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Daniel Miller, *First Vice Chair*
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Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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

April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. IL Buco Vineria, LLC d/b/a IL Buco Alimentari & Vineria, 53 Great Jones St. 10012 (OP – adding exterior Terrace on 1st Floor)

i. Whereas, the attorney and other representatives of the applicant appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application to alter their existing On Premises license (SN 1253498; exp. 9/30/2019) to add an outdoor 1st Floor Terrace to their existing “fine Italian [cuisine] restaurant and retail shop” located in an M1-5B zoned 2 story 1920 commercial building on Great Jones Street between Lafayette Street and the Bowery (block #530 lot #31) in the Special Little Italy Zoning District; and,

ii. Whereas, the 3-story premises consist of the entirety of a one-story “taxpayer” type building that has both a cellar and a basement (slightly below grade at ground level) and also a partial first-story added to the back half of the building (appears as a second story), and is approximately 5,496 sq. ft., with 2,300 sq. ft. on the basement floor store (almost at ground level), 1,600 sq. ft. in the cellar, and 1,500 sq. ft. on the partial first floor; the proposed rooftop terrace being the outdoor space of the partial first story, and the interior occupancy is 216; the proposed rooftop terrace occupancy is 49, and there is a Certificate of Occupancy; and,

iii. Whereas, the premises currently has 16 tables with 73 seats and 2 bars with 14 and 6 seats respectively, on the basement floor (which is almost at ground level); and, 8 tables with 46 seats and 12 counter seats on the first floor (appears to casual observer as the second floor), for a total interior seating of 151; and there is no patron access to the cellar space; and there is further an existing sidewalk café of approximately 96 sq. ft. with and additional 6 tables and 12 seats; and,

iv. Whereas, applicant's current hours for the interior are: 9AM—12AM Sunday, 7:30AM—12AM Monday through Thursday, 7:30am—1AM Friday, 9AM—1AM Saturday; and the current hours for the sidewalk café are 12PM—12AM Sunday, 8AM—12AM Monday through Thursday, 8AM—1AM Friday, 9AM—1AM Saturday; and the hours for the sidewalk café are unusually expansive for the area; and applicant; and,

v. Whereas, the applicant seeks extend their existing license to include the 700 sq. ft. roof top facing Great Jones Street and adjacent to the partial first story (appears as second story); turning said space into a patron accessible outdoor, unenclosed terrace with 6 tables and 24 seats; and to make consequent adjustments reducing interior seating over the two floors by 18; and,

vi. Whereas, applicant proposes to use said rooftop terrace in conjunction with the adjacent partial first story for private events, with “short standing receptions prior to seated dinners inside the restaurant;” and applicant indicated that such receptions might typically be as much as an hour, but perhaps longer or shorter depending on the occasion; and could be characterized as standing despite the existence of 24 seats because the occupancy is 49; and, applicant stipulated that there would not be any seated meal service on the terrace; and applicant stating that all such private events will take place between 10AM and 10PM and the terrace be closed whenever no private event is in progress; and,

vii. Whereas, the committee heard live testimony from community members both for and against the application, and received 10 emails in opposition to the alteration and, further, that the Coop Board of 55 Great Jones Street, immediately adjacent to the location strongly expressed opposition, as did the NoHo Bowery Stakeholders; and, applicant presented one letter and 31 signed form letters in support of their application; and the letter and six of the form letters came from residents or business owners on Great Jones Street; and 15 more of the form letters came from residents or business owners in the NoHo area; and said form letters described what the applicant is proposing; and,

viii. Whereas, community support for any licensed establishment at this location was always strongly and primarily contingent upon this applicant's repeated and formal commitment not to use the roof top in question or the backyard area at all; and, a formal stipulation agreement with a coalition of community associations, coop boards, and owner residents was signed and executed in 2010 and served as the central basis for CB2's subsequent finding of community interest in the granting of the license, the premises having previously operated as a lumber yard; and, said agreement specified that applicant seek in writing the support of said “Community Owners” before seeking an alteration to use either outdoor space; and applicant has in their possession a signed copy of the agreement including the names of all individuals and parties to the agreement; and, applicant's attorney indicated that no such written request or formal consultation of any kind with this “Community Owners” coalition was undertaken before seeking this alteration, despite previous stipulated commitments to both that group itself and CB2, Man. that it would make such a good faith effort; and,

ix. Whereas, notwithstanding the applicants' right to seek the alteration at any time, they failed to make a good faith effort to engage the community on this matter as previously and devoutly promised when they originally applied for their on-premise license and for the purpose of establishing their obligation of demonstrating that the public interest would be served by approval of such license, there failure to engage being contrary to the community interest in upholding stipulations and promises made to the community; and,

x. Whereas, stipulations to the CB and the “Community Owners” group also guaranteed that “no patrons will have rooftop access for any purpose or function, except as may be necessary to provide egress,” until a modification such as the instant application was granted; and, in the course of the hearing, applicant's representative confirmed community assertions that the applicant has, in fact, been

using the roof top precisely for the purposes described in their current application without approval; and, residents indicated that such usage has indeed had quite negative impacts on the ability to enjoy their homes; and,

xi. Whereas, the proposed 27' wide 2nd floor terrace is located between two sheer 7 story buildings; and both adjoining building have significant numbers of windows belonging to residential apartments directly above the applicant's premises and looking down at the proposed terrace space; and sound in such a narrow canyon will reverberate and echo out into both the rear doughnut of yard and garden spaces and across Great Jones to the double lot 7-story residential coop directly opposite the premises; and,

xii. Whereas, the proposed method of operation for the terrace as a space for private event receptions and cocktail parties before or after seated meals aggravates its negative impact on nearby residents both by ensuring that all event goers are on the patio at once and making the day and hours of the impact irregular and unpredictable for those living or working in impacted residences, the amorphous nature of the alteration also not being subject to enforcement or stipulation to prevent future impacts caused by the outdoor use; and,

xiii. Whereas, notwithstanding the existing authorized zoning uses, CB2, Man. does not believe the premises is an appropriate location for an unenclosed outdoor commercial terrace in the manner proposed, in light of the current community context and the unavoidable impacts on residential life; and,

xiv. Whereas, CB2, Man. has the deepest personal regard for the applicant and her contributions to the community;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the on-premises license for **IL Buco Vineria, LLC d/b/a IL Buco Alimentari & Vineria, 53 Great Jones St. 10012**, on its application seeking an on-premise liquor license; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB#2, Man, respectfully requests that this item be Calendared to appear before the Full Board of the SLA.

Vote: Unanimous, with 36 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
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Antony Wong, *Treasurer*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Mister French NYC, LLC d/b/a Mister French, 218 Bowery 10012 (OP – Restaurant)

- i. Whereas**, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for an On Premises license to operate a “High-end French Cuisine Restaurant” in a HH zoned 4-story 1927 mixed use building on the Bowery between Prince and Spring Streets (block #4921 lot #25) in the Special Little Italy Zoning District; and,
- ii. Whereas**, the 2-story premises are approximately 4,400 sq. ft., with 2,200 sq. ft. on the ground floor store level and an additional 2,200 sq. ft. in the basement, with a proposed occupancy of 152, and applicant presented a valid Certificate of Occupancy consistent with the proposed use and stipulated that they will obtain and maintain a Place of Assembly permit for the premises; and,
- iii. Whereas**, the premises will have 27 tables with 98 seats, and 1 bar with 10 seats, and an additional 8 seats at the “Chef Bar” counter at the kitchen, for total interior patron seating of 106; all patron seating is on the ground floor, there is no food or drink service in the basement; and no sidewalk café was included in this application; and,
- iv. Whereas**, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:
 1. Premise will be advertised and operated as a High-end French Cuisine Restaurant.
 2. The hours of operation will be: 9 AM – 12 AM Sunday to Wednesday and 9 AM – 1 AM Thursday to Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.

3. Will operate full service restaurant, specifically a French Cuisine Restaurant, with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Sidewalk café not included in this application.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9 PM every night and anytime there is amplified music, live music, or DJ.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
17. May have security on weekends.
18. Will maintain a valid Place of Assembly permit at all times.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **Mister French NYC, LLC d/b/a Mister French, 218 Bowery 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 License.

Vote: Unanimous, with 36 Board members in favor.

Carter Booth, *Chair*
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NY State Liquor Authority
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Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. Two Hands NoHo, LLC d/b/a Pending, 74 Bleecker St. 10012 (OP – Restaurant)

- i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for an On Premises license to operate an “Australian Influenced Community Café” in a M1-5B zoned 9 story 1900 mixed-use building on Bleecker Street between Broadway and Crosby Streets (block #522 lot #7502) in the NoHo neighborhood; and,
- ii. Whereas**, the 2-story premises are approximately 1,603 sq. ft., with 950 sq. ft. on the ground floor store level and an additional 653 sq. ft. in the basement, with a proposed occupancy of 46, and a Certificate of Occupancy consistent with proposed use; and,
- iii. Whereas**, the premises will have 20 tables with 40 seats, and 1 coffee bar with pastry displays and take out and 6 seats for total patron seating of 46 and, all seating and patron areas are on the ground floor level, with no patron access to the basement; and,
- iv. Whereas**, the applicant runs a licensed establishment with a similar concept in CB1 Manhattan, and is known there as a conscientious operator; operates a second location with similar concept in another location in CB2, Man. with no liquor license; and appeared previously before the CB2 SLA2 committee seeking a license for a similar concept in another part of the district (West 8th Street), and a “deny unless” resolution supporting said application was passed by CB2 in October 2018; and,

v. **Whereas**, applicant describes their concept as “an Australian influenced, community focused café that creates nutritious, simple and delicious food paired with excellent coffee,” a concept not consistent with an on premises license; and to the committee’s knowledge, none of the scores of coffee shops and coffee-centered concepts in CB2, Man. has an on premises license; and, further, applicants’ proposed “farm to table” food program is not in any sense unique in either the immediate are or the greater neighborhood; and,

vi. **Whereas**, applicant was vague and indicated that much was undetermined regarding how they hoped to use the license and redevelop their concept in the near future; the hours of operation were unclear; and, options being actively considered include some with significant alteration of their current concept and method of operation, creating an exceptionally high level of uncertainty about the ultimate community impact of a license at this location; and,

vii. **Whereas**, the immediate area has recently seen a number of new licenses applied for a businesses under construction, none of which have opened to the public yet, and whose aggregate impact on the community remain to be seen; but is likely to be transformative of the immediate neighborhood; and

viii. **Whereas**, the location has no history of having a full on-premises license and were chosen by applicant despite their being comparable spaces with active license histories available in the area; and that it is likely that those licenses will become active again in the near future, adding to the sudden glut of serving establishments in the immediate vicinity; and,

ix. **Whereas**, the applicant presented a petition in support; and, the NoHo Bowery Stakeholders appeared in opposition to the application, citing the high number of existing licenses and recently granted licenses and the risk inherent in granting an on premises license to a space that has no history of such a class of license; and,

x. **Whereas**, this application being subject to the 500 foot rule requiring the applicant to demonstrate a public interest, there being 9 on premises liquor licenses already existing within a 500 foot radius of the subject premises and 22 on-premise liquor licensed within 750 feet of the subject premises; and there being no prior on-premise license at this location in the past, the immediately prior businesses being a sandwich shop and before that pizzeria; and the method of operation after 5 PM being incoherent and not defined; and an on-premise license not being consistent with a coffee shop, a beer and wine license being more appropriate; and the additional license in the area not adding to the character of the neighborhood and thus not satisfying the public interest standard; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the on-premises license for **Two Hands NoHo, LLC d/b/a Pending, 74 Bleecker St. 10012**, on its application seeking an on-premise liquor 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.

Vote: Unanimous, with 36 Board members in favor.

Carter Booth, *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 April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 207 Mulberry, LLC d/b/a Amboy, 207 Mulberry St. 10012 (OP – Restaurant)

- i. Whereas**, the applicants and their attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for an On Premises license to operate a “Full Service Filipino Cuisine Restaurant” in a C6-2 zoned 5 story 1900 mixed use building on Mulberry Street between Kenmare and Spring Streets (block #481 lot #22) in the Special Little Italy Zoning District; and,
- ii. Whereas**, the 2-story premises are approximately 1815 sq. ft., with 1015 sq. ft. on the ground floor store level and an additional 800 sq. ft. in the basement, with a proposed occupancy of 73, and the usage appears to be consistent with zoning; and,
- iii. Whereas**, the premises will have 23 tables with 58 seats, and 1 bar with 3 seats for total patron seating of 61, bar will be used for seated food service only and is being relocated to the basement from its current ground floor location due to the ground floor exposed kitchen being installed; there will be no operable windows; no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,
- iv. Whereas**, the location has previously been licensed for beer & wine, but has not had an OP license; and applicant showed themselves responsible and responsive to the community, making adjustments to their concept and method of operations to ensure that the establishment operates and is seen as a genuine restaurant serving a cuisine not otherwise common in the area, and does not morph into a bar or night club;

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

1. Premise will be advertised and operated as a Full-Service Filipino Cuisine Restaurant.
2. The hours of operation will be: 9 AM – 12 AM Sunday to Wednesday and 9 AM – 1 AM Thursday to Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Filipino Cuisine Restaurant, with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will keep all doors & windows closed at all times.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
17. Will not have Karaoke or other open-mike entertainment.

vi. Whereas, this application being subject to the 500 foot rule requiring the applicant to demonstrate a public interest, there being 28 on premises liquor licenses already existing within a 500 foot radius of the subject premises and 55 on premise liquor licensed within 750 feet of the subject premises; and there being no prior on-premise license at this location in the past; the applicant satisfying public interest by agreeing to enclose and not install open facades to the premises, there being no areas of liquor service to any exterior portion of the license premise, and the applicant agreeing to hours of operation entirely consistent with a full service restaurant adding to the character of the neighborhood despite the overwhelming saturation of liquor licenses in the immediate surrounding area;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **207 Mulberry, LLC d/b/a Amboy, 207 Mulberry 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 License.

Vote: Unanimous, with 36 Board members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

5. VAP Union Square, LLC d/b/a Vapiano, 113 University Place 10003 (License # 1243534 & #1243535) (OP – Restaurant)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **VAP Union Square, LLC d/b/a Vapiano, 113 University Place 10003 (License # 1243534 & #1243535)** **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 36 Board members in favor.

Carter Booth, *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 April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012 (OP – Bar/Tavern with live music and sidewalk café)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019, the Applicant requested to **withdraw** this application for an On Premises 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 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 **151 Bleecker, LLC d/b/a Red Lion, 151 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 36 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
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Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **French Roast Inc. d/b/a La Contenta Oeste, 78 W. 11th St. 10011** (OP – Restaurant; adding sidewalk café)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **French Roast Inc. d/b/a La Contenta Oeste, 78 W. 11th St. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Carter Booth, *Chair*
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Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Black Rose Hospitality, LLC d/b/a TBD, 74 5th Ave. 10011 (RW – Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019, the Applicant requested to **withdraw** this application for an On Premises 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 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 **Black Rose Hospitality, LLC d/b/a TBD, 74 5th Ave. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Carter Booth, *Chair*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. Bowery Tea House Inc., d/b/a Prince Tea House, 134 Bowery 10013 (RW – Restaurant)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Bowery Tea House Inc., d/b/a Prince Tea House, 134 Bowery 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. Entity to be formed by Ethan Dupree, d/b/a Pending, 110 Thompson St. South 10012 (RW – Bar)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Entity to be formed by Ethan Dupree, d/b/a Pending, 110 Thompson St. South 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 36 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Entity to be formed by William Bishop, d/b/a N/A, 333 Sixth Ave. 10014 (RW – Restaurant)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Entity to be formed by William Bishop, d/b/a N/A, 333 Sixth Ave. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

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



Antony Wong, *Treasurer*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. 113 Mulberry Restaurant, LLC d/b/a N/A, 113 Mulberry St. 10013 (OP – Restaurant with garden/grounds)

Whereas, in the course of the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **113 Mulberry Restaurant, LLC d/b/a N/A, 113 Mulberry 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 36 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012 (OP – Restaurant with exterior patio/deck included)

Whereas, in the course of the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 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 36 Board members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Siren Retail Corporation, d/b/a Starbucks Reserve, 10 Waverly Place 10003 (OP – Bar/Tavern)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Siren Retail Corporation, d/b/a Starbucks Reserve, 10 Waverly Place 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 36 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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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 April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

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

Vote: Unanimous, with 32 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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April 24, 2019

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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 April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Entity to be formed by Joseph Leonard, d/b/a Pending, 20 Prince St. 10012 (OP – Restaurant with DJs and security personnel)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019, the Applicant requested to **withdraw** this application for an On Premises 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 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 Joseph Leonard, d/b/a Pending, 20 Prince 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 36 Board members in favor.

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



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

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NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Fierce Little, LLC d/b/a N/A, 827 Broadway 10003 (OP – Theatre)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on April 2nd, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Manhattan 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, alteration, transfer or other changes to the existing license for **Fierce Little, LLC d/b/a N/A, 827 Broadway 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 36 Board members in favor.

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



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

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Soho Village Hotel, LLC & San Marino at Soho Inc., d/b/a Four Points by Sheraton & San Marino Ristorante, 66 Charlton St. 10014 (OP – Hotel Restaurant – alteration adding bar to exterior area in front of Hotel)

- i. Whereas**, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for an alteration to an existing hotel liquor license #1203960 to add an outdoor stand up bar serving beer and wine only to an outdoor café space in front of the hotel and to extend its outdoor seating hours of operation early in the day or for lunch, the existing hotel being located on Charlton Street between Hudson Street and Varick Street in the Hudson Square area; and,
- ii. Whereas**, the outdoor space in front of the hotel will have 4 tables and 16 seats and one stand up bar with 10 seats for a total exterior seating of 26 patron seats; and,
- iii. Whereas**, the stand-up bar will be 7'8" in length and the applicant agreed and stipulated that this bar will only be for the service of beer and wine, with hard liquor and spirits being sold and served from the interior premises (restaurant or bar) via waiter service to the exterior; and,
- iv. Whereas**, the applicant has reached out to the surrounding residential community and adjusted his plans to address their concerns and needs, there being residential apartments and people living immediately adjacent to and over the outdoor patio; and,

v. **Whereas**, to alleviate the concerns of adjacent neighbors the applicant stipulated that service of beer and wine would cease by 9 PM every night to the exterior patio space and that the entire outdoor space would be closed and empty by 10PM every night, there would be no exterior TV, no music, or exterior speakers; and,

vi. **Whereas**, the applicant further stipulated that they would construct a soundproof wall behind the exterior bar, and a roof enclosure over the entire outdoor patio areas; and,

vii. **Whereas**, the interior hours of interior operation will be unchanged at 6AM to 2AM Sunday to Saturday, all doors will be closed by 10PM daily, interior music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), and there will continue to be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

viii. **Whereas**, the Applicant executed a stipulation 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 license stating that:

1. Premise will be advertised and operated as a Hotel with ground floor Restaurant
2. The interior hours of operation will be: Sunday to Saturday 6AM to 2AM for the interior and Sunday to Saturday 11AM to 10PM for the exterior outdoor space. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate a full service restaurant, specifically an Italian restaurant focusing on Northern Italian cuisine, with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have no more than 3 televisions – all in the interior.
6. Will play quiet ambient-recorded background music only within the interior premises. No music will be audible in any adjacent residences at any anytime.
7. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
8. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
9. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
10. The hours of operation for the exterior patio area will be from 11AM to 10PM Sunday to Saturday but the service of alcohol to patrons at the exterior bar will cease by 9PM every evening/night.
11. The exterior area will have no TV’s, music, or speakers.
12. The entire exterior area will have a roof enclosure.
13. Service from the exterior stand-up bar will be beer and wine only.
14. A full height soundproof wall will be constructed behind the exterior bar.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the alteration application for **Soho Village Hotel, LLC & San Marino at Soho Inc., d/b/a Four Points by Sheraton & San Marino Ristorante, 66 Charlton 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 Hotel O.P. License.

Vote: Unanimous, with 36 Board members in favor.

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



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

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Moonblu, Inc. d/b/a Seabird, 361 6th Ave. 10014 (RW – Corp. Change and alteration to change method of operation to add occasional live music)

i. Whereas, the Applicant and their Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for 1) an alteration of its existing Restaurant Wine license to alter its existing method of operation as a full-service Restaurant to add live music within the interior premises and 2) to present a corporate change removing principals; and,

ii. Whereas, other than the above-referenced requested changes, the storefront premises will continue to operate as a full-service restaurant specializing in seafood, sandwiches and hamburgers within a corner storefront (approximately 1350 sq. ft. with 14 tables and 28 seats on the interior, 1 stand up bar with no seats and 1 food counter with 3 seats, for a total of 31 seats on the interior, the storefront being located within a mixed use 4 story brick townhouse building on Sixth Avenue at the corner of Washington Place, the building (circa 1910) falling within NYC LPC's designated Greenwich Village Historic District; and,

iii. Whereas, the licensed premise has operated with this owner-operator (Elizabeth Green) since 2013, the corporate change resulting from the purchase of shares of the existing corporation, Ms. Green purchasing all shares of the corporation from her former business partners to become the sole shareholder and owner of the business, the hours of operation for the interior premises will continue to be Sunday to Thursday from 11AM to 11PM, Fridays and Saturdays from 11AM to 12AM, there are existing operable doors along the front facade, along with a sidewalk cafe but no other outdoor areas for the service of alcohol; there is also an existing certificate of occupancy; and,

iv. Whereas, the applicant now seeks to alter the license to add occasional live music performance to the interior premises, the live music will be limited to acoustical jazz/classical/folk without amplification, all music will be performed within the interior of the premises and all doors and windows will be closed at all times during all live music performance, the hours for such music will be between 7PM and 10PM during the evenings or between 1PM and 3PM on the weekends, there will be no DJs, no promoted events, no private parties, no cover fees, no velvet ropes, no moveable barriers or TVs, and music (other than during live performance will be background only consisting of ipod/cds and only passively arranged music; and,

v. Whereas, a neighbor appeared to voice her concerns about loud, live jazz band music emanating from the storefront premises in the recent past with the doors of the premises wide open, the music being unreasonably loud and heard from a block away from the storefront premises; and,

vi. Whereas, the Applicant conceded that she has had live jazz performance at the premises, with small bands to compliment the dining atmosphere, such music performance being in degradation of the previously agreed upon method of operation to play only ambient background music within the interior of the premises; and,

vii. Whereas, despite executing a stipulation agreement in the past with CB2, Man. wherein the Applicant specifically agreed to a method of operation limiting music to background levels only within the premises, she thought live music performance was permitted in light of the recent change in the cabaret law, the Applicant also fully acknowledging her mistake with her attorney present, and further agreed and promised to not deviate from her existing method of operation in the future; and,

viii. Whereas, the Applicant also provided correspondence in support of her application from the Grove Street Block Association and petition in support; and

ix. Whereas, the Applicant executed a new stipulations agreement with CB2, Man., stipulations which he agreed would continue to be attached and incorporated into the method of operation on the existing Restaurant Wine license in the future, and those stipulations are as follows:

1. The premises will be advertised and operated as a full-service restaurant specializing in seafood, burgers and sandwiches.
2. The hours of operation will be from Sunday to Thursday from 11AM to 11PM, Fridays and Saturdays from 11AM to 12PM.
3. The premises will operate with two televisions but will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not permit dancing.
5. The premises will play quiet ambient, recorded background music only, except when occasional live acoustical music or Karaoke is played within the interior premises.
6. Live music will be acoustical only, without amplification between the hours 7PM and 10PM or between the hours of 1PM and 3PM on the weekends and all doors and windows will be closed during all live music performance.
7. When live music is not being performing, music will be background only and doors/windows will be closed by 10 PM during the week and by 11 PM on Fridays and Saturdays.
8. The premises will not have DJ's, live music except for occasional acoustical performances), promoted events, any event where a cover fee is charged or any scheduled performances.
9. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
10. There will be no bottle service or the sale of bottles of alcohol except for the sale of beer products.

11. The licensed sidewalk café will close by 11 PM during the week and by 12 AM on Fridays and Saturdays.
12. Will not have or use velvet ropes or metal barricades, security personnel or a doorman on the sidewalk.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the corporate change and alteration application seeking to change the existing method of operation for an existing Restaurant Wine license to **Moonblu, Inc. d/b/a Seabird, 361 6th Ave. 10014** **unless** the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Restaurant Wine License.

Vote: Unanimous, with 36 Board members in favor.

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



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

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. JJW Lavaux, LLC d/b/a The Lavaux, 630 Hudson St. 10014 (New Tavern Wine – Wine Bar)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Tavern Wine license to operate a Swiss Wine and Fondue Bar on the ground floor of mixed use, four story building (circa 1905) on Hudson Street between Jane and Horatio Streets in Greenwich Village, the building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise is approximately 2,180 sq. ft. premises (1,187 sq. ft. ground floor and 993 sq. ft. storage cellar) and was operated for years as a pet store (Beasty Feast) closing by 7 PM, the storefront having never previously been licensed for the service of alcohol or for eating and drinking, the applicant planning to gut renovate the premises and obtain a letter of no objection from the NYC Dept. of Building to permit use and occupancy for eating and drinking; and,

iii. Whereas, the Applicant agreed—to obtain license approval—that they will not install operable facades in the future at the front or rear facades of the storefront premise and further agreed that all doors and windows will be remain closed at all times in the future, there being no sidewalk café being requested at this time and there being no other exterior areas for the service of alcohol; and,

iv. Whereas, after renovations are performed, the storefront premises will operate as a “Wine and cheese bar with a menu focused on Swiss products, such as wine, cheese, and dry meats”, there will be convection kitchen area but there will be no full-service kitchen, with one 1 bar with 6 seats, 12 tables with 36 seats, two bathrooms for patrons, one patron entrance/exit on Hudson Street, no TVs, all doors and existing windows will remain closed and/or fixed at all times, and there will be no French doors/windows installed, no backyard garden or other exterior areas for the service of alcohol; and,

v. Whereas, the Applicant meet with the Jane Street Block Association and the Block Association, as well as neighbors living directly across the street, appeared with significant concerns in that 1) this location had never been licensed previously, 2) there being a proliferation of licensed establishments in the immediate block over the last decade and when this license is added there will be four storefronts in a row that would now have liquor licenses and 3) the application sought hours of operation that were unreasonably late when compared to the other eating/drinking establishments in the immediate area; and,

vi. Whereas, in light of the concerns expressed by the local Block Association, immediate neighbors and CB2, Man. the applicant agreed to hours of operation which will be Sunday from 10 AM to 10 PM, Monday through Thursday, 12 noon to 11 PM, Friday from 12 noon to 12 midnight and on Saturdays from 10 AM to 12 midnight, all facades will be fixed and there will be no operable doors or windows, no DJs, no promoted events or live music; and,

vii. 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 Tavern Wine license and the stipulations are as follows:

1. The premises will be advertised and operated as a Swiss Wine and Fondue Bar.
2. The hours of operation will be Sunday from 10 AM to 10 PM, Monday through Wednesday from 12 noon to 11 PM, Thursday, 12 noon to 11 PM, Friday, 12 noon to 12 midnight and Saturday from 10 AM to 12 midnight.
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. There will be no TVs.
5. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, not including a licensed sidewalk cafe.
6. Sidewalk café is not included in this application.
7. The premises will play quiet ambient recorded background music only.
8. Will not install French doors, operable windows, or open façades.
9. All windows and doors will be closed at all times.
10. Will not make changes to the existing façade except to change signage or awning.
11. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
12. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
13. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
14. The premises will not permit dancing.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Tavern Wine application to **JJW Lavaux, LLC d/b/a The Lavaux, 630 Hudson St. 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Tavern Wine License.

Vote: Unanimous, with 36 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. LLC to be formed by Callum McLaughlin d/b/a t/b/a, 161 West 4th Street 10014 (New OP – Cocktail Lounge)

i. Whereas, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new On Premise license to operate a cocktail lounge on the parlor floor and basement spaces in a four story townhouse building (circa 1910) on West 4th Street between Cornelia and Jones Streets, the building fallings within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront parlor and cellar premises was previously operated for years as a retail store and boutique Tic Tac Toe, it being approximately 2,300 sq. ft. in size, with 1,000 sq. ft. on the parlor floor and an additional 1,300 sq. ft. in the basement, the licensed premise sharing an entrance with the residential portion of the building on the parlor floor, there being a second set of stairs and second exit from the basement space to the sidewalk; and,

iii. Whereas, the Applicant is planning to renovate the space with one 19 ft. bar/counter on the parlor floor which they state will be for food and non-alcoholic service only during the day and a second 21 ft. stand up bar in the basement, with 21 additional tables with 46 patron seats; and

iv. Whereas, the proposed hours of operation are from 8 AM to 2 AM Sunday through Wednesday and from 8 AM to 3 AM Thursday through Saturday, the Applicant is further planning to open as a Café serving light dishes with a focus on Coffee and other wellness drinks during the day and speakeasy bar at night, there are no televisions, music will be background only, no patron dancing, no sidewalk cafe or any other exterior area for the service of alcohol, a certificate of occupancy being presented for the basement space but not for the parlor floor; and,

v. **Whereas**, the Applicant met with the Central Village Block Association but was not able to reach compromise on the speakeasy method of operation or with the corresponding late night hours, objections being raised regarding the significant concentration of existing late night bars saturating the immediate area, with six late night bars on West 4th Street in the immediate area and mixed use block (The Spaniard, Oppa Bar, Down the Hatch, Karaoke City, Four Laced Liar, Slaughtered Lamb) there being no public interest in adding yet another late night bar on this particular block, or the surrounding area, the immediate area already greatly saturated with late night bars and lounges, there being 22 on premise liquor licenses within 500 feet of the premises, 63 on premise licenses within 750 feet of the premises not including the numerous eating and drinking establishments in the immediate area holding beer and wine licenses; and,

vi. **Whereas**, still additional issues were raised, including the entrance to the license premise being a shared entrance with the residential portion of the building, pedestrian traffic and noise from smokers and revelers exiting/entering on the narrow sidewalk in front, there is an existing shared wall with the adjacent residential building, the two connected buildings being antiquated, over 100 years old with a representative of the adjoining building appearing in opposition with concerns of sound which can travel through the shared wall to the adjoining residences, there also be additional concerns raised regarding the storage and disposal of trash, the use of security, the impact of noise emanating from the proposed method of operation late at night when people are sleeping, the lack of architectural drawings demonstrating the full occupancy for the entire two floor space and lack of any plans to mitigate noise or traffic impacts; and,

vii. **Whereas**, this location is previously unlicensed and this application being subject to the 500 foot rule, the public interest not being served by adding another late night drinking location in a mixed use neighborhood already greatly saturated with late night drinking locations, there being nothing unique about this particular proposal distinguishing itself in an exceptional manner;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for LLC to be formed by **Callum McLaughlin d/b/a t/b/a, 161 West 4th Street 10014** on its application seeking a new OP license.

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 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 36 Board members in favor.

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



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

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. CKBA LLC d/b/a John's Lane, 64 Downing Street 10014 (New Restaurant - OP)

- 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 on premise liquor license for a "family friend restaurant focused on fresh farm to table ingredients" "open for lunch and dinner during the week and brunch service on weekends"; and,
- ii. Whereas**, this application is for a new Restaurant On-Premise Liquor License in a previously licensed location; the premises is in a mixed use district located on the ground floor with accessory use in the basement on Downing Street between Bedford and Varick Streets for a roughly 2,000 sq. ft. premise of which 1,200 sq. ft. is on the first floor and 800 sq. ft. is in the basement with 6 tables and 30 seats, 1 standup bar with 15 seats and 2 additional window ledge seats for a total of 47 seats; two TVs, two patron bathrooms, the maximum legal capacity is less than 74 persons; there is no sidewalk café; there are no other outdoor seating areas or backyard garden; and,
- iii. Whereas**, the hours of operation will be Sunday to Tuesday from 10AM to 12AM, Wednesday through Saturday from 10AM to 1AM, music will be quiet background only consisting of music from ipod/CDs (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 DJ, no promoted events, no scheduled performances or cover fees, no security, no velvet ropes, no movable barriers; and,

iv. Whereas, the Applicant reached out to the Bedford/Downing Street Block Association, certain objections being raised by the local Block Association, concerned with the proposed late night hours of operation for a restaurant, the proposed hours being inconsistent with other restaurants operating in the immediate area, the Applicant later agreeing and compromising their late night hours of operation with CB2, Man. to support their obligation to satisfy the public interest standard; and,

v. 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. The premises will be advertised and operated as a full-service “family friendly farm to table restaurant”; and,
2. The hours of operation will be Sunday to Tuesday from 10AM to 12AM, Wednesday through Saturday from 10AM to 1AM.
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 2 televisions and there will be no sound. There will be no projection TV’s.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes including a licensed sidewalk café.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will close all doors and windows at all times.
10. Will not install or have French doors, operable windows or open facades.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.

vi. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 19 On Premise Liquor Licenses within 500 ft of the premises, 34 On Premise Liquor Licenses within 750 ft of the premises and an unknown number of beer and wine licenses, the stipulations agreed upon with Community Board 2 being agreed upon and premised to satisfy that statutory obligation; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **CKBA LLC d/b/a John’s Lane, 64 Downing Street 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: Passed, with 35 Board members in favor, and 1 recusal (E. Coler).

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



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

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. 753 Washington Trattoria, Inc. d/b/a Malaparte, 753 Washington St. 10014 (New OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new on premise liquor license to operate a full service restaurant within a ground floor storefront in a three story, townhouse building (circa 1905) on Washington Street at the southeast corner with Bethune Street, the building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the interior ground floor storefront premise is approximately 1,000 sq. ft., with 1 stand-up bar with 7 seats, 18 tables with 51 additional seats for an interior patron seating capacity of 58, there being operable floor to ceiling French doors running along the entire footprint of the Washington Street side that open out to the sidewalk, there also being an extensive exterior seating on both the Washington and Bethune Street sides, constituting multiple sidewalk cafes of 6 tables with 18 seats on the Bethune side and 4 additional tables with 8 seats on the Washington Street side for total exterior patron seating of 26; and,

iii. Whereas, there has never been an on premise liquor license at these premises subject to the public interest standard, the prior restaurant “Baby Buddha” operating with a restaurant wine license with the service of alcohol being exclusively interior without any exterior service, the Applicant subsequently renovating and opening the façade and further installing all of the exterior seating after opening; and,

iv. Whereas, neighbors living across the street and immediately next door appeared in opposition to this application, the focus of their opposition being the exterior seating on the Washington Street side, the exterior seating on Washington Street being just a few feet from the adjoining residence, both in opposition stating that the noise from patrons coming from within the restaurant (due to the open facades) and noise from patrons on the sidewalk café was disturbing, unreasonable and prevented them from sleeping at night, the exterior cafés and open facades being open and operating as late as 12 AM during the week and on the weekends, the surrounding area being entirely residential; and,

v. Whereas, additional concerns were voiced in opposition regarding a common wall with an adjoining neighbor, the two connected buildings being antiquated, over 100 years old, all insulation and soundproofing having been removed by the Applicant when past renovations occurred exposing the common brick wall between the two buildings, causing sound to enter the adjacent residence, there also being an operable window from the rear kitchen of the licensed premises; and,

vi. Whereas, the Applicant acknowledged operating with the open facades and sidewalk café until 12 AM or later depending on when his patrons were finished eating and drinking, the Applicant not being willing to close the exterior facades or sidewalk café earlier in compromise, the Applicant indicating that he would rather remain operating with a restaurant wine license without such restrictions despite hearing the concerns of his neighbors, the on premise license being applied for the purpose of adding “ a few cocktails to our menu”; and,

vii. Whereas, still additional concerns were voiced about access to the exterior sidewalk café on Washington Street, as well as noise emanating from the interior portion of the restaurant when the doors were left open at night, there being 5 interior tables with 10 seats located immediately adjacent to the operable French doors, essential adding and expanding the exterior seating and blocking access to the sidewalk café as required, the Applicant indicating that a waiter would have to slip between the interior tables to serve patrons at the sidewalk because the sidewalk seating on Washington St. is only permitted to be served to wait staff through the operable façade as a result of a narrow sidewalk which does not allow appropriate space for a service aisle; and,

viii. Whereas, the Applicant presented a petition, the petition nevertheless indicating closing hours for the restaurant of 11 PM every night, those hours being inconsistent with the application seeking a last seating by 11 PM with closing hours after 12 AM, with no one appearing in support of the application; and,

xi. Whereas, this application being subject to the 500 foot rule, with there being 7 on premise liquor licenses within 500 feet of the premises and 19 on premise liquor licenses within 750 feet of the premises, the public interest not being served due to the late night exterior dining and open facades on Washington Street being disturbing and unreasonable with the licensed premise being surrounded and immediately adjacent to its residential neighbors, it being entirely unreasonable and inappropriate that the Applicant would not compromise on those exterior hours by closing the front façade by 9 PM and sidewalk café on Washington Street by 10 PM, the Applicant still having a significant exterior seating on Bethune Street that could be accessed separately; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for **753 Washington Trattoria, Inc. d/b/a Malaparte, 753 Washington St. 10014** 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 NYSLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500 foot hearing and that any approval of said license be subject to the following stipulations included in the license's Method of Operation:

1. The premises will be advertised and operated as a full service restaurant.
2. The interior hours of operation will be 5:30 p.m. to 12:00 a.m. Monday through Friday and 12 p.m. to 12:00 a.m. on Saturdays and Sundays.
3. Will operate with the full menu available until closing every night.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes other than a sidewalk cafe.
6. Music will be quiet, ambient recorded background music only.
7. All doors & windows will be closed by 9 PM every night except for patrons entering and exiting.
8. The sidewalk café on the Washington Street side will close by 10 PM every night.
9. The sidewalk café on the Bethune Street side will close by 11 PM every night.
10. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches" or offer pitchers of beer.
11. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
12. Will appear before CB2, Manhattan prior to submitting any changes to stipulation herein.
13. Will not have dancing, DJs, live music or scheduled performances, promoted events, any event where cover fee is charged, velvet ropes or metal barricades, security personnel, or a doorman.

Vote: Unanimous, with 36 Board members in favor.

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



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

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3 WASHINGTON SQUARE VILLAGE
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

24. East Village Hospitality Group LLC, d/b/a Double Chicken Please, 615 ½ Hudson Street 10014 (New OP – Cocktail Bar)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 (SLA 2) to present an application to the NYS Liquor Authority for a new on-premises liquor license to operate what was described as “a casual restaurant” “pairing unusual and quirky cocktails with an Asian inspired theme” in a four-story townhouse building constructed (circa 1900) on Hudson St. between Jane and W. 12th Sts. (Block #625/Lot #12), this building being located within NYC LPC’s Greenwich Village Historic District; and

ii. Whereas, the business, which will be a new branch of the Applicant’s international chain of conceptual “road trip” themed cocktail bars which pair cocktails with a limited menu of Asian-inspired food offerings, will occupy the ground and basement floors, with a licensed street-level square footage of approximately 550 sq. ft. and basement square footage of approximately 300 sq. ft., out of a total licensed area of 1,350 sq. ft.; there will be a total of 10 tables with 22 seats, with an additional 11 seats at the counter in front of the food prep area, for a total of 33 seats in the premises.

iii. Whereas, the storefront premise was previously operated as a Restaurant known as Bespoke Kitchen with a full-service kitchen, but since closing the existing storefront premise and building was renovated, the storefront premise having now been reduced in size, the kitchen within the premises having been removed, the rear portion of interior storefront having been converted to residential use and occupancy; and,

iv. **Whereas**, the instant application—unlike the prior restaurant—is to operate without a full-service kitchen, the food services and food being preparations occurring at another location and being delivered to the premises; and,

v. **Whereas**, there was significant community opposition to the Applicant’s requested closing time of 2:00 AM, seven days a week, which was identified as being far later than the 10:00 PM weekday, 11:00 PM weekend closing hours of nearby neighborhood establishments, including the prior business Bespoke Kitchen; and,

vi. **Whereas**, the chairperson of the Jane Street Block Association (JSBA), who, along with other local residents, spoke against the application, stated that members of the JSBA met with the Applicant to request earlier closing times similar to those of existing local liquor-serving businesses and noted that the planned establishment would have a very limited food menu and no actual kitchen space, and

vii. **Whereas**, this application being subject to the 500 foot rule requiring the applicant to demonstrate that the public interest would be served, there being 17 On Premise Liquor Licenses within 500 ft. of the premises, 42 On Premise Liquor Licenses within 750 ft. of the premises and an unknown number of beer and wine licenses; and,

viii. **Whereas**, to satisfy the statutory obligation and public interest requirement, and in response to community concerns CB, 2 Man. recommended earlier closing hours, suggesting a closing time 12:00 AM seven days a week, which suggestion was rejected by the Applicant;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for **East Village Hospitality Group LLC, d/b/a Double Chicken Please, 615 ½ Hudson Street 10014** 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 NYSLA, despite CB2, Manhattan’s recommendation to deny this application, CB2, Man. requests that the SLA conduct a 500 foot hearing and that any approval of said license be subject to the following stipulations included in the license’s Method of Operation:

1. The premises will be advertised and operated as a casual restaurant serving cocktails paired with an Asian-inspired menu.
2. The hours of operation will be 5:00 p.m. to 12:00 a.m. seven (7) days a week.
3. Will operate with the full menu available until closing every night.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. Music will be quiet, ambient recorded background music only.
7. Will keep all doors & windows closed at all times except for patron entering and exiting.
8. Will not make changes to the existing facade, except to change signage or awning.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
10. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches” or offer pitchers of beer.

11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
12. Will appear before CB2, Manhattan prior to submitting any changes to stipulation herein.
13. Will not have dancing, DJs, live music or scheduled performances, promoted events, any event where cover fee is charged, velvet ropes or metal barricades, security personnel, or a doorman.

Vote: Unanimous, with 36 Board members in favor.

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



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

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

25. Fortuna Realty Hotel SoHo, LLC & 523 Greenwich Restaurant LLC d/b/a Hotel Hugo, 523 Greenwich St. 10013 (OP – Hotel) (OP – Hotel/adding 19th floor rooftop bar/dining area to license) (withdrawn)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4th, 2019 the Applicant with assigned Counsel present requested **to withdraw** this application from further consideration and indicated that it will return to CB2 Manhattan at a future time to present a coherent plan to acknowledge and admit to the NYSLA its digressions of operating an exterior rooftop bar with entertainment levels of music over the last three years without permission or prior approval from the NYSLA, in derogation of its prior agreements and statements on inception of the license approval in 2013 subject to the 500 foot rule that the licensed premise would not include any exterior areas for the service of alcohol, with no alteration application having occurred since inception for this purpose;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Fortuna Realty Hotel SoHo, LLC & 523 Greenwich Restaurant LLC d/b/a Hotel Hugo, 523 Greenwich St. 10013 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard. **Vote: Unanimous, with 36 Board members in favor.**

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



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

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. KLT Venture LLV d/b/a Harwood Hudson, 430 Hudson Street 10014 (OP – Corporate Change/add service to sidewalk cafe)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and,

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **KLT Venture LLV d/b/a Harwood Hudson, 430 Hudson Street 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 36 Board members in favor.

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



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

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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

Whereas, prior to CB2, Manhattan's SLA Licensing Committee Meeting on April 4th, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license and indicated that it would represent this application at a later time in May/2019;

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

Vote: Unanimous, with 36 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. Jajaja West Village, LLC d/b/a Jajaja, 63 Carmine Street 10014 (OP – Alteration to add basement to licensed premise)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Jajaja West Village, LLC d/b/a Jajaja, 63 Carmine Street 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 36 Board members in favor.

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



Antony Wong, *Treasurer*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. Claypot 270, Inc. d/b/a t/b/a, 270 Bleecker Street 10014 (New RW)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4, 2019 the Applicant requested to layover this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Claypot 270, Inc. d/b/a t/b/a, 270 Bleecker Street 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 36 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

30. Sarpar, LLC d/b/a N/A, 64 Downing Street 10014 (New OP – withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4th, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear; and,

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **Sarpar, LLC d/b/a N/A, 64 Downing Street 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 36 Board members in favor.

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



Antony Wong, *Treasurer*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. **Red Cat Bar, LLC d/b/a Red Cat Bar, 286 Spring Street 10014 (New OP)**

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Red Cat Bar, LLC d/b/a Red Cat Bar, 286 Spring Street 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 36 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. Houston Hospitality Group, LLC d/b/a Biamo, 178 West Houston Street 10014 (New OP)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4, 2019 the Applicant requested to layover this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Houston Hospitality Group, LLC d/b/a Biamo, 178 West Houston Street 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 36 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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April 24, 2019

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

Dear Sir/Madam:

At its Full Board meeting on April 18, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

33. Aunt Connie, LLC d/b/a t/b/a, 50 Commerce Street 10014 (New OP)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 4, 2019 the Applicant requested **to layover** this application to May/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Aunt Connie, LLC d/b/a t/b/a, 50 Commerce Street 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 36 Board members in favor.

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

Sincerely,



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



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



Carter Booth, Chair
Community Board #2, Manhattan

CB/fa

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