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## COMMUNITY BOARD NO. 2, MANHATTAN

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NEW YORK, NY 10012-1899

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. E2 Lafayette, LLC, d/b/a By Chloe, 240 Lafayette St. 10012** (New Beer Wine, previously unlicensed location)

**A. Whereas**, the applicant appeared before CB2's SLA committee for the purpose of seeking a beer and wine license for a storefront premises located in a five-story mixed-use building (Circa 1900) on Lafayette Street between Spring and Prince Streets; and

**B. Whereas**, the interior storefront premises is approximately 1,477 SF, was previously occupied and operated as a yogurt shop for two years and previous to that, a retail clothing store business but the premises has never been used or occupied for eating or drinking nor previously licensed for the service of alcohol; and

**C. Whereas**, the applicant seeks to open a "fast-casual food counter service" restaurant serving vegan plant based and Kosher food with hours of operation from 8:30 AM to 10 PM Sunday through Tuesday and from 8:30 AM until 12 AM Wednesday through Saturday, with 11 interior tables and 32 interior seats, a food counter but no stand up bar for a total patron seating capacity of 32, requiring a complete gut renovation of the premises, the installation of a new full service kitchen and the installation of new mechanical systems where none had existed previously; and

**D. Whereas**, the applicant previously appeared before CB2 Man. in March/2016 and then later in April/2016 for an On Premises license raising significant concerns about the necessity of an on premise license for a fast casual restaurant without table service, among other reasons, resulting a deny recommendation from CB2, Man. as outlined in CB2 Man.'s April/2016 resolution to the SLA; and

**F. Whereas**, in light of such concerns triggering the deny recommendation from CB2, Man., the applicant returned to CB2, Man a month later for the instant beer and wine license, such license being more appropriate in that the applicant was unable to demonstrate a public interest thereat; and

**G. Whereas**, the applicant has operated another fast casual restaurant within CB2, Man. on Bleecker Street for nine months with similar method of operation, the location becoming trendy and popular where long patron lines obstruct pedestrians and extend outside the front door and onto the public sidewalk nightly creating concerns of disruption, sidewalk congestion and increased noise for existing residential dwellers at or near the current application on Lafayette, a location that has never been licensed; and

**H. Whereas**, despite such concerns the applicant stated that it would be able to control those lines from within the premises to minimize disruption and further acknowledged and agreed, by its counsel, that it would not be permitted to operate a sidewalk café in front of the premises, the premises being located within Manhattan (Soho) where sidewalk cafes are not permitted; and

**I. Whereas**, the applicant also provided architectural drawings showing ceiling details for the renovations providing new sound insulation and fire protection and further provided plans for exterior roof top mechanical systems which it stated would be installed pursuant to existing building and noise codes; and

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

1. The premises will be advertised and operated as a full service vegetarian restaurant with a full service kitchen.
2. The hours of operation from 8:30 AM to 10 PM Sunday through Tuesday and from 8:30 AM until 12 AM Wednesday through Saturday.
3. The premises will never operate as a Night Club, Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. All doors and windows will close by 10 PM every night.
5. There will be no outdoor service and no sidewalk café.
6. Music will be quiet, background level inside the restaurant and bar and there will be no live music, dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
7. There will be no televisions.
8. There will no TVs.
9. The premises will not permit dancing.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the alteration application to **E2 Lafayette, LLC, d/b/a By Chloe, 240 Lafayette St. 10012** **unless** the statements of the applicant as presented to CB2, Man. 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 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. TH NYC Restaurant 1, LLC, d/b/a, 177 Prince St. 10012** (New OP – Previously Licensed location)

**A. Whereas**, the applicant and applicant's attorney 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 previously-licensed location to operate a full service restaurant with a full service kitchen representing a "modern interpretation of traditional Chinese cuisine with focus on dim sum plates" serving lunch and dinner; and

**B. Whereas**, the premises was previously operated as Spice, a full service Restaurant with an on-premise license (Spice West Inc.; lic. #1134138, exp. 11/30/2016) and the applicant will continue to operate the premises as a Restaurant with a full service kitchen, with a similar method of operation and closing hours, albeit under new ownership with a new menu, new layout of the space and with a new restaurant concept; and

**C. Whereas**, this application is for an on premise liquor license located in a 6-story commercial use building (Circa 1920) located on the ground floor and cellar basement on Prince St. between Sullivan and Thompson Sts. in the Soho section of Manhattan for a 3,800 sq. ft. premises (2,000 sq. ft. ground floor and 1,800 sq. ft. cellar) with 16 tables and 38 table seats, 1 standup bar with 9 seats and an additional 12 counter level seats at the front reception area of the premises, all within the interior of the premises, for a seating occupancy of 59 interior seats, this application does not include a sidewalk café and there are no other outdoor areas for patrons; and,

**D. Whereas,** the hours of operation will be Sunday to Thursday from 11am to 11pm and Fridays and Saturday from 11am to 1am (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10 p.m. except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's; and,

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

1. The premises will be advertised and operated as a full service Chinese restaurant with a full service kitchen and will operate at all times as a full service restaurant.
2. The hours of operation from Sunday to Thursday from 11am to 11pm and Fridays and Saturday from 11am to 1am.
3. The premises will never operate as a Night Club, Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. All doors and windows will close by 10 PM every night.
5. There will be no outdoor service and no sidewalk café.
6. Music will be quiet, background level inside the restaurant and bar and there will be no live music, dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
7. There will be no televisions.
8. There will no TVs.
9. The premises will not permit dancing.
10. There will be no all you can eat/all you drink specials or weekend boozy brunches.

**F. Whereas,** there are currently approximately 12 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On Premises Liquor License for **TH NYC Restaurant 1, LLC, d/b/a, 177 Prince 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 On Premise License.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
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317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. KLK Chinese Restaurant, Inc., d/b/a Red Egg, 202 Centre St. 10013 (New OP – Previously Licensed location)**

**A. Whereas**, the applicant and applicant's attorney 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 previously licensed location to operate a "Hong Kong style dim sum and Cantonese style" restaurant serving lunch and dinner; and

**B. Whereas**, the premises was previously operated for years as Red Egg, a full service Restaurant with an on-premise license (202 Centre Corp.; lic. #1206246, exp. 6/30/2016) and the applicant will continue to operate the premises as a Restaurant with a full service kitchen, with a similar method of operation, albeit under new ownership, with a similar menu, many of the existing staff to remain and similar closing hours; and

**C. Whereas**, this application is for an on premise liquor license located in a mixed-use 6-story mixed use building (Circa 1912) located on the ground floor and basement on Centre St. between Hester and Grand Sts. for a 6,374 sq. ft. premises with 35 tables and 129 table seats and 1 standup bar with 8 seats for a seating occupancy of 137 interior seats, this application does not include a sidewalk café and there are no other outdoor areas for patrons; and,

**D. Whereas,** the hours of operation will be Sunday to Thursday from 10am to 12am and Fridays and Saturday from 10am to 1am (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10 p.m. except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's; and,

**E. Whereas,** there had been problems in the past at this location with the prior owner permitting late night parties beyond the stated hours of operation with DJs in derogation of its method of operation as a restaurant and the current applicant, having been fully briefed on those problems agreed that it would never operate in that manner in the future at this location should his license be approved, albeit with limitations and enforceable stipulations being agreed to herein; and,

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

1. The premises will be advertised and operated as a full service Cantonese restaurant specializing in Dim Sum with a full service kitchen and will operate at all times as a full service restaurant.
2. The hours of operation from Sunday to Thursday from 10am to 12am and Fridays and Saturday from 10am to 1am.
3. The premises will never operate as a Night Club, Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. All doors and windows will close by 10 PM every night.
5. There will be no outdoor service and no sidewalk café.
6. Music will be quiet, background level inside the restaurant and bar and there will be no live music, dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
7. There will be no televisions.
8. The premises will not permit dancing.
9. There will never be any after-hour events.
10. There will be no all you can eat/all you drink specials or pitchers of beer.

**G. Whereas,** there are currently approximately 23 On Premise Liquor Licenses within 500 ft. of the premises, an unknown number of beer and wine licenses and 34 On Premise Liquor Licenses within 750 ft. of the premises; and

**H. Whereas,** there is a public school PS 130 The Desoto School at 143 Baxter nearby that could be within 200 feet of the existing premises; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On Premises Liquor License for **KLK Chinese Restaurant, Inc., d/b/a Red Egg, 202 Centre St. 10013** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the "Method of Operation" on the SLA On Premise License, and

**THEREFORE BE IT FURTHER RESOLVED** that CB2, Man. recommends the State Liquor Authority measure and calculate the distance between PS 130 The Desoto School and 202 Centre Street to determine whether the distance between the existing School and the applicant's premises does not violate the 200 ft. rule.

Vote: Unanimous, with 34 Board members in favor.

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. Atla Lafayette, LLC, d/b/a TBD, 372 Lafayette St. 10012** (New OP – previously unlicensed location)

**A. 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 to operate a Mexican Restaurant serving breakfast, lunch and dinner in a recently built six-story mixed-use building (Circa 2013) on the corner of Lafayette Street and Bond Sts. in the Noho section of Manhattan; and

**B. Whereas**, the interior storefront premises is 2,020 SF (1,075 SF Ground Floor and 945 SF Cellar), was never previously occupied and used for eating or drinking nor licensed for the service of alcohol; and

**C. Whereas**, the building is located in a M1-5B zone, which does not permit eating and drinking establishments below the second floor, but in this case the certificate of occupancy permits a “Retail Store” with a maximum occupancy of 60 persons but does not specifically provide for eating and drinking uses; and

**D. Whereas**, when the owner of the building first appeared before CB2, Man. in 2006 for a variance to permit non-conforming uses for the building site the owner agreed that there would be no bar or restaurant in the first floor retail space; and



**E. Whereas**, when the variance application appeared before the Board of Standards and Appeals (“BSA”), the BSA issued a resolution in 2006 acknowledging the position taken by CB2, Man. that its approval recommendation was premised on condition that there be no bar or restaurant in the ground floor retail space, but did not specifically exclude eating and drinking in its negative declaration and stipulations permitting retail on the ground floor and residential on the floors above; and

**F. Whereas**, the applicant seeks to open a “chef-driven authentic Mexican cafe” with hours of operation from 8 AM to 1 AM Sunday through Saturday, with 17 tables and 42 seats, one stand up bar with 14 seats for a total patron seating capacity of 56, the storefront premises is enclosed and there will be no plans for windows or French doors that can be opened out onto the sidewalk; and

**G. Whereas**, there are plans for a sidewalk café but the applicant agreed not to seek such a license with Department of Consumer Affairs until 2017 and consistent with the Applicant’s lease agreement with its landlord, will be closing the sidewalk café by 11 PM every night; and

**H. Whereas**, the applicant performed outreach in the area and met with the Noho Bowery Stakeholders Group further agreeing to manage patron street activity (entering/leaving/congregating or smoking) on the sidewalk in front of the premises, to maintain an on-going dialog with its neighbors and to properly care for and vent kitchen emissions to the rooftop, properly install any exterior mechanical systems ancillary to the business, limiting garbage pick-up between the hours of 7 AM and 2 AM, ; and

**I. Whereas**, the applicant has extensive experience in the restaurant business, doing business as Cosme and having another location in Manhattan NYC, with an additional 26 restaurants being operated throughout Mexico; and

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

1. The premises will be advertised and operated as a full service Mexican restaurant with a full service kitchen.
2. The hours of operation from 8 AM to 1 AM Sunday through Saturday.
3. The premises will never operate as a Night Club, Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. There will be no outdoor service and no sidewalk café at this time but if permits are obtained for such café in the future, the sidewalk café will close by 11 PM every night.
5. Music will be quiet, background level inside the restaurant and bar and there will be no live music, dj’s, promoted events, scheduled performances or any events for which a cover fee is charged.
6. There will be no televisions.
7. The premises will not permit dancing.
8. There will not be French doors, operable windows or open façades and will close all doors by 10 PM every night.

**K. Whereas**, there are currently approximately 12 On Premise Liquor Licenses within 500 ft of the premises, an unknown number of beer and wine licenses and 27 On Premise Liquor Licenses within 750 ft of the premises and an additional 5 pending On Premise Liquor Licenses within 750 ft of the premises; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application to **Atla Lafayette, LLC, d/b/a TBD, 372 Lafayette St. 10012** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Restaurant On-Premise License.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. 55 Bond Street, LLC, d/b/a Fish Cheeks, 55 Bond St. 10012** (New OP – Previously Licensed location)

**A. 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 to operate a Thai seafood restaurant with a full service kitchen serving Brunch on the weekends and dinner nightly; and

**B. Whereas**, the storefront premises was previously operated as Le Philosophe, a Restaurant with a similar method of operation, closing hours, with no significant changes to the existing layout but there will be a new restaurant concept; and

**C. Whereas**, the storefront is located on the ground floor of a 2-story commercial use building (Circa 1950) located on the first floor and basement on Bond Street between Bleeker Street and Great Jones in the Noho section of Manhattan for a 1,822 sq. ft. premises (1,062 sq. ft. ground floor and 760 sq. ft. cellar) with 20 tables and 40 table seats, 1 standup bar with 9 seats for a seating occupancy of 49 interior seats, this application does not include a sidewalk café and there are no other outdoor areas for patrons; and,

**D. Whereas,** the hours of operation will be Sunday to Thursday from 11am to 12am and Fridays and Saturday from 11am to 1am (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10 p.m. except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's; and,

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

1. The premises will be advertised and operated as a full service Thai Seafood restaurant with a full service kitchen and will operate at all times as a full service restaurant.
2. The hours of operation from Sunday to Thursday from 11am to 12am and Fridays and Saturday from 11am to 1am.
3. The premises will never operate as a Night Club, Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. All doors and windows will close by 10 PM every night.
5. There will be no outdoor service and no sidewalk café.
6. Music will be quiet, background level inside the restaurant and bar and there will be no live music, dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
7. There will be no televisions.
8. The premises will not permit dancing.
9. There will be no all you can eat/all you drink specials or weekend boozy brunches.

**F. Whereas,** there are currently approximately 26 On Premise Liquor Licenses within 500 ft. of the premises, 4 additional pending On Premise Liquor Licenses, an unknown number of beer and wine licenses and a total of 46 On Premise Liquor Licenses within 750 ft. of the premises;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On Premises Liquor License for **55 Bond Street, LLC, d/b/a Fish Checks, 55 Bond 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 On Premise License, and

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

**6. Joy Luck Palace, Inc., d/b/a TBD, 98 Mott St. 10013 (OP) (Layover at request of applicant)**

**Whereas**, at this month's CB2 SLA Licensing Committee meeting on May 10, 2016, the principal/applicant requested **to layover** this application to June/2016 so that it could correct errors its application paperwork consistent with its method of operation, to be further heard and represent its application before CB2 next month; and,

**Whereas**, this application is for a beer wine or on premise license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any proposed Beer and Wine or On Premise license to **Joy Luck Palace, Inc., d/b/a TBD, 98 Mott 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 34 Board members in favor.

Tobi Bergman, *Chair*  
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Susan Kent, *Second Vice Chair*  
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Dear Sir/Madam:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. Pasta & Potatoes, Inc., d/b/a Village Lantern, 167 Bleecker St. 10002** (OP Alteration to license basement use; requested layover application to May/2016 and did not appear)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 10, 2016, the Applicant requested **to lay over** its application to June/2016 and did not appear for its application for an alteration of beer wine or on-premise license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Pasta & Potatoes, Inc., d/b/a Village Lantern, 167 Bleecker St. 10002** **until** the Applicant has properly presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
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Dear Sir/Madam:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. MGM Thompson, LLC. d/b/a TBD, 75 Thompson St. 10014 (RW)** (layover to June/2016 requested and did not appear)

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on May 10, 2016 the principal/applicant requested **to lay over** and adjourn this application to June/2016 for a beer wine license or on premise license and did not appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any Beer and Wine or On Premise license to **MGM Thompson, LLC, d/b/a TBD, 75 Thompson St. 10014** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. Shi Lin or LLC to be formed, d/b/a Le Pierre, 341 W. Broadway 10013** (withdrawn at request of applicant and did not appear)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 10, 2016, the Applicant request **to withdraw** this application for a new on-premise liquor license from any further consideration;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Shi Lin or LLC to be formed, d/b/a Le Pierre, 341 W. Broadway 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 34 Board members in favor.



Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. Dolce & Gabbana USA Inc., d/b/a Dolce & Gabbana , 155 Mercer St. 10012 (OP)** (layover at request of applicant and did not appear)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 10, 2016, the Applicant requested **to lay over** it application until June/2016 and did not appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Dolce & Gabbana USA Inc., d/b/a Dolce & Gabbana, 155 Mercer 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 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. San Remo Group One, LLC, d/b/a San Remo, 201 Lafayette St. 10012** (OP- Applicant Requested layover to June/2016 at meeting)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 10, 2016, the Applicant appeared and requested **to lay over** this application for a new on-premise liquor license to June/2016;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **San Remo Group One, LLC, d/b/a San Remo, 201 Lafayette 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 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. Jomelo, LLC, d/b/a Socarrat Nolita, 284 Mulberry St. 10012 (OP-upgrading to OP)** (withdrawn at request of applicant and applicant did not appear)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 10, 2016, the Applicant requested **to withdraw** this application from consideration and did not appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Jomelo, LLC, d/b/a Socarrat Nolita, 284 Mulberry St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13. MHJ Management, LLC, d/b/a TBD, 428 Lafayette St. 10003** (OP- laid over at request of applicant and applicant did not appear)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 10, 2016, the Applicant requested **to lay over** and adjourn this application for a new on-premise liquor license to June/2016;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **MHJ Management, LLC, d/b/a TBD, 428 Lafayette St. 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. Tomino LLC, d/b/a Tomino Taberna Gallega, 192 Grand St. 10013 (OP) (OP- laid over at request of applicant and applicant did not appear)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 10, 2016, the Applicant requested **to lay over** and adjourn this application for a new on-premise liquor license to June/2016;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Tomino LLC, d/b/a Tomino Taberna Gallega, 192 Grand St. 10013 (OP) 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 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15. Best Restaurant Group LLC, d/b/a Negril Village, 70 West 3rd St. 10012**(OP- laid over at request of applicant and applicant did not appear)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 10, 2016, the Applicant requested **to lay over** and adjourn this application for a new on-premise liquor license to June/2016;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed tavern wine license, restaurant wine license, any other beer and wine license, on premise liquor license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Best Restaurant Group LLC, d/b/a Negril Village, 70 West 3rd 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 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**16. 234 West 14th Street Rest, LLC, d/b/a Wood and Ale's, 234 W. 14th St. (Corporate Change – OP SN#1168959)**

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a "Corporate Change" to an existing Tavern On-Premise Liquor License for a bar/tavern currently operating as Wood and Ale's; and,
- ii. Whereas**, this application is for an existing Tavern located in a mixed use building located on West 14<sup>th</sup> St. between 7<sup>th</sup> and 8<sup>th</sup> Avenues for a roughly 1,200 sq. ft. premise located on the ground floor with 12 tables and 46 table seats and one standup bar with 12 seats; there is an existing Certificate of Occupancy; and,
- iii. Whereas**, the hours of operation are 11AM to 2AM 7 days a week, music is quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,
- iv. Whereas**, the new sole Principal executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the existing Tavern On-Premise Liquor License stating that:

1. The premises will be advertised and operated as a tavern.
2. The hours of operation will be from 11AM to 2AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge” or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than 4 televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors by 10PM every night and anytime there is amplified music.
10. There is no sidewalk café.
11. There will be no change to the current “method of operation”.
12. Vanessa Primaranie will be removed as principal. Steven Molinari will be sole principal.

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a “Corporate Change” application for **234 West 14th Street Rest, LLC, d/b/a Wood and Ale’s, 234 W. 14th St. unless** the statements the Licensee has presented are accurate and complete, and that those conditions and stipulations agreed to by the Licensee above are incorporated into the “Method of Operation” on the SLA Tavern On-premise Liquor License.

Vote: Unanimous, with 34 Board members in favor.



Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**17. 228 Bleecker, LLC d/b/a Aria, 117 Perry St., Store #2 10014 (OP Renewal SN#1239342)**

**i. Whereas**, at the request of Community Board 2, Manhattan's SLA Licensing Committee the Licensee was asked to appear again in order to address long standing ongoing issues raised by members of the community in regards to the operation of the Licensee's establishment; and,

**ii. Whereas**, this application was originally presented to CB2, Man. in December 2009 at which time the recommendation was for denial, in January 2010 the applicant reappeared with reduced hours of operation and CB2, Man. recommend approval of the application, CB2 began to receive complaints regarding the operation of the establishment going back to 2011 and 2012 at which time the Licensee began to express no knowledge of their agreed upon hours of operation, in July 2014 CB2, Man. requested the applicant to appear at the time of their renewal to address these ongoing issues, in July 2014 promises were made and stipulations were executed reaffirming existing stipulations after the original materials were reviewed and the applicant agreed that those were in fact the method of operation for their license; and,

**iii. Whereas**, at CB2 Manhattan's SLA Licensing Committee meeting in May/2016 residents appeared and stated that **(1)** the licensee continued to operate beyond their stipulated hours of operation **(2)** that illegal outdoor seating in the form of benches were placed in front of the business

until 1AM or 2AM on many nights, (3) that illegal lighting was strung around sidewalk trees, (4) that the Licensee continued to disregard their existing stipulations, and (5) that the applicant allowed service of alcohol in a portion of their basement in a party room which is not part of the licensed patron area; and

**iv. Whereas,** the original executed stipulations form in July 2014 clearly states that “at closing time – no patrons will remain” and the hours of operation are clearly stated as “11AM to 11PM” Sunday to Thursday and “11AM to 12AM” Friday to Saturday; and,

**v. Whereas,** somehow, the Principal expressed confusion again at this meeting as to the hours of operation even though this exact same issue was raised in July 2014 and is clearly stated on the July 2014 Stipulations Agreement as a result of the confusion in July 2014 so this would not become an issue again; and,

**vi. Whereas,** the principal promised to abide by the existing stipulations yet again and also stated he would remove the outdoor benches and all outdoor sidewalk furniture and all lights on outdoor trees; and

**vii. Whereas,** to memorialize these promises and representations the Licensee agreed to execute an additional stipulations agreement to be added on to the existing stipulations that they agreed to submit to the SLA and agreed would be further attached and incorporated in to the existing method of operation on the existing On-Premise Liquor License stating that:

1. The premises will continue to be advertised and operated as a restaurant as originally described.
2. The hours of operation will continue to be Sunday to Thursday from 11AM to 11PM and Friday to Saturday from 11AM to 12AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge” or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including a licensed sidewalk café).
7. The premises will continue to employ a doorman/security personnel 7 days a week.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. The Premises will not have French doors, operable windows or open facades and will close all doors by 9PM every night and anytime there is amplified music.
11. All previous stipulations will continue to remain in effect.
12. No Patrons will remain in the premises at closing time as previously stipulated. Hours are clearly noted above
13. There is no sidewalk café and no other outdoor furniture.
14. Licensee will remove all outdoor benches/outdoor seating/outdoor furniture immediately and will not have outdoor benches/seating or other outdoor furniture in the future.
15. Licensee will remove outdoor lights on sidewalk trees immediately.
16. There will continue to be no patron use of the basement except for bathrooms. The basement is not part of the licensed premises for the service of alcohol or patron occupancy except patron bathrooms.

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

Vote: Passed, with 33 Board members in favor, and 1 in opposition (D. Diether).

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **18. Mezzrow, LLC, 163 W. 10th St. (OP Renewal - SN#1276530)**

- i. Whereas**, at the request of Community Board 2, Manhattan's SLA Licensing Committee the Licensee was asked to appear in order to address ongoing issues raised by members of the community in regards to the operation of the Licensee's establishment; and,
- ii. Whereas**, this application was originally presented to CB2, Man. in January 2014 at which time an extensive set of stipulations was agreed to regarding the operation of the premises which was presented as "Piano Bar/Live Jazz Venue offering live unamplified acoustic jazz performances"; CB2, Man. refers the Liquor Authority to the January 2014 Resolution submitted for complete background information and details in regards to the operation; and,
- iii. Whereas**, members of the community and residents of the building outlined many of their concerns detailed in written correspondence, pictures and videos which captured various issues past and present including ongoing issues and issues that had been resolved; it was noted that the applicant had taken extensive steps to properly sound proof the establishment and had worked with building residents to accomplish this; outstanding issues that were of concern included **(1)** the Licensee was not adhering to all of their agreed upon stipulations which was the basis for much of the support they received to support the public interest component for the issuance of their license, **(2)** patrons lingering and loitering on the sidewalk in front of the basement premises, **(3)** the addition of brass instruments, drums, singers and amplified guitar where only unamplified guitar and piano were stipulated, **(4)** showings starting later than stipulated to and ending after the stated closing hours,

(5) “after hours” sets after the agreed upon closing times, (6) employees lingering in front of the establishment talking loudly, (7) lines in front of the establishment, (8) cross promotion with another venue owned by the Principles a block away which they stated that they would not do, (9) the use of sandwich boards; and,

**iv. Whereas**, residents of the building asked if the Licensee would agree to adding additional signs requesting patrons to respect local residents, not congregate or loiter and to smoke away from residential windows, to make similar announcements after each music set, to have a staff member clear the sidewalk after each set and to keep the front door closed at all times; and,

**v. Whereas**, the Licensee stated that he would correct certain aspects of his operation including starting shows no later than the times he had originally stipulated to and would end them by the times stipulated to and they agreed to the requests of residents outlined above, he did state however that he also felt that one resident alone was raising all complaints and felt that this was indication that those complaints were invalid and not relevant, when it was pointed out that there were a number of people in attendance in opposition to his renewal including several building residents and neighbors he was dismissive and said he was well-liked in the community and posed no impact and that all the other licensed premises in the area were either causing the majority of problems or were equally out of compliance, he did not respond to questions regarding his original presentation that this establishment would not have an adverse affect on the quality of life of the buildings residents in light of the fact that this was a previously unlicensed location; and,

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

1. Licensee will post two additional signs requesting patrons to respect residential neighbors, requesting patrons not to linger in front of premises after leaving and requesting patrons not to smoke in front of premises. One sign will be posted at eye level at lower level and one sign on the upper level.
2. Front door will never be propped open.
3. There will be an announcement after each set regarding respecting neighbors while leaving the premises, requesting patrons not to smoke in front of premises and patrons not to linger in front of the premises.
4. There will be a staff member who will exit with patrons after each set to ensure that crowds do not linger and to perform any additional crowd control as needed.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the renewal of the existing On-Premise Liquor License SN#1276530 for **Mezzrow, LLC, 163 W. 10th St.** **unless** the statements the Licensee has presented are accurate and complete, and that those conditions and stipulations agreed to by the Licensee above are incorporated into the existing “Method of Operation” on the On-premise Liquor License.

Vote: Passed, with 33 Board members in favor, and 1 in opposition (D. Diether).

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**19. Rehandari, LLC, d/b/a Kobrick Coffee Co., 24 Ninth Ave. 10014 (LAYOVER - Alteration - OP SN#1138317)**

**Whereas**, after this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **layover** this application for an alteration application for an existing on-premise restaurant liquor license to add a licensed sidewalk café in order to resolve discrepancies presented regarding the interior method of operation from those on file with CB2, Man. and in order to perform additional community outreach and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed; and,

**Whereas**, at the meeting on May 12<sup>th</sup>, 2016, CB2 Manhattan's SLA Licensing Committee #2 had voted to recommend denial of the application, but due to the various issues unique to this particular application, the Committee voiced that should the applicant choose request to Layover the application, the Committee would rehear the application with the additional information the following month with no guarantees that the position of the Committee would change; the applicant subsequently chose to request to layover the application and will re-appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license alteration application to any existing license for **Rehandari, LLC, d/b/a Kobrick Coffee Co., 24 Ninth Ave. 10014** until the Applicant has re-presented their application in front of CB2's SLA Licensing Committee with full and accurate information 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 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**20. Belso Landing LLC d/b/a The Landing at Hudson River Park/Wafels & Dinges, 393 West St. 10014 (New Restaurant Wine)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a restaurant wine license for an outdoor restaurant and café located within the Hudson River Park at the foot of Pier 45 and just to the North of the Western end of Christopher St.; and,

**ii. Whereas**, this application is for a new restaurant wine license at a previously licensed location (previous license was a seasonal license – current applicant intends to operate year round with a non-seasonal restaurant wine license) the primary area of food preparation is located within a small concession building with an outdoor standup bar located on the north side of the concession building with beer taps located inside the concession building in a service area and along an outside wall adjacent to the outdoor standup bar;

**iii. Whereas**, there are outdoor seating areas to the North and South of the concession building, a diagram was presented showing 7 tables and 14 seats located on the south of the concession area and 27 tables and 96 seats to the North of the concession building; and,



**iv. Whereas,** the applicant stated that beer and wine service was ancillary to food service which was the primary operation; and,

**v. Whereas,** the hours of operation will be 7AM to 12:30AM 7 days a week (All patrons will be cleared and no patrons will remain after stated closing times), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

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

1. The premises will be advertised and operated as a restaurant and cafe.
2. The hours of operation will be from 7AM to 12:30AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
7. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
8. There will be no unlimited drink specials or unlimited food and drink specials.
9. Licensee will install a sound limiter and set to acceptable levels for background music.
10. Sound limiter settings will be determined with Hudson River Park Staff input.
11. There will be food service at all hours of operation.
12. Licensee will monitor seating area to ensure no beer & wine is removed from premises.

**vii. Whereas,** a number of emails were submitted which objected to allowing “background music” within outdoor areas within the park, which people felt would infringe upon park users enjoyment of the park, a distinct was made from programmed event space in that the licensed outdoor area would be open each day during most of the hours the park was opened and is adjacent to the major public walkway used by all park users transiting North and South through the park; the applicant assured the committee that background music from the concession would not interfere with park users enjoyment of the park and would be barely audible outside their table areas, they ensured that this would be accomplished by using an array of speakers spread throughout the seating area which would result in much lower volume levels to set an ambiance within the seating area without bothering non-patrons, after some discussion, the applicants agreed to install a sound limiter to be set in accordance with the Hudson River Park's guidance so that at no time would music be at a level higher than background music, it was also clearly stated that at no times would there be music outside of hours of operation, especially after the concession had closed while staff was cleaning up; and,

**viii. Whereas,** a representative of the Hudson River Park assured the Committee that the Hudson River Park would exercise its discretion over any uses deemed inappropriate by the operator and that its operations would not interfere with park users enjoyment of the park;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Restaurant Wine License for **Belso Landing LLC d/b/a The Landing at Hudson River Park/Wafels & Dinges, 393 West St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **21. Carmine Street Beers, Inc., 52A Carmine St. 10014 (New Tavern Wine)**

**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 tavern wine license which was presented as upgrade from an existing grocery beer/wine license for a "craft beer focused establishment" to allow for on-premise consumption of craft beers served in bottles and on tap; and,

**ii. Whereas**, this application is for a new tavern wine license at a currently licensed premises but which does not currently allow on-premise consumption located in a mixed-use building located on Carmine St. between Bedford St and Bleecker St. for a roughly 1,200 sq. ft. premise (ground floor 850 sq. ft. and basement 350 sq. ft. - no patrons in basement) with 5 tables and 22 table seats and 1 standup bar with no seats; there is an existing letter of no objection; and,

**iii. Whereas**, the hours of operation will be Sunday from 12PM to 9PM, Monday to Wednesday from 10AM to 10PM, and Thursday to Saturday from 10AM to 11PM (all patrons will be cleared and no patrons will remain after stated closing times), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

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

1. The premises will be advertised and operated as a craft beer focused establishment.
2. The hours of operation will be Sunday from 12PM to 9PM, Monday to Wednesday from 10AM to 10PM, and Thursday to Saturday from 10AM to 11PM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge” or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will not have French doors, operable windows or open facades and will close all doors by 10PM every night and anytime there is amplified music.
10. There is no sidewalk café.
11. There will be no unlimited drink or all you can eat and drink specials.
12. Food will be available at all times the premises is open.

**v. Whereas,** there are currently approximately 27 On Premise Liquor Licenses within 500 ft. of the premises and an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Tavern Wine License for **Carmin Street Beers, Inc., 52A Carmin St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Tavern Wine License.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**22. GHRF LLC d/b/a The Black Darby (previously - Entity to be formed by Seth Leifer d/b/a TBD), 310 W. 4<sup>th</sup> St. 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 "transfer" application for a new restaurant on premise liquor license for a local neighborhood restaurant serving Pan European and New American dishes; and,
- ii. Whereas,** this application is for a new restaurant on-premise liquor license in a currently licensed location in a "grandfathered" commercial space in a landmarked 5-story building constructed in 1905 located in a residentially zoned area located on West 4<sup>th</sup> St. between Bank St. and West 12<sup>th</sup> St. for a roughly 1,500 sq. ft. premise with 22 tables and 48 table seats, 1 standup bar with 6 bar seats, for a total of 58 inside seats; there are also 2 tables and 8 seats located within two outdoor areas in front of the premises within the property line which the applicant states is a legal use but for which no documentation was provided; there is an existing certificate of occupancy; and,
- iii. Whereas,** the hours of operation will be Sunday from 8AM to 12:30AM, Monday to Wednesday from 11AM to 12:30AM, Thursday to Friday from 11AM to 1AM and Saturday from 8AM to 1AM (All patrons will be cleared and no patrons will remain after stated closing times), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the applicant met with residents and members of the local block association, the Middle West 12<sup>th</sup> Street Block Association, and a variety of concerns were raised by members of the community who appeared before CB2, Man. and in emails; the specific issues were concerned with noise created by the establishment in a residentially zoned neighborhood, that the proposed hours by the current applicant were later than the current operator of “The Place” who more often than not is closed by 11PM 7 days a week or even earlier, there were concerns raised with the operation of the front outdoor seating area within the property line that may or may not be a legal use, and with the accordion door façade being left open spilling noise and music into the neighborhood and use of the rear yard for commercial use (non-patron) for garbage storage and other similar uses, concerns were also raised in regards to the potential for patrons congregating in front of the premises which has a narrow sidewalk waiting for tables and in regards to vehicular traffic for picking up and dropping off patrons in the evening hours who would block the street creating traffic congestion and honking horns; it was emphasized that these impacts on quality of life were substantial as this area is both residential zoned and landmarked and that the expanded hours of operation were beyond the current operators and would create an additional impact; and,

**v. Whereas,** representatives of the local block association, The Middle West 12<sup>th</sup> Street Block Association and the applicant agreed upon a number of stipulations to address local residents concerns and the stipulations agreed up by the Applicant and the Block Association were presented to CB2, Man. as an executed document and are as follows:

**1. Hours of Operation:** *On Sunday through Wednesday, the Establishment shall be open from 11:00 a.m. to 12:30 a.m.; and on Thursday, Friday and Saturday, the Establishment shall be open from 11:00 a.m. to 1:00 a.m. All patrons will be out by closing time. On Saturday and Sunday the Establishment may open for breakfast but may not serve alcohol before 11:00 a.m.*

**2. Certificates, Permits and Related Documents:** *The Operator shall obtain all required certificates, permits and related documents and shall remain in compliance with all necessary governmental codes including the Department of Buildings, Landmarks, and the Fire Department.*

**3. Soundproofing:** *The Operator shall ensure that the Establishment will meet or exceed the current New York City Noise Code guidelines for residential areas. The Operator shall ensure that noise (including, but not limited to, noise generated by sound reproduction equipment, by patrons and staff, and by commercial equipment such as HVAC equipment, air handlers, compressors and fans) does not emanate from the Establishment, or its equipment, in any direction and meets or exceeds the New York City noise code. The Operator agrees to use sound level detectors to monitor compliance with the stipulation that noise does not emanate from the Establishment.*

**4.** *The Operator shall not increase the bar area or number of bar seats, which presently number 6.*

**5. Sanitation:** *The Operator shall not store garbage or garbage dumpsters outside of the Establishment. The Operator shall not place refuse so as to obstruct the sidewalk. The Operator shall arrange trash pick-up between the hours of 8:00am and 6:00pm. Notwithstanding the foregoing, if trash pick-up is coordinated with other restaurant establishments located within 100 feet of the Establishment, such trash pick-up may occur as early as 6:30 a.m.*

**6. The Front Door and Outdoor Space:** *The Operator (a) shall not operate any outdoor speakers or sound amplification, (b) shall not direct any sound outside of the Establishment, and (c) shall not permit any amplified sound to be heard outdoors. The Operator shall cause the door to remain at all times in a closed position.*

**7. Doors and Windows:** *The Operator shall not permit any doors or windows to be open prior to the opening of the Establishment as specified in "Hours of Operation" and after 9:00 p.m. on each day of operation. However, if the outdoor area is fully enclosed in glass and metal so as to prevent sound emanating from the Establishment, then the front doors that open onto the front patio may remain open until 11:00 p.m.*

**9. Music:** *The Operator shall not permit DJs, live music or outside promoters (including promotional parties) in the Establishment. Any recorded music shall be de minimis background only and audible only inside the Establishment.*

**9. Party Bus:** *The Operator shall not permit the entry of patrons arriving via a "party bus."*

**10. Traffic and Security:** *The Operator shall have a general manager and/or a manager on duty, capable of adequately communicating with residents of the community, to be present at the Establishment during all hours of operation. The Operator shall monitor the patrons of the Establishment who are gathered outside the Establishment and direct the movement of vehicles dropping off and picking up patrons going to and from the Establishment. The Operator shall implement this plan at all times that the Establishment is in operation in order to minimize the noise from patrons of the Establishment who are outside and ensure the egress of emergency vehicles (e.g. NYPD, FDNY), as well as regular vehicular traffic, down West 12<sup>th</sup> Street heading towards West 12<sup>th</sup> Street. The Operator has agreed to continue with such Traffic and Security Plan until such time as the representatives of the Middle West 12<sup>th</sup> Street Block Association advise it is no longer necessary.*

**11. Lighting & Signage:** *The Operator shall not use signage on the Establishment that will be lit by neon lighting or any bright lighting beyond 10:30 p.m. The Operator also agrees to not have "Sandwich Board" advertisement out on the sidewalk in the public walkway impeding the free flow of pedestrian traffic.*

**12. Restaurant:** *The Operator shall continue to and will always operate the Establishment as a full service restaurant (as defined in Alcoholic Beverage Control law section 3(27)) which they have described as a "pan-European and new American dishes", serving brunch, lunch and dinner and will have a full menu available at all hours of operation until closing that consists of a variety of food consistent with the foregoing description served during all hours of operation. The menu shall at all times be comparable to the menu presented to Community Board 2 and the SLA at the time of the application for a full liquor license. Alcohol shall not be served at the tables after 11:00 p.m. unless accompanied by a meal. To be clear, the Establishment will not be operated as a bar or tavern now or in the future, but instead a full service restaurant which serves alcohol as a compliment to its food service.*

**13. Sidewalk Café:** *There shall not be a sidewalk café. There is, however, a small outdoor seating area within the property line subject to section 7 (Doors and Windows) above.*

**14. Change of Ownership:** *The License shall not be transferable in the event of a change of ownership of the Establishment. In the event there is a change in ownership, the Operator shall notify the Community Board and the Middle West 12<sup>th</sup> Street Block association within 60 days prior to any such change.*

**15. Reservations:** *The Establishment shall accept reservations for at least 75% of the tables.*

**16. Subsequent Applications:** *Any subsequent application regarding the Establishment to the SLA shall not vary from this agreement without the prior written consent of the Middle West 12<sup>th</sup> Street Block Association.*

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

1. The premises will be advertised and operated as local neighborhood restaurant serving Pan European and New American dishes – quiet restaurant.
2. The hours of operation will be Sunday from 8AM to 12:30AM, Monday to Wednesday from 11AM to 12:30AM, Thursday to Friday from 11AM to 1AM and Saturday from 8AM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have 1 television no larger than 42 inches.
5. The premises will not permit dancing.
6. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
7. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
8. Music will be deminimus background music only – audible inside establishment only.
9. Will install additional sound proofing as needed to mitigate impacts from noise generated inside the establishment.
10. Bar seating will be limited to 6 bar stools only.
11. No speakers in any outdoor area and no sound from any speakers will be audible outside the premises.
12. Alcohol will only be served at tables after 11PM if accompanied by a meal.
13. 75% of tables will be seated by reservation only.
14. All stipulations agreed to with the Middle West 12<sup>th</sup> Street Block Association are incorporated into this agreement except as modified here
15. Will close the front outdoor seating area within property line and doors to seating area at 11PM in winter when fully enclosed with partitions and at 9PM when partitions are removed in warmer months. Partitions that are used are made out of structurally solid materials i.e. glass and Plexiglas and not canvas and have sound mitigating properties. There are no other operable windows.
16. Operator will be very mindful regarding rear yard service operations (i.e. trash and storage) and glass bottles so as not to disturb residents. No patrons in rear yard.

**vii. Whereas,** there are currently approximately 13 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and,



**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Restaurant On-Premise Liquor License for **GHRF LLC d/b/a The Black Darby (previously - Entity to be formed by Seth Leifer d/b/a TBD), 310 W. 4<sup>th</sup> St. 10014, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise Liquor License.**

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **23. Box Hill, LLC d/b/a Box Hill, 18 King St. 10014 (New Restaurant OP)**

**i. Whereas**, the applicants appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a "transfer" application for a new restaurant on-premise liquor license for a "French provincial and regional Italian restaurant that will feature a small ingredient-led menu that will change daily" serving lunch and dinner in a 1800 SF double storefront ground floor space with an entrance to the restaurant from each storefront and two bathrooms within a 6 story mixed use building (Circa 1920) with 23 residential apartments above (Zoned R7-2) at the southwest corner of King Street and Sixth Avenue; and

**ii. Whereas**, the premises is currently operated and has been operated since 2005 as the Mekong Restaurant with operating hours no later than 11 PM every night, the two storefronts being connected by two interior doorways, the first storefront being a corner storefront with existing French doors, the only front entrance for patrons at the corner and a sidewalk café which extends from its only entrance at the corner down the King Street and Sixth Avenue sidewalks contained by planters; the second storefront located further west on King Street from the corner storefront and adjacent to additional residential buildings with an exterior service doorway used only during the daytime hours by employees/staff only and never previously as a means of egress for patrons; and

**iii. Whereas**, the applicant will operate the two storefronts with 14 interior tables and 38 interior seats, 1 existing stand up bar in the corner storefront with 8 seats and an additional 11 exterior tables at the sidewalk café for seasonal use with 25 seats; and

**iv. Whereas,** the applicant reached out to and met with representatives of the Vandam Street, King Street and Charlton Street Block Associations and local residents; there was no opposition to the applicants with the exception of opposition from residents of King Street specifically to the operating hours on Thursday night which were proposed as until 1AM; and,

**v. Whereas,** in June/2015 CB2, Man. was presented with an application for this same space by different operators which was adamantly opposed by many members of the community and block association at which time many issues were raised and addressed, the current applicants had familiarized themselves with some of the issues and were able to address them through agreeing to a number of stipulations; and

**vi. Whereas,** based on the discussions held with local block associations the applicants stated that they would agree to a set of stipulations which addressed many of the local residents concerns; and,

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

1. Premise will be advertised and operated as a Full Service Restaurant serving lunch and dinner (French provincial and regional Italian restaurant that will feature a small ingredient-led menu that will change daily).
2. The hours of operation will be from 8 AM to 12 AM Sunday through Wednesday and 8 AM to 1 AM Thursday through Saturday.
3. Will not use any outdoor area for any commercial purpose or as staff break area (does not include Licensed Sidewalk Café)
4. Will apply and obtain a license to operate a sidewalk café with DCA and CB2 Manhattan.
5. Will operate the sidewalk café no later than 10 PM Sunday through Wednesday and 11 PM Thursday through Saturday (all tables and chairs will be removed at sidewalk café closing times of 10PM Sunday through Wednesday and 11 PM Thursday through Saturday).
6. Will not permit dancing anywhere in the premises at any time and will not seek a NYC DCA Cabaret License.
7. Will install soundproofing as needed and follow sound mitigation procedures as described to CB2 Manhattan.
8. Will close all existing French doors & operable windows (except use for temporary ingress and egress) at 9:00 p.m. Sunday through Wednesday and at 10:00 p.m. Thursday through Saturday.
9. Will close all doors and windows anytime there is amplified music except for the Sixth Avenue façade.
10. Will not install any new or additional French doors or operable windows or open facades to the existing building.
11. Will not operate as sports bar, tavern, bar or cocktail lounge and will not have TVs.
12. Will not have DJs, live music, promoted events, any event where cover fee is charged, or scheduled performances.
13. Will only play quiet ambient recorded background music only.
14. Will operate entire premises at all times using only one d/b/a (doing business as) name.
15. Will utilize only one primary entrance/exit for patrons at Sixth Avenue and King Street (corner entrance) as designated in diagram/application to CB2 Manhattan. All other doors are for emergency egress only (i.e. King St is for emergency egress only).
16. Will not apply for any change to method of operation as agreed to by this stipulation without first appearing before CB2.
17. Will not have any wait lines outside. There will be a staff person assigned to monitor sidewalk crowds and take all reasonable steps to prevent loitering.

18. There will be no patron use in the basement areas.

**viii. Whereas**, there are 13 existing licensed premises (including beer/wine) within a 500 ft. area;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Restaurant On-premise Liquor License for **Box Hill, LLC, d/b/a Box Hill, 18 King St., 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise License.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, Chair  
Teri Cude, First Vice Chair  
Susan Kent, Second Vice Chair  
Bob Gormley, District Manager



Antony Wong, Treasurer  
Keen Berger, Secretary  
Daniel Miller, Assistant Secretary

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

**24. Fifty One Merchants, LLC, d/b/a Via Carota, 51 Grove St. (OP Alteration to add additional space – Layover/Withdrawal)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **layover** this application for an alteration application to add additional space to an existing restaurant on premise liquor license SN#1275555;

**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 **Fiftyone Merchants, LLC, d/b/a Via Carota, 51 Grove St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**25. Sushi Nakazawa, LLC, d/b/a Sushi Nakazawa, 23 Commerce St. 10014 (RW Alteration to add additional space and bar SN#1272297- Layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **layover** this application for an alteration application to add additional space and an additional bar to an existing restaurant wine license SN#1272297; an upgrade application was also filed at the same time and a layover request was also submitted for that application; and

**Whereas**, CB2, Man. has received correspondence and has been made aware that a number of local residents are in opposition to these applications;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes or addition of any additional space to any existing license for **Sushi Nakazawa, LLC, d/b/a Sushi Nakazawa, 23 Commerce St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**26. Pasticceria Rocco, Inc., d/b/a Pasticceria Rocco Inc., 243 Bleecker St. 10014 (New RW - withdrawn)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **withdraw** this application for a new restaurant wine license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting 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 **Pasticceria Rocco, Inc., d/b/a Pasticceria Rocco Inc., 243 Bleecker St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **27. Hudson Jane, Inc., d/b/a N/A, 628 Hudson St. 10014 (New RW - Layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **layover** this application for a new restaurant wine license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting 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 **Hudson Jane, Inc., d/b/a N/A, 628 Hudson St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.



Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**28. An Entity to be formed by Clodagh M. Cohen, d/b/a TBD, 30-34 West 13th St. 10011 (New RW - layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **layover** this application for a new restaurant wine license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting 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 An Entity to be formed by **Clodagh M. Cohen, d/b/a TBD, 30-34 West 13th 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 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**29. Sushi Nakazawa, LLC, d/b/a Sushi Nakazawa, 23 Commerce St. 10014 (RW Upgrade to OP SN#1272297- Layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **layover** this application for an upgrade application from a restaurant wine license SN#1272297 to a restaurant on-premise liquor license; an alteration application to add additional space and an additional bar to an existing restaurant wine license SN#1272297 was also filed at the same time and a layover request was also submitted for that application; and

**Whereas**, CB2, Man. has received correspondence and has been made aware that a number of local residents are in opposition to these applications;

**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 or addition of any additional space to any existing license for **Sushi Nakazawa, LLC, d/b/a Sushi Nakazawa, 23 Commerce St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**30. ABMW Food Inc., d/b/a Auntie Guan's Kitchen 108, 108 W. 14th St. 10011 (New OP - Layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **layover** this application for a new restaurant on-premise liquor license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting 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 **ABMW Food Inc., d/b/a Auntie Guan's Kitchen 108, 108 W. 14th St. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

Tobi Bergman, *Chair*  
Teri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

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May 31, 2016

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 May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **31. RLV Bistro, LLC, d/b/a TBD, 322 Spring St. 10013 (New OP - layover)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on May 12<sup>th</sup>, 2016, the Applicant requested to **layover** this application for a new restaurant on-premise liquor license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting 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 **RLV Bistro, LLC, d/b/a TBD, 322 Spring St. 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 34 Board members in favor.

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

Sincerely,



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



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



Tobi Bergman, Chair  
Community Board #2, Manhattan

TB/fa

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