store level and an additional 850 sq. ft. in the cellar, and usage seems consistent with zoning; and,
- iii. Whereas**, the premises will have 24 tables with 48 seats and 1 bar with an additional 8 seats on the ground floor, and 8 tables with 29 sets and 1 bar with 7 seats in the cellar for a total of 93 interior seats, and the premises have an existing sidewalk café that the applicant will continue to operate; and,
- iv. Whereas**, the applicant’s proposed hours of operation will be 7AM to 12AM every day of the week; with the sidewalk café closing by 10 PM; and,
- v. Whereas**, the licensee previously executed a stipulations agreement with CB2, Man. that will remain and continue to attached and incorporated into their method of operation on their OP Restaurant/Tavern License and the stipulations are as follows:

1. Premise will be advertised and operated as an Australian Restaurant and Café.

2. The hours of operation will be Sunday-Saturday 7AM TO 11PM. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically an Australian Restaurant and Café, with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will operate sidewalk café no later than 10PM (all tables and chairs will be removed at this hour).
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at all times.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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/door staff.
17. Eastern Most Door will not be for patron use except in an emergency
18. Will maintain a Place of Assembly Permit
19. Will maintain a TCO
20. Will operate under one D/B/A
21. All windows will be kept closed at all times

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the On Premises application to **Bluestone Lane, 19 Kenmare Street, New York, NY 10012** unless the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise Liquor License.

Vote: Passed, with 40 Board members in favor, and 1 in opposition (R. Kessler).

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Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Temple 332 LLC d/b/a Temple Bar, 332 Lafayette/54 Bleecker St. 10012 (OP— Restaurant/Bar)

Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new On-Premises liquor license in order to open a “High-End Restaurant/Bar” with a full-service kitchen in a M1-5B zoned 8-story, mixed-use 1910 building at 54 Bleecker Street between Crosby and Lafayette Streets (block #522 lot #7501) also known as 332 Lafayette, the building is located in the NYC Landmarks Commission designated NoHo Historic District; and,

Whereas, the two-story premises are approximately 3,887 sq. ft., with 2,100 sq. ft. on the ground floor store level and an additional 1,787 sq. ft. in the basement, with a maximum occupancy of 135, and the usage is allowed as indicated in the existing Certificate of Occupancy; and,

Whereas, the premises will have 19 tables with 46 table seats and 1 bar with an additional 13 seats for a total of 59 interior seats, and all seating and service will be on the ground floor, with the basement being used for storage and ancillary purposes only and off limits to patrons; and,

Whereas, the premises will not have a sidewalk café now or in the future; and,

Whereas, support for the application by community residents was received both by letter and in-person, albeit some of them provision-based on a request for earlier hours; and,

Whereas, the applicant, seeking hours later than the previous incarnation of Temple Bar at the location had maintained, specific stipulations to address concerns unique to the proposed late hours of the location were offered by agreement between community organizations and the applicant, and accepted by the committee and incorporated into the stipulations below; and,

Whereas, the applicant signed and notarized a stipulations agreement with CB2 which includes the following:

1. Premise will be advertised and operated as a High-end Restaurant Bar.
2. The hours of operation will be Sunday 5PM to 1AM, Monday through Weds 5PM to 2AM, Thursday through Saturday 5PM to 3AM. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically high-end restaurant/bar with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will close all doors & windows at all times.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades..
16. Applicant will obtain a C.O. or L.N.O. recognizing the space as separate from the adjoining retail/restaurant space.
17. ID Card checking will take place inside the space and not on the sidewalk
18. There will be no outside heaters
19. There will be no promoted or branded DJs, only unobtrusive management of the music
20. Special events of more than 30 people will end by 12AM.
21. There will be no load-ins or load-outs between 10PM and 9AM
22. Applicant will install video surveillance to monitor any patron related traffic or crowd problems.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the On Premises Restaurant/Tavern application to **Temple 332 LLC, 332 Lafayette/54 Bleecker St. 10012** unless the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premises Liquor License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler)

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Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:

4. MM130 Bowery Rest Corp., d/b/a Capitale, 130 Bowery 10013 (OP – Catering – Withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on January 8th, 2019, the Applicant requested to **withdraw** this application for On Premises Catering license for a and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **MM130 Bowery Rest Corp., d/b/a Capitale, 130 Bowery 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. BS Mulberry, LLC, d/b/a Beyond Sushi, 215 Mulberry St. 10012 (RW—Restaurant)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on January 8th, 2019 the Applicant requested **to layover** this application to February/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **BS Mulberry, LLC, d/b/a Beyond Sushi, 215 Mulberry St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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NY State Liquor Authority
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Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Nonna Beppa Soho, LLC, d/b/a Nonna Beppa, 290 Hudson St. 10013 (OP – Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on January 8th, 2019, the Applicant requested to **withdraw** this application for On Premises Catering license for a and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Nonna Beppa Soho, LLC, d/b/a Nonna Beppa, 290 Hudson St. 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. Mulberry Burger, LLC, d/b/a TBD, 209 Mulberry St./48 Spring St. 10012 (OP— Restaurant Bar)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on January 8th, 2019 the Applicant requested to layover this application to February/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Mulberry Burger, LLC, d/b/a TBD, 209 Mulberry St./48 Spring St. 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Vaca Negra, LLC d/b/a Vaca Negra, 248 W. 14th St. 10011 (OP—Bar/Tavern with live music and DJ)

Whereas, the Applicant **failed to appear** at the CB2, Manhattan's SLA Licensing Committee #1 Meeting on January 8th, 2019, and not having withdrawn or requested a layover prior to said meeting;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Vaca Negra, LLC d/b/a Vaca Negra, 248 W. 14th St. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Brink Concepts, d/b/a Soho Food Market, 594 Broadway 10012 (OP – Restaurant/Bar)

Whereas, during CB2, Manhattan's SLA Licensing Committee #1 Meeting on January 8th, 2019 the Applicant requested **to layover** this application to February/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Brink Concepts, d/b/a Soho Food Market, 594 Broadway 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 324 Spring Hospitality, LLC, d/b/a Empire Lodge, 324 Spring St. 10013 (OP—Bar/Tavern with sidewalk café)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on January 8th, 2019 the Applicant requested to layover this application to February/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **324 Spring Hospitality, LLC, d/b/a Empire Lodge, 324 Spring St. 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

Community Board No. 2, Manhattan

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Lewek Corp., d/b/a The Cubby Hole, 281 W. 12th St. 10014 (OP – Change in Ownership)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a change in ownership for an existing on premise liquor license to operate a bar in a ground floor corner storefront on a cobblestone block within a four-story mixed use building (circa 1910) on the corner of West 12th and West 4th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise has been previously operated as a Bar with an On Premise license, the Applicant (Lisa Menichino) being a former Manager for the business, who inherited the business from the prior owner, the prior owner having recently passed away, the Applicant now being the sole owner and seeking to be the only licensee, there being no changes to the existing method of operation as a bar; and,

iii. Whereas, the storefront premise is approximately 800 sq. ft. and is located on a corner with narrow streets that are primarily surrounded by residential buildings and has been operated for many years with hours of operation from 2PM to 4AM daily with 1 Bar and no tables, music is played by juke box, the windows to the establishment are fixed, there are no outside areas or sidewalk café, there is one bathroom and one entrance/exit for patrons and 2 TVs; and,

iv. Whereas, there have been noise complaints made about the bar over the years, there being problems with patrons loitering outside late at night, the hours of operation as a bar being inconsistent with the residentially zoned neighborhood surrounding the business, there being no other late-night drinking establishments in the immediately area; and,

v. **Whereas**, as a result of the noise complaints CB2, Man. has recommended in 2011 and again in 2015 that the license be reconsidered at the NYS SLA upon the renewal of On Premise license; and,

vi. **Whereas**, the Applicant executed a stipulations agreement with CB2, Man. that she agreed would be attached and incorporated in to their method of operation on their On Premise license and the stipulations are as follows:

1. The licensed premise will be advertised and operated as a Bar.
2. The hours of operation will be from 2PM to 4AM daily.
3. The premises will have no more than 2 televisions.
4. The premises will not permit dancing.
5. The premises will not operate a backyard garden, sidewalk cafe or any outdoor area for commercial purposes or patron seating.
6. The operator will not install French doors, operable windows or open facades and will keep all existing doors and windows closed at all times.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJs, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.
9. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
10. Will have a manager's contact information for local residents available at all times.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for an new On Premise license to **Lewek Corp., d/b/a The Cubby Hole, 281 W. 12th St. 10014** **unless** the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the On Premise License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Boucherie LLC, d/b/a Boucherie, 97-99 7th Ave. South 10014 (OP – Corporate Change)

i. Whereas, the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a corporate change to an existing On Premise license to continue to operate a full service "French restaurant serving steakhouse meats and fish dishes" offering "breakfast, lunch and dinner" "in a warm and relaxing atmosphere" in a ground floor storefront in a one-story (with mezzanine level) commercial building on Seventh Avenue South at the intersection with Grove Street, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise has operated as a full service restaurant with an On Premise license since 2016, and the Applicant is creating a new corporation to encompass other restaurants operated by the same owner, the Applicant Emil Stefkow will remain the sole shareholder for the new corporation and there will be no changes to the existing method of operation as a full service restaurant; and,

iii. Whereas, the storefront premise is approximately 4,065 sq. ft. (2,609 sq. ft. ground floor, 513 sq. ft. mezzanine level and 944 sq. ft. basement, the basement space not being for patrons), there is a full service kitchen, there are 60 interior tables with 222 patron seats, 1 stand up bar with 22 additional interior seats for a total interior patron occupancy of 243, three bathroom for patrons, no TVs; and,

iv. Whereas, there are existing operable French doors running along the front façade and a large sidewalk café in front, the sidewalk café having 42 tables and 84 seats, there being no other outdoor areas for the service of alcohol; and,

v. **Whereas**, the hours of operation will continue to be from 8:00 AM to 1:00 AM Sunday through Thursday and from 8:00 AM to 2 AM Fridays and Saturdays, music is background but there may be an occasional jazz trio; and,

vi. **Whereas**, the Applicant **failed** to execute a stipulations agreement with CB2, Man., the stipulations presented to the Applicant by CB2, Man. being entirely consistent with the existing stipulations agreed to and by this same Applicant before the Chairman of the NYS SLA, the record of such decision and agreement being made at the NYS SLA on November 8, 2016, calendar item number 51. 2016-02385 BOUCHERIE LLC BOUCHERIE 97 99 7TH AVE S NEW YORK NEW OP Serial #: 1297112; and,

vii. **Whereas**, the stipulations Applicant failed and refused to execute with CB2, Man. are as follows:

1. The premises will be advertised and operated as a full service French restaurant.
2. The hours of operation will be from 8:00 AM to 1:00 AM Sunday through Thursday and from 8:00 AM to 2 AM Fridays and Saturdays.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.
5. The premises will not permit dancing.
6. The premises will play quiet ambient, recorded background music only.
7. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
8. All existing doors and windows will be closed by 10 PM every night.
9. There is no backyard garden or any outdoor area for commercial purposes other than a licensed sidewalk cafe.
10. The sidewalk café will close by 11 PM Sunday through Thursday and by 12 AM Friday and Saturday nights.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
12. Live music will be acoustical only with Jazz Trios, no drums and all doors/windows will be closed during all live music performance.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new On Premise liquor license application to **Boucherie, LLC, d/b/a Boucherie, 97-99 7th Ave. South 10014** on its application seeking a change in ownership of the existing on-premise liquor license.

THEREFORE BE IT FURTHER RESOLVED that CB#2, Man. respectfully requests that the Liquor Authority review this application, and unless the Applicant executes a stipulations agreement with CB2, Man. as presented and stated herein and above, place this matter before the members of the Authority for determination.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Petite Boucherie LLC, d/b/a Petite Boucherie and Omakase Room, 14 Christopher St. 10014 (OP – Corporate Change)

i. Whereas, the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change to an existing On Premise license to continue to operate a full service Restaurant on the ground level and Japanese dining room in the basement within a mixed-use building on the corner of Gay and West 4th Streets, the building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, there was a significant history to the existing license, that history being well documented in a resolution from CB2, Man. from July/2016, people living in the area immediately adjacent to and across the street from, being opposed to an on premise license at this corner storefront location, found in a residentially zoned block, there being questions raised as to whether the public interest standard was being met with that prior application, the premises having never previous to 2016 been licensed for the service of spirits, the Applicant in 2013 having initially stated the premises would operate as a coffee shop catering to the local neighborhood, the resolution from July/2013 documenting significant transgressions, the Applicant having installed operable floor to ceiling windows without LPC permits, the new operable windows allowing the entire licensed premises to be exposed on Gay Street, a narrow street with narrow sidewalks, invading the residential neighborhood with unwanted and disturbing noise which was previously quiet and unencumbered by significant impacts; and,

iii. Whereas, despite such opposition and documented transgressions by the Applicant, the NYSLA approved the license in 2017 albeit in compromise subject to certain limitations and stipulations proposed by CB2, Man., and those stipulations were as follows:

1. The premises will be advertised and operated as a French restaurant on the ground floor and Japanese restaurant on the ground floor.
2. The hours of operation will be from 11 AM to 11 PM on Sundays, from 5 PM to 12 AM Monday through Thursday and from 11 AM to 1 AM Fridays and Saturdays.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.
5. The premises will not permit dancing.
6. The premises will play quiet ambient, recorded background music only.
7. Will close all doors and windows by 7:30 PM every night.
8. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
10. There will be no bottle service or the sale of bottles of alcohol except for the sale of wine products.
11. Will not have a licensed sidewalk café, backyard garden or any outdoor area for commercial purposes.
12. The service door on Gay Street will remain closed at all times except for deliveries.
13. There will be no storage or cleaning tools or supplies in area designated for trash on Gay Street.
14. There will be no benches placed on the adjacent sidewalks and all sidewalks will be passable at all times.
15. Will not have or use velvet ropes or metal barricades, security personnel or a doorman on the sidewalk.

iv. Whereas, residents living in the neighborhood appeared to oppose this application, calling into question the Applicant's prior and current operations at the premises, stating that the Applicant's business operations at the rear service door on Gay Street were being disruptive, that the door was being left open creating noise and disruption, that trash was not being stored properly at the rear, that cleaning of the restaurant's floor mats was taking place on the sidewalk with cleaning supplies being dumped into the street and that the large operable window running along Gay Street is being left open past 7:30 at night and later into the evening; and,

v. Whereas, the Applicant's Attorney indicated that his client will not be planning to make any significant changes to the interior or exterior of the premises, the method of operation being consistent with the prior operation of the premises and stipulations as outlined above and herein; and,

vi. Whereas, the Applicant executed a new stipulations agreement entirely consistent with previously agreed upon stipulations with CB2, Man. and the NYS SLA from 2017, stipulations which he agreed would continue to be attached and incorporated into the method of operation for the On Premise license in the future;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the corporate change application for an existing On Premise liquor license to **Petite Boucherie, LLC, d/b/a Petite Boucherie and Omakase Room, 14 Christopher St. 10014** **unless** the statements of the Applicant and his Lawyer as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the Restaurant On Premise License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 14. Andreas Restaurant, LLC, d/b/a De Andrea, 35 W. 13th St. 10011** (Transfer – Rest. Beer & Wine)
- i. Whereas.** the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for the transfer of an existing beer and wine license currently held by GAT Corp. d/b/a Da Andrea to continue to operate a restaurant offering Italian cuisine in a C6-2M zoned six story, 1930 commercial building on 13th Street between Fifth and Sixth Avenues (Block #577/Lot #19) in Greenwich Village; and
- ii. Whereas,** the restaurant will operate under new ownership but will continue to function as a full-service restaurant which will be serving breakfast in addition to the current lunch and dinner service, with a round-floor level of approximately 1800 sq. ft., a mezzanine level (storage and office space, employee lockers, mechanicals) of approximately 700 sq. ft., and an unenclosed sidewalk cafe of approximately 168 sq. ft.; the interior space will have 22 tables with 62 seats and one (1) stand-up bar with four (4) seats, and the sidewalk cafe will have eight (8) tables and 16 seats, for a total of 82 seats in the premises; and
- iii. Whereas,** the Applicant’s agreed-to interior hours of operation are 9:00 AM to 12:00 AM seven (7) days a week, with sidewalk cafe hours of 9:00 AM to 11:00 PM, also seven (7) days a week; music will be quiet background only; there will be no DJs, no promoted events, no live music or scheduled performances, except for unamplified live soft jazz music which will be permitted only during weekend brunch service, no cover fees, and no TV’s; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the restaurant beer and wine license, with those stipulations as follows:

1. Premise will be advertised and operated as a restaurant serving breakfast, lunch and dinner.
2. The restaurant's interior hours of operation will be 9:00 a.m. to 12:00 a.m. seven (7) days a week; the sidewalk cafe hours of operation will be 10:00 a.m. to 11:00 p.m. seven (7) days a week.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not permit dancing.
7. Will not operate a backyard garden or any outdoor area for commercial purposes, except for the existing unenclosed sidewalk café.
8. Music will be quiet, ambient recorded background music only, except for the unamplified live soft jazz music permitted during brunch service.
9. Will close all doors & windows at all times except for patron entering and exiting.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: dancing, DJs, live music or scheduled performances (except as permitted above), promoted events, any event where cover fee is charged, velvet ropes or metal barricades, security personnel or a doorman.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the transfer of the restaurant beer and wine license to **Andreas Restaurant LLC, d/b/a Da Andrea. 35 W. 13th Street 10011** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" on the SLA Restaurant Beer and Wine License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Deli Llama LLC, d/b/a Llamita, 80 Carmine St. 10014 (RW – Restaurant)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new Restaurant Wine license to operate a fast casual neighborhood restaurant serving comfort Peruvian food (sandwiches, rotisserie chicken with limited menu) on the first floor of the building at the southeast corner of Carmine and Varick Streets; and,
- ii. Whereas**, this is a newly built building (circa 1986), the ground floor premises having recently been renovated, the premises having previously operated as a Kumon Learning Center, being approximately 3,500 sq. ft. and having never operated previously for eating or drinking purposes, there being no current certificate of occupancy and public assembly permit in place to operate in the manner requested, the Applicant further acknowledging and agreeing to obtain all the necessary permits prior to the issuance of its license for this purpose; and
- iii. Whereas**, the premises licensed will have 15 tables with 30 table seats, no bars, with a service counter with 4 seats for a total patron seat capacity of 34 patrons, no TVs, background music only, one entrance/exit for patrons, there will be one patron bathroom and a full-service kitchen; and,
- iv. Whereas**, the hours of operation will be from 11 AM to 11 PM 7 days a week, music will be background only, all facades will be fixed and there will be no operable doors or windows, no d.j.s, no promoted events, live music or TV's, no sidewalk café or other outdoor areas for the service of alcohol; and

v. **Whereas**, the Applicant executed a stipulations agreement with CB2 Manhattan that they agreed would be attached and incorporated in to their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. Will operate a fast-casual restaurant serving Peruvian sandwiches, rotisserie chicken and comfort dishes.
2. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
3. The premises will not have Televisions.
4. Will not operate a backyard garden/rooftop/outdoor area for commercial purposes
5. There will be no sidewalk cafe.
6. The premises will play quiet ambient, recorded background music only.
7. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
8. The premises will not permit dancing.
9. The operator will not install French doors, operable windows or open facades.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches; and
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products

vi. **Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine application to **Deli Llama LLC, d/b/a Llamita, 80 Carmine St. 10014** **unless** the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Restaurant Wine License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. LPH One LLC, d/b/a TBD, 33 Carmine St. 10014 (RW – Restaurant)

- i. Whereas**, the Applicant and their Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new Restaurant Wine license to operate a casual, full service restaurant specializing in sushi and Japanese small plates on the ground floor of a 4 story mixed use building (circa 1880) on Carmine St between Bedford St and Bleecker St in Greenwich Village, the building falling within the designated NYC LPC's Greenwich Village Historic District; and,
- ii. Whereas**, the storefront premises previously operated as a restaurant known as Ellery's Greens (2012-2018) with a restaurant wine license, the ground floor storefront premises being approximately 2,000 sq. ft., (Ground Floor 1,000 sq. ft. and basement 1,000 sq. ft. the basement use by staff for preparation and storage only and not being for patron uses), there are existing operable French doors running along the front façade of the building; and
- iii. Whereas**, the premises licensed will have 4 tables with 14 table seats, and 3 sushi counters with 26 seats, no bars, for a total patron seat capacity of 40 patrons, no TVs, one entrance, one patron bathroom and a full service kitchen; and,
- iv. Whereas**, the hours of operation will be from 11:30 AM to 1 AM 7 days a week, music will be background only, all doors and windows will be closed by 9 PM every night, there will be no DJs, no promoted events, no live music, no sidewalk café or other outdoor areas for the service of alcohol; and,

v. **Whereas**, the Applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated in to their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. Will operate as a full service Japanese Sushi restaurant.
2. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
3. The premises will have no Televisions.
4. All doors and windows will be closed by 9 PM every night.
5. Will not operate a backyard garden/rooftop/outdoor area for commercial purposes.
6. There will be no sidewalk cafe.
7. The premises will play quiet ambient, recorded background music only.
8. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The premises will not permit dancing.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches; and
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.

vi. **Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine application to **LPH One LLC, d/b/a TBD, 33 Carmine St. 10014** **unless** the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Restaurant Wine License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. 300 West 4th Street, LLC, d/b/a The Riddler, 51 Bank St. aka 300 West 4th St. (RW – Wine Bar and Café)

i. Whereas, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new Tavern Wine license to operate an intimate wine bar and cafe offering champagnes and sparkling wines in a ground floor storefront within a six-story mixed-use building (circa 1905) in a residential zoned neighborhood at the corner of Bank and West 4th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii Whereas, the corner storefront premise since 2016 has been unlicensed, and prior to that operated by Hamilton Soda Fountain & Luncheonette with closing hours of 10 PM during the week and 11 PM on the weekends, there being a letter of no objection from the NYC DOB permitting eating and drinking, the Applicant limiting the maximum occupancy of patrons to 30 at any time; and,

iii. Whereas, the storefront premise is approximately 1,582 sq. ft. (ground floor 962 sq. ft. and basement 620 sq. ft.), the basement being for storage and not for patrons, there are two entrances/exits with the only one patron being the double door entrance at the corner of Bank and West Fourth, one bathroom, all windows are fixed and there are no existing French doors or facades that open, there are no outdoor areas for the service of alcohol; and,

iv. Whereas, the proposed licensed premise will have 9 interior tables with 18 patron seats, one counter/bar with 6 additional tables with 24 patron seats and no TVs; and,

v. **Whereas**, the Applicant met with multiple block associations, which appeared and voiced concerns about the proposed wine bar, the late night hours and noise generated from the proposed licensed premise, the premises being located in a residential zoned neighborhood with narrow streets and sidewalks, the Applicant in compromise agreeing upon hours of operation from 10:00 AM to 12:00 AM Sunday through Saturday, seven days a week, music will be background only, all doors and windows will be closed at all times except for patron egress, the Applicant further agreeing to limit patron occupancy to 30 persons at all times; and,

vi. **Whereas**, the Applicant executed a stipulations agreement with CB2, Man. for the purpose of limiting the potential impacts of the business with its residential neighbors, those stipulations being agreed upon and incorporated in to their method of operation on their Tavern Wine license, and those stipulations are as follows:

1. The licensed premise will be advertised and operated as a Wine Bar and Cafe.
2. The hours of operation will be from 10:00 AM to 12:00 AM Sunday through Saturday, seven days a week.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating, including a licensed sidewalk café.
7. Will close all windows and doors at all times except for patron egress.
8. Will have one entrance for patrons and more specifically the double door entrance on the corner of Bank and West 4th Streets.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
10. The premises will not have DJs, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new tavern wine liquor license to **300 West 4th Street, LLC, d/b/a The Riddler, 51 Bank St. aka 300 West 4th St. unless** the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Tavern Wine License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

Community Board No. 2, Manhattan

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Frevo LLC, d/b/a Frevo, 48 W. 8th Street (New Restaurant OP)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an on-premise license for its new restaurant which will offer contemporary fine French cuisine (dinner only) storefront location in a C4-5 zoned (R6/LC overlay) five story, 1930 mixed-use building on 8th Street between Sixth Avenue (Ave. of the Americas) and MacDougal Street (Block #553/Lot #17) in Greenwich Village, which building falls within the designated NYC LPC's Greenwich Village Historic District; and

ii. Whereas, the premise was previously operated as a restaurant (Il Bambino) since 2014 with a Restaurant Wine license, the premises having never previously operated with an on-premise license, a certificate of occupancy being presented for retail, use group 6 on the ground floor with a maximum person capacity of 64 persons; and,

iii. Whereas, the ground-floor premises to be licensed is approximately 1,480 sq. ft. and the basement (which will be used for storage only) is approximately 850 sq. ft.; there will be one (1) table with six (6) seats, a kitchen-facing counter with 20 seats, and one (1) stand-up bar with no seats, for a total of 26 interior seats; and there will be no sidewalk café; and

iv. Whereas, the Applicant's hours of operation are Sunday to Thursday 5:00 PM to 12:30 AM, Friday and Saturday 5:00 PM to 1:00 AM; music will be quiet background only, not audible in surrounding residences, there will be no DJs, no promoted events, no live music, no private parties, no scheduled performances or cover fees, and no TV's; and

v. **Whereas**, the Applicant has met with the local West 8th Street Block Association, the Block Association being supportive of the application as presented and it has entered into its own stipulations agreement with the Applicant regarding the character and method of operation of the premises; and

vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man., which will be incorporated into the Method of Operation of the On-premise License, with those stipulations as follows:

1. Premise will be advertised and operated as a restaurant for dinner service only.
2. The hours of operation will be 5:00 p.m. to 12:30 p.m. Sundays to Thursdays, and 5:00 p.m. to 1:00 a.m. Fridays and Saturdays.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not permit dancing.
7. Will not operate a backyard garden or any outdoor area for commercial purposes (including a licensed sidewalk café).
8. Will not install operable French doors or windows that open out to the sidewalk.
9. Music will be quiet, ambient, recorded background music only.
10. Will close all doors & windows at all times except for patron entering and exiting.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. 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 or a doorman.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new restaurant on-premise license for **Frevo LLC, d/b/a Frevo, 48 W. 8th Street 10011** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. 228 Bleecker LLC, d/b/a ARIA, 117 Bleecker St., Store #2 10014 (OP – Alteration to extend hours of operation)

i. Whereas, the Applicant and their Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for an alteration of its existing method of operation on its on-premise license to continue to operate its full service restaurant in a six story, mixed-use building (circa 1900) midblock on Perry Street between Hudson and Greenwich Streets in Greenwich Village, the building falling within the designated NYC LPC's Greenwich Village Historic District; and

ii. Whereas, there is a negative history for the licensed premises that has been well-documented in a CB2, Man. resolution dating back to May/2016 upon renewal of its license http://www.nyc.gov/html/mancb2/downloads/pdf/monthly_cb2_resolutions/5%20May%202016/05%20May%202016_SLA.pdf but many of those complaints were resolved in a compromise with the Applicant present upon an agreement of new stipulations and promise by the Applicant to abide by those stipulations in the future; and,

iii. Whereas, the Applicant seeks to increase its existing hours of operation for the restaurant and wine bar, which currently closes by 11 PM Sunday through Thursday and by 12 AM on Fridays and Saturdays, there being no outdoor areas for the service of alcohol, including a licensed sidewalk café; and,

iv. **Whereas**, the Applicant met with the local block association and neighbors and a difficult but meaningful compromise was worked out that the Applicant will close by 12 AM Sunday through Saturday seven days a week, the compromise permitting the local block association and residential neighbors to support the application; and,

iv. **Whereas**, to memorialize these promises and representations the Applicant agreed to execute a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be further attached and incorporated in to the existing method of operation on the existing On-Premise Liquor License stating that:

1. The premises will continue to be advertised and operated as a restaurant as originally described.
2. The hours of operation will be Sunday through Saturday (every day/night) from 11AM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge” or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors by 9PM every night and anytime there is amplified music.
10. All previous stipulations will continue to remain in effect.
11. There is no sidewalk café and no other outdoor furniture.
12. There will continue to be no patron use of the basement except for bathrooms. The basement is not part of the licensed premises for the service of alcohol or patron occupancy except patron bathrooms.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application of the existing On-Premise Liquor License SN#1239342 for **228 Bleecker, LLC d/b/a Aria, 117 Perry St., Store #2 10014** **unless** the statements the Applicant as presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the existing “Method of Operation” on the On-premise Liquor License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. L'Accolade LLC, d/b/a N/A, 300-302 Bleecker St. 10014 (OP – Transfer)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for the transfer of an existing on premise license currently held by Paoli Enterprises d/b/a Nisi (2014-2018) an Italian Steakhouse restaurant, for the purpose of operating a full service restaurant and more specifically a "small French Bistro" offering a "pleasant upscale establishment with seasonal plates", envisioning a "calm atmosphere", "dim lighting" and "attentive service" within a five story (circa 1900), mixed use building on Bleecker Street between Barrow and Grove Streets in Greenwich Village, the building falling within the designated NYC LPC's Greenwich Village Historic District; and

ii. Whereas, the restaurant will operate under new ownership but will continue to function as a full-service restaurant with a similar method of operation as the prior operator, the storefront premises being approximately 3700 sq. ft. (ground floor roughly 1500 sq. ft. and basement 1600 sq. ft., the basement for storage and office space, employee lockers, mechanicals), the interior space will have 14 tables with 41 seats and one (1) stand-up bar with ten (10) seats, two bathrooms, no TVs, there are no operable windows or doors in the front or rear except for patron egress and there will be no sidewalk cafe; and

iii. Whereas, the Applicant's agreed-to interior hours of operation are 10:30 AM to 12:00 AM seven (7) days a week, music will be quiet background only; there will be no DJs, no promoted events, no live music or scheduled performances, no cover fees or velvet ropes; and

iv. Whereas, the restaurant will operate with a rear yard for dining purposes only on a seasonal use basis, and limited to 10 tables and 20 seats, where the agreed-to hours in the rear yard being open

no earlier than 11 AM and closing by 9 PM Sunday through Thursday and by 10 PM Fridays and Saturdays, and where there will be no parties, no music, no speakers and no external heaters, all staff will be cleared and the lights turned off at closing; and,

v. **Whereas**, residential neighbors living immediately adjacent to the rear yard, appeared in opposition based on concerns with the future use of the rear yard, there being on-going problems and disturbances with parties taking place in the yard in the past by the prior operator, there being additional concerns raised as to whether the operator had the proper permits to operate as an eating and drinking establishment in the rear yard space; and,

vi. **Whereas**, this application being subject to the 500 ft. rule, and in light of the concerns expressed but its neighbors, the Applicant agreed to certain limitations in its method of operation to satisfy its neighbors and the public interest standard, executing a notarized Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the restaurant on premise license, with those stipulations as follows:

1. Premise will be advertised and operated as a full-service French bistro restaurant.
2. The restaurant's interior hours of operation will be 10:30 a.m. to 12:00 a.m. seven (7) days a week.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not permit dancing.
7. Will not operate a licensed sidewalk café.
8. Music for the interior premises will be quiet, ambient recorded background music only.
9. Will close all doors & windows at all times except for patron entering and exiting.
10. The rear yard will be for dining purposes only and will open no earlier than 11 AM and close by 9PM Sunday through Thursday and by 10 PM on Fridays and Saturdays, all staff and patrons will be clear upon closing and the all lights will be turned off.
11. The use of the rear yard will be seasonal only and there will no speakers, no music, no parties and no heaters in the rear yard.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: dancing, DJs, live music or scheduled performances, promoted events, any event where cover fee is charged, velvet ropes or metal barricades, security personnel or a doorman.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the transfer of the restaurant beer and wine license to **L'Accolade LLC, d/b/a N/A, 300-302 Bleecker St. 10014** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" on the SLA On Premise License.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. RPC Restaurant Corp., d/b/a Red Paper Clip, 120 Christopher St. 10014 (New OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an on-premise license to operate a full service American restaurant which will offer farm to table produce, local seafood and livestock from local farms and purveyors in a five story, mixed-use building (circa 1890) on Christopher Street between Bedford and Bleecker Street (Block #553/Lot #17) in Greenwich Village, this building falling within the designated NYC LPC’s Greenwich Village Historic District; and

ii. Whereas, the premise was previously operated as a Vietnamese take out restaurant (Pho Sure) since 2010 with a Restaurant Wine license, the premises having never previously operated with an on-premise license, a letter of no objection being presented from the NYC DOB from 2017 permitting eating and drinking at the storefront premises; and,

iii. Whereas, the ground-floor premise to be licensed is approximately 700 sq. ft. and the basement (which will be used for storage purposes only) is approximately 300 sq. ft.; there will be fifteen 15 tables with 30 seats, 1 stand-up bar with 6 seats, for a total of 36 interior seats, no TVs, 1 patron bathroom, there will be no sidewalk café or any outdoor area for commercial purposes, the windows are fixed and inoperable, the Applicant agreeing in the future not to install operable French doors or windows that open out to the sidewalk; and

iv. **Whereas**, the Applicant's agreed upon hours of operation are Sunday to Thursday 8:00 AM to 12:00 AM, Friday and Saturday 10:00 AM to 1:00 AM; music will be quiet background only, not audible in surrounding residences, there will be no DJs, no promoted events, no live music, no private parties, no scheduled performances or cover fees, and no TV's; and

v. **Whereas**, this Application is subject to the 500 foot rule, the location having not previously operated with an on premise license, the existing surrounding area already being saturated with liquor licenses, there being 27 existing on premise licenses within a 500 foot radius and 57 existing on premise licenses within a 750 foot radius of the premises (not including beer and wine licenses), the Applicant presenting a public interest statement including a noise management plan to keep noise levels at a minimum based on its restaurant concept, the Applicant executing a notarized Stipulations Agreement with CB2, Man. which will define and be incorporated into the Method of Operation of the On-premise License, with those stipulations as follows:

1. The Premise will be advertised and operated as a full service American restaurant.
2. The hours of operation will be Sunday to Thursday 8:00 AM to 12:00 AM, Friday and Saturday 10:00 AM to 1:00 AM.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not permit dancing.
7. Will not operate a backyard garden or any outdoor area for commercial purposes (including a licensed sidewalk café).
8. Will not install operable French doors or windows that open out to the sidewalk.
9. Music will be quiet, ambient, recorded background music only.
10. Will close all doors & windows at all times except for patron entering and exiting.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. 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 or a doorman.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new restaurant on-premise license for **RPC Restaurant Corp., d/b/a Red Paper Clip, 120 Christopher St. 10014** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise License.

Vote: Passed, with 40 Board members in favor, and 1 abstention.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:

22. Little Wisco, LLC, d/b/a Fedora, 239 W. 4th St. 10014 (OP Alteration – withdrawn)

Whereas, prior to CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2019 the Applicant requested **to withdraw** this application from further consideration and did not appear before CB2 SLA Licensing Committee;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Little Wisco, LLC, d/b/a Fedora, 239 W. 4th St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. Siren Retail Corporation, d/b/a Starbucks Reserve, 155 W. 11th St. 10011 (OP – Bar/Tavern) (laid over)

Whereas, prior to CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2019 the Applicant requested **to layover** this application to February/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Siren Retail Corporation, d/b/a Starbucks Reserve, 155 W. 11th St. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. DM31 Hospitality LLC, d/b/a The Drunken Munkey, 31 Cornelia St. 10014 (OP – Alteration to extension of late night hours) (Withdrawn)

Whereas, prior to CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2019 the Applicant requested **to withdraw** this application from further consideration and did not appear before CB2 SLA Licensing Committee;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **DM31 Hospitality LLC, d/b/a The Drunken Munkey, 31 Cornelia St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org
Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Corp. to be formed by Tsion Bensusan, 396 Ave. of the Americas 10011 (OP – Live Music, DJs and Rooftop Venue)

Whereas, prior to CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2019 the Applicant requested **to layover** this application to February/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Corp. to be formed by Tsion Bensusan, 396 Ave. of the Americas 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

Community Board No. 2, Manhattan

3 Washington Square Village
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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. 114 Christopher St., LLC d/b/a Pending, 114 Christopher St. 10014 (RW – layover)

Whereas, at CB2, Manhattan's SLA Licensing Committee Meeting on January 6th, 2019 the Applicant requested **to lay over** this application for a new restaurant wine license to February/2019 and indicated that they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **114 Christopher St., LLC d/b/a Pending, 114 Christopher St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

Community Board No. 2, Manhattan

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. Animal Group Inc., d/b/a TBD, 22 9th Ave 10014 (OP – withdrawn)

Whereas, prior to CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2019 the Applicant requested **to withdraw** this application from further consideration and did not appear before CB2 SLA Licensing Committee;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Animal Group Inc., d/b/a TBD, 22 9th Ave 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

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January 30, 2019

Director
Licensing Issuance Division
NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. The Consulate NYC LLC, d/b/a Consulate and The Office, 223-231 W. 4th St. aka 120-128 7th Ave. S. (West 10th St.) 10014 (OP – Restaurant/Bar with live music and sidewalk cafe)(withdrawn)

Whereas, prior to CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2019 the Applicant requested **to withdraw** this application from further consideration and did not appear before CB2 SLA Licensing Committee;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **The Consulate NYC LLC, d/b/a Consulate and The Office, 223-231 W. 4th St. aka 120-128 7th Ave. S. (West 10th St.) 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 40 Board members in favor, and 1 abstention.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Cormack Flynn, Chair
SLA Licensing 1 Committee
Community Board #2, Manhattan



Robert Ely, Chair
SLA Licensing 2 Committee
Community Board #2, Manhattan



Carter Booth, Chair
Community Board #2, Manhattan

CB/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velázquez, Congresswoman
Hon Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly Member
Hon. Yuh-Line Niou, NY State Assembly Member
Hon. Gale Brewer, Man. Borough President
Hon. Corey Johnson, NYC Council Speaker
Hon. Margaret Chin, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Jacqueline Held, Deputy Commissioner of Licensing, NY State Liquor Authority
Michael Jones, Chief Deputy Chief Executive Officer, NY State Liquor Authority
Jonathan Rodriguez, Hearing Bureau, NY State Liquor Authority
SLA Examiners