

Manhattan Community Board 4's (MCB4) recommendation is based on a voted at its March 5, 2025 Full Board Meeting with 43 members in favor of the recommendation, 0 member opposed, 0 members abstaining and 0 present but not eligible.



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

424 West 33rd Street, Suite 580 New York, NY 10001

tel: 212-736-4536
www.mcb4.nyc

JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

February 21, 2025

Lily Fan
Chair
New York State Liquor Authority
80 S. Swan Street, Suite 900
Albany, New York 12210

**Re: 405 W 23rd Street - Chelsea Pantry Corp. Serial# 6038204
New Wine, Beer & Cider License**

Dear Chair Fan:

Manhattan Community Board 4 (MCB4) recommends denial¹ of the application of Chelsea Pantry Corp., 405 W 23rd Street, NY, NY for a Wine, Beer and Cider License.

Beginning in August 2024 in response to a 30-day notice received on 6/20/24, this applicant has been invited to 8 meetings of the Business Licenses & Permits (BLP) Committee of MCB4, and applicant has appeared at none of those meetings. Although MCB4 recommended denial of that application due to their nonappearance, the applicant apparently received a temporary Wine, Beer & Cider License.

On 11/14/24, MCB4 received a second 30-day Notice from this applicant. Following its usual procedures, MCB4 invited the applicant to attend the next BLP Committee meeting. The applicant could not meet the deadline for the December 10, 2024, meeting and agreed to postpone and not file with the NYSLA. The applicant was again invited to our January 14, 2025, BLP Committee meeting, but did not appear. The applicant reached out on 1/24/25 to ask to attend the next meeting. Accordingly, MCB4 invited the applicant to attend the February 11, 2025, BLP Committee meeting and requested that the applicant complete MCB4's NYS Liquor License/DOT Dining Stipulations Application and provide notice to the community of their application. Although the applicant did submit the Stipulations Application, the applicant did not appear at the February 11th BLP meeting and, to the best of our knowledge, provided no notice to the community of their application.

Because of the 30-day limit imposed on the Board's response period and because the community again had no opportunity to respond to this application, MCB4 must recommend the denial of this application.

Thank you for your attention and cooperation with this application.

¹ On 2/11/25 the Business Licenses & Permits Committee recommended denial of this application. This letter is subject to ratification by MCB4 Full Board on Wednesday, March 5, 2025.


Sincerely,

A handwritten signature in blue ink, appearing to read 'J Chait'.

Jessica Chait
Chair

A handwritten signature in black ink, appearing to read 'Burt Lazarin'.

Burt Lazarin
Co-Chair
Business Licenses & Permits
Committee

A handwritten signature in black ink, appearing to read 'Frank Holozubiec'.

Frank Holozubiec
Co-Chair
Business Licenses & Permits
Committee