

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. PQ Union Square, Inc., d/b/a Le Pain Quotidien, 801 Broadway 10003 (RW – Restaurant)

i. Whereas, applicant's corporate representative and attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change to the existing restaurant wine license (SN 1191253) for their Belgian-style bakery café restaurant located in a C6-1 zoned seven-story, mixed-use 1930 building on Broadway between East 11th and East 12th Streets (block #563/ lot #37) in the Greenwich Village neighborhood; and,

ii. Whereas, the interior 2-story premises is 2,500 sq. ft., with 2,000 sq. ft. on the ground floor and an additional 500 square feet in the basement, with no patron access or use of the basement space, and has a total of 24 tables with 110 seats and no bar; and location also includes a NYC DCA approved sidewalk café of 19 tables and 38 seats; and applicant has both a valid Certificate of Occupancy and a Public Assembly Permit, as required; and,

iii. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a Belgian-style bakery café restaurant only.
2. The hours of operation will be Sunday 8AM to 7PM; Monday to Friday 7AM to 7PM, and Saturday from 8AM to 7PM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a "Belgian-style bakery café restaurant" with the kitchen open and full menu items available until closing every night.

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **PQ Union Square, Inc., d/b/a Le Pain Quotidien, 801 Broadway 10003**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

Carter Booth, *Chair*
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Antony Wong, *Treasurer*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. PQ SoHo, LLC d/b/a Le Pain Quotidien, 100 Grand St. 10013 (RW – Restaurant)

i. Whereas, applicant's corporate representative and attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change to the existing restaurant wine license (SN 1029329) for their Belgian-style bakery café restaurant located in a M1-5B zoned six-story, mixed-use 1910 building on Grand Street between Greene and Mercer Streets (block #474/ lot #22) in the NYC LPC designated SoHo-Cast Iron Historical District; and,

ii. Whereas, the interior 2-story premises is 2,233 sq. ft., with 1,875 sq. ft. on the ground floor and an additional 358 square feet in the basement, with no patron access or use of the basement space, and has a total of 19 tables with 96 seats and no bar; there is no sidewalk café; and applicant is currently applying for both an updated Certificate of Occupancy and a new Public Assembly Permit, and no reason to doubt their issuance was raised; and,

iii. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a Belgian-style bakery café restaurant only.
2. The hours of operation will be Sunday 8AM to 6PM; Monday to Friday 7AM to 7PM, and Saturday from 8AM to 6PM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a "Belgian-style bakery café restaurant" with the kitchen open and full menu items available until closing every night.

4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will close all doors & windows by 7 p.m. every night and anytime there is amplified music, live music or a DJ.
9. Will not install or have French doors, operable windows, or open façades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. There will be no stand-up bar.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **PQ SoHo, LLC d/b/a Le Pain Quotidien, 100 Grand 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 License.

Vote: Unanimous, with 39 board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. PQ Bleecker, Inc., d/b/a Le Pain Quotidien, 65-69 Bleecker St. 10012 (RW – Restaurant)

i. Whereas, applicant’s corporate representative and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a corporate change to the existing restaurant wine license (SN 1249571) for their Belgian-style bakery café restaurant located in a M1-5B zoned 13-story, mixed-use 1897 building on Bleecker Street between Broadway and Lafayette Street (block #529/ lot #72) in the NYC LPC designated NoHo Historic District; and,

ii. Whereas, the interior 2-story premises is 2,500 sq. ft., with 2,000 sq. ft. on the ground floor and an additional 500 square feet in the basement, with no patron access or use of the basement space, and has a total of 20 tables with 70 seats and no bar; there is no sidewalk café; and applicant has a Letter of No Objection to the usage from the NYC Dept. of Buildings; and,

iii. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a Belgian-style bakery café restaurant only.
2. The hours of operation will be Sunday 8AM to 7PM; Monday to Friday 7AM to 7PM, and Saturday from 8AM to 7PM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a “Belgian-style bakery café restaurant” with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will close all doors & windows at 7 p.m. every night and anytime there is amplified music, live music or a DJ.
9. Will not install or have French doors, operable windows, or open façades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. There will be no stand-up bar.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **PQ Bleecker, Inc., d/b/a Le Pain Quotidien, 65-69 Bleecker St. 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

Carter Booth, *Chair*
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NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. PQ 8th Street, Inc., d/b/a Le Pain Quotidien, 10 Fifth Ave. 10011 (RW – Restaurant)

i. Whereas, applicant's corporate representative and attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change to the existing restaurant wine license (SN 1210568) for their Belgian-style bakery café restaurant located in a R-10 zoned four-story, mixed-use 1880 building on Bleeker Street between Broadway and Lafayette Street (block #572/ lot #44) in the NYC LPC designated Greenwich Village Historic District; and,

ii. Whereas, the interior 2-story premises is 2,500 sq. ft., with 2,000 sq. ft. on the ground floor and an additional 500 square feet in the basement, with no patron access or use of the basement space, and has a total of 23 tables with 64 seats and no bar; there is no sidewalk café; and applicant has a Letter of No Objection to the usage from the NYC Dept. of Buildings; and,

iii. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a Belgian-style bakery café restaurant only.
2. The hours of operation will be Sunday 8AM to 7:30PM; Monday to Friday 7AM to 7PM, and Saturday from 8AM to 7:30PM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a "Belgian-style bakery café restaurant" with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will close all doors & windows at 8 p.m. every night and anytime there is amplified music, live music or a DJ.
9. Will not install or have French doors, operable windows, or open façades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. There will be no stand-up bar.

THEREFORE BE IT RESOLVED that CB#2, Manhattan recommends denial of the Restaurant Wine license for **PQ 8th Street, Inc., d/b/a Le Pain Quotidien, 10 Fifth Ave. 10011**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

Carter Booth, *Chair*
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Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. LPQ 205 Bleecker, Inc., d/b/a Le Pain Quotidien, 205 Bleecker St. 10012 (RW – Restaurant)

i. Whereas, applicant's corporate representative and attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change to the existing restaurant wine license (SN 1298688) for their Belgian-style bakery café restaurant located in a C1-5 zoned six-story, mixed-use 1928 building on Bleecker Street between Broadway and Lafayette Street (block #542/lot #7501) in the NYC LPC designated South Village Historic District; and,

ii. Whereas, the interior two-story premises is 3,400 sq. ft., with 1,700 sq. ft. on the ground floor and an additional 1,700 square feet in the basement, with 13 tables with 50 seats and a dining counter with 8 seats on the ground floor, and nine tables with 18 seats and one bar (12' in length) with 8 seats in the basement, for a total of 84 seats; there is no sidewalk café; and applicant has a valid Certificate of Occupancy; and,

iii. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a Belgian-style bakery café restaurant only.
2. The hours of operation will be Sunday-Saturday (Seven days a week) 7:30AM to 8PM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a "Belgian-style bakery café restaurant" with the kitchen open and full menu items available until closing every night.

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Restaurant Wine license for **LPQ 205 Bleecker, Inc., d/b/a Le Pain Quotidien, 205 Bleecker St. 10012**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

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



Antony Wong, *Treasurer*
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Director
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Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. LPQ King & Hudson, Inc., d/b/a Le Pain Quotidien, 375 Hudson St. 10012 (RW – Restaurant)

i. Whereas, applicant's corporate representative and attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change to the existing restaurant wine license (SN 1289943) for their Belgian-style bakery café restaurant located in a M1-6 zoned 18-story, 1987 commercial building on Hudson Street between King and West Houston Streets (block #599/lot #64) in the NYC Planning designated Special Hudson Square District; and,

ii. Whereas, the interior one-story premises is 2,992 sq. ft., with 37 tables with 108 seats and there is no bar; there is no sidewalk café; and applicant has a valid Certificate of Occupancy and Place of Assembly Permit; and,

iii. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a Belgian-style bakery café restaurant only.
2. The hours of operation will be Sunday-Saturday (Seven days a week) 7:30AM to 8PM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a "Belgian-style bakery café restaurant" with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.

6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
8. Will close all doors & windows at 8 p.m. every night and anytime there is amplified music, live music or a DJ.
9. Will not install or have French doors, operable windows, or open façades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. There will be no stand-up bar.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **LPQ King & Hudson, Inc., d/b/a Le Pain Quotidien, 375 Hudson St. 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

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



Antony Wong, *Treasurer*
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Director
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NY State Liquor Authority
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Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. SPICE 39, Inc., d/b/a SPICE, 39 E. 13th St. 10003 (OP – Bar/Restaurant)

i. Whereas, applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a corporate change to the existing restaurant wine license (SN 1292721) for their "full-service Thai fusion restaurant" located in a C6-1 zoned seven-story, 1900 commercial building on East 13th Street between University Place and Broadway (block #565/lot #2) in the Greenwich Village neighborhood; and,

ii. Whereas, the interior three-story premises is 2,330 sq. ft., with 1,080 sq. ft. on the ground floor, 750 sq. ft. on the 2nd floor mezzanine, and a 500 sq. ft. cellar; there is an open atrium between the ground and 2nd floors, the second floor being a mezzanine, and patron use of the basement is restricted to rest rooms; and there are 13 tables and 78 seats and 1 bar with 7 seats for total of 85 seats; and there is a maximum occupancy of 110 people; there is no sidewalk café; and applicant has a valid Certificate of Occupancy and Place of Assembly Permit; and,

iii. Whereas, provided floor plan indicated operable windows, but applicant's attorney believed that to be an error and stipulated that such windows would not be installed; and,

iv. Whereas, four members of the community appeared to speak in opposition to the possibility of reinstatement of the roof terrace used by the restaurant in prior years; and, applicant stated that they had no intention of using said terrace and was happy to stipulate to that fact; and

v. **Whereas**, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a full-service Thai fusion restaurant only.
2. The hours of operation will be Sunday 12:30PM to 10PM; Monday-Thursday 11:30AM to 10:30PM; Friday 11:30AM to 11:30PM; Saturday 12:30PM to 11:30PM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a “full-service Thai fusion restaurant” with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9 p.m. every night and anytime there is amplified music, live music or a DJ.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
17. This application only includes basement (no patron service), ground floor and 2nd floor mezzanine.
18. Applicant will not use or seek to use roof top, terrace or any outdoor spaces as part of the restaurant.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **SPICE 39, Inc., d/b/a SPICE, 39 E. 13th St. 10003**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. BEC SoHo, LLC d/b/a BEC, 178 Prince St. 10012 (RW – Café | Previously unlicensed location)

i. Whereas, applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new restaurant wine license for their “Bacon, Egg, and Cheese Sandwich Shop” located in a previously unlicensed R7-2 zoned seven-story, 1920 mixed-use building on Prince Street between Sullivan and Thompson Streets (block #503/lot #20) in the NYC LPC designated Sullivan-Thompson Historic District; and,

ii. Whereas, the interior two-story premises is 2,800 sq. ft., with 2,100 sq. ft. on the ground floor, and 700 sq. ft. in the basement, and patrons do not have access to or use of the basement; and there are 15 tables and 30 seats and 1 bar with 0 (zero) seats for total of 30 seats; applicant asserts that the NYC Dept. of Buildings has approved an increase in the legal occupancy from 10 to 50 and is awaiting an imminent TCO to reflect that, and no suggestion was made that said TCO would not be forthcoming; and,

iii. Whereas, the licensing of this previously unlicensed location will mark yet another retail premises in a residentially zoned being converted into eating and drinking usage, a substantial trend in our community that is having negative impacts on the quality of life and the economic character of our neighborhoods; and this despite the fact that already licensed premises in the neighborhood remain vacant; and the conversion of previously unlicensed premises unavoidably means the installation of venting stacks and the intrusion of mechanical noise even when the operators are conscientious; and,

iv. Whereas, applicant stipulated that they would install a new drop ceiling and take other necessary soundproofing measures; and that they would not seek to create a sidewalk café now or in the future; and that they would not seek late night hours beyond 11PM; and said promises were a key element in the finding of a community interest; and, without such elements there clearly not being such an interest; and,

v. Whereas, a member of the public appeared to share her concerns about the licensing of yet another previously unlicensed retail space and the large number of such incidences in the last few years; and the community board, as stated above, shares her concerns regarding this trend; and,

vi. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

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

THEREFORE BE IT RESOLVED that CB2, Man, recommends **denial** of the Restaurant Wine license for **BEC SoHo, LLC d/b/a BEC, 178 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 License.

Vote: Passed, with 38 Board members in favor, and 1 recusal (A. Brandt).

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. An entity to be formed by Grant Reynolds, d/b/a Bumble Brew, 47 Prince St. 10012 (TW-Meet-up Space; Bar/Tavern)

i. Whereas, applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new tavern wine license for their "all day café and meet-up space" located in a M1-5B zoned three-story, 2013 commercial building on Prince Street at the corner of Mulberry Street and between Mulberry and Lafayette Streets (block #510/lot #25) in the Nolita neighborhood; and,

ii. Whereas, the interior three-story premises is 3,650 sq. ft., with 1,580 sq. ft. on the ground floor, a 490 sq. ft. mezzanine, and a 1,580 sq. ft. cellar, and patron use of the cellar is restricted to rest room access, the balance of the space being staff only with no food or drink service; and there are 10 tables with 34 seats and 1 bar with 0 (zero) seats on the ground floor, and 5 tables with 20 seats, a service bar with 0 (zero) seats, and a lounge area with an additional 10 seats on the mezzanine level, for total of 64 seats plus a standing counter for three on the ground floor; and,

iii. Whereas, applicant stipulates a maximum occupancy of 74, obviating the need for a place of assembly permit even though the maximum legal occupancy is 131; and,

iv. Whereas, the premises in question have been problematic since their controversial construction and CB2, Man. is on record as opposing the use of the space, which sits directly opposite one of the most important houses of worship in the city, Old St. Patrick's Cathedral, for eating and drinking of any kind; and, notwithstanding strong community board opposition, the SLA saw fit to grant a new license to the previous operator of this previously unlicensed space; and,

v. Whereas, the three elements of the method of operation for an eating and drinking establishment in this location with the greatest potential for a negative impact on the community are the sliding windows of the Mulberry Street façade, the possibility of late hours, and a liquor-focused concept; and,

vi. Whereas, the premises are to function as an extension to the Bumble internet application, providing users a real-life place for app users to meet and gather, and a representative of Bumble shared their concept with the committee which included never opening or using the sliding/operable windows, closing by midnight at the latest every night, and creating a low-noise, conversational atmosphere; and,

vii. Whereas, applicants further stated they were unaware the windows were operable, that use of them was at no time part of their concept for the space, and stipulated that they would remain closed at all times; and that their concept did not include being open to midnight on a regular basis despite seeking license to stay open that late if needed, and further stipulated that all promoted events will end by 9PM; and that their concept as a low-key meet-up place made a loud music or party based atmosphere or event program anathema to them; and,

viii. Whereas, these commitments, stipulations, and assurances regarding the windows, the hours, and the character of the restaurant were essential to finding a positive community interest in the issuance of the license, particularly in light of Community Board 2 Manhattan's previous strong opposition to the licensing of any eating or drinking establishment in this location; and, indeed, if these elements were to be withdrawn or reneged on, the Community Board could not continue to support a license at this location; and

ix. Whereas, the applicants who will operate the premises for Bumble are the proprietors of other licensed premises in the community board, including, notably, Pasquale Jones at 187 Mulberry St. (aka 86 Kenmare), where they have been the target of frequent community complaints for their failure to uphold stipulations made to the community board including operating hours, window closing hours, and keeping music inaudible in the surrounding residential apartments; and,

x. Whereas, the application includes a number of elements that are examples of trends the community board finds concerning, such as the impact on commercial rents when retail spaces are leased at a loss by major corporations as auxiliary to their wider enterprises; and the stipulation of a smaller occupancy than is allowed by the NYC Dept. of Buildings Certificate of Occupancy for the purposes of avoiding the requirement for a Place of Assembly Permit; and most of all, the inappropriate development of commercial space in landmark areas at the expense of existing neighborhood retail, services, and residences; and,

xi. Whereas, four local residents voiced their concerns about the operable windows, the record of the applicants at nearby 187 Mulberry Street, and the sharp recent increase in licenses in their neighborhood; and,

xii. Whereas, despite misgivings about a license in the location, the community board believes the concept presented, with the stipulations made, would be unique and a benefit to the community, and has cautious optimism that the collaboration between the applicants and their partners in Bumble will adhere to the concept, method of operations, and stipulations presented; and,

xiii. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as an “all-day café and meet-up space” only.
2. The hours of operation will be Sunday-Saturday (7 days a week) 7:30AM to 12AM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a “all-day café and meet-up space” with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will keep all doors & windows closed at all times.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning—and to remove the existing apple sculpture.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
17. Will not, at any time or for any reason, use existing operable windows or install new operable windows.
18. All promoted events will end by 9PM.
19. Occupancy will be limited to 74 at all times.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Restaurant Wine license for **An entity to be formed by Grant Reynolds, d/b/a Bumble Brew, 47 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 License.

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. LPB4, LLC, d/b/a N/A, 265 Lafayette St. aka 54 Prince St. 10012 (OP – Restaurant with Sidewalk Café)

i. Whereas, applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new on-premise liquor license for their proposed “casual all-day Italian café and restaurant” located in a C6-2 zoned six-story, 1926 mixed-use (walk-up apartments with stores below) building on Lafayette Street at the corner of Prince Street and between Prince and Spring Streets (block #495/lot #11) in the NYC Planning Commission designated Special Little Italy District; and,

ii. Whereas, the interior two-story premises is 5,165 sq. ft., with 2,165 sq. ft. on the ground floor, and 3000 sq. ft. in the cellar; and there are 36 tables and 81 seats on the ground floor and 22 tables with 52 seats in the cellar for a total of 143 interior seats; and there is also an existing NYC DCA approved sidewalk café with an additional 20 tables and 30 seats; and premises do not currently have a certificate of occupancy or public assembly permits, but both are to be reinstated shortly; and,

iii. Whereas, two local residents appeared to voice their concern about the possibility of the cellar space morphing into a nightlife venue and the late hours initially sought for the sidewalk café and opening façade; and,

iv. Whereas, the applicant is known to the community board as a conscientious and successful restaurateur and presented a fine dining concept that would be an asset to the community; and,

v. **Whereas**, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a casual all-day Italian café and restaurant only.
2. The hours of operation will be Sunday 9AM to 1AM; Monday-Saturday 8AM to 1AM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a “casual all-day Italian café and restaurant” with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will operate sidewalk café no later than 10PM Sunday-Thursday; 11PM Friday and Saturday (all tables and chairs will be removed at this hour).
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 10 PM every night and anytime there is amplified music, live music, or a DJ.
10. Will not make structural changes to the existing façade.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. Will obtain a valid TCO before license is issued, and ensure it is maintained there after.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **LPB4, LLC, d/b/a N/A, 265 Lafayette St. aka 54 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 License.

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Entity to be formed by Alain Allegretti, d/b/a Frenchies Fish Bar, 98 Kenmare St. 10012 (OP – Restaurant with Sidewalk Cafe) (Transfer)

i. Whereas, applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new on-premise liquor license for their proposed “Charleston South Carolina inspired neighborhood seafood restaurant and oyster bar, with a French flair” located in a C6-1 zoned six-story, 1900 mixed-use (walk-up apartments with stores below) building on Kenmare Street at the corner of Mulberry Street and between Cleveland Place and Mulberry Street (block #481/lot #32) in the NYC Planning Commission designated Special Little Italy District; and,

ii. Whereas, the interior two-story premises is 5,000 sq. ft., with 2,600 sq. ft. on the ground floor, and 2,400 sq. ft. in the cellar; and there are 24 tables and 70 seats and one bar with 14 seats and an additional food counter (Oyster Bar) with 8 seats on the ground floor and 18 tables with 60 seats and one service bar with 0 (zero) seats in the cellar for a total of 152 interior seats; and there is also an existing NYC DCA approved sidewalk café with an additional 11 tables and 22 seats; application has been made for a TCO, and there was nothing to suggest it would not be issued; and,

iii. Whereas, three local residents appeared in support of the application, albeit with concerns and suggestions, which were address by applicant; and one local resident appeared in opposition to the application, expressing deep concern about the noise impact of the applicant’s plan to install opening windows in a location with televisions and a “South Carolina” atmosphere and the hours proposed, particularly of midnight on school nights; and,

iv. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

1. Premises will be advertised and operated as a South Carolina seafood restaurant only.
2. The hours of operation will be Sunday-Saturday (7 days a week) 10AM to 12AM. No patrons will remain after stated closing time.
3. Will operate as a full-service restaurant, specifically a “South Carolina seafood restaurant” with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have no more than 2 televisions no larger than 60” (there will be no projectors).
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will operate sidewalk café no later than 10PM (all tables and chairs will be removed at this hour).
8. Will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9PM every night and anytime there is amplified music, live music, or a DJ.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
15. Will take necessary steps to soundproof space and verify that no sound leaks into apartments above.
16. Will ensure security on any access points to residential and shared spaces from the restaurant via alarms, cameras, or other appropriate measures.
17. Will ensure that awning covers sidewalk café and dampens sound.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the Restaurant Wine license for **Entity to be formed by Alain Allegretti, d/b/a Frenchies Fish Bar, 98 Kenmare St. 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

12. PQ 550 Hudson, Inc., d/b/a Le Pain Quotidien, 550 Hudson St. 10014 (RW – Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019, the Applicant requested to **withdraw** this application for a license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **PQ 550 Hudson, Inc., d/b/a Le Pain Quotidien, 550 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 39 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 13. 151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012** (OP – Bar/Tavern with live music and sidewalk café)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019 the Applicant requested **to layover** this application to July/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. Marie Adrienne, LLC d/b/a The Ship, 158 Lafayette St. 10013 (OP – Bar/Tavern with DJ)
(Method of Operation Change)**

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019 the Applicant requested **to layover** this application to July/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Marie Adrienne, LLC d/b/a The Ship, 158 Lafayette 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 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. Easy Victor, LLC d/b/a TBD, 185 Mulberry St. 10012 (RW – Café)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019, the Applicant requested to **withdraw** this application for a license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Easy Victor, LLC d/b/a TBD, 185 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 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. Village Sushi Corp., d/b/a Sushi Sushi, 126 MacDougal St. 10012 (RW – Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019, the Applicant requested to **withdraw** this application for a license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Village Sushi Corp., d/b/a Sushi Sushi, 126 MacDougal 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 39 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Brkn Ccnt, LLC d/b/a Broken Coconut, 15 E. 4th St. 10003 (RW – Restaurant with Sidewalk Cafe)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019 the Applicant requested **to layover** this application to July/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Brkn Ccnt, LLC d/b/a Broken Coconut, 15 E. 4th 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 39 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Le An Hospitality, Inc. d/b/a Sage Collective, 398 Broome St. 10013 (TW – Bar/Tavern - Cafe)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019 the Applicant requested **to layover** this application to July/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Le An Hospitality, Inc. d/b/a Sage Collective, 398 Broome 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 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Adore New York, Inc., d/b/a N/A, 53 Bond St. 10012 (New OP – Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019, the Applicant requested to **withdraw** this application for a license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Adore New York, Inc., d/b/a N/A, 53 Bond 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 39 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. Caffe Valdino, Inc., d/b/a V Bar, 225 Sullivan St. 10012 (OP – Bar) (laid over)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on June 4th, 2019 the Applicant requested **to layover** this application to July/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Caffe Valdino, Inc., d/b/a V Bar, 225 Sullivan 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 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. SNS Bar, LLC, d/b/a Stockholm, 63 Gansevoort St., East Basement (aka 22 Little West 12th St.) 10014 (OP—extending hours of operation)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for change in method of operation for an existing on-premise liquor license to extend hours of operation for a cocktail bar located underneath a sneaker store in a commercial building on Gansevoort St. between 9th Avenue and Washington St. in the MeatPacking area; and,

ii. Whereas, the applicant has only been open for three weeks, having previously applied for its existing license with CB2, Man. in May/2017, the licensed premise being located in a basement location which is accessed from the ground level on Gansevoort St., there is also an entry from the storefront at 22 Little West 12th St. which is operated by the same owners via the elevator which will continue to not be used for patron access, the premises is approximately 1,800 sq. ft., there will be 21 tables and 65 seats, and 1 bar with 10 seats for a total of 75 seats, there is no sidewalk café, there is an existing Certificate of Occupancy which indicates a maximum occupancy of 98; the ground floor sneaker store is not included in this application; and,

iii. Whereas, the previously agreed upon hours of operation were Sunday through Tuesday from 9PM to 12AM and Wednesday to Saturday from 9PM to 2AM; and,

iv. Whereas, the applicant now seeks to enlarge those hours of operation and met with members of the Community living in the immediate area, the immediate area having been greatly impacted over the last 15 years from a significant fluctuation of late night drinking establishments, this particular establishment including entertainment music levels and having been open for just a few weeks of time; the community and the applicant coming to a compromise whereat the hours of operation will be enlarged during the daytime only; and,

v. Whereas, the new hours of operation will be Sunday through Tuesday from 4PM to 12AM and Wednesday to Saturday from 4PM to 2AM, there will continue be live music and music by DJ at entertainment levels permitted but only after 7PM every evening and not during daytime hours, all doors and windows will be closed at all times except for patron ingress and egress, there will be no promoted events, no scheduled performances and cover fees, there will be no velvet ropes, no movable barriers; no patrons will enter the establishment via the sneaker store storefront located on the ground floor; all patron entry will be from Gansevoort St. only and all patrons will be directed to the Gansevoort St. entrance; the Applicant again confirming that there would be no patrons lined up or congregating at the entrance to the establishment at any time except to check IDs prior to entry, and further reiterated that there will be no ropes or barriers will be used and patron holding will occur inside the establishment if necessary; and,

vi. Whereas, the Applicant again 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 their on-premise liquor license stating that:

1. Premise will be advertised and operated as a cocktail bar located underneath a sneaker store.
2. The hours of operation will be Sunday through Tuesday from 4PM to 12AM and Wednesday to Saturday from 4PM to 2AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not have televisions and the premises will not operate as a sports bar.
4. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes. No sidewalk café is included in this application.
6. The premises will employ a doorman/security personnel at all hours and days of operation at the door.
7. Music levels will be background only before 7PM and may be entertainment levels albeit only after 7PM, but all music levels and volumes will at all times comply with all New York City Laws and Regulations.
8. Entertainment level music, including DJs and/or live music is prohibited during the day or before 7PM.
9. The premises will not have promoted events.
10. The premises will keep closed at all times all doors and windows. There will be no French doors, operable windows or open facades.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. There will be 21 tables, 65 table seats, and 1 bar with 10 seats. Maximum permissible occupancy is 98 persons total.
14. Will post a please respect the neighbors type sign.
15. There will be no ropes or barriers.
16. There will be no outside promoters.

17. All Patron access will be from the Gansevoort St. entrance only.
18. There will be no patron lines outside the establishment except to check IDs and provide entry. Any patron holding areas will occur inside the premises.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a change in method of operation for an existing On Premise Liquor License for SNS Bar, LLC, d/b/a Stockholm, 63 Gansevoort St., East Basement (aka 22 Little West 12th 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 Licensee's "Method of Operation" for its existing SLA On Premise Liquor License.

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. Solaro, Inc. d/b/a TBD, 13 Carmine Street 10012 (New Restaurant Wine)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new beer and wine license to operate an Italian bistro in an R7/C1-5 zoned, five-story mixed-use building constructed c.1890 on the west side of Carmine St. between Bleecker St. and Sixth Ave. (Block #589/Lot #47) in Greenwich Village, which building falls within the designated NYC LPC's Greenwich Village Historic District Extension II; and

ii. Whereas, the ground-floor premises is approximately 1,010 sq. ft. and the basement (to which will be no patron access) is approximately 1,356 sq. ft.; there will be 22 tables with 48 seats, and one (1) stand-up bar with 16 seats, which will serve as a food counter, for a total of 64 interior seats; there will be a sidewalk café of approximately 125 sq. ft. with nine (9) tables and 18 seats; the premises has one (1) restroom and one (1) entrance; this location was previously licensed as an eating and drinking establishment and the Applicant has presented a Letter of No Objection for the operation of such an establishment with fewer than 75 persons on the first floor of the premises; and

iii. Whereas, the Applicant's hours of operation are Sunday to Thursday 8:00 AM to 12:00 AM, with the sidewalk café closing at 10:00 PM, and Friday and Saturday 8:00 AM to 1:00 AM, with the sidewalk café closing at 11:00 PM; music will be quiet background only, not audible in surrounding residences, there will be no DJs, no promoted events, no live music, no private parties, no scheduled performances or cover fees, and there will be no more than two (2) televisions of a maximum 46" in size; and

iv. Whereas, the Applicant has stated that any changes made to the premises will be cosmetic in nature only and that the new signage it will install will have dimensions comparable to those of the signage currently in place; and

v. Whereas, the Applicant has presented letters of support (though none were from immediate neighbors to the premises), and while it has neglected to reach out to the Carmine St. block association, it has promised to do so, and

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

1. The Premise will be advertised and operated as an Italian bistro-style restaurant.
2. The hours of operation will be from 8:00 a.m. to 12:00 a.m. Sundays to Thursdays (with the sidewalk café closing at 10:00 p.m.), and 8:00 a.m. to 1:00 a.m. Fridays and Saturdays (with the sidewalk café closing at 11:00 p.m.).
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have no more than 2 televisions of not more than 46" in size.
6. Will not permit dancing.
7. Will not operate a backyard garden or any outdoor area for commercial purposes, except for a sidewalk café with no more than 9 tables and 18 chairs.
8. Will not install operable French doors or windows that open out to the sidewalk.
9. Music will be quiet, ambient recorded background music only.
10. Will close all doors & windows every night at 9:00 p.m. except for patron entering and exiting.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not make any changes to the existing facade, except to change signage or awning.
13. Will not offer unlimited drink, or unlimited food & drink specials (including no "boozy brunches"), nor will it sell pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
15. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.

16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the new restaurant wine license for **Solaro Inc., d/b/a TBD, 13 Carmine Street 10012** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. & 24. A Not for Profit Entity to be formed by SoHo Works, d/b/a SoHo Works, 875 Washington St. 3rd Floor 10014 (RW – Co-working offices)

A Not for Profit Entity to be formed by SoHo Works, d/b/a SoHo Works, 875 Washington St. and 5th Floor 10014 (RW – Co-working offices)

i. **Whereas**, a Representative of the Applicant and their Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present two separate applications to the Liquor Authority for two members club beer, wine and cider licenses to operate two 9000 sq. ft. co-working office spaces, the first on the third floor and the second on the fifth floors of a five-story commercial building on Washington St. between West 13th and West 14th Streets in the Meat Packing area; the two applications were heard together, and

ii. **Whereas**, for the fifth floor premises the applicant presented a certificate of occupancy that permitted office use and occupancy only but did not specifically permit eating and drinking or a private members club, the premises having never been licensed previously or operated in the manner being proposed, there will be an open lounge with a proposed occupancy for eating and drinking of 160, with 47 tables and 154 patron seats and 1 stand up bar with 5 seats for a total patron occupancy of 160 seats, six bathrooms, 2 TVs, there will be background music; there will be a menu with sandwiches, bakery items, soups and salads but there is no full-service kitchen and no exterior areas for the service of alcohol; and,

iii. Whereas, for the third floor premises the applicant presented the same certificate of occupancy that permitted office use and occupancy but again did not specifically permit eating and drinking or a private members club on the third floor of the building, the premises having never been licensed previously or operated in the manner being proposed, there will be an open lounge with a proposed occupancy for eating and drinking of 171, with 48 tables and 166 patron seats and 1 stand up bar with 5 seats for a total patron occupancy of 171 seats, six bathroom, 3 TVs, there will be background music; there will be a menu with sandwiches, bakery items, soups and salads but there is no full-service kitchen and no exterior areas for the service of alcohol; and,

iv. Whereas, the proposed hours of operation for both spaces were Sunday through Saturday from 7 AM to 12AM, the initial application included the use of DJs and Live Music but those proposals were subsequently withdrawn there now being background music only, there will be private events and a flexible event space was included as an alternate layout for the 5th floor, the Applicant indicating there will be no promoted events, no scheduled performances and cover fees; and,

v. Whereas, a “club” for purposes of a “club license” is defined by the NYS ABC laws as follows: “a Club shall mean an organization of persons incorporated pursuant to the provisions of the not-for-profit corporation law or the benevolent orders law, which is the owner, lessee or occupant of a building used exclusively for club purposes, and which does not traffic in alcoholic beverages for profit and is operated solely for a recreational, social, patriotic, political, benevolent or athletic purpose but not for pecuniary gain; except that where such club is located in an office or business building, or state armory, it may be licensed as such provided it otherwise qualifies as a ‘club’ within the meaning of this subdivision”; and,

vi. Whereas, the proposed premises seeks to operate as a for profit co-working space and not as a true “not-for-profit club” within the provisions of existing law, and it cannot be said with clarity or with veracity that the premises to be licensed here “[will] not traffic in alcoholic beverages for profit”; and,

vii. Whereas, even though the Applicant indicated that it will seek a change in occupancy for both the third and fifth floor premises proposed to be licensed, there remain unresolved questions as to whether eating and drinking is permissible in the manner being proposed, the service of alcohol being inconsistent with traditional office space use and occupancy, the proposal that eating and drinking use/occupancy is accessory when there is such a large lounge space with such a significant presence, where existing NYC Zoning regulation principals which state that the accessory use being “customarily found” in connection with the principal use, the principal use/occupancy currently permitted being for traditional office space, an accessory use for eating and drinking not customary found or consistent with the principle occupancy and use of office space; and,

viii. Whereas, the immediate area having been greatly impacted over the last 15 years from a significant fluctuation of liquor licensing into the area, the licensing establishing unanticipated impacts from a failure to properly vet and limit such operations in the past, this particular application seeking to add liquor licensing in a yet another new format in another new location in this area, being 18,000 sq. ft. in size, for office use only, the method of operation being proposed not previously being recognized by laws in the City or State of New York, there being no legislation for licensing such large footprints on multiple upper floors of an office building as proposed and no real guidance from the New York State Liquor Licensing Authority permitting such a license, the proposed reasoning from the Applicant being self-motivated and not well-researched, as well as being inconsistent with existing law; and,

ix. Whereas, CB2, Man. remains open to the advent of co-working spaces, especially in light of the changing times where co-working office space provides a new market for the self-employed and work-at-home professionals or those who have traditionally worked in isolation, and further understands the need and purpose for licensing for profit businesses, but for the Applicant in this case—sharpened by the numerous additional, analogous license applications that will appear in the future—to state and propose business operations inconsistent with its true intentions is objectionable, and requires new laws/regulations with specific guidance in place to address the advent of co-working spaces in combination with for profit eating and drinking and the service of alcohol:

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for **A Not for Profit Entity to be formed by SoHo Works, d/b/a SoHo Works, 875 Washington St. 3rd Floor and 5th Floor 10014** on its two applications seeking new club beer, wine and cider licenses; and

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

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. Dig Inn 232 Bleecker St, LLC d/b/a Dig Inn, 232 Bleecker St. 10014 (Restaurant w/ Sidewalk Cafe)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new Restaurant Wine license to operate a full service American Food Restaurant in a mixed-use, six-story building (circa 1900) in a R7-2 zone with a c 1-5 Overlay for local retail at 232 Bleecker Street which is at the corner of Bleecker and Carmine Streets; and,

ii. Whereas, the 2,821 sq. ft. premises (1,307 sq. ft. ground floor and 1,514 sq. ft. storage cellar) was previously operated as Bleecker Spaghetti, LLC d/b/a Trattoria Spaghetti (2011-2019) with a restaurant wine license, a certificate of occupancy was presented permitting a commercial store on the first floor but there was no specific designation for eating and drinking on the document; and,

iii. Whereas, the Applicant has filed for a Letter of No Objection from the Department of Buildings, and the premises will have 47 seats, there will be 16 tables with 32 seats and 1 bar with 10 seats, and 5 seats at a chef Counter, there will be 2 entrances (there will be one patron entrance on the corner, the other entrance is for emergency only) and 4 exits, 3 bathrooms (2 for customers and 1 for employees)

iv. Whereas, premises will operate as a "full service restaurant" serving locally sourced American food, with a full service kitchen, no TVs, all windows and doors will be closed at 9 PM,, there will be 10 tables and 20 seats in a sidewalk café which will close at 10 PM Sunday through Thursday and 11 PM on Friday and Saturday; there will be no take out window; and,

v. **Whereas**, the applicant's agreed upon hours of operation will be Sunday through Saturday from 8 AM to 12 AM., music will be quiet ambient background music only; and,

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

1. The premises will be advertised and operated as a full-service American Restaurant.
2. The hours of operation will be Sunday through Saturday from 8 AM to 12 AM.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. There will be no TVs.
5. The premises will operate a sidewalk cafe.
6. The premises will play quiet ambient, recorded background music only.
7. all windows and doors will be closed at 9 PM
8. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
10. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
11. The premises will not permit dancing.
12. Will appear before Community Board #2 prior to submitting any changes to any stipulation agreed to herein.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the new Restaurant Wine license for **Dig Inn 232 Bleecker St, LLC d/b/a Dig Inn, 232 Bleecker 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 39 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. Fifty Merchants LLC d/b/a TBD, 50 Commerce Street 10014 (New OP -- Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new on-premise license to operate a family-friendly restaurant serving a menu based on recipes from vintage American cookbooks in an R6 zoned, six-story mixed-use building constructed in 1926 (and altered in 1955) on the west side of Commerce St. between Bedford St. and Barrow St. (Block #584/Lot #20) in Greenwich Village, which building falls within the designated NYC LPC's Greenwich Village Historic District; and

ii. Whereas, the ground-floor premises is approximately 1,200 sq. ft. and the basement (to which there will be no patron access) is approximately 650 sq. ft.; there will be 27 tables with 78 seats, and one (1) stand-up bar with 13 seats, for a total of 91 seats; there will be no sidewalk café; the premises has three (3) bathrooms and two (2) entrances; this location was previously licensed as an eating and drinking establishment and the Applicant has presented a Certificate of Occupancy that shows the first floor having a permitted use as a restaurant with a maximum occupancy of 120 persons and it will apply for a Public Assembly Permit;

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

iv. Whereas, the Applicant has promised that it will use only one of the two entrances to the premises at any given time, and that it will make no changes to the exterior of the building except for new signage; and

v. Whereas, the Applicant has other credited businesses located in the immediate area and strong support from the owner of the building and those residing in the immediate vicinity of the premises to be licensed; it has done considerable community outreach and has presented a petition and numerous letters of support, and has obtained the support of local block associations; and

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

1. The Premises will be advertised and operated as a family restaurant serving American-style food based on vintage recipes.
2. The hours of operation will be from 8:00 a.m. to 12:00 a.m. Sundays to Thursdays, and 8:00 a.m. to 1:00 a.m. Fridays and Saturdays.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not permit dancing.
7. Will not operate a backyard garden or any outdoor area for commercial purposes.
8. Will not install operable French doors or windows that open out to the sidewalk.
9. Music will be quiet, ambient, recorded background music only.
10. Will keep all doors & windows closed at all times except for patron entering and exiting.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not make any changes to the existing facade, except to change signage or awning.
13. Will not offer unlimited drink, or unlimited food & drink specials (including no "boozy brunches"), nor will it sell pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
15. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

vii. Whereas, this application being subject to the 500-foot rule requiring the Applicant to establish a public interest, there being approximately 41 On Premise Liquor Licenses within 750 ft. of the premises, 11 additional pending licenses and an unknown number of beer and wine licenses, the stipulations agreed upon with Community Board 2 being the premise upon and pretext for which the Applicant is able to satisfy that statutory obligation;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new restaurant on-premise license for **50 Commerce LLC, d/b/a TBD, 50 Commerce Street 10014** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise License.

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

27. 340 Bleecker, LLC d/b/a AMOS, 340 Bleecker St. 10014 (New OP – Restaurant)

i. Whereas, the Applicant and his Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new on-premise liquor license to operate a full-service “neighborhood restaurant serving breakfast, lunch and dinner”; and,

ii. Whereas, the proposed premises to be licensed is a combination of multiple storefronts, located adjacent to each other, the first storefront having previously operated as a diner restaurant called Manatus which closed in 2015, the second storefront being a clothing store and never previously licensed or operated for eating and drinking, the combined premises being gut-renovated and kitchen being relocated into the basement, the combined interior premise being 3,500 sq. ft., (2,500 sq. ft. ground floor and 1,000 sq. ft. basement) within a mixed-use six-story building (circa 1930) located on Bleecker St. between West 10th St. and Christopher St. in Greenwich Village, the building falling within NYC LPC’s designated Greenwich Village Historic District; and,

iii. Whereas, the premise will have three sets of operable doors running along Bleecker Street but there will be only one patron entrance/egress, that entrance being located at the most northerly side of the combined storefronts, there will also be a licensed sidewalk café in front with no more than 6 tables and 12 seats; and,

iv. Whereas, the interior premises will have 28 tables and 94 table seats, 1 standup bar with 14 bar seats for a maximum interior patron occupancy of 108, there will be no patron use of the basement, two patron bathrooms and no operable windows, an awning will be installed over the sidewalk café to limit privacy intrusions for those living above; and,

v. Whereas, the interior hours of operation will be Sunday to Thursday from 8AM to 12AM and Fridays/Saturdays from 8AM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), the exterior sidewalk café will close by 10 PM Sunday through Thursday and close by 11PM Fridays and Saturdays (all patrons will be cleared and no patrons will remain after stated closing time), music will be on the interior only and will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times; there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

vi. Whereas, there may be live music at the interior premises, albeit limited to two times per week, acoustical instruments only, without amplification, no drums and no horns; and.

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

1. The establishment will be advertised and operated as a full-service restaurant serving breakfast, lunch and dinner.
2. The interior hours of operation will be Sunday to Thursday from 8AM to 12AM and Fridays/Saturdays from 8AM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time).
3. The premises will not operate a backyard garden or any outdoor area for commercial purposes other than a DCA approved sidewalk café.
4. The exterior sidewalk café will close by 10 PM Sunday through Thursday and close by 11 PM Friday to Saturday. All patrons will be cleared from the sidewalk café and no patrons will remain after stated closing time.
5. Will not have TVs.
6. 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.
7. The premises will not permit dancing in any portion of the premises.
8. Live music may occur at the interior premises, albeit limited to two times per week, acoustical instruments only, without amplification, no drums and no horns; otherwise the premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. Will install foam soundproofing with additional sound barriers for sound attenuation throughout entire ceiling, utilize sound limiters and will work with the residential tenants living directly above premises to attenuate/contain all sound impacts.
10. Will install awning over sidewalk café.
11. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
12. Signage will be installed to remain patrons outside to be respectful of residents living immediately above establishment.

13. The Licensee will obtain all required certificates, permits and related documents including a Certificate of Occupancy prior to opening and will keep current all certificates, permits and related documents.
14. There will be no operable windows and all operable doors on Bleecker Street will be closed at all times except for patron egress.
15. There will be a single patron entrance located at the northerly portion of the storefront premises.
16. There will be no “bottle service” other than typical restaurant beer/wine by the bottle.
17. There will be no velvet ropes or barricades used to control patrons.

vii. Whereas, several local residents appeared in opposition, including those directly impacted and living on Bleecker Street immediately above the premises to be licensed and the proposed sidewalk café, the proposed licensed premise and exterior café being surrounding by a significant residential presence, advancing concerns relating to noise impacts from the exterior café but also due to the interior restaurant, the size of the combination of two storefronts, one of which has never been licensed previously or used for eating and drinking, the prior use of the additional storefront having been as a retail store not having the same sound intrusions and impacts as a full service restaurant with a large bar being installed where none had previously existed, the patron occupancy of 108 being much greater than the prior occupancy of the diner, the building being old without soundproofing and all residential above, the tenants impacted having lived in the building for decades with concerns that they are being targeted by the landlord due to their rent-controlled status; there also being concerns voiced that the Applicant was not being candid about his plans to prevent noise intrusions for the larger foot print and there being doors left unlocked and access to common tenant areas in the basement by employees of the proposed restaurant, the Applicant in response repeatedly stating he would resolve all potential problems and work with the tenants immediately impacted now and into the future to ameliorate the likely and potential impacts that will occur; and,

viii. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 52 On Premise Liquor Licenses within 750 ft. of the premises, with 9 additional pending licenses in the same area and an unknown number of beer and wine licenses, the Applicant having modified his application, understanding the concerns of the tenants and residents living directly above the premises to be licensed and agreeing in good faith to install an awning over the licensed sidewalk café, to install sound limiters and to install soundproofing in the entire ceiling of the licensed premises, to have only one patron entrance at the northerly side on Bleecker Street, and to continue to work with those tenants living above to prevent interior and exterior noise intrusions, and further agreeing to the above-referenced stipulations with CB2, Man., all of which in combination form the premise upon and pretext for satisfying the Applicant’s statutory obligation to serve the public interest;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **340 Bleecker, LLC d/b/a AMOS, 340 Bleecker 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 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

28. Ars Nova Theater I, Inc., 27 Barrow St. 10014 (OP-Theater, live music in conjunction with musical theatre performance)

i. Whereas, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new on-premise liquor license for a non-profit theatre company for alcohol service prior to performances and during intermission; and,

ii. Whereas, this application is for a new on-premise liquor license for an existing theatre which had previously been licensed by a prior operator for beer and wine service only; the premises is located on the ground floor and mezzanine of a 7-story commercial building located in a mixed-used residential/commercial area on Barrow Street between 7th Avenue South and West 4th Street for a roughly 3,344 sq. ft. premise (2,666 sq. ft. ground floor and 678 sq. ft. mezzanine) with 199 seats located in the theatre and one stand-up bar adjacent to the lobby area; a Certificate of Occupancy was provided; and,

iii. Whereas, when there is public programming in the theatre, the hours of operation for alcohol service will be from 6PM to 10PM Monday to Friday and from 1PM to 4:30PM and 6PM to 10PM Saturday and Sunday; there are no outdoor areas and no operable facades or windows, music will be that as normally found in theatres spaces, there will be no DJs or patron dancing, no velvet ropes, no movable barriers; there will be live music in conjunction with theatre performances; and,

iv. Whereas, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into the method of operation on the new theatre on-premise liquor license stating that:

1. This application is for an on-premise liquor license for a non-profit theatre company for alcohol service prior to performances and during intermission only.
2. The licensed premises will consist of the main theatre with 199 seats, the front lobby area, box office area, bar & coat check.
3. When there is public programming in the theatre, the hours of operation for alcohol service will be from 6PM to 10PM Monday to Friday and from 1PM to 4:30PM and 6PM to 10PM Saturday and Sunday. Beer, Wine and Alcohol sales will only occur 30 minutes prior to any performance and during any intermission up to 30 minutes in length. When there is no public programming, there will be no alcohol service.
4. All beer, wine and alcohol service will be limited to ticketed patrons only.
5. Alcohol service will be limited to basic well drinks.
6. Patrons will only be able to purchase beer, wine and alcohol at the standup bar in the coat check counter in the lobby area. Patrons may bring beer, wine alcohol to seats in the theatre.
7. All public programming in the theatre will end by 11pm.
8. At no time will any music or noise from inside the theatre be audible in any contiguous residential apartments.
9. At no time will the theatre utilize DJs, allow patron dancing, utilize velvet ropes or other barricades to queue patrons or otherwise block areas of the sidewalk on the exterior of the building.
10. The theatre will abide by all the regulations of the Department of Buildings and the Landmark Preservation Commission in the operation of their business at this address, including, but not limited to the Certificate of Occupancy, Place of Assembly Permits and exterior signage.
11. The theatre, at the request of CB2, Manhattan, will revisit any of the above stipulations as they relate to quality of life issues and will work with CB2, Manhattan to create additional best practices to mitigate any ongoing issues should they arise.
12. There will be a designated contact person whose phone number is made available to local residents who will respond to any complaints promptly.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

v. **Whereas**, a number of letters in support were previously received including letters from local residents and other groups; and,

vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 36 On Premise Liquor Licenses within 500 ft. of the premises, and an unknown number of beer and wine licenses, the stipulations agreed upon with CB2, Man. being agreed upon and premised upon and the pretext for satisfying that statutory obligation;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new theatre on-premise liquor license for **Ars Nova Theater I, Inc., 27 Barrow 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 Theatre On-Premise Liquor License.

Vote: Unanimous, with 39 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

29. Houston Hospitality Group, LLC d/b/a Biamo, 178 W. Houston St. 10014 (New OP – Restaurant)

i. Whereas, the applicant appeared with his counsel before CB2's SLA committee for the purpose of seeking a new OP license for a storefront premises located within a six-story mixed use building on a roadway extension and address on West Houston Street but which is also known as Bedford Street between Sixth Avenue and Downing Street, the building falling within the designated NYC LPC's Greenwich Village Historic District; and

ii. Whereas, the interior storefront premises are approximately 1,600 sq. ft., were previously occupied and operated for years as a Laundromat and dry cleaning business and has neither previously been used nor occupied, with unenclosed rear yard of approximately 500 sq. ft. extending out from the rear of the premises, for eating or drinking, nor previously licensed for the service of alcohol, there currently being no permit, letter of no objection from the NYC Dept. of Buildings or a current Certificate of Occupancy provided or presented which permits such use and occupancy for eating and drinking for either the interior premises or outdoor rear yard extension; and

iii. Whereas, the applicants believed that the premises was previously used and occupied for eating and drinking many years ago but such assertion was incorrect and in error and that the premises in question was never in fact occupied by or operated for eating and drinking, there being remnants of a ventilation system belonging to another, separate and distinct storefront albeit in the same building but with no rear yard extension; and

iv. Whereas, the applicants seek to open an Italian restaurant and bar serving pastas, pizza, salads and Italian dishes with hours of operation from 11 AM to 11 PM every day/night, with 18 interior tables and 36 interior seats, 1 interior stand up bar with 8 seats for a total interior patron capacity of 44 patron seats in the rear yard, requiring a complete gut renovation of the premises, the installation of a new kitchen and the installation of new mechanical systems where none had existed previously; and

v. Whereas, the applicant's current application did not include the exterior rear yard but the Applicant's counsel made it clear that the Applicant intends to extend their business operations into the rear yard, the premises also having existing operable windows at the rear which will remain open during operating hours; and

vi. Whereas, the Applicant submitted preprinted letters drafted by the Applicant and purportedly signed by residents living in and outside the immediate area but the preprinted letters did not acknowledge their existing plans to operate the rear yard in the future, calling into question the support letters in that local residents and neighbors could not and were not made aware of the applicant's desire and future plans to use the rear yard space, creating additional concerns the Applicant was not being sincere as to its ultimate plans for the premises to be licensed and was seeking to avoid having the back yard extension being subject to the 500-foot rule and its statutory obligation to establish a public interest; and

vii. Whereas, no one appeared in support of the Application; and,

viii. Whereas, the residents living in the same building, residents living in the immediate neighborhood, as well as Bedford Downing Street Block Association and its representatives appeared in opposition to the application, while still others sent in letters and email correspondence in opposition, all of whom were adamantly opposed to this application, citing concerns for adding yet another licensed establishment on a narrow, residential street that is already overly-saturated with liquor licenses and where there are already 8 licensed establishments running along a two block span of Bedford Street between Carmine Street, Downing Street and Sixth Avenue, there being no public interest in adding yet another licensed location on this primarily residential block and very narrow roadway, in an area where there are so many other establishments already existing and where there are other vacant and unoccupied alternative storefronts on Carmine Street nearby and throughout CB2, Man. that are specifically available for eating and drinking uses, there being no public interest for opening new licensed locations in spaces previously unlicensed and never occupied for eating and drinking because the applicant seeks a lower rent, especially on narrow streets zoned for residential use when so many alternative locations properly zoned in the immediate area are vacant and needing businesses like proposed here to occupy them; and

ix. Whereas, the premises includes a rear courtyard outdoor space that faces the rear windows of a large adjacent residential community composed of multiple residential buildings creating future concerns of noise coming from the proposed premises where there has only been and forever quiet enjoyment and privacy normally associated with a rear yard surrounded by residential apartments; and

x. Whereas, there are already 55 liquor licenses within a 750 foot radius of these premises, many of which have only recently been added to the Area, including 11 pending license applications in this same area, there are many bars and restaurants which provide the same or similar services to the area as proposed in this Application, the application not being unique in any manner, the premises having never been licensed previously, the future extension into the rear yard being planned, there being no coherent reason for adding yet another licensed establishment where there is vacancy elsewhere for such purpose, there being no permits proffered demonstrating permission to use or occupy as proposed, there being

significant opposition presented from the local neighborhood with valid concerns, the immediate area being primarily residential on a narrow roadway already overwhelmed by liquor licenses, the application not satisfying the public interest standard; and

xi. Whereas, the specific storefront premises proposed to be licensed was previously reviewed with an analogous application known as AROSE HOSPITALITY, LLC d/b/a ZEROBEDFORD SN 1293115 in 2016, with CB2, Man. unanimously voting to recommend denial of that license in January/2016 for analogous reasons, and where a 500-foot hearing was held in March 31, 2016 with the Administrative Law Judge concluding after such hearing that the application at the same premises did not meet the statutory burden of demonstrating that the public interest will be served by the granting of said license; and

xii. Whereas, the NYSLA Board thereafter agreed with CB2, Man. and the Administrative Law Judge that the analogous application for these same premises did not meet the statutory burden of demonstrating that the public interest will be served by the granting of said license, thereby voting to deny the previous license application in 2016;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for **Houston Hospitality Group, LLC d/b/a Biamo, 178 W. Houston St. 10014** on its application seeking a new OP license; and

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

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

Vote: Unanimous, with 39 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

30. Red Cat Bar, LLC d/b/a Red Cat Bar, 286 Spring St. aka 290 Hudson St. 10013 (OP – Bar/Tavern)

i. Whereas, the Applicant and his Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new On Premise license to operate a “bar with jukebox serving flatbreads” in the ground floor of mixed use, seven-story building on Spring Street at the corner of Hudson Street in Hudson Square; and,

ii. Whereas, the storefront premise is approximately 1,548 sq. ft. (1,148 sq. ft. ground floor and 400 sq. ft. basement, the basement not being for patron use) and was previously operated as the Parlor Social Club but closed in early 2018, the Applicant having been the Developer of the entire “L” shaped building, having transformed the upper floors into condominiums while retaining the two commercial storefronts with multiple addresses/entrances on Spring and Hudson Streets, the Hudson Street storefront being operated as a restaurant and wine bar with an on premise license as of 2018 with operable facades and sidewalk café, there being one certificate of occupancy for the combined storefronts but not for the individual storefronts as presented, the proposed license being presented for the Spring Street storefront where there are fix facades and no operable doors/windows facing Spring Street, the Applicant agreeing that he will obtain the proper and correct certificates of occupancy for each individual storefront operating separately and with different liquor licenses prior to opening; and,

iii. Whereas, there will be no exterior areas for commercial use or the service of alcohol, no sidewalk café and all doors and windows will remain fixed Applicant further agreeing to not install operable facades in the future at the front facade of the storefront premise and further agreed that all doors and windows will be remain closed at all times in the future other than patron egress through the single Spring Street entrance; and,

iv. Whereas, the interior premises will not operate with a full-service kitchen, there will be 1 bar with 9 seats, 12 tables with 44 seats for a total interior occupancy of 53 patrons, one (1) bathroom for patrons, two (2) TVs, music will be quiet-background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no promoted events, no scheduled performances or cover fees, no security, no velvet ropes, no movable barriers on the sidewalk; and,

v. Whereas, multiple residents with young children living directly above the storefront premises that will be directly impacted by the proposed license, appeared in opposition to the application, there being concerns voiced regarding noise impacts from the interior operations and patrons exiting the premises and smoking outside in front of the premises after drinking alcohol, there being issues in the past with the prior Parlor Club having operated with a speakeasy type method of operation, without signage, causing patrons to enter the front residential door and hallway, the residents in opposition concerned about security to their home with the doorway to the Bar being located within a few feet of the their front entrance, there also being concerns voices about soundproofing and the on-going impacts of noise from the already existing restaurant and wine bar located in the Hudson Street storefront; and

vi. Whereas, in light of the concerns expressed by those immediately impacted neighbors and CB2, Man. the Applicant in good faith agreed to hours of operation which will be Sunday through Thursday from 8 AM to 12 AM, Fridays and Saturdays from 8 AM to 2 AM, all facades will be fixed, there will be no operable doors or windows, all existing doors will be closed at all times except for patron egress through a single main entrance on the Spring Street, the Applicant further stating he will install sound-proofing through the ceiling of the entire interior premises, providing plans for installation of a Kinetics Noise Control product with deck suspended ceiling spring hangers, and further agreed to work with his neighbors living directly above the premises to be licensed to prevent future noise impacts from the bar; and,

vii. Whereas, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their Restaurant On Premise license and the stipulations are as follows:

1. The premises will be advertised and operated as a café during the day and bar at night.
2. The hours of operation will be Sunday through Thursday from 8 AM to 12 AM, Fridays and Saturdays from 8 AM to 2 AM. No patrons will remain after closing hours.
3. The service of alcohol will not commence until after 12 PM every day.
4. The premises will have two TVs only but will not operate as a sports bar or allow any portion of the premises to be operated in such a manner.
5. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, including a licensed sidewalk cafe.
6. The premises will play quiet background music only. No music will be audible in any adjacent residence anytime.
7. Will not install French doors, operable windows, or open façades.

8. All windows and doors will be closed at all times.
9. Will assign door personnel at front door on Friday and Saturday evenings to prevent unnecessary noise intrusions and loitering on the public sidewalk in front of the licensed premises and adjacent to the residential entrance.
10. Will install floating ceiling with quiet rock with deck-suspended ceiling hangers for sound attenuation, utilize sound limiters and will work with the residential tenants living directly above premises to attenuate/contain sound impacts.
11. Will not make changes to the existing façade except to change signage or awning.
12. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
13. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
14. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
15. The premises will not permit dancing.
16. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

viii. Whereas, this application being subject to the 500-foot rule requiring the Applicant to establish a public interest, there being approximately 20 On Premise Liquor Licenses within 750 ft. of the premises, with 3 additional pending licenses in the same area, there already being 4 existing bars (Ear Inn, Lazy Point, Kana Tapas Bar, Paul’s Casablanca) with late night hours located on Spring Street in Hudson Square, as well Local and Vine located in the same building at the connected Hudson Street storefront, and an unknown number of beer and wine licenses, the Applicant having modified his application, understanding the concerns of the tenants and residents living directly above the premises to be licensed and agreeing in good faith to install sound limiters and to install soundproofing in the entire ceiling of the licensed premises to prevent and ameliorate interior noise intrusions, by employing personnel at the front door to monitor patrons entering and exiting after 12 AM on the weekends to assist in potential exterior noise intrusions, there being no exterior areas for the service of alcohol and no operable facades to the storefront, the stipulations agreed upon with Community Board 2 in good faith being the premise upon and pretext for satisfying the Applicant’s statutory obligation to serve the public interest; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the On Premise license application to **Red Cat Bar, LLC d/b/a Red Cat Bar, 286 Spring St. aka 290 Hudson St. 10013** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the On Premise License.

Vote: Unanimous, with 39 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

31. LFNy, LLC d/b/a Pending, 24 Minetta Lane, 10012 (New OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a new restaurant on premise liquor license to operate a full-service fine-dining modern Italian restaurant serving lunch and dinner that will focus on “serving the finest food, wine and spirits that represent the regional cuisine of Italy”; and,

ii. Whereas, this application is for a new Restaurant On-Premise Liquor License in a previously licensed location; the premises is in a mixed use district located on the ground floor with accessory use in the basement on Minetta Lane between Sixth Avenue and MacDougal Street for a roughly 4,300 sq. ft. premise of which 2,500 sq. ft. is on the first floor and 1,800 sq. ft. is in the basement (basement use not for patrons) with 12 tables and 40 seats, 1 standup bar with 8 seats, 14 food rear and front counter/dinning rail seats for a total of 62 seats; no TVs, two patron bathrooms, the front façade is fixed without operable doors/windows, the maximum legal capacity is less than 74 persons; there is no sidewalk café; there are no other outdoor seating areas or backyard garden; and,

iii. Whereas, the hours of operation will be Sundays from 10AM to 2AM Sunday through Saturday seven days/nights per week, the Applicant stating and agreeing that he would advertise closing hours of 11 PM every night, music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no security, no velvet ropes, no movable barriers; and,

iv. Whereas, the Applicant 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 liquor license stating that:

1. The premises will be advertised and operated as a full-service Italian restaurant; and,
2. The hours of operation will be 10AM to 2AM Sunday through Saturday seven days/nights per week. No patrons will remain after closing hours.
3. Advertised closing hours will be 11 PM every night.
4. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
5. The premises will have no televisions.
6. The premises will not permit dancing.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes including a licensed sidewalk café.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. The Premises will close all doors and windows at all times.
11. Will not install or have French doors, operable windows or open facades.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.

v. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 63 On Premise Liquor Licenses within 750 ft. of the premises, six pending licenses and an unknown number of beer and wine licenses, the stipulations agreed upon with CB2, Man. being premised upon and the pretext for satisfying that statutory obligation; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **LFNY, LLC d/b/a Pending, 24 Minetta Lane, 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise Liquor License.

Vote: Passed, with 37 Board members in favor and 1 abstention (D. Diether).

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

32. Top Thai Group Inc., d/b/a TBD, 55 Carmine St. 10014 (OP – New Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for an on-premise license for its new restaurant which will offer Thai cuisine in a storefront location in a R-6 zoned one story, (1900) mixed-use building on Carmine Street between Bedford Street and Varick Street (Block #582/Lot #P/O) in Greenwich Village; and

ii. Whereas, the premise was previously operated as a restaurant Do Hwa) until 2018 with an On Premises license; the operator will provide a letter from a registered architect that indicates that Use Group 6 is an allowable use at this location in light of the fact that the Certificate of Occupancy states that the space is a magician's theater; and,

iii. Whereas, the ground-floor premises to be licensed is approximately 2,100 sq. ft. and the basement (which will be used for storage only) is approximately 1,200 sq. ft.; there will be 28 tables with 70 seats, and one (1) bar with 10 seats, for a total of 80 interior seats; and there will be no sidewalk café; There will be one entrance and one exit and 2 bathrooms; there are existing operable windows on the front façade that will be closed every night by 9 PM and

iv. Whereas, the Applicant's hours of operation are Sunday to Saturday 11 AM to 12 AM, music will be quiet background only, not audible in surrounding residences, there will be no DJs, no promoted events, no live music, no private parties, no scheduled performances or cover fees, and no TV's; and

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

1. Premise will be advertised and operated as a Thai cuisine restaurant.
2. The hours of operation will be Sunday to Saturday 11 AM to 12 AM. No patrons will remain after closing hours.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not permit dancing.
7. Will not operate a backyard garden or any outdoor area for commercial purposes (including a licensed sidewalk café).
8. Will close all doors and windows at 9 PM every night.
9. Music will be quiet, ambient recorded background music only.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.

vi. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 30 On Premise Liquor Licenses within 500 ft. of the premises, six pending licenses and an unknown number of beer and wine licenses, the stipulations agreed upon with CB2, Man. being premised upon and the pretext for satisfying that statutory obligation;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new restaurant on-premise license for **Top Thai Group Inc., d/b/a TBD, 55 Carmine St. 10014 10011** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise License.

Vote: Unanimous, with 38 Board members in favor.

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



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

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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

33. 324 Spring Hospitality, LLC d/b/a Empire Lodge, 324 Spring St. 10013 (New OP - withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 6th, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear;

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

Vote: Unanimous, with 38 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

34. Off Cuts, LLC d/b/a Quality Eats, 19 Greenwich Ave. 10012 (OP – Restaurant) (Method of Operation Change – Extend the hours for the outside area) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 6th, 2019 the Applicant requested **to withdraw** this application for an alteration of an existing on premise liquor license from further consideration with the NYSLA and failed to appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **Off Cuts, LLC d/b/a Quality Eats, 19 Greenwich Ave. 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 38 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

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

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

Vote: Unanimous, with 38 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

36. Restaurant Associates, LLC d/b/a N/A, 100 Ave. of the Americas, Floors 2-16 10013 (OP – Catering Facility: Private Events Only) (New OP – laid over)

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

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Restaurant Associates, LLC d/b/a N/A, 100 Ave. of the Americas, Floors 2-16 10013 (OP – Catering Facility: Private Events Only)** **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 38 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

37. Restaurant Associates, LLC d/b/a N/A, 100 Ave. of the Americas, Floors 15-23 10013 (OP – Catering Facility: Private Events Only) (New OP – laid over)

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

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Restaurant Associates, LLC d/b/a N/A, 100 Ave. of the Americas, Floors 15-23 10013 (OP – Catering Facility: Private Events Only)** **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 38 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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June 27, 2019

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

Dear Sir/Madam:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

38. Corp. to be formed by Tsion Bensusan, d/b/a TBA, 396 Ave. of the Americas 10011 (New OP - Live Music Venue, patron dancing, 4AM closing with rooftop) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 6th, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear;

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

Vote: Unanimous, with 38 Board members in favor.

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

Sincerely,



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



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



Carter Booth, Chair
Community Board #2, Manhattan

CB/fa

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