

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



**Antony Wong, Treasurer**  
**Valerie De La Rosa, Secretary**  
**Amy Brenna, Assistant Secretary**

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

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

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

May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. Bloomingdale's Inc., d/b/a Forty Carrots, 504 Broadway 10012 (OP – Alteration to change the location and size of bar in premises)**

**i. Whereas**, the applicant's attorney and other representatives appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to alter the existing on-premise license (SN 1143172) for the restaurant on the 2<sup>nd</sup> floor of the department store by **(1)** increasing the size of the bar that continues to have no seats and **(2)** rotating it at a 90 degree angle; and,

**ii. Whereas**, the premises occupies an entire block-through building constructed in 1862 on Broadway, between Spring and Broome Streets, with additional entrances and significant frontage on Crosby Street between Spring and Broome Streets (block #483 lot #7) and is located within a unique zoning district designated M1-5B which has certain restrictions on allowable uses, including oversized retail and the size and location of eating and drinking establishments within buildings; and,

**iii. Whereas**, the current on-premise liquor license the applicant seeks to alter is for a restaurant which had originally been located on the 5<sup>th</sup> floor of the Crosby Street side of the building and was later moved to the 2<sup>nd</sup> floor of the Broadway Street side without notice (see August 2019 resolution) and after a number of years finally legalized at the NYS SLA Full Board hearing in January of 2020; and,

**iv. Whereas**, applicant stated there would be no changes to current method of operation; and,

**v. Whereas**, the Applicant's agreed upon hours of operation will remain Sunday from 12:00 PM to 9:00 PM and Monday through Saturday from 10:00 AM to 9:00 PM, unless the entire Department Store is open late due to holiday hours or special events in which case the restaurant will close and all service of alcohol will end by 10:00 PM; music will be background only; and,

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

1. Will operate a casual restaurant/café located within a Department Store with the kitchen open and full menu items available until restaurant closing every night with an occupancy of 12 tables and 32 seats.
2. The hours of operation will be Sunday from 12:00 PM to 9:00 PM and Monday through Saturday from 10:00 AM to 9:00 PM but when the Department Store is open late due to holiday hours or a special sales event, the restaurant will close and all service of alcohol will end by 10:00 PM.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have any televisions.
5. Will not operate a backyard garden, rooftop or any outdoor area for commercial purposes.
6. There will be no sidewalk café, now or in the future.
7. The premises will play quiet ambient recorded background music only.
8. There will be no pitchers of beer and no “all you can eat/drink” specials or boozy brunches.
9. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
10. The premises will not have DJs, dancing, live music, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades.
11. There will be no more than six (6) events per year that use a third-party promoter and maximum occupancy for such events is 36.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the alteration to the On Premise application to **Bloomingtondale’s Inc., d/b/a Forty Carrots, 504 Broadway 10012** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the On Premise License.

Vote: Unanimous, with 41 Board members in favor.

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



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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. 265 Lafayette Ristorante, LLC, d/b/a Gelateria Sant Ambroeus, 267 Lafayette St. 10012 (New OP)**

**i. Whereas**, the Applicant and the Applicant's Attorneys 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 small café in conjunction with its adjacent restaurant that will focus on gelato and confectionary items such as cakes, chocolates and desserts with a limited drink menu to complement its restaurant, the storefront being located in a six-story C6-2 zoned mixed use building (Circa 1926) on Lafayette Street between Prince Streets Spring Streets in the Nolito section of Manhattan; and,

**ii. Whereas**, the storefront premises is 700 SF (all on the ground floor), and has 7 tables with 14 seats and one (1) counter with no seats for a total interior seating of 14 patrons, there are operable doors and façade to the premises and there will be a small sidewalk café with no more than 5 tables and 10 seats, the premises having previously operated as a pizzeria restaurant (Hello Lafayette, LLC, d/b/a Bricia SoHo/La Rossa) with a restaurant wine license; and,

**iii. Whereas**, the hours of operation will be consistent with its full Service restaurant Sant Ambroeus, located in an adjacent, albeit separate storefront, from 11 AM to 11 PM seven days a week, 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 will be closed by 9 PM every night, there will be no DJs, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, and no televisions; and,

**iv. Whereas**, there is a bathroom in the premises but the bathroom is not accessible to patrons, only its staff, an exception being requested to the requirement of a public bathroom in that patrons at the café will still have access to patron bathrooms located in the adjacent restaurant operated by the same business and licensee, the applicant further executing a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their OP and the stipulations are as follows:

1. The premises will be advertised and operated as a dessert café in conjunction with its full-service restaurant.
2. The hours of operation will be from 11 AM to 11 PM Sunday through Saturday.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.
5. The premises will not permit dancing.
6. If a sidewalk café is used, it will close by 11PM every night.
7. The premises will play quiet ambient recorded background music only.
8. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. All exterior doors and windows will be kept closed after 9 PM every night.
10. There will be no unlimited food and drink specials, “boozy brunches”, or pitchers of beer.
11. There will be no “bottle service” or sale of bottles of alcohol except for the sale of wine products.
12. Alcohol will only be used as an ingredient in specialty dessert items and alcoholic drinks or cocktails **will not** be available for purchase as a stand-alone item.
13. Any menu items featuring alcohol will not be available for take away.

**v. Whereas**, this application being subject to the 500 ft. rule and the public interest standard, this location having never been licensed with an on premise license previously, the stipulations agreed upon, assuming such compliance by the Applicant in the future, to close the open facades by 9 PM every night and for operating hours for the cafe and sidewalk café being reasonable and sufficiently and consistent with its full-service restaurant located in the immediately adjacent storefront in the same building, the café being opened to supplement the restaurant, Sant Ambroeus, the new café intended and meant to offer their popular dessert items to customers not coming to the restaurant for a full meal, the café having a limited dessert drink menu to complement their small food plates and desserts, the applicant agreeing to maintain that limited drink menu specializing in desserts, and in good faith not operate with a full service bar serving alcoholic well drinks using spirits or cocktails, the Sant Ambroeus being a long standing business operator in multiple locations in our community;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the On Premise application to **265 Lafayette Ristorante, LLC, d/b/a Gelateria Sant Ambroeus, 267 Lafayette St. 10012** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the On Premise License.

Vote: Unanimous, with 41 Board members in favor.

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



**Antony Wong**, *Treasurer*  
**Valerie De La Rosa**, *Secretary*  
**Amy Brenna**, *Assistant Secretary*

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. Inclusive LLC d/b/a Pinky Swear, 220 Bowery Street, New York, NY 10012 (New OP– Restaurant)**

- i. Whereas**, the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new on-premise liquor license to operate a French Caribbean Restaurant serving dinner in a ground floor storefront premises with accessory basement in a four-story lodging house building (circa 1924) on the Bowery between Prince and Spring Streets; and
- ii. Whereas**, the storefront premise was previously operated as Pearl & Ash, a full-service restaurant (2013-2017) with a restaurant wine license, and prior to that the storefront premises operated as a restaurant supply store; and
- iii. Whereas**, the building is located within 200 ft. of the Bowery Chapel at 227 Bowery, a building used as a place of worship; and
- iv. Whereas**, the ground floor interior premises is approximately 2,800 sq. ft. with 1,400 sq. ft. in the basement used for food prep, storage and office only, and 1,400 sq. ft. on the ground floor used as a restaurant with 14 tables and 46 seats and one bar with 11 seats, with one bathroom, two exits and one main entrance which is accessible and located on the Bowery, there are two existing windows which are operable on the front facade; and
- v. Whereas**, the hours of operation will be from 5:00 p.m. to 12:00 a.m. Sunday through Thursday and from 5:00 p.m. to 2:00 a.m. on Fridays and Saturdays, with the stated method of operation as a full-service restaurant; there will be no TVs and music will be quiet ambient background only; and

**vi. Whereas,** the Applicant will not install or have French doors, operable windows or open facades other than the existing two windows on the front facade, and agreed to close those existing windows by 9:00 p.m. each night, and there is no sidewalk café planned in the future; and

**vii. Whereas,** there was opposition to this application, those in opposition writing correspondence and appearing, voicing concerns that the true and primary intentions of the applicant is to operate as a bar, the pre-existing saturation of liquor licenses in the immediate area, the potential sidewalk traffic and disruption to the immediate community, those living in the single room occupancy immediately above the premises to be licensed, as well as its close proximity to the Bowery Mission as a place of worship, with a restaurant wine license being more appropriate for the existing storefront restaurant as the location having never held an On-Premise license; and

**viii. Whereas,** this application being subject to the 500 ft. rule and the public interest standard, this location not having been licensed previously, the stipulations agreed upon, assuming such compliance by the Applicant in the future, to close the open facades by 9 p.m. every night and for operating hours for the interior restaurant being reasonable and sufficiently consistent with a full service restaurant at this location; and,

**ix. Whereas,** the Applicant executed and had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the SLA On-Premise Liquor License, with those stipulations with respect to the premises, as follows:

1. Premises will operate and be advertised as a full-service restaurant, specifically a French Caribbean Fusion restaurant with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be from 5:00 p.m. to 12:00 a.m. Sunday through Wednesday and 5:00 p.m. to 2:00 a.m. Friday and Saturday. No patrons will remain after stated closing times.
3. The premises, or any portion of the premises, will not operate as a Lounge, Tavern or Sports bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. There will be only one sit-down bar and no patron use of the basement.
6. Will not operate a backyard garden or any outdoor area for the commercial uses, including a licensed sidewalk café.
7. Will not have a sidewalk café now or in the future.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will not install French doors, new or additional operable windows or open facades.
10. Will close all windows by 9:00 p.m. every night.
11. Will play quiet, ambient recorded background music only. No music will be audible in any adjacent residences at any time.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
13. Will not offer unlimited drink, or unlimited food and 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 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 the NYSLA conduct an assessment, measurement and determination as to whether the instant application is subject to the 200-foot rule because the Bowery Chapel, located at 227 Bowery, operates exclusively as a place of worship, and is located within 200 feet of the premises proposed to be licensed; and

**THEREFORE, BE IT FURTHER RESOLVED** that CB2, Man., subject to and contingent upon a finding by the NYSLA that the premises proposed to be licensed **is not subject to the 200 foot rule**, recommends denial of the new On Premise Liquor License for **LLC d/b/a Pinky Swear, 220 Bowery Street, New York, NY 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 On Premise Liquor License.

Vote: Unanimous, with 41 Board members in favor.

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



**Antony Wong**, *Treasurer*  
**Valerie De La Rosa**, *Secretary*  
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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. Pier 45 LLC d/b/a N/A, 389 West Street Pier 45 Hudson River Park 10014 (New Restaurant Wine)**

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a new Restaurant Wine license to operate a seasonal, outdoor waterfront eatery in the public Hudson River Park at the foot of Pier 45 just to the north of the western end of the Christopher Street crossing; and,
- ii. Whereas**, the 6,010 sq. ft. outdoor premises (5,376 sq. ft. devoted to outdoor dining) was previously operated for eating and drinking as Organicoa (2010-12), PD O'Hurley's Pier 45 (2012-2015) and Belgo Landing, LLC (2016-2019) with a restaurant wine license; and,
- iii. Whereas**, the premises has a pavilion building and will operate as a beach-casual, waterfront eatery with locally sourced food, with 50 tables and 120 seats and two bars with 30 seats for an overall number of 150 seats, there will be 2 entrances and 3 exits, the licensed area will be effectively defined for patron to separate restaurant from public park, there are public bathrooms located adjacent to the licensed area, and there will be no TVs; and,
- iv. Whereas**, the applicant's hours of operation will be Sunday to Saturday from 8 AM to 12:30 AM, there will be exterior speakers playing quiet ambient background music only, there are plans to use a sound limiter set at acceptable levels so that the music is not heard or barely audible outside the patron seating areas, and as for the concern of lines forming into restaurant from the park, the Applicant will utilize a paging system so that people do not gather and congregate at the restaurant entrance blocking pedestrian traffic in the park running adjacent to the premises to be licensed; and,



v. **Whereas**, members of the Board expressed concerns about the possibility of the sound from the speakers carrying through the adjacent neighborhoods, or altering the experience of those using the park, the operator assured the Committee that the music would not be audible in the adjacent neighborhoods, indicating barriers on the backside of the restaurant would prevent any sounds, the Applicant having significant experience operating other outdoor venues in the Park and other public parks in New York City; and,

vi. **Whereas**, the Hudson River Trust appeared in support of the application, the Applicant having also entered into an licensing agreement with the Hudson River Park Trust whereby the operator agreed to make all reasonable efforts to reduce the noise of its operations and its effect on neighborhood uses and not to disturb, disrupt or inconvenience park patrons; 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 seasonal, outdoor waterfront eatery in the public Hudson River Park.
2. The hours of operation will be Sunday to Saturday from 8 AM to 12:30 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 play quiet ambient recorded background music only.
6. Queueing or patron waiting will be handled by host via remote messaging system.
7. There will be no all you can eat/all you drink special or boozy brunches.
8. Licensee will monitor seating area to ensure all alcoholic beverages are consumed within a defined perimeter of the licensed premises.
9. Will not have more than two private parties per month that take over the entire venue.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the new Restaurant Wine license for **Pier 45 LLC d/b/a N/A, 389 West Street Pier 45 Hudson River Park 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Passed, with 36 Board members in favor and 5 in opposition (M. Fitzgerald, P. Laraia, R. Rothstein, G. Seamans, and S. Smith).

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



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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

**5. Little Italy Speak Easy Inc. & Aunt Jake's LLC, d/b/a MY Little Secret (Previous name: Aunt Jake's), 149 Mulberry St. 10013 (Corporate Change, OP – Restaurant) (withdrawn).**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to withdraw** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Little Italy Speak Easy Inc. & Aunt Jake's LLC, d/b/a MY Little Secret, 149 Mulberry St., New York, NY 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, Passed, with 41 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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317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. TWJ Family Foods, LLC d/b/a JoJos Philosophy, 169 Bleecker St. 10012 (Change in Method of Operation, OP – Restaurant/Bar) (Laid over until May)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** on to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **TWJ Family Foods, LLC d/b/a JoJos Philosophy, 169 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 41 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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NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. Urban Space Holdings LLC d/b/a N/A, 26 Astor Pl. 10003 (RW – Outdoor Fair/Festival) (Summer Seasonal) (withdrawn)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to withdraw** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **TWJ Urban Space Holdings LLC d/b/a N/A, 26 Astor Pl. 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 41 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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New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. Dahan Hospitality, Inc. d/b/a Caffe Aronne, 112 Greenwich Ave. 10011 (RW) (Laid over until May)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **TWJ Dahan Hospitality, Inc. d/b/a Caffe Aronne, 112 Greenwich Ave. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 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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**Amy Brenna, Assistant Secretary**

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

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

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. TXOKAO LLC, d/b/a Haizea, 142 Sullivan St. 10012 (RW – Bar/Tavern)** (laid over to May/2020 meeting)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **TWJ TXOKAO LLC, d/b/a Haizea, 142 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 41 Board members in favor.

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



**Antony Wong**, *Treasurer*  
**Valerie De La Rosa**, *Secretary*  
**Amy Brenna**, *Assistant Secretary*

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. GVI West Village, LLC d/b/a Vin Sur Vingt, 192 Seventh Ave. So. 10011 (TW) (Laid over until May)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **TWJ GVI West Village, LLC d/b/a Vin Sur Vingt, 192 Seventh Ave. So. 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 41 Board members in favor.

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



**Antony Wong**, *Treasurer*  
**Valerie De La Rosa**, *Secretary*  
**Amy Brenna**, *Assistant Secretary*

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. Stratis Morfogen, d/b/a Brooklyn Dumpling Shop LLC, 257 Bleecker St. 10014 (RW)**  
(Laid over until May)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **TWJ Stratis Morfogen, d/b/a Brooklyn Dumpling Shop LLC, 257 Bleecker St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.



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



**Antony Wong, Treasurer**  
**Valerie De La Rosa, Secretary**  
**Amy Brenna, Assistant Secretary**

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. Selina Operations LES, LLC d/b/a Selina, 138 Bowery 10013 (OP – New Hotel/previously unlicensed) (Laid over until May)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **TWJ Selina Operations LES, LLC d/b/a Selina, 138 Bowery 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

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



**Antony Wong**, *Treasurer*  
**Valerie De La Rosa**, *Secretary*  
**Amy Brenna**, *Assistant Secretary*

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13. Entity to be formed by Alain Allegretti, d/b/a PENDING, 88 University Pl. 10003 (OP – Restaurant) (withdrawn)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to withdraw** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Entity to be formed by Alain Allegretti, d/b/a PENDING, 88 University Pl. 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 41 Board members in favor.

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



**Antony Wong, Treasurer**  
**Valerie De La Rosa, Secretary**  
**Amy Brenna, Assistant Secretary**

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. Hyundai Motor America, Inc. d/b/a Genesis House, 40 10th Ave. New York, NY 10014**  
(OP – Restaurant) (laid over until May)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Hyundai Motor America, Inc. d/b/a Genesis House, 40 10th Ave. New York, NY 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 41 Board members in favor.

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



**Antony Wong, Treasurer**  
**Valerie De La Rosa, Secretary**  
**Amy Brenna, Assistant Secretary**

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15. Faigo Hot Pot LLC, d/b/a TBD, 114 Mulberry St. 10013 (OP – Restaurant) (laid over)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Faigo Hot Pot LLC, d/b/a TBD, 114 Mulberry St. 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

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



**Antony Wong, Treasurer**  
**Valerie De La Rosa, Secretary**  
**Amy Brenna, Assistant Secretary**

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**16. 113 Mulberry Restaurant LLC, d/b/a Manero's Pizza, 113 Mulberry St. 10013 (OP – Restaurant) (laid over to May/2020 meeting)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **113 Mulberry Restaurant LLC, d/b/a Manero's Pizza, 113 Mulberry St. 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

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



**Antony Wong**, *Treasurer*  
**Valerie De La Rosa**, *Secretary*  
**Amy Brenna**, *Assistant Secretary*

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**17. Mishka Soho Inc., d/b/a TBD, 519 Broome St. 10013 (OP – Restaurant) (laid over until May)**  
**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Mishka Soho Inc., d/b/a TBD, 519 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 41 Board members in favor.

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



**Antony Wong, Treasurer**  
**Valerie De La Rosa, Secretary**  
**Amy Brenna, Assistant Secretary**

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**18. Corp to be formed by Zoe Wiley, d/b/a Baker West, 510 Greenwich St., New York, NY 10013 (OP – Bar/Tavern) (withdrawn)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to withdraw** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Corp to be formed by Zoe Wiley, d/b/a Baker West, 510 Greenwich St., New York, NY 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 41 Board members in favor.

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



**Antony Wong, Treasurer**  
**Valerie De La Rosa, Secretary**  
**Amy Brenna, Assistant Secretary**

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**19. Mollusca LLC d/b/a TBD, 1 Little West 12th St., New York, NY 10014 (OP – Restaurant)**  
(laid over until May)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Mollusca LLC d/b/a TBD, 1 Little West 12th St., New York, NY 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 41 Board members in favor.



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



**Antony Wong**, *Treasurer*  
**Valerie De La Rosa**, *Secretary*  
**Amy Brenna**, *Assistant Secretary*

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May 6, 2020

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

Dear Sir/Madam:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**20. VSM Gourmet, LLC d/b/a Gourmet Garage, 585 Hudson St., New York, NY 10014 (OP – Restaurant) (laid over until May)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on April 21, 2020 the Applicant requested **to layover** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **VSM Gourmet, LLC d/b/a Gourmet Garage, 585 Hudson St., New York, NY 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 41 Board members in favor.

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

Sincerely,



Donna Raftery, 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. Scott Stringer, NYC Comptroller  
Hon. Gale Brewer, Man. Borough President  
Hon. Corey Johnson, NYC Council Speaker  
Hon. Margaret Chin, NYC Council Member  
Hon. Carlina Rivera, NYC Council Member  
Adam Roberts, Deputy Commissioner of Licensing, NY State Liquor Authority  
Deputy Chief Executive Officer, NY State Liquor Authority  
Jonathan Rodriguez, Hearing Bureau, NY State Liquor Authority  
SLA Examiners