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## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

January 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. Liberty Theatres LLC, d/b/a Minetta Lane Theatre, 18-22 Minetta Lane 10012** (Tavern Wine—Corporate change)

**A. Whereas**, the applicant and applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change of an existing business which plans to continue to operate its existing business, a live theater for performing arts in a two story building located on Minetta Lane between MacDougal St. and 6<sup>th</sup> Avenue; and,

**B. Whereas**, the premises have been operated as a live theater for many years, in an approx. 7,662 sq. ft. (First floor 4,505 sq. ft. and Second floor 3,157 sq. ft.) with 391 theater seats, 1 food concession stand with no seats, there will be no changes to the existing method of operation as a live theater, the only change being the underlying business merging into a new corporate entity or limited liability company; and,

**C. Whereas**, the daily hours of operation of the Theater vary depending on the current show, there is typically no show on Mondays, shows on Tuesdays and Wednesdays start between 7 PM and 8 PM, shows on Tuesdays and Fridays start at 2 PM and 8 PM and on the weekends (Saturday and Sunday) shows start at 2 PM and 8 PM, there is no sidewalk café and there are no other outdoor areas for patrons; and,

**D. Whereas**, the hours of operation are Sunday through Saturday from 12 PM to 12 AM seven days a week, music will can be entertainment levels but wholly consistent with live theater productions and all doors and windows will be closed at all times, there will also be no d.j.'s and no TV's; and,

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

1. The premises will be advertised and operated as a live theater for performing arts and will not operate as a sports bar, tavern or lounge.
2. The hours of operation will be from 12PM to 12AM seven days a week.
3. There will be no backyard, rooftop or other outdoor space for the service of alcohol.
4. There will be no televisions.
5. All doors and windows will be closed at all times except for patron egress via the front door.
6. There will be no dancing.
7. Music will be live and entertainment levels consistent with live theater productions but there will be no d.j.s. or private parties.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Tavern On Premise Liquor License via a “corporate change” application for **Liberty Theatres LLC, d/b/a Minetta Lane Theatre, 18-22 Minetta Lane 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the Tavern Wine License.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
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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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. Banter Hospitality Group, d/b/a Banter, 169 Sullivan St. 10012 (OP- Restaurant)**

**A. Whereas,** the applicant appeared before CB2's SLA committee for the purpose of seeking a new On Premise license for the purpose of operating an Australian style Cafe focusing on premium coffee and healthy foods including salads, sandwiches, juices and smoothies in a six-story mixed use walk up building (circa 1900) on Sullivan Street between West Houston and Bleecker Streets; and

**B. Whereas,** the storefront is located mid-block on a narrow, residentially zoned (R7-2) street within a historic landmarked district, the designating zoning being R-7-2 for a residential uses only, this particular location having received grandfathered status for commercial uses albeit uses and occupancy which are expected to serve and supplement the residential Community thereat, the premises having been previously operated as the Sullivan Street Bistro, an unassuming diner with reasonable prices serving breakfast, lunch and dinner, the storefront in question having a letter of no objection from the NYC Buildings Department for eating and drinking, use group 6, non-place of assembly, for less than 75 persons; and

**C. Whereas,** the applicant appeared before CB2, Man. with his attorney present in November/2016 and again on December 6, 2016, the applicant initially presenting a method of operation being only as a daytime café until 6 PM for the first six months of operation but there being no identifiable plan for the future presented at that time, raising questions about the need for an on premise license at these premises and/or the unexplained method of operation during the later evening hours until Midnight, there also being no menu presented for dinner, there being additional questions posed as to the size of and full service nature of the existing kitchen, the entire presentation as a café specializing in coffee not being consistent with the service of mixed spirits and hard alcohol; and

**D. Whereas**, there were also significant concerns regarding the applicant's intent and misconceived drive to extend the license and the service of alcohol out onto the front of the premises and public sidewalk at this location, the applicant being incorrectly informed from the landlord that outdoor uses facing the public sidewalk from this particular storefront location were permitted, instead there being prior violations issued to the existing building in the past and to the prior operator at these same premises for operating outside in front and serving patrons without proper permits, there never being a stipulation from the State Liquor Authority or CB2, Man. extending alcohol service to any exterior areas on this license in the past, this location also being on a residentially zoned block which does not permit sidewalk cafes or exterior commercial uses for eating and drinking, such exterior uses not being permitted from the NYC Dept. of Building, the letter of no objection for the premise not including any exterior uses; and

**E. Whereas**, when the applicant returned to represent their application to CB2, Man. in December 2016 they did present a menu for dinner services, albeit limited to only three entrees, the rest of the menu being primarily small dishes more consistent with a café during the day and wine bar at night, there remaining significant questions about whether the method of operation being presented was a food driven—rather than alcohol driven—eating and drinking establishment consistent with a full service restaurant compatible with the residentially zoned neighborhood; and

**F. Whereas**, the two applicants are very young in age, there also being concerns about their lack of experience, the two applicants having never held a liquor license previously or operated a full service restaurant, their backgrounds in the service industry being limited to less than five years and only as a Bartender and/or Bar Manager for late night establishments located in Australia; and

**G. Whereas**, the method of operation proposed for an Aussie inspired style Café serving gourmet coffee is not new for CB2, Man. as there are other similar type businesses located therein, including two locations for Bluestone Lane Coffee and a third (Two Hands), none of which hold a full on premise license, the two Bluestone locations being for beer and wine and the third “Two Hands” location not serving any form of alcohol, the instant application also being more consistent with a beer and wine license and not for a full on premise license; and

**H. Whereas**, the proposed method of operation seeking to serve premium coffee and healthy foods including salads, sandwiches, juices and smoothies was presented with hours of operation from 8 AM and 11 PM Sunday through Thursday and from 8 AM to 12 AM on Fridays and Saturdays is more suited for and consistent with a beer and wine license, there being no exterior service of alcohol or eating and drinking which is permitted, there being existing French casement style windows that open out to the sidewalk but those doors and windows should be closed by 10 PM every night, the storefront premises being approximately 1500 sq. ft. (800 sq. ft. ground floor and 700 sq. ft. basement) with 26 tables and 34 patron seats, six counter seats but there being no stand up bar, for a total patron seating occupancy of 40, with one bathroom, no TVs, music to be background and quiet only, there are no plans for d.j.s, promoted events, private parties, scheduled performances or cover fees; and

**I. Whereas**, the storefront premises in question is midblock on a residential zoned block, the other licensed eating and drinking establishments being at the intersections with West Houston or Bleecker Streets in a surrounding area already greatly saturated with liquor licenses, there being many taverns, bars, cafes, restaurants and other late night establishments existing in this area, with 34 existing on premise licenses within 500 ft. of the subject premises, with 62 on premise licenses within 750 ft. of the subject premises, an additional 12 on premise licenses pending with the NYS Liquor Authority in this same area, without even including the vast numbers of eating and drinking establishments in this same area holding beer and wine licenses, this particular café not being unique in

CB2, Man, lower Manhattan or serving a public interest for the surrounding community already greatly saturated with liquor licenses and eating and drinking establishments in contrast to an ever increasing, on-going need for other supplemental business services in the area designed to service the local community; and

**J. Whereas**, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area that is already greatly saturated with licensed establishments, the establishment being located mid-block in a densely residential block, the proposed establishment and method of operation not being unique to the area, the applicant thus failing to demonstrate a recognizable public interest, instead proposing a method of operation being more compatible with beer and wine service rather than hard alcohol and spirits;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial for **Banter Hospitality Group, d/b/a Banter, 169 Sullivan St. 10012** on its application seeking a new OP license.

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

**THEREFORE BE IT FURTHER RESOLVED** that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500 foot hearing.

Vote: Passed, with 34 Board members in favor, and 1 recusal (J. Geballe).

Terri Cude, *Chair*  
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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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. ZMZ Barrow Tavern, LLC, d/b/a Barrow Street Ale House, 15 Barrow St. 10012 (OP–Corporate change)**

**A. Whereas,** the Licensee appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a corporate change of the underlying business which currently possesses a Tavern/On-premise liquor license operating a neighborhood tavern and sports bar, the business operations being licensed in this manner since 1998 serving light meals and cocktails in a mixed use building located on Barrow St. between West 4<sup>th</sup> St. and 7<sup>th</sup> Avenue South; and,

**B. Whereas,** the existing business owner/shareholder is converting his underlying corporate entity from a corporation to a limited liability company, there will be no change in the current method of operation in an approx. 2,800 sq. ft. (1,800 sq. ft. ground floor, 1,000 sq. ft. basement) with ground floor of 15 tables and 50 seats, 1 stand up bar with 16 seats for a total of 66 seats on the first floor, and 14 counter seats in the basement, a grand total of 80 seats, there is a Certificate of Occupancy; and,

**C. Whereas,** the hours of operation will continue to be 12PM to 4AM on Sunday, 11AM to 4AM Monday to Saturday (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from a jukebox and XM radio (no active manipulation of music- only passive prearranged music), all doors and windows will be closed at all times except for patron egress through the front door, there will be no d.j.s, no promoted events, occasional private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be 10 TV’s, there will be security personnel every night; and,

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

1. The premises will be advertised and operated as a neighborhood tavern and sports bar.
2. The hours of operation will be from 12PM to 4AM on Sunday, 11AM to 4AM Monday to Saturday.
3. There will be no backyard, rooftop or other outdoor space for the service of alcohol.
4. There will continue to be 10 televisions.
5. All doors and windows will be closed at all times except for patron egress via the front door.
6. Will operate under only one d/b/a name.
7. There will be no dancing.
8. There will be no patron use of basement.
9. Music will be quiet, background only and there will be no d.j.s, live music, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Tavern On Premise Liquor License via a “corporate change” application for **ZMZ Barrow Tavern, LLC, d/b/a Barrow Street Ale House, 15 Barrow St. 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Tavern/On premise License.

Vote: Unanimous, with 35 Board members in favor.

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317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. CCFC 62 Spring, LLC, Chefs Club Counter, 62 Spring St. 10012 (Restaurant Wine)**

**A. Whereas**, the applicant and the applicant's attorney appeared before CB2's SLA committee presenting an application for a restaurant wine license to operate a "fast casual, grab and go" restaurant in a large corner storefront premises located in a six-story mixed use building (Circa 1920) on the corner of Spring and Lafayette Streets; and

**B. Whereas**, the storefront premises was previously operated for many years by Spring Street Natural Restaurant but that Restaurant closed in March/2015 and the premises have been vacant since that time other than being occupied and operated as a Ricky's cosmetics store, the premises being 3,900 SF storefront premises (2,708 SF first floor and 1192 SF basement); and

**C. Whereas**, the hours of operation will be from 8:00 AM to 12 AM Sunday through Saturday, with 26 interior tables and 54 interior seats, one food counter with no seats but no stand up bar for a total interior patron seating capacity of 54, there will be a sidewalk café on Lafayette Street with 6 tables and 12 seats, music will be quiet background only, there will be no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes or no movable barriers; and

**D. Whereas**, the applicant met with residents from the neighborhood to discuss their operations and their plans but many residents and neighbors remained opposed to this application, citing concerns about the fast casual concept creating take out trash, patron lines extending out of the premises onto the public sidewalk, there being petitions submitted in support by the applicant and in opposition by the "Friends of Petrosino Square", with 10 people appearing in opposition to the applicant and none appearing in favor; and



**E. Whereas,** prior to the applicant appearing before CB2 Man. SLA Committee the applicant originally noticed for an on premise license at the premises but due to the concerns voiced by the Community prior to its presentation—citing a fast casual concept without table service being wholly inconsistent and inappropriate for on premise alcohol or the licensing of mixed drinks and spirits—the applicant on its own motion upon presentation to CB2, Man., with his attorney present, converted his application from “on premise” to the more acceptable and conventional restaurant wine license application more consistent with this type of fast casual concept, as well as agreeing to certain remedial measures by closing any future sidewalk café by 10 pm and by closing all windows and doors by 10 pm every night, it also being explained to the residents in opposition that since the application was for a restaurant wine license the applicant would not be subject to the 500 foot rule; and

**F. Whereas,** the applicant further stated that his Restaurant and employees would be able to control any potential exterior lines by allowing patrons into and within the premises to minimize disruption on the public sidewalk; and

**G. Whereas,** the applicant has a good reputation and is well known in the CB2, Man. Community, owns and operates other well know establishments within the Community, his stated hours of operation were consistent with the operation of a Restaurant and the applicant was agreeable to many of the suggestions that were made by the Community appearing in opposition to the application, and by CB2 Man.’s SLA Committee, designed to reduce the Restaurant’s quality of life impacts on the local Community by their proposed method of operation as a fast casual restaurant; and

**H. Whereas,** there were also two interior spaces located within the premises—as designated on the applicant’s diagram—which will not be licensed for the service of alcohol and the applicant agreed that if he did seek to license those two interior spaces within the premises he would seek to do so by an alteration application of the existing method of operation; and

**I. 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. The premises will be advertised and operated as a fast casual restaurant with a full service kitchen.
2. The hours of operation from 8:00 AM to 12 AM Sunday through Saturday.
3. The premises will never operate as a Night Club, Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. The applicant will not install French doors, operable windows or open facades and all existing doors will be closed by 10 PM every night.
5. The sidewalk café will be on Lafayette Street only and will close every evening by 10 PM. (Applicant will need to apply to the Department of Consumer Affairs for sidewalk café license).
6. Music will be quiet, background level inside the restaurant and bar and there will be no live music, dj’s, promoted events, scheduled performances or any events for which a cover fee is charged.
7. There will be no televisions.
8. The premises will not permit dancing.
9. Will Keep public sidewalks clear and clean of trash in front of premises when in operation and participate in local community efforts to clean surrounding areas of take-out containers and trash generated from operations.
10. All take out containers will be branded so as to be identifiable to the restaurant business and made from recyclable materials.

11. There will be no Menu Frames or A-Frame stands placed on public sidewalk.
12. The applicant will make reasonable efforts to prevent patron lines from extending out of the premises onto the public sidewalk.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of the restaurant wine application by **CCFC 62 Spring, LLC, Chefs Club Counter, 62 Spring 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 relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Restaurant Wine License.

Vote: Passed, with 32 Board members in favor, 2 in opposition (B. Freeland, J. Kiely) and 1 abstention (S. Secunda).

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January 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. Coriander Factory Inc., d/b/a Bo Caphe, 222 Lafayette St. South Store 10012** (Upgrade to Restaurant OP)

**A. Whereas**, the applicant and his attorney appeared before CB2's SLA committee for the purpose of seeking to upgrade its existing restaurant wine license to an OP license for the purpose of continuing to operate a restaurant serving French Vietnamese fare within a 1,030 sq. ft. storefront premises within a mixed-use, six-story building on Lafayette Street between Spring and Kenmare Streets just across the street from Petrosino Square; and,

**B. Whereas**, the restaurant has been open and operated for approximately two years and when the operator originally appeared before CB2 Man. for its Restaurant Wine license in 2014 there was significant community opposition to the licensing of these premises, the storefront premises having previously to 2014 been occupied and operated as a "Subway" sandwich shop and never previously licensed for the service of alcohol, this particular storefront premises also being the last storefront running along the west side of Petrosino Square that has not been licensed for the service of alcohol over the last 10 years; and

**C. Whereas**, the significant opposition in 2014 included residents living in the immediate area and the "Friends of Petrosino Square", an organization representing residents surrounding the Square, voicing concerns about the rapid rate of liquor licenses surrounding the square and approval of new licenses over approximately the last ten years, the addition of numerous sidewalk cafes to the area over the last few years and the numbers of new liquor licenses in the area that have had an overwhelming impact on the quality of life for those existing residents living in the immediate area and character of the neighborhood; and

**D. Whereas**, there are already four liquor licenses in three consecutive buildings on one block on the west side of Petrosino Square and no other storefronts left on the west side of Petrosino Square that do not hold a liquor license, there being eight liquor licenses already existing and surrounding the perimeter of Petrosino Square; and

**E. Whereas**, despite such opposition to the licensing of these particular premises and a recommendation from CB2, Man. to deny the Restaurant Wine license in 2014, the license was permitted by the SLA as the license sought at that time was for Beer and Wine and not subject to the 500 foot rule; and

**F. Whereas**, over the objection of CB2, Man. in 2014 the operator also renovated the storefront premises by installing bi-folding French style doors that opened up the entire interior of the business to the public sidewalk and moving forward with a sidewalk café where none had previously existed knowing that, with counsel present and guiding him through the process the increased impact on the community of the open façade and outdoor dining would not be subject to the 500 foot rule or the public interest standard; and

**G. Whereas**, despite not agreeing to execute a stipulation agreement with CB2, Man. in 2014 the applicant ultimately agreed to and self-certified with stipulations nearly identical to what was presented by CB2, Man to applicant in 2014 and those stipulations are as follows:

1. Premises will close Midnight Sunday through Wednesday and 1:00 am Thursday through Saturday.
2. Windows and doors will close by 10:00 p.m.
3. New soundproofing will be installed.
4. Music will be quiet, background level inside restaurant only and there will be no dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
5. The sidewalk café will have only four tables and eight seats.
6. The sidewalk café will be closed each night by 10 pm daily.

**H. Whereas**, the applicant does not seek to alter his existing method of operation in terms of his upgrade application to an on premise license and has agreed to continue to operate his restaurant in accordance with the above-stated stipulations; and

**I. Whereas**, the restaurant will continue to operate with 14 interior tables and 33 interior seats, 1 bar with 7 seats, there being no TVs, a full service kitchen with two patron bathrooms; and

**J. Whereas**, again there is significant opposition to the upgrade application, with residents from the area and the "Friends of Petrosino Square" reappearing in opposition, stating that applicant's goal all along was to open his restaurant in 2014 not subject to the 500 ft. rule on the pretext that he could argue two years later that the premises is already licensed, one resident presenting pictures purportedly demonstrating one of the principals of the business illegally dumping restaurant trash out onto Pretrosino Square, there being still other testimony that the operator has, on occasion, blasted music from the interior of the restaurant with the front building façade being open during the day; and

**K. Whereas**, when confronted with the issue of music, the applicant conceded that at one point he had exterior speakers installed on the exterior façade of the premises but at that time was unaware that this practice was not permitted and after he learned that they were not permitted, took them down; and

**L. Whereas,** the applicant did present a petition with signatures in support of the upgrade application, but the petition and signatures provided no indicia as to when the signatures were collected, there also being no one who appeared in support of the upgrade application; and

**M. Whereas,** the surrounding area around Petrosino Square is already greatly saturated with liquor licenses, there being many taverns, bars, cafes, restaurants and other late night establishments already existing in this area, with 18 existing on premise licenses within 500 ft. of the subject premises, 38 existing on premise licenses within 750 ft. of the subject premises, with 3 additional on premise license pending with the NYS Liquor Authority, without even including the vast numbers of eating and drinking establishments in the area holding beer and wine licenses, this particular café serving Vietnamese fare not being unique in lower Manhattan or serving a public interest for the surrounding community already greatly saturated with liquor licenses and eating and drinking establishments in contrast to an ever increasing, on-going need for other supplemental business services in the area designed to service the local community; and

**N. Whereas,** this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area that is already greatly saturated with licensed establishments contributing to daytime and late night noise, traffic, trash, delivery trucks and revelers, the storefront premises having never previously been licensed for the service of alcohol prior to 2014, there never being an on premise license at this location at any point in the past; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial for **Coriander Factory Inc., d/b/a Bo Caphe, 222 Lafayette St. South Store 10012** on its application seeking a new OP license; 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; and

**THEREFORE BE IT FURTHER RESOLVED** that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2, Man. requests that the SLA conduct a 500 foot hearing because the premises has never been licensed for the service of alcohol at any point in the past.

Vote: Unanimous, with 35 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. Corp. being formed by Scott Perez, d/b/a Toad Hall, 57 Grand St. (OP – Tavern until 4 AM—previously unlicensed location)**

**A. Whereas**, the applicant appeared before CB2’s SLA committee for the purpose of relocating his existing Tavern across the street from its current location (62 to 57 Grand Street) to operate a Bar and Tavern at a previously unlicensed storefront location within a seven-story mixed use building (circa 1920), zoned M1-5A on Grand Street between West Broadway and Wooster Streets; and

**B. Whereas**, there has never been an on premise license at this location at any point in the past, the storefront premises having been previously used and occupied as a furniture store and prior to that for two decades as a dress shop, the premises having never previously been used or occupied for eating and drinking; and

**C. Whereas**, the building currently has numerous violations issued against it by the NYC Dept. of Buildings, there being a stop work order issued for the premises which the applicant was aware of and stated would have to be cleared up in the future; and

**D. Whereas**, the storefront premises will require a gut renovation with the installation of new mechanical systems, the proposed Tavern will not have a full service kitchen, the interior storefront being approximately 3,400 sq. ft. (1,900 sq. ft. first floor and 1,500 sq. ft. basement) with one entrance and two bathrooms: and

**E. Whereas**, the proposed hours of operation will be 12 PM to 4 AM seven days a week, with 1 stand up bar with 18 patron seats, 20 tables and 64 patron seats for a total patron seating occupancy of 82, there will be three TVs, music will be background only, all doors and windows will be fixed and

closed at all times except for patron egress through the front door, there will be no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and there will be security personnel every night; and

**F. Whereas**, when questioned about the applicant's existing location and the reasons he sought to move across the street to a new location, he explained that he has been operating his existing bar and tavern at the same location since 1992 but that he entered into a new lease with the landlord four years ago that increased his monthly rent and he was now trying to find a new location within the same neighborhood for less money, further explaining that he faced additional costs to repair water leaks and repair his kitchen; and

**G. Whereas**, CB2 Man. received correspondence from residents living in the immediate area and from the Soho Alliance in opposition to the licensing of this previously unlicensed storefront location, and still other residents from the immediate neighborhood appeared in opposition to the application, concerned that because the location where applicant currently operates his bar and tavern has been continuously licensed prior to the advent of the 500 foot rule, it would not be subject to the rule causing the neighborhood to endure two 4 AM tavern or bar licenses located immediately across the street from each other midblock in a primarily residential block, raising significant concerns about an increase in late night noise and traffic between midnight and 4AM where the neighborhood already endures such late night activities and noise from revelers entering and leaving the applicant's existing Tavern; and

**H. Whereas**, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area that is already greatly saturated with licensed establishments contributing to late night noise and late night revelers when local residents are asleep between the hours of 12 AM and 4 AM, it creating additional traffic in the area, more early morning trash pick-ups and more delivery trucks rolling out kegs of beer, the storefront premises in question having never previously been licensed for the service of alcohol, never used and occupied for eating and drinking, the prior occupancy and use being a retail clothing store closing by 7 PM every evening, it not being in the public interest to add another, second late night Tavern in the same neighborhood when the applicant could remain at the storefront premises where he currently has a leasehold, there being nothing unique about this particular tavern or bar that does not already exist, there being many existing bars in taverns in the immediate area and within lower Manhattan like this one, it not being in the public interest to add yet another late night bar in an area already saturated with late night eating and drinking establishments, there being 18 existing on premise licenses within 500 ft. of the subject premises and 33 existing on premise licenses within 750 ft. of the subject premises, an additional 5 on premise licenses pending with the NYS Liquor Authority in this same area without even including the vast numbers of eating and drinking establishments in the area holding beer and wine licenses; and

**I. Whereas**, the licensee did present a petition in support of the current application but no one appeared in support of the license, the petition being signed by a people not living on Grand Street in the immediate impact area where the new licensed is proposed to be located; and

**J. Whereas**, the Soho Alliance also forwarded and presented a settlement agreement dated April 7, 1997 and executed by Thomas McKeon on behalf of the New York State Liquor Authority, wherein in 1997 the NYS SLA acknowledged that the immediate area in Soho where this particular application is being made is over-saturated with liquor licenses and further agreed to restrict all future licenses within this particular area (ie within 500 ft. of 72 Grand Street) which seek closing hours beyond 12:30 AM Monday through Thursdays and beyond 1:30 AM Fridays and Saturdays, this particular application being subject to that prior restriction agreed to and binding on the NYS Liquor Authority;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial for **Corp. being formed by Scott Perez, d/b/a Toad Hall, 57 Grand St.** on its application seeking a new OP license; 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; and

**THEREFORE BE IT FURTHER RESOLVED** that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2, Ma. requests that the SLA conduct a 500 foot hearing because the premises thereat has never been licensed for the service of alcohol at any point in the past.

Vote: Unanimous, with 35 Board members in favor.



Terri Cude, *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 9, 2017

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 December 22, 2016, 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:**

**7. 128 Billiard, Inc., d/b/a Tropical 128, 128 Elizabeth St. 10013** (Corporate Transfer-withdrawal)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant and/or its Attorney **failed to appear** and subsequently requested **to withdraw** its application for a corporate change of its existing on premise license and stated it will not pursue this particular license application any further with the NYS SLA; and

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **128 Billiard, Inc., d/b/a Tropical 128, 128 Elizabeth St. 10013** **until** the Applicant has properly 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: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. 219 Mulberry, LLC, d/b/a Ruby's, 219B Mulberry St. 10012** (OP- Restaurant—Layover requested)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant requested to lay over this application for an on premise and/or beer and wine license to January/2017 and did not appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **219 Mulberry, LLC, d/b/a Ruby's, 219B 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: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. Hello Saigon, Inc., d/b/a N/A, 180 Bleecker St. 10012 (OP- Restaurant—Layover requested)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant requested to lay over this application for an on premise and/or beer and wine license to January/2017 and did not appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Hello Saigon, Inc., d/b/a N/A, 180 Bleecker 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: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. ClimbOn, LLC, Harri's Bistro, 202 Centre St. 10013 (OP- Restaurant—Layover requested)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant requested to lay over this application for an on premise and/or beer and wine license to January/2017 and did not appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **ClimbOn, LLC, Harri's Bistro, 202 Centre St. 10013 (OP – French Bistro with live music)** **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: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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January 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. Romagna Corp., d/b/a N/A, 182 Bleecker St. 10012 (OP- Restaurant—Layover requested)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, the Applicant requested to lay over this application for an on premise and/or beer and wine license to January/2017 and did not appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Romagna Corp., d/b/a N/A, 182 Bleecker 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: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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January 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. J Brothers Entertainment Corp., d/b/a N/A, 393 Canal St. 10013** (Transfer of OP – Karaoke Bar on 2<sup>nd</sup> fl.—withdrawn by applicant)

**Whereas**, the applicant appeared at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 6, 2016, to present a transfer application for an existing on premise license, at which time substantial concerns were raised about the existing permits in place to permit eating and drinking on the second floor of 393 Canal St., the letter for no objection for eating and drinking being on the first floor of the building facing Canal Street but not for the second floor premises in question, with a separate entrance on Thompson Street, there also being significant concerns about fire safety and egress for the second floor premises which the applicant and/or existing operator, who also appeared in support of the application, could not answer, ultimately causing the applicant with his attorney present to withdraw the application in its entirety and agreeing not to move forward with this application at the SLA;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **J Brothers Entertainment Corp., d/b/a N/A, 393 Canal 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: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13. Sushi on Bedford, LLC, d/b/a Sushi on Bedford, 27 Bedford St. 10014 (New RW - Restaurant)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new restaurant wine license for a high end omakase sushi establishment with 30 to 60 minute seatings serving sake and beer; and,

**ii. Whereas**, this application is for a new restaurant wine license located in a mixed-use building located on the ground floor and basement on Bedford St. between Downing St and 6<sup>th</sup> Ave for a roughly 800 sq. ft. premise (400 sq. ft. ground floor patron use, 400 sq. ft. accessory basement, no patron use) with 0 tables and 0 seats and 1 bar/sushi bar/eating counter with 11 seats, there is no sidewalk café and there are no other outdoor areas for patrons, and no benches on the sidewalk, there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be Sunday to Thursday from 12PM to 11PM and Friday to Saturday from 12PM to 12AM, all patrons will be cleared and no patrons will remain after stated closing times, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, there will be no TV's, there will be no use by patrons of the basement; and,

**iv. Whereas**, the premises is located on two separate floors, the ground floor which is for patron dining and food preparation, and in the basement which is for two storage rooms and a walk in refrigerator; the ground floor and basement are divided by a residential hallway, which the operator and proposed



licensee does not have exclusive possession and control over and will never have exclusive possession and control over, the applicants explained that this Public Hallway would be the primary means for restaurant staff of egress into and out of the basement storage facilities, refrigeration facilities and food prep areas; the same public hallway is the primary means of egress into and out of the building for the residential dwellers living in the building and where their mail is delivered; the applicant stated that they would address any issues as they arose regarding the storage of alcohol in the separate basement area; and,

**v. Whereas,** the Applicant agreed to execute a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant wine license stating that:

1. Premise will be advertised and operated as a high-end omakase sushi establishment with 30 to 60 minute seatings serving sake and beer.
2. The hours of operation will be Sunday to Thursday from 12PM to 11PM and Friday to Saturday from 12PM to 12AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service high end omakase sushi restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. The premises, or any portion of the premises will not operate as a “lounge”, tavern or sports bar.
5. The premises will not have televisions.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating.
8. The premises will play quiet ambient-recorded background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
9. The premises will not have DJ’s, live music, cover charges or promoted events.
10. The premises will close all doors and windows at all times except for patron ingress and egress.
11. Will provide direct phone number to owner or general manager for local residents upon request and immediately respond to noise issues.
12. There will be no drink specials, boozy brunches or all you can drink or eat and drink specials.
13. There will be no benches outside the establishment.
14. There will be no patron lines outside the establishment.
15. Will post “please respect residential neighbors” type sign.
16. It is understood that sound mitigation is top priority.
17. Any waiting patrons will wait inside the establishment and will not wait outside the establishment.

**vi. Whereas,** the Applicants have been operating a smaller somewhat comparable variation of this concept for about a year called Sushi on Jones located in an outdoor food market located within CB2, Man. on the Northwest corner of Great Jones St. and Bowery which does not serve any alcohol, beer or wine, they explained that at this location on Bedford seatings are only 30 to 60 minutes long, are by reservation only, communications regarding reservations are handled by text/electronic means and as a result there are no waiting patrons, should patrons arrive early the premises is set up in such a fashion that waiting patrons can wait behind seated guests, the premises will never use outdoor benches; the applicants stated that they chose this location because it is a quiet residential charming street in the West Village and required restaurant wine license in order to be profitable and to pair with their food offerings; and,

**vii. Whereas,** the applicant did reach out to the local neighborhood association, the Bedford Downing Block Association (BDBA) and the BDBA responded to the applicant but did not hear back from the applicant, CB2, Man. received a number of emails in opposition and several members of the community appeared in opposition including the President of the BDBA citing the long-standing opposition to the proliferation and over saturation of liquor licenses within the immediate area, much of which is zoned residential including this premises and that this establishment exists in a grandfathered location which allows commercial uses which serve the needs of local residents, the BDBA pointed out this type of high end Omakase sushi restaurant with high turnover is a destination location and that its sighting in this residential community is highly inappropriate and would create an impact on the quality of life of this residential tenants on this residential street and that this restaurant was clearly not designed to serve the needs of the immediate neighborhood; despite the applicants agreeing to stipulations above, the BDBA and other residents remain in opposition especially in light of the destination location character of this establishment; and,

**viii. Whereas,** a very limited petition in support was presented by the applicant and to address the concerns of those who live in the immediate area and others, the Applicant agreed to a number of stipulations which are included above; and,

**ix. Whereas,** there are currently approximately 25 On Premise Liquor Licenses within 500 ft of the premises and 11 beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant Wine License for **Sushi on Bedford, LLC, d/b/a Sushi on Bedford, 27 Bedford St. 10014, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Passed, with 34 Board members in favor, and 1 in opposition (D. Diether).

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **14. Amber 135 Village, Inc., d/b/a Amber, 135 Christopher St. 10014 (New OP - Restaurant)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a full service Asian restaurant as described via a "transfer" application from "Amber Village 135, Inc." to "Amber 135 Village, Inc.", the current Principal, Xi Lin will also be a Principle in the new entity; there will be no changes to the current method of operation; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license via a "transfer" application for a location in a mixed-use building located on Christopher St. between Hudson St. and Greenwich St. on the ground floor for a roughly 1,000 sq. ft. premise currently occupied by Amber Village 135, Inc. #1202863 and previously Amber Village, Inc. #1260707, the proposed premises will have 12 tables and 21 seats and 1 stand up bar with 5 seats for a total of 26 interior seats, there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday and Saturday from 12PM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas**, the Applicant executed a new stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as an Asian restaurant as described (no changes to previous operation at this location).
2. The hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday and Saturday from 12PM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
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 more than 1 television no larger than 46 inches. There will be no projectors.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (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 anytime.
8. The premises will not have DJ’s, 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 and windows at 10 PM except for patron ingress and egress.
10. There is no sidewalk café include in this application (not permitted).
11. There will be no boozy brunches, no unlimited drink specials, no unlimited food & drink specials, no shot specials and no Pitchers of Beer.

**v. Whereas**, there are currently approximately 14 On Premise Liquor Licenses within 500 ft. of the premises and an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Restaurant On Premise Liquor License for **Amber 135 Village, Inc., d/b/a Amber, 135 Christopher St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *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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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

January 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **15. Manu, Inc., 10 Little W. 12<sup>th</sup> St. 10014 (NEW OP – Restaurant with Rear Yard Garden)**

**i. Whereas**, the Applicant again appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on-premise liquor license for a full service Italian restaurant where the restaurant Revel has previously operated after having first appeared in November 2016 at which time they agreed to present additional information; and

**ii. Whereas**, this application is for a new restaurant on-premise liquor license located in a commercial building on the ground floor, rear yard with retractable roof and accessory basement (no patrons in basement) on Little West 12<sup>th</sup> St. between Washington St and Ninth Ave for a roughly 3000 sq. ft. premise (750 sq. ft. accessory basement, no patron use) with 38 tables and 88 table seats and 2 stand-up bars with 16 seats, there is a rear yard garden with a retractable roof which will operate as stipulated below, there is a sidewalk café which will have no more than 8 tables and 16 seats; and,

**iii. Whereas**, there is NO existing Certificate of Occupancy for this use and the current licensee at this location ITM Garden, Inc. d/b/a Revel Garden SN#1165241 was issued a SLA license nevertheless and has been operating an eating and drinking establishment with rear yard garden without a valid Certificate of Occupancy/Place of Assembly Permit and have been issued multiple ECB violations by the NYC Department of Buildings for these violations which have never been corrected; the current Applicant has stated and NYC DOB filings show that there is an application in process to correct this situation and the applicant stated that their lease will not commence until there is a new C of O and have stipulated as such; and,

**iv. Whereas,** the hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday to Saturday from 12PM to 2AM, all patrons will be cleared and no patrons will remain after stated closing times, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, there will be no TV's, there will be no use by patrons of the basement, the rear yard garden operation will be governed by the stipulations below; and,

**v. Whereas,** the Applicant agreed to execute a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. Premise will be advertised and operated as a full service Italian restaurant.
2. The hours of operation will be Sunday to Thursday from 12PM to 12AM and Friday to Saturday from 12PM to 2AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service Italian restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. The premises, or any portion of the premises will not operate as a “lounge”, tavern or sports bar.
5. The premise has 6 existing televisions, which are no larger than 46 inches. There are no projectors. All televisions are located in the interior of the building space and not in the rear yard garden.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. The premises will operate their sidewalk café no later than 10 PM Sunday-Thursday and 11PM Friday-Saturday (no patrons will remain in sidewalk café after sidewalk café closing hour).
8. The premises will play quiet ambient-recorded background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
9. The premises will not have DJ's, live music, cover charges or promoted events.
10. The premises will close all doors by 10PM each night except for patron ingress and egress.
11. Will provide direct phone number to owner or general manager for local residents upon request and immediately respond to noise issues.
12. Applicant will install air conditioning including for rear yard garden enclosure.
13. There is a rear yard garden, which has a retractable roof.
14. The rooftop enclosure for the rear garden will close no later than 10PM 7 days a week.
15. There will be no music ever in the rear yard ever when the retractable roof is open.
16. When there is music in the rear yard when the roof is closed, it will be quiet background music.
17. This application includes patron use of the ground floor of this establishment only.
18. The sidewalk café has no more than 8 tables and 16 seats.
19. Will obtain all permits prior to opening including new certificate of occupancy.

**vi. Whereas,** the Applicants have been managing the current restaurant operating as ITM Garden, Inc. d/b/a Revel Garden and have agreed to stipulate to operating as described above in light of community concerns and ongoing issues in particular regarding noise, music and the rear yard garden; and,

**vii. Whereas,** the applicant did reach out to local neighborhood residents and met with them and after initial opposition, residents indicated that they were satisfied with the new application provided the applicant adhere to the stipulations outlined above and securing ALL proper Department of Building Permits, Certificates and relevant documentation; and,

**viii. Whereas,** a very limited petition in support was presented by the applicant and to address the concerns of those who live in the immediate area and others, the Applicant agreed to a number of stipulations which are included above; and,

**ix. Whereas,** there are currently approximately 30 On Premise Liquor Licenses within 500 ft. of the premises and an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On-Premise Liquor License for **Manu, Inc., 10 Little W. 12<sup>th</sup> St. 10014, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Passed, with 32 Board members in favor, 2 in opposition (R. Chattree, J. Kiely), and 1 abstention (S. Secunda).

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**16. Bill's 22 Ninth Avenue, LLC, d/b/a Bills Bar & Burger, 22 9<sup>th</sup> Ave. 10014 (Corp Change OP – Restaurant SN#1230270)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1230270 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry's Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as a small casual restaurant serving classic hamburgers, hotdogs, sandwiches, salads and shakes; and,

**ii. Whereas**, the existing restaurant on-premise liquor license is located in a commercial use building located on 9<sup>th</sup> Avenue with frontage also on Hudson St. between West 13<sup>th</sup> St and West 14<sup>th</sup> St for a roughly 2,300 sq. ft. premise (grnd. floor & bsmt.) with 23 tables and 50 seats and 1 standup bar with 6 seats on the interior for a total of 56 interior seats; there is a sidewalk café on Hudson St with 4 tables and 16 seats and a sidewalk café on 9<sup>th</sup> Avenue with 6 tables and 20 seats; there is an existing Temporary Certificate of Occupancy which is valid for 90 days only and needs to be renewed every 90 days until a permanent Certificate of Occupancy is issued; and,

**iii. Whereas**, the hours of operation of the interior will be from 11AM to 4AM 7 days a week (no patrons will remain after closing time); hours of operation for the Hudson St. Sidewalk Café will be Sunday from 10AM to 11PM and Monday to Saturday from 8AM to 11PM; hours of operation for the Ninth Avenue Sidewalk Café will be Sunday from 10AM to 12AM and Monday to Saturday from 8AM to 12AM; music will be quiet background only consisting of music from ipod/cd's (i.e. no active



manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on premise liquor license stating that:

1. Premise will be advertised and operated as a small casual restaurant serving classic hamburgers, hotdogs, sandwiches, salads and shakes.
2. The interior hours of operation will be Sunday to Tuesday from 11AM to 12AM, Wednesday from 11AM to 1AM, Thursday from 11AM to 2AM and Friday & Saturday from 11AM to 4AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. Will operate a small casual restaurant as described with the kitchen open and full menu items available until closing every night.
4. 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.
5. The premises will have no more than 6 televisions no larger than 46”. There will be no projector tv’s.
6. The premises will not permit dancing.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including a licensed sidewalk café).
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJ’s, live music, or promoted events.
10. The premises will close all doors and windows at 10PM every night and anytime there is amplified music.
11. The Sidewalk Café on Hudson St. has 4 tables and 16 seats. The hours of operation for the Hudson St. Sidewalk Café are Sunday from 10AM to 11PM and Monday to Saturday from 8AM to 11PM. All patrons will be cleared and no patrons will remain after stated closing times.
12. The Sidewalk Café on Ninth Avenue will have 6 tables and 20 seats. The hours of operation for the Ninth Avenue Sidewalk Café are Sunday from 10AM to 12AM and Monday to Saturday from 8AM to 12AM. All patrons will be cleared and no patrons will remain after stated closing times.
13. Sidewalk café will conform to approved plans at all times.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant on-premise liquor license **SN 1230270** for **Bills 22 Ninth Avenue, LLC d/b/a Bills Bar & Burger, LLC, 22 9<sup>th</sup> Ave. 10014, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**17. 675 Hudson Vault LLC, d/b/a Dos Caminos/Troy Liquor Bar, 675 Hudson St. 10014 (Corp Change OP SN#1101314)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1101314 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry's Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates on the ground floor as Dos Caminos, a full service restaurant and in the basement as Troy Liquor Bar operated as a tavern; and,

**ii. Whereas**, the existing restaurant on-premise liquor license is located in a mixed use building located on Hudson St. on the ground floor and basement with access from Ninth Avenue, there are 13 tables and 66 seats in the basement and 101 tables and 324 seats on the ground floor including the existing sidewalk café, there is 1 standup bar in the basement with no seats and 1 standup bar on the ground floor with 14 bar seats; the seating is as depicted on provided diagrams; there is an existing sidewalk café on both Hudson St and Ninth Avenue; there is an existing Temporary Certificate of Occupancy and Place of Assembly Permits for basement and ground floor; and,

**iii. Whereas**, the hours of operation on the ground floor for Dos Caminos will be 11:30AM to 12AM Sunday to Thursday and 11:30AM to 1AM Friday and Saturday, the hours of operation in the basement for Troy Liquor Bar will be 6PM to 12AM Sunday to Wednesday, 6PM to 2AM Thursday, and 6PM to 4AM Friday and Saturday (no patrons will remain after closing time); music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only

passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j. on the ground floor, dj only permitted in the basement, no live music; and

**iv. Whereas,** the Applicant executed a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the on premise liquor license stating that:

1. On the ground floor, Dos Caminos will be advertised and operated as a full service restaurant, in the basement, Troy Liquor Bar will be operated as a bar.
2. The hours of operation on the ground floor for Dos Caminos will be 11:30AM to 12AM Sunday to Thursday and 11:30AM to 1AM Friday and Saturday. The hours of operation in the basement for Troy Liquor Bar will be 6PM to 12AM Sunday to Wednesday, 6PM to 2AM Thursday, and 6PM to 4AM Friday and Saturday. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service restaurant with a full food menu available at all times and the kitchen will remain open at all hours of operation on the ground floor and the basement will operate as a tavern with minimal food service requirements.
4. The premise has 2 existing televisions, which are no larger than 46 inches. There are no projectors.
5. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
6. The premises will operate their sidewalk café no later than 10 PM Sunday-Thursday and 11PM Friday-Saturday (no patrons will remain in sidewalk café after sidewalk café closing hour).
7. The premises will play background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
8. The premises will not have live music.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. DJ's are permitted in the basement only. Music in the basement may be at a higher level, but will still be background music only.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Corporate Change application for the existing restaurant on-premise liquor license **SN 1101314** for **675 Hudson Vault LLC, d/b/a Dos Caminos/Troy Liquor Bar, 675 Hudson St. 10014**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**18. 475 SoHo, LLC, d/b/a Dos Caminos SoHo, 475-477 West Broadway 10012 (Corp Change OP – Restaurant SN#1131102)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1131102 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry's Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as a full service restaurant with an outdoor dining area within the property line; and,

**ii. Whereas**, the existing restaurant on-premise liquor license is located in a mixed use building located on the corner of West Broadway and West Houston St. with interior and exterior seating totaling 66 tables and 195 table seats, 1 standup bar with 10 seats, and cocktail seat for 18 for a total of 223 seats; there is no sidewalk café but there is an existing outdoor seating area within the property line, there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the interior hours of operation will be from 11AM to 12AM 7 days a week (no patrons will remain after closing time); outdoor seating area/garden will close Sunday to Tuesday at 10PM, Wednesday to Thursday at 11PM and Friday and Saturday at 12AM; music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there is existing quiet ambient background music utilized in the outdoor area which will remain and will not be audible in any residences; and,

**iv. Whereas,** the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on premise liquor license stating that:

1. Premise will be advertised and operated as a full service restaurant.
2. The interior hours of operation will be from 11AM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. 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.
5. The premises will have no more than 3 televisions no larger than 46”. There will be no projector tv’s.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
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 DJ’s, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There may be DJ’s in the interior of the premises, but only for special events.
11. The outdoor seating area/garden will close Sunday to Tuesday at 10PM, Wednesday to Thursday at 11PM and Friday and Saturday at 12AM.
12. There is existing music in the outdoor area, which will continue to be quiet ambient, recorded background music only.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Corporate Change application for the existing restaurant on-premise liquor license **SN 1131102** for **475 SoHo, LLC, d/b/a Dos Caminos SoHo, 475-477 West Broadway 10012, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**19. Strip House Restaurant NY, LLC, d/b/a Strip House, 13 East 12<sup>th</sup> St. 10003 (Corp Change OP – Restaurant SN#1256887)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1256887 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry's Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as full service restaurant - steakhouse; and

**ii. Whereas**, the existing restaurant on-premise liquor license is located in a mixed-use building located on 12<sup>th</sup> Street for a roughly 3,000 sq. ft. premise with 33 tables and 106 seats and 1 standup bar with 12 seats on the interior for a total of 118 interior seats as depicted on the diagrams presented; there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be from 5PM to 12AM 7 days a week (no patrons will remain after closing time); music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas**, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on premise liquor license stating that:

1. Premise will be advertised and operated as a full service restaurant – steak house.
2. The hours of operation will be from 5PM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service steak house restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. 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.
5. The premises will have no more than 1 television no larger than 46”. There will be no projector tv’s.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
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 DJ’s, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There is no sidewalk café.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Corporate Change application for the existing restaurant on-premise liquor license SN 1256887 for **Strip House Restaurant NY, LLC, d/b/a Strip House, 13 East 12<sup>th</sup> St. 10003, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **20. Strip House Restaurant NY, LLC, d/b/a Strip House Grill, 11 East 12<sup>th</sup> St. 10003 (Corp Change OP – Restaurant SN#1258800**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a Corporate Change to the Liquor Authority for an existing On Premise Liquor License SN#1258800 whereby a change of the corporate structure/officers is occurring as a result of the purchase of the existing stock by Landry's Inc. related entities, that existing stock is currently owned by BR Guest Hospitality; the premises operates as casual but sophisticated restaurant - steakhouse; and,

**ii. Whereas**, the existing restaurant on-premise liquor license is located in a mixed-use building located on 12<sup>th</sup> Street with 17 tables and 35 seats and 1 standup bar with 14 seats for a total of 49 interior seats as depicted on the diagrams presented; there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be from 5PM to 12AM 7 days a week (no patrons will remain after closing time); music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas**, the Applicant executed a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on premise liquor license stating that:

1. Premise will be advertised and operated as a casual but sophisticated restaurant.



2. The hours of operation will be from 5PM to 12AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a casual restaurant, a full food menu will be available at all times and the kitchen will remain open at all hours of operation.
4. 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.
5. The premises will have no more than 1 television no larger than 46”. There will be no projector tv’s.
6. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
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 DJ’s, live music, or promoted events.
9. The premises will not have French doors, operable windows or open facades and will close all doors by 10PM each night except for patron ingress and egress.
10. There is no sidewalk café.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Corporate Change application for the existing restaurant on-premise liquor license **SN 1258800** for **Strip House Restaurant NY, LLC, d/b/a Strip House Grill, 11 East 12<sup>th</sup> St. 10003**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**21. BIO 375 Broadway, LLC and Guateng, LLC, d/b/a Jacks Wife Freda & BIO, 375 West Broadway 10012 (New TW)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a tavern wine license in November 2016 for "a new shopping concept in the rising shared space industry, which combines high design, prime location, innovative retailers and online shopping within a brick and mortar shop. Bio combines the following in one location: flexible, showroom style retail spaces, social seating areas, and a bar/cafe space by Jack's Wife Freda", there will be 32 "galleries" for online brands, the Applicant requested that the Application not be presented to CB2's Full Board until December 2016 in order to have more time to execute the stipulations agreement outlined below; and,

**ii. Whereas**, this application is for a new restaurant wine license at a previously unlicensed location (formerly Anthropologie) in a 5-story commercial building on West Broadway (with an entrance also from Wooster Street) between Spring St. and Broome St. for a roughly 12,800 sq. ft. premise (ground floor 9,800 sq. ft., basement 3,000 sq. ft. – no patrons in basement); 17 tables and 37 table seats, 2 standup bars with 29 seats for a total of 66 seats; the applicant presented a Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be from 8AM to 10PM 7 days a week (no patrons will remain after closing time), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 9PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** premises will normally operate in the manner described and open to the public, however from time to time there may be special events which will highlight the specific brands of those innovative retailers located within the premises, there will be no more than 4 special events per month, those special events could be from anywhere from guests up to 150 guests and would be subject to stipulations as outlined below; during special events, guest entry and exit will only be through West Broadway, CB2, Man. was assured that these events would not be disruptive to the community or create an impact; and,

**v. Whereas,** the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant wine license stating that:

1. Premises will be advertised and operated as a bar and café space with food within a flexible showroom style retail space with many separate fixed individual showroom spaces with several social seating areas within the premises.
2. The permissible hours of operation will be from 8AM to 10PM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. Premises will operate as a café and bar with the food preparation area open and regular menu items available until closing every night.
4. 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.
5. Premises will not have televisions.
6. Premises will not permit dancing and will never seek a NYC DCA Cabaret License.
7. Premises will not operate a backyard garden or any outdoor area for commercial purposes.
8. Premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. Premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances except as provided for in #14.
10. Premises will not have French doors, operable windows or open facades and will close all doors and windows at 9 PM except for patron ingress and egress.
11. There will be no patron use of basement.
12. Applicant will not have sidewalk benches unless a permit is received from the Department of Consumer Affairs or “A” frame signage on the street.
13. There will be no unlimited drink or all you can eat and drink specials. There will be no bottomless brunches or advertised boozy brunches at anytime.
14. Special Events: The premises will have no more than 4 special events per month. The 4 special events are limited to industry related events that can occur during any portion of the day or evening for up to 300 persons. There will be no weddings, birthday parties etc. Irrespective of the type of special events, all special events will end by midnight with all patrons gone and all load out of special equipment completed at that time or left for the following day after 8AM. There may be incidental use of projectors, dj’s for music or live music performances in support of the events. The projectors, dj’s and live music will not be for patron dancing. During all special events, only the West Broadway entrance will be utilized for patron ingress and egress; the Wooster St. entrance will have a trained staff member placed there directing patrons and participants to use the West Broadway Exit only when leaving or entering the premises.
15. Special Events will be managed by BIO in a manner that will not cause undue impact to the surrounding community.
16. A general manager’s phone number will be provided to any local resident requesting it in order to address issues as they might arise during the course of operations that would impact surrounding residents.
17. Premises will obtain a Place of Assembly permit prior to operating.

**vi. Whereas,** the applicant reached out to area groups and residents, a petition in support was presented and concerns raised were addressed by the stipulations agreed to by the applicants; the principles associated with the portion of the premises operating as Jack's Wife Freda have other licensed premises within CB2, Man.;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Tavern Wine License for **BIO 375 Broadway, LLC and Guateng, LLC, d/b/a Jacks Wife Freda & BIO, 375 West Broadway 10012, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Tavern Wine License.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *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 9, 2017

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 December 22, 2016, 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. RH NY MP F&B, LLC, d/b/a TBD (Restoration Hardware), 9-19 Ninth Ave. 10014 (NEW RW – complex)**

**Whereas**, after appearing before CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15<sup>th</sup>, 2016 the Applicant requested to **layover** this application for a new restaurant wine license for a 5-story premises operating as an upscale interior design gallery/interior decorating establishment and furniture showroom with a full service restaurant on the 5<sup>th</sup> floor and grab and go/pantry on the 4<sup>th</sup> floor and exterior showroom area on the 5<sup>th</sup> floor in order to have further dialogue if necessary and consider the requests of the committee and local residents; the SLA Committee was prepared to present a resolution recommending Denial of the Application to the Full Board of CB2 Manhattan in particular as it related to use of outdoor music on the exterior portions of the 5<sup>th</sup> Floor, but was willing to re-calendar the item on the January 2017 Agenda provided the applicant did not file his application with the SLA until then;

**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 **RH NY MP F&B, LLC, d/b/a TBD (Restoration Hardware), 9-19 Ninth Ave. 10014, until** the Applicant has re-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: Unanimous, with 35 Board members in favor.

Terri Cude, *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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## Community Board No. 2, Manhattan

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January 9, 2017

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 December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **23. Casita West Village, LLC, d/b/a Casita, 681 Washington St. 10014 (New OP Restaurant – Previously Unlicensed)**

**Whereas**, after appearing before CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15<sup>th</sup>, 2016 the Applicant requested to **layover** this application for a new restaurant on-premise liquor license in order to continue to meet with local residents, to address outstanding issues and to present additional materials that he believes were not presented at the initial hearing; the SLA Committee was prepared to present a resolution recommending Denial of the Application to the Full Board of CB2, Man., but was willing to re-calendar the item on the January 2017 Agenda provided the applicant did not file his application until late January with the SLA so as to allow the presentation of additional materials and results of any additional outreach; the applicant 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 **Casita West Village, LLC, d/b/a Casita, 681 Washington 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: Unanimous, with 35 Board members in favor.

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

Dear Sir/Madam:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**24. Entity to be formed by John Witham, d/b/a Pocket Bar, 14 Bedford St. 10014 (TW-Tavern Wine) (withdrawn)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15<sup>th</sup>, 2016 the Applicant requested to **withdraw** this application for a new tavern wine license 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; and

**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 **Entity to be formed by John Witham, d/b/a Pocket Bar, 14 Bedford 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: Unanimous, with 35 Board members in favor.



Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **25. FB 35 East 13, Inc, d/b/a N/A, 35 East 13<sup>th</sup> St. 10003 (New OP - Layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016 the Applicant requested to **layover** this application for a new on-premise liquor license across multiple floors with outdoor rooftop 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 CB#2, 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 **FB 35 East 13, Inc., 35 E. 13<sup>th</sup> St. 10003**, **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: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **26. The Meatpackers, Inc. d/b/a TBD, 1-3 Little West 12<sup>th</sup> St. 10014 (New OP – Layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016 the Applicant requested to **layover** this application for a new on-premise liquor license 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 CB#2, 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 **The Meatpackers, Inc. d/b/a TBD, 1-3 Little West 12<sup>th</sup> 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: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**The Vault, LLC, d/b/a Lively, Vault at 675 Hudson St. 10014 (Corp Change OP – Restaurant SN#1226150 - Layover)**

**Whereas**, after this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on December 15th, 2016, the Applicant requested to **layover** this application for a corporate change to an existing on-premise liquor license, the premises being currently closed, 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 **The Vault, LLC, d/b/a Lively, Vault at 675 Hudson 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: Unanimous, with 35 Board members in favor.

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

Sincerely,



Robert Ely, Chair  
SLA Licensing 1 Committee  
Community Board #2, Manhattan



Carter Booth, Chair  
SLA Licensing 2 Committee  
Community Board #2, Manhattan



Terri Cude, Chair  
Community Board #2, Manhattan

TC/fa

cc: Hon. Jerrold L. Nadler, Member of Congress  
Hon. Nydia M. Velázquez, Member of Congress  
Hon. Brad Hoylman, NY State Senator  
Hon. Daniel L. Squadron, NY State Senator  
Hon. Deborah J. Glick, NY State Assembly Member  
NY State Assembly Member  
Hon. Gale Brewer, Man. Borough President  
Hon. Rosie Mendez, NYC Council Member  
Hon. Margaret Chin, NYC Council Member  
Hon. Corey Johnson, 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