

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899  
[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. Genuine Grand St NYC, LLC d/b/a Genuine Superette, 191 Grand St. 10013 (Existing OP – Partial Change in Ownership)**
  - i. Whereas,** the applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a partial change of ownership for an existing on-premise liquor license (#1284554) where an existing shareholder (Brad Farmerie) will purchase 100% of the existing corporation holding the license from two existing shareholders (Adam Farmerie and Kristina O’Neal) and will be the sole principal, owner and licensee going forward; and,
  - ii. Whereas,** the establishment is a full-service Italian-American Fare Restaurant on the ground floor and operates under a second d/b/a as a cocktail bar in the basement under a separate d/b/a known and advertised as “Genuine Liqueur” with a corner storefront in an C6-2 zoned six-story, mixed-use 1900 building on Grand Street between Mott and Mulberry Streets (block #237/ lot #12) in Little Italy, the building falls within the designated Special Little Italy District; and,
  - iii. Whereas,** there will be one entrance for all patrons, two bathrooms, there will continue to be no sidewalk café or other outdoor areas for service to patrons, there are no operable windows or doors to the front façade, the two-story premises is approximately 2,428 sq. ft., with 1,080 sq. ft. in the ground floor store level and an additional 1,348 sq. ft. in the basement; the premises having 19 tables with an aggregate of 59 seats and two (2) bars with a combined fifteen (15) seats, for a total of 74 seats and a maximum occupancy of 74; and

**iv. Whereas**, the applicant's current method of operation will remain unchanged, including the current hours of operation being Sunday through Tuesday 9:00 a.m. to 12:00 a.m., Wednesday 9:00 a.m. to 1:00 a.m., and Thursday through Saturday 9:00 a.m. to 2:00 am; and will remain unchanged; and,

**v. Whereas**, the establishment will continue to operate the ground floor and the basement spaces, which share a kitchen and entrance/egress, under separate dba's, the basement being known as 'Genuine Liquorette' (previously unannounced from prior applications and omitted from applicant's current application and materials submitted to Community Board 2); and further the second dba not being registered with the SLA; and

**vi. Whereas**, the applicant stipulated that both dba's will share a full-service kitchen and provide a menu and service during all opening hours; and that the applicant will take the necessary measures to register and have the second dba for the basement recognized with the NYS SLA; and,

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

1. Premise will be advertised and operated as a full-service Italian American Fare restaurant.
2. The hours of operation will be: 9AM to 12AM Sunday to Tuesday; 9AM to 1AM Wednesday; 9AM to 2AM Thursday to Sunday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service 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 all times.
10. There will be one door to patron entry/exit.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". No pitchers of beer.
15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of the new On Premise license for **Genuine Grand St NYC, LLC d/b/a Genuine Superette, 191 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 Restaurant On Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. Jemikos GFF, Inc., d/b/a Senza Gluten Café Bakery, 171 Sullivan St. 10012** (New Tavern Wine – Previously unlicensed location)

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Tavern Wine license to operate a café & bakery in a R7-2 zoned five story, mixed use 1900 building on Sullivan Street between West Houston and Bleecker Streets (block #525/ lot #1) in Greenwich Village, the building falls within the designated South Village Historic District; and,

**ii. Whereas**, the storefront premise is approximately 900 sq. ft., with 500 sq. ft. in the parlor floor store level and an additional 400 sq. ft. basement and has applied for a Letter of No Objection to this usage, the storefront premises having previously operated as “Rockin Raw”, a vegan café/restaurant and before that as a computer repair shop, the location have never been licensed in the past for the service of alcohol; and,

**iii. Whereas**, the premises will have 4 tables with an aggregate of 8 seats and one (1) food counter with seven (7) seats, for a total of 15 seats, and all seating and service will be on the ground floor, with the basement being used for storage and ancillary purposes only and off limits to patrons; and the applicant stipulated that they would not seek a sidewalk café license now or in the future; and,

**iv. Whereas**, the applicant’s stated hours of operation will be from Sunday through Thursday 8:00 a.m. to 11:00 p.m. and Friday and Saturday 8:00 a.m. to 12:00 a.m.; and the committee heard testimony in support of the application by a local resident; and,

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

1. Premise will be advertised and operated as a Café and Bakery.
2. The hours of operation will be: 8AM to 11PM Sunday through Thursday, 8AM to 12AM Friday and Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service Café and Bakery 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.
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 all times.
10. Will not install or have French doors, operable windows or open facades.
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 Letter of No Objection from NYC Department of Buildings prior to the issuance of Tavern Wine license.

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of the new On Premise license for **Jemikos GFF, Inc., d/b/a Senza Gluten Café Bakery, 171 Sullivan 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 Tavern Wine Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
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Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. Dig Inn 691 Broadway, LLC d/b/a Dig Inn, 691 Broadway 10021** (New Tavern Wine – Previously unlicensed location)

**i. Whereas**, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Restaurant Wine license to operate a fast casual “farm to counter” chain restaurant in a R6-2 zoned 12-story, mixed-use 1885-88 building on Broadway between West 3<sup>rd</sup> Street and West 4<sup>th</sup> Street (block #535 lot #7501) in Greenwich Village, the building falls within NYC LPC’s designated NoHo Historic District; and,

**ii. Whereas**, the two-story premises is approximately 3,829 sq. ft., with 1708 sq. ft. on the ground floor store level and an addition 2,121 sq. ft. in the basement, has a maximum occupancy of 117, and a Certificate of Occupancy was presented consistent with the proposed usage, the premises have previously operated as a stationary store and never previously for eating and drinking and never previously licensed for the service of alcohol; and

**iii. Whereas**, the premises will have 11 tables with an aggregate of 30 seats and an additional four (4) seats at a food counter, for a total of 34 seats, and all seating and service will be on the ground floor, with the basement being used for storage and ancillary purposes only and off limits to patrons; no sidewalk café was included in this application, there will be outdoor areas for the service of alcohol and no operable windows or doors that open out to the sidewalk; and,

**iv. Whereas**, the applicant’s proposed hours of operation will be from Sunday through Saturday 11:00 a.m. to 10:00 p.m.; and the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a fast casual “farm to table” restaurant.
2. The hours of operation will be: 11AM to 10PM Sunday to Saturday (every day of the week). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a fast-casual American fare 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.
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 all times.
9. Will not install or have French doors, operable windows or open facades.
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.

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of the new On Premise license for **Dig Inn 691 Broadway, LLC d/b/a Dig Inn, 691 Broadway 10021**, 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 36 Board members in favor.

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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. Samurice NY, Inc., d/b/a Izakaya/Samurice, 261-267 Canal St.—Stall #10 10013 (RW with common elements located in Canal Street Market)**

**i. Whereas**, the Applicant and Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee along with a representative to present an application to the Liquor Authority for a new restaurant wine license for a food stall located within an indoor market and food hall with common elements shared with other licensed food stall operators and the market place operator; each of the food stall operators who are licensed would share a portion of the responsibility of each individual food stall restaurant wine license with the indoor market and food hall operator who would be responsible for and manage the common areas and seating within the licensed area; and,

**ii. Whereas**, Canal Street Market is an 12,000 sq. ft. indoor market and food hall located on the ground floor of a 6 story commercial building with 37 Stalls/Vendors and a common seating area located in the rear of the Easterly portion of the premises with 5 tables and 50 seats located at 261-267 Canal Street a/k/a 21 to 23 Howard St. that has been open for 1-2 years; the building circa 1900 with a total ground floor lot coverage of 17,229 sq. ft. is located with an M1-5B zoning area and also has joint live work quarters located on the 2<sup>nd</sup> and 3<sup>rd</sup> floors which were legalized pursuant to a special permit by the City Planning Commission on July 6, 1988 (C 850115 ZSM); the area subject to be licensed in this application includes the individual food stall indicated above which will sell food and beer/wine/cider to patrons and a common area occupying one half of the Canal Street Market as indicated on provided diagrams which occupies roughly half the ground floor space on the Eastern portion of the Canal Street market premises; and,



**iii. Whereas**, there is no existing certificate of occupancy for the ground floor; the applicant provided a Letter on No Objection issued by the New York City Department of Buildings indicating that the DOB records indicate that a store, use group 6 is the use on the first floor; the DOB has no objection to a Store/Eating & Drinking Establishment on the First Floor for less than 75 persons; and,

**iv. Whereas**, the food stall portion covered by this application will be operated by Samurice NY, Inc., d/b/a Izakaya/Samurice and will focus on takeaway Japanese lunch boxes; preparing and sell food in addition to beer, wine and cider offerings; the common elements of this application which will be shared with other food stall operators seeking a restaurant wine license include common operating hour, a common supervision plan and a common seating area which has 5 tables and 50 seats; and,

**v. Whereas**, the hours of operation will be from 11AM to 11PM every day of the week; music will be ambient quiet background only consisting of recorded 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 velvet ropes, no movable barriers; no live music; and,

**vi. Whereas**, the food stall operator appearing agreed to adopt completely and be bound by the stipulations agreement that the Canal Street Market operator, Goods & Carriage, LLC and other food stall operators have previously jointly executed with CB2, Man. and agreed and that said stipulations would be attached and incorporated into their method of operation, specifically, stipulations stating that:

1. Hours of operation for the Canal Street Market and each Food Stall will not be early than or later than 11AM to 11PM Sunday to Thursday. Entire Premises will close no later than stated closing time & no patrons will remain in the market at closing time.
2. Will operate a food stall operating and focusing on Lebanese inspired takeaway food with the kitchen open and full menu items available until closing every night. There will be no service of beer/cider/food without food being available.
3. The Canal Street Market will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. The Market will not have televisions for any type of tv programming in the dining/eating/drinking area. There may be screens used for menus only or screens used for occasional event programming for limited time durations of not more than 3 hours.
5. There are no outdoor areas.
6. The licensed area is the Eastern portion of the Canal Street Market on the Ground Floor Only as indicate in diagrams. The common seating area in the rear of the premises as shown on provided diagrams will not exceed 5 tables and 50 seats. Signs will be posted indicating that beer/wine/cider may not be removed from the licensed portion of the Canal Street Market.
7. Canal Street Market may play quiet ambient, recorded background music only throughout the premises. No music will be audible outside the Market. DJs will not be used. There will be no live music. There will be no dancing.
8. All doors and windows will be closed at 9PM every night and will not be propped open past 9PM and anytime there is amplified music or live music audible outside the premises. Doors/Windows will not be propped open prior to 11AM.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. No Food Stall will have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer will be available for sale.
12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

13. Canal Street market will provide 3-4 Security Personnel to monitor all patrons.
14. Any events managed by the Canal Street Market will end no later than 10PM. There will never be DJ run music at events. There will be no cover charges, but there may be fees to participate in events. There will be no scheduled performances.
15. All beer/cider/wine sold by Food Hall Vendors will be served in cups only displaying each operators name.
16. There will be no lines or queuing of any patrons for any portion of the Canal Street Market permitted outside the establishment. Any waiting patrons will be accommodated within the Canal Street Market.

**vii. Whereas**, CB2, Man. has no opposition to the issuance of a restaurant wine license with common elements to Samurice NY, Inc., d/b/a Izakaya/Samurice, with the common elements managed by Goods & Carriage, LLC, provided that the applicant and Goods & Carriage, LLC are able to affirmatively provide building permits and affirmative documentation which reflects the actual operation of the Canal Street Market covering 12,000 sq. ft, with 38 vendor stalls of which it appears 10 are within the licensed portion of the Canal Street Market along with 5 tables and 50 seats; the Applicant's attorney stated the Letter of No Objection was for only the seating area in the rear, but was unable to identify the walls and/or boundaries of the area covered under the Letter of No Objection; it is common understanding that a letter of no objection which indicates 1 store located on the ground floor covers the entire lot coverage area or at least a store with four fixed walls; the Canal Street Market is fully accessible throughout once entering the front door and is located within an individual building; each individual food stall applicant is using the same Letter of No Objection for their application so it only seems logical the Letter of No Objection covers the entire premises but the Applicant was not able to answer this question; and,

**viii. Whereas** there is also concern with respect to public safety because no coherent explanation was provided for why or how the provided Letter of No Objection could apply to this application which as a common attribute shares the Canal Street Market which has 38 Stalls and covers 12,000 sq. ft.; without some sort of affirmative finding; there is also a concern for safety risks in that no Place of Assembly has been sought or provided and no explanation as to why one will not be sought was provided; The total occupancy of the premises, even ½ the premises covering the licensed area handles occupancy in excess 74 people; NYC City Regulations pertaining to Place of Assembly Certificate of Operation plainly state that a "Place of Assembly (PA) Certificate of Operation is required for premises where 75 or more members of the public gather indoors or 200 or more gather outdoors, for religious, recreational, educational, political, or social purposes, or to consume food or drink."; and,

**ix. Whereas**, concerns were raised by a member of the public as to the accuracy of the Letter of No Objection, the aforementioned Special Permit issued by the City Planning Commission dated July 6, 1988 (C 850115 ZSM) indicates the use on ground floor is for a wholesale company, which to our understanding is not a use group 6 store; since the issuance of the CPC Special Permit, it appears no Alt 1 filings have been made to alter the ground floor use and there is no existing Certificate of Occupancy; additionally M1-5B zoning regulations prohibit as of right eating and drinking establishment below the story of the 2<sup>nd</sup> floor, and further, the zoning prohibits eating and drinking establishments in excess of 5,000 sq. ft.;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a restaurant wine license with common elements for **Samurice NY, Inc., d/b/a Izakaya/Samurice, 261-267 Canal St.—Stall #10 10013** and **Goods & Carriage LLC** overseeing the common elements; and,

**THEREFORE BE IT FURTHER RESOLVED** that if the Applicant and Goods & Carriage, LLC are able to affirmatively show that the Canal Street Market is operating in compliance with all building and zoning regulations and that all permits are in place, and that there are no open DOB or ECB violations or complaints with respect to any improper use or construction or other violations and a letter from a registered architect stating all of the above and appear before the Full Board of the Liquor Authority, then CB2, Man. would amend its recommendation to approval of a restaurant wine license with common elements conditioned upon including the above stipulations on the restaurant wine license agreed to by the applicants; and,

**THEREFORE BE IT FURTHER RESOLVED** that CB2, Man. respectfully requests that unless otherwise informed by CB2, Manhattan, CB2, Man. requests that this matter be placed before the Members of the Authority for Determination.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. New LLC to be formed by La Molina Holdings, LLC d/b/a Llama-San, 359 6<sup>th</sup> Ave. 10014 (New OP – Restaurant)**

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new On-Premises liquor license a full-service Peruvian-Japanese Fusion restaurant in a R7-2 zoned 3 story, mixed use 1910 building on 6<sup>th</sup> Avenue (Avenue of the Americas) between Washington Place and West 4<sup>th</sup> Street (block #592 lot #19) in Greenwich Village, the building falls within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas**, the two-story premises is approximately 2,400 sq. ft., with 1,400 sq. ft. on the ground floor store level and an addition 1,000 sq. ft. in the basement, has a maximum occupancy of 74 and previously operated as Tertulia, a restaurant with a similar method of operation, the Applicant agreeing that it will be obtaining a valid Letter of No Objection from the NYC DOB concerning this usage prior to the issuance of its license; and

**iii. Whereas**, the premises will have 18 tables with an aggregate of 56 seats and one (1) bar with an additional 8 seats for a total of 64 interior seats, and all seating and service will be on the ground floor, with the basement being used for storage and ancillary purposes only and off limits to patrons; there is also an existing 124 sq. ft. licensed sidewalk café, with 10 additional seats; and,

**iv. Whereas**, the applicant's proposed hours of operation will be 11 AM to 1 AM Sunday, 11:30 AM to 1 AM Monday, Tuesday, and Wednesday, 11:30 AM to 2 AM Thursday, Friday and Saturday; the sidewalk café will close by 11 PM every night, and all doors and windows will be closed by 10:00 pm every night; and,

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

1. Premise will be advertised and operated as a full-service Peruvian-Japanese Fusion restaurant and Izakaya.
2. The hours of operation will be: 11 AM to 1 AM Sunday, 11:30 AM to 1 AM Monday, Tuesday, and Wednesday, 11:30 AM to 2 AM Thursday, Friday and Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Peruvian-Japanese 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 have no more than one (1) television, no larger than 46" (there will be no projectors).
6. Will operate a sidewalk café no later than 11 PM (all tables and chairs will be removed at this hour.)
7. Will close all doors & windows at 10 PM every night and anytime there is amplified music, live music, or DJ.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
10. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". No pitchers of beer.
11. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
13. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
14. Will obtain a Letter of No Objection from the NYC Department of Buildings *prior to* issuance of Liquor License for premises.

vi. **Whereas**, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area already greatly saturated with licensed establishments, there being 22 existing On Premises licenses within 500 feet of the storefront premises, 54 On Premise licenses within 750 feet of the storefront premises, with 3 additional pending licenses and without even including the vast numbers of eating and drinking establishments in the area holding beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of the new On Premise license for **New LLC to be formed by La Molina Holdings, LLC d/b/a Llama-San, 359 6<sup>th</sup> Ave. 10014 (OP – Restaurant)**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On Premise License.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

## Community Board No. 2, Manhattan

3 Washington Square Village  
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[www.cb2manhattan.org](http://www.cb2manhattan.org)

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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. Hexillion Lounge, LLC d/b/a Wind Rose, 39 Downing St. 10014 (New OP – Restaurant)**

- i. Whereas**, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present a new On-Premises liquor license to open a full-service Korean fusion restaurant in a R6 zoned 6 story, mixed use 1900 building on Downing Street between Bedford Street and Varick Street (block #528 lot #77), in a building also known as 31 Bedford Street in Greenwich Village, the building falls within NYC LPC’s designated Greenwich Village Historic District; and,
- ii. Whereas**, the two-story premises is approximately 2,000 sq. ft., with 1,400 sq. ft. on the ground floor store level and an addition 600 sq. ft. in the basement, has a maximum occupancy of 73, and a Certificate of Occupancy consistent with the proposed usage, the premises to be licensed having previously been operated as a Restaurant known as Mas Farmhouse with a similar method of operation as currently being proposed in the instant application; and,
- iii. Whereas**, the premises will have 19 tables with an aggregate of 50 seats and one (1) bar with an additional 6 seats for a total of 56 interior seats, and all seating and service will be on the ground floor, with the basement being used for storage and ancillary purposes only and off limits to patrons; there being one door for patron egress to and from the restaurant, there are no outdoor areas for the service of alcohol and there will not be a sidewalk café now or in the future; and,
- iv. Whereas**, the Applicant did have discussions with the Bedford-Downing Block Association, there being objections raised from the local Block Association as to the late night hours of operation proposed by the Applicant until 2AM, the area being zoned for residential uses only, this storefront receiving a “grandfathered” status for commercial uses, there being a number of existing restaurants in

the immediate area having hours no later than 12 AM during the week and 1 AM on the weekends, the adjacent roadways being narrow with late night noise from patrons on the streets being a significant problem in the area; and,

**v. Whereas**, the Applicant would not agree to the hours proposed by the local Block Association, but instead a compromise was reached with CB2, Man. on operating hours, the Applicant agreeing to hours of operation from 11 AM to 12 AM Sunday through Wednesday, 11 AM to 1 AM on Thursdays only and 11 AM to 2 AM on Fridays and Saturdays; and all doors and windows will be fixed, kept closed and inoperable at all times except for egress to/from the restaurant through a single front door; and,

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

1. Premise will be advertised and operated as a Korean Fusion Restaurant.
2. The hours of operation will be: 11 AM to 12 AM Sunday through Wednesday, 11 AM to 1 AM Thursday, 11 AM to 2 AM Friday and Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically a Korean 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 all times.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
17. All doors and/or windows will be fixed and inoperable except for egress to/from restaurant.

**vii. Whereas**, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area already greatly saturated with licensed establishments, there being 27 existing On Premises licenses

within 500 feet of the storefront premises, 36 On Premise licenses within 750 feet of the storefront premises, with 6 additional pending licenses and without even including the vast numbers of eating and drinking establishments in the area holding beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the new On Premise license for **Hexillion Lounge, LLC d/b/a Wind Rose, 39 Downing St. 10014 (OP – Restaurant)**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise License.

Vote: Unanimous, with 36 Board members in favor.



Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. Emmanuel NY Corp. d/b/a Hometown Hotpot & BBQ, 194 Grand St. 10013 (New On Premise license—upgrade from Restaurant Wine).**

**i. Whereas**, the Applicant and their Attorney appeared before CB2, Manhattan’s SLA Licensing Committee for an application to upgrade it’s existing restaurant wine license (Ser.# 1289128) to an On Premise liquor license while maintaining its current method of operation operating a Malaysian & Southeast Asian Restaurant on the ground floor storefront of a newly built (circa 2015) seven-story commercial use building in the Little Italy Town District on Grand Street between Mulberry Street and Mott Street; and

**ii. Whereas**, the applicants have been operating their restaurant for less than three years, there having been no prior license to sell alcohol at these premises prior to November/2015, the premises having never previously operated with an on premises liquor license; and,

**iii. Whereas**, the Applicant presented a certificate of occupancy purporting to permit eating and drinking at this location, the applicant having previously obtained a public assembly permit and there are no plans to change the front façade of the premises; and

**iv. Whereas**, the premises is located in a 5,099 SF space (1,560 SF Ground Floor and 3,539 SF Cellar) with 30 tables and 162 seats, no stand up Bars for a total seating occupancy of 162, a full service kitchen, seven bathrooms and two entrances/exits for patrons (one which will be connected to a Hotel located at 196 Grand Street); there is no sidewalk café or outdoor space for the service of alcohol and all doors and windows will be fixed, kept closed and inoperable at all times except for egress to/from the restaurant through the front door; and,

**v. Whereas,** the hours of operation will continue to be from 12:00 p.m. to 12:00 a.m. Sunday through Thursday and from 12:00 p.m. to 1:00 a.m. on Fridays and Saturdays, music will be background only; and

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

1. Premise will be advertised and operated as a Malaysian & Southeast Asian Restaurant.
2. The hours of operation will be: 12 PM to 12 AM Sunday through Thursday, 12 PM to 1 AM Fridays and Saturdays. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically a Malaysian and Asian Hotpot BBQ 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 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 all times.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
17. All doors and/or windows will be fixed and inoperable except for egress to/from restaurant.

**vii. Whereas,** this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area already greatly saturated with licensed establishments, there being 40 existing On Premises licenses within 500 feet of the storefront premises, 59 On Premise licenses within 750 feet of the storefront premises, with 5 additional pending licenses and without even including the vast numbers of eating and drinking establishments in the area holding beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the new On Premise license for **Emmanuel NY Corp. d/b/a Hometown Hotpot & BBQ, 194 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 Restaurant On Premise License.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. Root Nolita, LLC d/b/a Root Nolita, 371 Broome St. a/k/a 173 Mott Street 10013 (New OP – Restaurant)**
- i. Whereas**, the Applicants and their Attorney appeared before CB2, Manhattan’s SLA Licensing Committee for new On Premise license to operate a full service restaurant featuring Israel cuisine in a corner storefront at the south west corner of Broome and Mott Streets in a mixed use, five-story building (circa 1900) in Nolita; and
- ii. Whereas**, the storefront premises have never previously operated with an on premise license, the premises having previously operated since 2015 as an Italian restaurant known as Oficina with a Restaurant Wine license only, and before that, the storefront was operated as a retail store selling Aquariums and tropical fish, there being a gut renovation of the storefront premises occurring in 2015, the Applicant presenting a letter of no objection from the NYC DOB for eating and drinking at these premises; and
- iii. Whereas**, when the owners of Oficina gut renovated the premises in 2015, they installed floor to ceiling accordion like doors that opened the entire facades of the storefront facing both streets creating operable doors running along both the Mott and Grand Street sidewalks, such installations being performed over the objections of CB2, Man. at that time but because the application in 2015 was for Restaurant Wine and not subject to the 500 ft. rule, these renovations nonetheless occurred in violation of an executed stipulation agreement; and,

**iv. Whereas**, the licensed premise is approximately 1,200 sq. ft., there will be 16 tables in 40 seats, 1 bar with 8 seats, two bathrooms, the hours of operation will be from 8 AM to 12 AM Sunday through Thursday and from 8 AM to 1 AM on Fridays and Saturdays, there are no TVs, music will be background only and the applicant agreed to close all doors and windows on Grand Street by 9 PM and on Mott Street by 10 PM; and

**v. Whereas**, the applicant also plans to operate a sidewalk café running along Mott Street with 11 tables and 22 seats, and will close the sidewalk café by 10 PM Sunday through Thursday and by 11 PM on Fridays and Saturdays; and

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

1. Premise will be advertised and operated as a full service restaurant featuring Israel cuisine.
2. The hours of operation will be 8 AM to 12 AM Sunday through Thursday and from 8 AM to 1 AM on Fridays and Saturdays. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. 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. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café).
6. The sidewalk café will close by 10 PM Sunday through Thursday and by 11 PM on Fridays and Saturdays.
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 every night by 9 PM on Grand Street Side and by 10 PM on Mott Street side.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
10. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
13. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.

**vii. Whereas**, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area already greatly saturated with licensed establishments, there being 23 existing On Premises licenses within 500 feet of the storefront premises, 50 On Premise licenses within 750 feet of the storefront premises, with 10 additional pending licenses and without even including the vast numbers of eating and drinking establishments in the area holding beer and wine licenses; and,

**viii. Whereas**, according to the NYS LAMP system the Most Holy Crucifix Church is only 130 feet from the storefront premises where the instant application is sought and is thus located within 200 feet of the premises, which may violate the 200 ft. rule;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends that the NYS SLA perform a review and measurement to ascertain if the 200 foot rule applies to the instant application; and

**THEREFORE BE IT FURTHER RESOLVED THAT** if there is no violation of the 200 ft. rule CB2, Man. recommends **denial** of the new On Premise license for **Root Nolita, LLC d/b/a Root Nolita, 371 Broome St. a/k/a 173 Mott Street 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 Restaurant On Premise License.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, 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:**

**9. Sunrise Corp. d/b/a N/A, 391 6<sup>th</sup> Ave. 10014** (Transfer of OP – Layover Request by Applicant)

**i. Whereas**, the Applicant appeared in front of CB2, Manhattan’s SLA Licensing Committee #1 Meeting on July 10<sup>th</sup>, 2018, to present an application for a transfer of an existing on premise license (ADSAD, LLC d/b/a Onegin; SN #1254846) for the purpose of continuing to operate a restaurant within a 3,356 sq. ft. storefront with a 140 occupancy on 6<sup>th</sup> Avenue between Waverly Place and Christopher Street in Greenwich Village; and

**ii. Whereas**, when the current licensee originally appeared before CB2, Man. for its application for an On Premise license to operate its restaurant at a capacity of 140 patrons should the license be approved, the licensee stated its intent to obtain all the proper permits and agreed to obtain those permits prior to operating in this storefront at such capacity; and,

**iii. Whereas**, the when the Applicant and current Licensee both appeared for the instant transfer application it became clear that such permits to operate at a 140 person occupancy had never been obtained, the Applicant and current Licensee providing only a letter of no objection that limited the number of patrons at the premises to 74 patrons but did not present the proper permits, including a certificate of occupancy, letter of no objection or public assembly permit permitting a 140 occupancy,

at which time the Applicant requested to lay over this application until August/2018 for the purpose of presenting the proper permits and for further consideration as to its instant application to transfer the existing license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed transfer application for **Sunrise Corp. d/b/a N/A, 391 6<sup>th</sup> Ave. 10014** until the Applicant has fully presented all the proper permits to operate with a patron capacity in excess of 74 and until the Applicant has completed their application in front of CB2's SLA Licensing Committee with sufficient time to permit CB2 to forward a recommendation to the SLA, and further requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.



Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. Helen's, LLC d/b/a TBD, 19 Kenmare St. 10012 (OP – withdrawn)**

**Whereas**, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on July 10<sup>th</sup>, 2018, the Applicant requested **to withdraw** this application from further consideration and did not appear, present or discuss this application for on premise license;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed alteration or changes to any existing license for **Helen's, LLC d/b/a TBD, 19 Kenmare St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. Anyway Soho Ltd., d/b/a Anyway Café, 519 Broome St. (OP – Withdrawn from consideration)**

**Whereas**, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on July 10<sup>th</sup>, 2018 the Applicant requested **to withdraw** this application from further consideration and did not appear to review and discuss this application for on premise license;

**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 **Anyway Soho Ltd., d/b/a Anyway Café, 519 Broome St. until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. Shigemitsu New York, Inc., d/b/a Harbs, 465 W. Broadway 10012 (RW – Laid Over)**

**Whereas**, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on July 10th, 2018 the Applicant requested **to lay over** this application for a restaurant wine license to August/2018 and indicated that 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; and;

**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 **Shigemitsu New York, Inc., d/b/a Harbs, 465 W. Broadway 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **13. Black Rose Hospitality, LLC, d/b/a N/A, 74 5<sup>th</sup> Ave. 10011 (RW – Laid Over)**

**Whereas**, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on July 10th, 2018 the Applicant requested **to lay over** this application for a restaurant wine license to August/2018 and indicated that 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; 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 **Black Rose Hospitality, LLC, d/b/a N/A, 74 5<sup>th</sup> Ave. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. 316 Bowery, LLC d/b/a Saxon and Parole, 316 Bowery 10012 (OP – Withdrawn by Applicant)**

**Whereas**, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on July 10<sup>th</sup>, 2018, the Applicant requested **to withdraw** this application from further consideration and did not appear, present or discuss this application for on premise license;

**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 **316 Bowery, LLC d/b/a Saxon and Parole, 316 Bowery 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15. Be Westbourne Something Special, LLC (to be created), d/b/a TBD, 137 Sullivan St. South Retail Unit 10012 (OP — Laid Over)**

**Whereas**, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on July 10th, 2018 the Applicant requested to lay over this application for a restaurant wine license to August/2018 and indicated that 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; 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 **Be Westbourne Something Special, LLC (to be created), d/b/a TBD, 137 Sullivan St. South Retail Unit 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **16. 62 Carmine Corp., d/b/a Codino, 62 Carmine St. 10014 (Class Change to OP – Restaurant)**

**i. Whereas**, the Applicant and attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a class change from a Tavern Wine License to a Restaurant On-Premise Liquor License, the premises now having a kitchen under the supervision of a chef for a full service Italian restaurant; and,

**ii. Whereas**, this application is for a restaurant on premise liquor license at a currently licensed location in a mixed-use building on Carmine St. between Bedford St. and 7<sup>th</sup> Avenue South for a premise with approximately 750 sq. ft. on the ground floor and a basement with no patron use; there are 12 tables and 52 table seats and 1 standup bar with 16 seats for a total of 68 seats; there is no sidewalk café and there are no outdoor benches, the location is in a grandfathered commercial space located in residential zoning which prohibits sidewalk cafes; a letter of no objection was presented; and,

**iii. Whereas**, the hours of operation will be Sunday to Thursday from 11AM to 12AM and Friday from 11AM to 1AM and Saturday from 10AM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), all doors will be closed by 10PM daily, 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 private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

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

1. This application is for a class change application for an existing tavern wine license to a restaurant on premise liquor license for a full service Italian restaurant.
2. The hours of operation are from 11AM to 12AM Sunday to Thursday and from 11AM to 1AM from Friday to Saturday. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service Italian restaurant with the kitchen open and full menu items available until closing every night.
4. The premises, or any portion of the premises will not operate as a “lounge”, tavern or sports bar.
5. The premise will not have televisions.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
7. A sidewalk café is not included in this application.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. All doors and windows will be closed at 10PM every night and anytime there is music
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. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
16. Will have no more than 12 tables and 52 table seats and 1 standup bar with 16 seats.
17. There will be no outdoor benches.
18. There will be no patron use of basement.
19. There will be an awning over entryway.
20. Music levels will be maintained so as not to be audible outside the premises when windows are open.

**vi. Whereas,** the principal’s operate a number of other restaurants in New York City and several within CB2, Man., CB2 Man. has an adverse history of complaints with one of their operations and has objected to another new application which was subsequently denied by the SLA; and,

**vii. Whereas,** the applicant presented a petition in support; and,

**viii. Whereas,** there are currently approximately 29 On Premise Liquor Licenses within 500 ft. of the premises and an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a class change application to a new restaurant on-premise liquor license for **62 Carmine Corp., d/b/a Codino, 62 Carmine 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: Passed, with 35 Board members in favor, and 1 in opposition (D. Diether).



Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**17. Kubbeh, LLC d/b/a Kubeh, 464 Ave. of the Americas 10012 (OP – Restaurant)(Alteration to include sidewalk café SN# 1297959)**

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee in July 2017 to present an alteration application for an existing restaurant on-premise liquor license SN# 1297959 for a “casual full-service and take out restaurant serving variations of ‘kubeh’ a traditional Middle Eastern soup dumpling combo commonly known in Middle Eastern cuisines, paired with cocktails to accompany dishes. Kubeh and other dishes served are comfort dishes made traditionally by the women of the house”; and,
- ii. Whereas**, this application is for an alteration to an existing restaurant on-premise liquor license, the premises is located in a 3 story mixed-use building with 1 story rear extension, the location is in a corner building but because it has an “L” shaped configuration it is not located in the corner space but still has facades and doors located on both Avenue of the Americas (6<sup>th</sup> Avenue) and West 11<sup>th</sup> St.; the premises will occupy 1,600 sq. ft. on the ground floor for patrons and 600 sq. ft. in the basement – no patron use; plans were presented with 11 tables and 56 table seats, 1 standup bar with 14 seats and 1 service bar for a total of 70 interior seats; this alteration application is to include a NYC Department of Consumer Affairs Licensed Sidewalk Café with 8 tables and 16 seats; the applicant provided a copy of a Certificate of Occupancy and indicated total interior occupancy would be less than 74; and,
- iii. Whereas**, the hours of operation of the interior will continue to be 8AM to 12AM Sunday to Thursday and 8AM to 1AM Friday and Saturday (No patrons shall remain after the closing hour), the hours of operation for the side walk café will be until 11pm 7 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 and windows will be closed at 9:00PM every night and anytime there is amplified music, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's; and,

**iv. Whereas,** the Applicant entered into a new stipulations agreement with CB2, Man. in line with the materials presented to CB2 and the new sidewalk café and their statements during the presentation to CB2 which they said they agreed they would submit to the SLA and agreed would be attached and incorporated in to the method of operation on the alteration to the existing restaurant on-premise liquor license, an executed copy which was provided to CB2, Man., stating that:

1. The premises will be advertised and operated as a casual full service and take out restaurant serving variations of kubeh, a traditional Middle Eastern soup dumpling.
2. The interior hours of operation will be 8AM to 12AM Sunday to Thursday and 8AM to 1AM Friday and Saturday. (No patrons shall remain after the closing hour). All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions. There will be no projector TV's.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The new sidewalk café will operate no later than 11PM 7 days a week (all tables & chairs will be removed at this hour).
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime and will at all times be in compliance with all NYC Noise codes.
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 10PM every night and anytime there is amplified music.
11. Will not install or have French doors, operable windows or open facades.
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. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security guards.
17. This alteration is to add a sidewalk café with 8 tables and 16 chairs.
18. All and staff entry and exit into sidewalk café will be from the interior of the premises which is accessed from 464 6<sup>th</sup> Avenue in order to maintain compliance with the 200 ft. rule to adjacent school.
19. All Service to sidewalk café will be by wait staff.
20. 11<sup>th</sup> St. Door is for access to sidewalk café only and emergency exit.
21. Will use best efforts to address any ongoing mechanical noise issues.

**vii. Whereas,** CB2, Man. does not have an objection to adding the sidewalk café to the licensed premises provided it complies with all regulations, but does not believe this application is in conformance with the “200 ft. rule”; and,

**Whereas** CB2, Man. has concerns with respect to the applicability of the 200 ft. rule as it did at the inception of this license; at the initial presentation to CB2, Man. in September 2016 when asked about PS 41, Greenwich Village School located at 116 West 11<sup>th</sup> St. which is located within 200 ft. of the proposed premises, the Attorney for the applicant stated that he did not believe that School was located on 6<sup>th</sup> Avenue (a/k/a Avenue of the Americas) and that because the Applicant’s premises did not use the door located on the West 11<sup>th</sup> St. façade, the location was not subject to the “200 Foot Rule” because it was located on 6<sup>th</sup> Avenue; the applicant reiterated in July 2018 that because there was no outdoor hardware on the West 11<sup>th</sup> Door, it was no subject to the 200 ft. rule; a number of CB2 Board members again raised questions regarding this and had the following concerns, **(1)** the Eastern most door for PS 41 is located just off the corner of 6<sup>th</sup> Avenue and appears to be regularly used for ingress and egress in addition to the main front door of the School located further down the block on West 11<sup>th</sup> St., it appears both the Easternmost door and the School front door are within 200 ft. of the Applicant’s Avenue of the Americas entrance **(2)** PS 41 has a small frontage on 6<sup>th</sup> Ave which is clearly noted in the NYC Buildings Property Profile which indicates addresses for the one building at that location as 463 Avenue of the Americas and 100-124 West 11<sup>th</sup> St. therefore it would seem to indicate that the School is on the corner and therefore located on both streets(<http://a810-bisweb.nyc.gov/bisweb/PropertyProfileOverviewServlet?boro=1&house=116&street=west+11th+st&go2=+GO+&requestid=0>) **(3)** the building in which the Applicant is located is a corner building, albeit the applicant is not in the corner spot but the Applicant has an “L” shaped premises with facades on both West 11<sup>th</sup> St. and Avenue of the Americas adjacent to both sides of the corner unit, this would seem to indicate it is on both streets despite which doors are used for regular ingress or egress, it does not make much sense to say that the premises is not located on both streets just because a door is not used, it would seem the only factor is which door the measurement is taken from, not which door decides which street the premises is located on; and

**viii. Whereas,** with the addition of this sidewalk café, which is located on the same street as Public School 41 on West 11<sup>th</sup> St., the result is the use of the 11<sup>th</sup> St. door which is the only access to the sidewalk café (main restaurant entrance is on 6<sup>th</sup> Ave), which removes any exception for a door with no exterior hardware used for emergency egress only, the door now being used for ingress and egress, the applicant conceded that because this door was previously an emergency exit, they would need to have an opening within the sidewalk café to allow emergency egress, that opening would have no physical barriers preventing ingress and would instead be a “virtual door” which in practice does not exist; this clearly goes against the carefully crafted exception created for the 200 ft. rule with respect to a door not regularly used for ingress or egress due to specific physical characteristics such as type of hardware used which clearly preclude their use for regular use; generally the specific findings of the authority with respect to the 200 ft. rule involve doors which clearly have no practical use due to configuration, in this case the applicant is not able to erect a physical barrier precluding normal entry because that would create a public safety hazard for emergency egress from the interior of the building; and,

**ix. Whereas,** the applicant stated that they had conversations with the Liquor Authority with respect to this and were told that this would be acceptable, but were unable to provide any official documentation or determinations from the SLA; and,

**xi. Whereas,** there are currently 10 On Premise Liquor Licenses within 500 ft. of the premises, an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial to **Kubbeh LLC, d/b/a Kubeh, 464 Avenue of the Americas a/k/a 77 West 11<sup>th</sup> Street 10011**, on its application seeking an alteration to the existing restaurant on-premise liquor license SN# 1297959 to add a sidewalk cafe; and,

**THEREFORE BE IT FURTHER RESOLVED** that CB2, Man. respectfully requests that the Liquor Authority re-review the application of the 200 ft. rule for this location and address the concerns noted above and place this matter before the members of the Authority for determination.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **18. The Noble Bean, LLC d/b/a The Noble Bean, 7 Greenwich Ave. 10014 (RW – Bar/Tavern)**

- i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new tavern wine license for a family friendly indoor café with affordable pricing on all items”; and,
- ii. Whereas**, this application is for a new tavern wine license in a previously unlicensed location; the premises is located in a in a mixed used residential/commercial building located on the ground floor on the Greenwich Avenue between Christopher and West 10<sup>th</sup> Street for a roughly 1,400 sq. ft. premise (910 sq. ft. 1<sup>st</sup> fl., 490 sq. ft. basement, no patron use of basement), with 12 tables and 45 seats and 1 counter which will also function as a stand up bar, there are no outdoor seating areas and a Certificate of Occupancy was provided; and,
- iii. Whereas**, the hours of operation will be from 6AM to 11PM 7 days a week, there is no sidewalk café included with this application, all doors and windows will be closed at 10PM, 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 velvet ropes, no movable barriers; the applicant’s lease states that “no cooking whatsoever, either by microwave or by oven, will be permitted at any time during the term of this lease. No food of any kind will can be cooked or prepared in this store. All prepared food that is sold in this store must be contained in it’s own packaging and can not be kept in the premises unpackaged”; and,

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

1. This application is for a new tavern wine license for a family friendly indoor café with affordable prices on all items.
2. The hours of operation are from 6AM to 11PM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate a full service café with the full menu items available until closing every night.
4. The premises, or any portion of the premises will not operate as a “lounge”, tavern or sports bar.
5. The premise will have no more than 1 television, no larger than 46” in size.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
7. A sidewalk café is not included in this application.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. All doors and windows will be closed at 10PM every night and anytime there is music
10. Will not install or have French doors, operable windows or open facades. All windows will remain fixed windows.
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. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
17. Will have no more than 12 tables and 45 table seats and 1 standup bar with no seats.
18. If there is any outdoor furniture it will be removed by 9PM.
19. Any “A Frame” signage will at all times comply with NYC regulations.

**v. Whereas,** a letter in opposition was received from a local community group which stated that they had tried to contact the applicant, but received no response, the applicant conceded that they had not responded to the community group but stated that they would do so in the intervening time period between CB2’s Committee meeting and CB2’s Full Board Meeting, concerns were also raised that this is yet another retail location formerly operated as a high end perfumery that is converting to eating and drinking use and thereby reducing the diversity of retail businesses in the surrounding area; and,

**vi. Whereas,** there are currently approximately 22 On Premise Liquor Licenses and an unknown number of Beer and Wine Licenses within 500 ft. of the premises;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new tavern wine license for **The Noble Bean, LLC d/b/a The Noble Bean, 7 Greenwich Ave. 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 36 Board members in favor.**

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **19. Zhang Ba Gou, Inc., d/b/a Xi'an Famous Foods, 313 6<sup>th</sup> Ave. 10014 (RW – 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 wine license for a chain restaurant serving Chinese food; and,

**ii. Whereas**, this application is for a new restaurant wine license in a previously unlicensed location; the premises is located in a in a mixed used residential/commercial building located on the ground floor on Sixth Avenue between Carmine St. and West 3<sup>rd</sup> Street for a roughly 1,700 sq. ft. premise, with 14 tables and 52 seats and 1 food counter with 14 seats, there is no stand-up bar; there are no other outdoor seating areas and a Certificate of Occupancy was provided; and,

**iii. Whereas**, the hours of operation will be from 11AM to 12AM 7 days a week. The restaurant will typically close at 10PM, there is no sidewalk café included with this application, all doors and windows will be closed at 10PM, 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 velvet ropes, no movable barriers; and,

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

1. This application is for a new restaurant wine license for a chain restaurant serving Chinese food.

2. The hours of operation are from 11AM to 12AM 7 days a week. The restaurant will typically close at 10PM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate a full service restaurant; specifically a full service Chinese restaurant with the kitchen open and full menu items available until closing every night.
4. The premises, or any portion of the premises will not operate as a “lounge”, tavern or sports bar.
5. The premise will have no more than 1 television, no larger than 46” in size.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
7. A sidewalk café is not included in this application.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. All doors and windows will be closed at 10PM every night and anytime there is music
10. Will not install or have French doors, operable windows or open facades. All windows will remain fixed windows.
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. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
17. Will have no more than 14 tables and 52 table seats and 14 seats at a food counter.
18. There is no standup bar.
19. There will be no use of the rear yard by patrons and all staff will stop using the rear yard by 10PM (no activity in rear yard after 10PM).

**v. Whereas**, there are currently approximately 24 On Premise Liquor Licenses and an unknown number of Beer and Wine Licenses within 500 ft. of the premises; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new restaurant wine license for **Zhang Ba Gou, Inc., d/b/a Xi’an Famous Foods, 313 6<sup>th</sup> Ave. 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 36 Board members in favor.



Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**20. 320 West Broadway Diner Corp., d/b/a TBD, 320 W. Broadway 10013 (OP – 24 hour Diner/Restaurant with outdoor area)**

- i. Whereas**, the applicant re-appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on premise liquor license for a classic New York 24-hour diner serving comfort food to the neighborhood with reduced hours of alcohol service and an adjacent outdoor dining area; and,
- ii. Whereas**, the applicant had originally appeared in June/2018 at which time there was community opposition and CB2's SLA Licensing Committee #2 voted unanimously to recommend denial as presented in June/2018; the applicant subsequently requested to further meet with residents and make significant changes to the application and return to CB2, Man. for reconsideration in July 2018; and,
- iii. Whereas**, the application presented in July 2018 is for a new on-premise liquor license in a previously unlicensed location which is located on the ground floor in the northern portion of the sixteen story SoHo Grand Hotel and also extends to an ancillary outdoor area to the north, the outdoor area was previously a dog run; the SoHo Grand Hotel is located on West Broadway between Canal Street and Grand Street; and,
- iv. Whereas**, the northern storefront and ancillary outdoor premises of the SoHo Grand Hotel is 4,194 sq. ft. (2,575 sq. ft. interior and 1,619 sq. ft. exterior) with 50 tables and 124 seats (78 interior table seats and 46 exterior table seats) there is 1 stand up bar on the interior with 4 seats and 13 "other seats" with 7 seats at an interior food counter and 6 seats at exterior benches in the waiting area for the outdoor seating area; there are a grand total of 141 seats; there is no sidewalk cafe and a Certificate of Occupancy was provided; and,

**v. Whereas,** the premises will operate as a 24-hour diner 7 days a week serving a full diner menu at all times; there is an ancillary adjacent outdoor seating area that will operate at reduced hours; the hours of alcohol service on the interior will be limited and will cease by 12AM Sunday to Wednesday and by 2AM Thursday to Saturday; and,

**vi. Whereas,** the hours of operation and alcohol service for the adjacent and ancillary outdoor area will be from 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday and Saturday; all employee activity in the outdoor area will stop no later than ½ hour after outdoor closing, all exterior lighting will be turned off at closing making the exterior space dark, the outdoor area will be seasonal only and there will be no exterior heaters or heating systems installed or used in the outdoor area, and there will also be no speakers installed or music played outside; there is no sidewalk café included with this application; all doors will be closed at 10PM, there are no operable windows, interior music will be permitted but it will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music) and jukebox, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

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

1. This application is for an on premise liquor license for a classic New York 24-hour diner serving comfort food to the neighborhood.
2. The premises will operate as a 24-hour diner 7 days a week serving a full diner menu at all times. There is an ancillary adjacent outdoor seating area that will operate at reduced hours. The hours of alcohol service on the interior will be from 8AM to 12AM Sunday to Wednesday and from 8AM to 2AM Thursday to Saturday. The hours of operation and alcohol service for the adjacent outdoor area will be from 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday and Saturday. All patrons will be cleared and no patrons will remain after stated closing times for the outdoor area and all employee activity in the outdoor area will stop no later than ½ hour after outdoor closing.
3. The premises will operate as a full service restaurant, specifically a 24-hour classic New York Diner with the kitchen open and full menu items available during all hours of operation.
4. The premises, or any portion of the premises will not operate as a tavern, lounge or sports bar.
5. The entire premises will be operated under one trade name (D/B/A) only.
6. All entry and exit into the restaurant and outdoor area will occur only from the main entrance to the restaurant as indicated on provided plans. There will be not patron access tot eh outdoor area from the sidewalk.
7. The premise will have not have televisions or projectors.
8. There is no Sidewalk Café included with this application.
9. The premises will play quiet ambient-recorded background music only or music at same levels from Jukebox. No music will be audible in any adjacent residences at anytime. There will be absolutely no music or speakers in the outdoor portion of the premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing street facing façade except to change signage or awning or affix a menu to the building for customer viewing, or add other elements of décor, which do not change the character of the building (if permitted by law).
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”.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

15. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.
16. Doorman/Security will be utilized as needed. The area in front of the premises will be actively monitored 24 hours a day and if necessary, a staff member or security will be dedicated to manage patrons outside the premises between 9PM and 7AM.
17. There will be no heaters utilized in the outdoor area.
18. There will also be no speakers installed or music played outside
19. The applicant with their attorney present specifically agreed in order to gain support from local residents and CB2, Manhattan in order to create public interest that they would **not** return to extend the hours of alcohol service in the future for the licensed interior or ancillary exterior premises.
20. The adjacent dog park area is complete separate from the out door seating area
21. There will be no standup outdoor bar. There will be an outdoor service bar only. In the outside seating area, there will be absolutely no alcohol service to any standing or waiting patrons. There may be a small area for a few patrons to wait outside to be seated in the outdoor area as presented to CB2 and as presented in the amended seating plan, but that area is for waiting only and not for the service of alcohol.
22. There will be no more than 46 seats in the outdoor dining area. There will be no more than 78 Table seats in the interior dining area and one interior standup bar with 4 seats.

**viii. Whereas**, after appearing in June/2018, the applicant asked for reconsideration and the opportunity to re-appear in July/2018; during the intervening time the applicant met with a number of local residents who had been in opposition in June/2018, the applicant agreed to make changes to the existing application which are reflected in the stipulations above in order to gain community support including agreeing with their attorney present at the committee meeting that in order to create public interest that they would **not** return to extend the hours of alcohol service in the future; the main concerns for local residents were the hours of alcohol service and specifically the operation of the outdoor area and associated impacts on quality of life from the outdoor area and the operation of a 24 hour diner; and,

**ix. Whereas**, there are currently approximately 13 On Premise Liquor Licenses and an unknown number of Beer and Wine Licenses within 500 ft. of the premises;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new restaurant on-premise liquor license for **320 West Broadway Diner Corp., d/b/a TBD, 320 W. Broadway 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 Restaurant On-Premise Liquor License.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **21. 20 7<sup>th</sup> Ave., LLC d/b/a LB, 20 7<sup>th</sup> Ave. South 10014 (OP – Bar/Lounge)**

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a “transfer” application for a tavern on-premise liquor license for a quiet tavern/cocktail lounge which has been operating since 2004 with no changes in the method of operation; one of the previous three principals will be a principal of the new entity; and,

**ii. Whereas**, this application is for a transfer application; the premises is located in a 2-story commercial building owned by one of the principals; the premises will be located in the basement with the ground floor for storage only; the premises is located on the corner of 7<sup>th</sup> Avenue South and Leroy St., the entrance is on the corner and if there are any patron lines, they are lined up on the Avenue; the premises is roughly 767 sq. ft. in the basement for patron use, there are 10 tables and 44 seats, and one stand-up bar with no seats; there are no outdoor seating areas and a Certificate of Occupancy was provided; and,

**iii. Whereas**, the hours of operation will continue to be 7PM to 2AM Sunday to Wednesday and 7PM to 3AM Thursday to Saturday, there is no sidewalk café included with this application, all doors will be closed at all times, there are no operable windows, music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music) with live jazz music as described below, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

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

1. This application is for a transfer of an on-premise liquor license for a quiet tavern/cocktail lounge with no changes in the method of operation.
2. The hours of operation are from 7PM to 2AM Sunday to Wednesday and 7PM to 3AM Thursday to Saturday. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate with less than a full service kitchen, but will serve food during all hours of operation.
4. The premises, or any portion of the premises will not operate as a sports bar.
5. The premise will not have televisions.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
7. A sidewalk café is not included in this application.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. All doors and windows will be closed at all times.
10. Will not install or have French doors, operable windows or open facades. All windows will remain fixed windows.
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. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades
16. Will have no more than 14 tables and 52 table seats and 14 seats at a food counter.
17. There is no standup bar.
18. There will be patron use of the basement. Ground floor is storage only.
19. There are 10 tables and 44 seats, 1 stand up bar with no seats.
20. There is live music, acoustic jazz music only.

**v. Whereas,** a petition in support was presented; and,

**vi. Whereas,** there are currently approximately 23 On Premise Liquor Licenses and an unknown number of Beer and Wine Licenses within 500 ft. of the premises;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new restaurant on-premise liquor license for **20 7<sup>th</sup> Ave., LLC d/b/a LB, 20 7<sup>th</sup> Ave. South 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 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **22. Ad Hoc Collective, LLC d/b/a Ad Hoc Collective, 13 Christopher St. Lower Basement Level (TW – Café)**

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority; at the meeting the applicant converted the application from an on-premise liquor license to a tavern wine license and provided a new 30-day notice to CB2, Man.; the premises will be a neighborhood café providing space for community events and activities which also sells vintage antiques and décor; and,

**ii. Whereas**, this application is for a new tavern wine license in a previously unlicensed location; the premises is located in the basement of a mixed used residential/commercial building in a grandfathered commercial space located in an exclusively residentially zoned district having never operated past 9PM on Christopher St. between Gay Street and Waverly Place for a roughly 400 sq. ft. premise, with 1 table and 4 table seats and 13 other seats at a kitchen counter, sofa and arm chairs; there is no stand-up bar; there are no outdoor seating areas and a Certificate of Occupancy was provided; and,

**iii. Whereas**, the hours of operation are from 7AM to 11PM 7 days a week, there is no sidewalk café included with this application, all doors and windows will be closed at all times, 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 velvet ropes, no movable barriers; and,

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

1. This application is for a new tavern wine license for a neighborhood café providing space for community events and activities, which also sells vintage antiques and décor.
2. The hours of operation are from 7AM to 11PM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate a full service cafe with the kitchen open and full menu items available until closing every night.
4. The premises will operate with less than a full service kitchen, but will serve food during all hours of operation.
5. The premises, or any portion of the premises will not operate as a “lounge”, tavern or sports bar.
6. The premise will not have televisions.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes not 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. All doors and windows will be closed at all times.
10. Will not install or have French doors, operable windows or open facades.
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. The premises will not have dancing, DJs, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.
17. There may be non-scheduled live music, one instrument only; acoustic only, no amplified voice. Music will end by 9PM, no more than once per week.
18. Will post signage asking patrons to please respect neighbors.
19. This application is for a tavern wine license.

**v. Whereas,** there were concerns raised that this is yet another retail location that is converting to eating and drinking use and thereby reducing the diversity of retail businesses in the surrounding area; and,

**vi. Whereas,** the applicant presented a petition in support and several local residents appeared and spoke in support; and,

**vii. Whereas,** there were some concerns from members of the committee and an immediately impacted resident appeared and stated his concerns with licensing this location in a residential zoned area, there having been many problems with a previous similar type of operation across the street for a coffee shop operated as Whynot Coffee which initially was a community space, had live music and which caused significant issues for the local community; the applicant stated that they were not that operation and would absolutely adhere to all stipulations; and,

**viii. Whereas,** there are currently approximately 26 On Premise Liquor Licenses and an unknown number of Beer and Wine Licenses within 500 ft. of the premises;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new tavern wine license for **Ad Hoc Collective, LLC, 13 Christopher St. Lower Basement Level** 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 36 Board members in favor.



Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **23. Promethean Fire, Limited Liability Company, d/b/a TBD, 94 Gansevoort St. 10014 (OP – Live Theatre)**

- i. Whereas**, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for an on premise liquor license for a live theatre, a dinner theatre, presenting Shakespeare's play, "Love's Labour's Lost"; and,
- ii. Whereas**, this application is for an on premise liquor license for a live theatre; the premises was previously unlicensed and has been vacant for a number of years, the premises is located in a in a mixed-used residential/commercial building located on the ground floor on Gansevoort St. between Washington St. and 10<sup>th</sup> Avenue for a roughly 3,250 sq. ft., with 25 tables and 50 seats, there is one service bar and no stand-up bar; there are no outdoor seating areas and a Certificate of Occupancy was provided; and,
- iii. Whereas**, from Monday to Friday there will be one show each day and the hours of operation will be from 7PM to 12AM, inclusive of alcohol service one hour before and one hour after each performance; on Saturday and Sunday there will be two shows per day and the hours of operation will be from 10AM to 2PM and 4PM to 10PM inclusive of alcohol service one hour before each performance and one hour after, there is no sidewalk café included with this application, all doors and windows will be closed at all times, there will be no DJ, no velvet ropes, no movable barriers; and,
- iv. Whereas**, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated in to the method of operation on the new restaurant wine SLA license stating that:

1. This application is for an on premise liquor license for a live theatre, a dinner theatre, presenting Shakespeare's play, "Love's Labour's Lost". In the future, another Shakespeare play may be performed.
2. From Monday to Friday there will be one show each day and the hours of operation will be from 7PM to 12AM, inclusive of alcohol service one hour before and one hour after each performance. On Saturday and Sunday there will be two shows per day and the hours of operation will be from 10AM to 2PM and 4PM to 10PM, inclusive of alcohol service one hour before each performance and one hour after. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate as a full service live theatre operating as a dinner theatre. There will be a multi course dinner served as part of the performance and there will be a full service kitchen under the direction of a chef. Most of the food will be cooked off site and then finished and plated on site as part of the performance.
4. Tickets will be presold for all performances and will include the performance, multi course meal and accompanying drinks served in conjunction with the food courses as well as a pre-dinner drink. Any drinks served after the performance will be purchased separately.
5. The premises will not operate as anything but a live performance theatre serving a multi course meal in conjunction with the performance with tickets sold in advance. No patrons may walk in off the street and order drinks. The premises will not operate as a restaurant, lounge, tavern or sports bar.
6. The premise will have not have televisions or projectors.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
8. No Sidewalk Café is included with this application.
9. The performance will have live music, background music, and entertainment level music. No music will be audible in any adjacent residences at anytime or outside the premises.
10. All doors and windows will be closed at all times except for patron ingress and egress.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches".
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. The premises will not have dancing, DJs, velvet ropes or metal barricades.
17. There will be only be 25 tables and 50 seats, 1 service bar and no stand up bar.
18. Should any traffic issues arise in front of the premises before or after performances, the applicant will take steps to mitigate those impacts including working with CB2's Traffic and Transportation Committee to change the signage from no parking anytime to no standing anytime and working with the NYPD and implementing any other best practices available to reduce those traffic impacts.

**v. Whereas**, the applicant met with local residents who sent letters in support provided the stipulations were agreed to and a petition in support was presented from residents in the building, and,

**vi. Whereas**, CB2, Man. supports innovative performance theatre within our community and believes that with the agreed upon stipulations that this is a positive addition to our community; and,

**vii. Whereas**, there are currently approximately 19 On Premise Liquor Licenses and an unknown number of Beer and Wine Licenses within 500 ft. of the premises,

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends denial of a new on premise liquor license for live theatre for **Promethean Fire, Limited Liability Company, d/b/a TBD, 94 Gansevoort 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 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

**24. JaJaJa West Village, LLC d/b/a JaJaJa, 63 Carmine St. 10014 (OP – Restaurant) [layover]**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on July 12th, 2018, the Applicant requested to **layover** this application for a new restaurant on-premise liquor license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; there are significant questions with respect to public safety and operation of the premises in the proposed premises as presented as well as an apparent absence of permits and other documentation that should have previously been in place with the prior operator, but which the new applicant was unable to produce, nor was there ready available evidence of the existence of those permits and approvals to operate the space as presented by the applicant on the NYC Department of Buildings Building's Information System or readily apparent on available "I-Cards" which were utilized prior to Certificate's of Occupancy; the applicant will reappear next month or as appropriate after further research;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of on-premise liquor license for **JaJaJa West Village, LLC d/b/a JaJaJa, 63 Carmine St. 10014** **until** the Applicant has returned to re-present the application before CB2 in front of CB2's SLA2 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 without reappearing before CB2, in order that this important step not be avoided and that the concerns of the Community be fully heard. **Vote: Unanimous, with 36 Board members in favor.**

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **25. 228 Bleecker, LLC d/b/a Aria, 117 Perry St. Store #2 (OP – Restaurant) (laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on July 12th, 2018, the Applicant requested to **layover** this application for an alteration to an existing restaurant on-premise liquor 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; there is community opposition;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of alteration application or proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, upgrade or changes to any existing license for **228 Bleecker LLC, d/b/a Aria, 117 Perry St. Store #2, 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *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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July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**26. Empanada Fresca, LLC d/b/a Pending, 95 Greenwich Ave. 10014 (RW – Restaurant) (laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on July 12th, 2018, the Applicant requested to **layover** this application for an a new restaurant wine 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 alteration application or proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, upgrade or changes to any existing license for **Empanada Fresca, LLC d/b/a Pending, 95 Greenwich Ave. 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899  
[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)  
Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **27. Perry & Hudson, LLC, d/b/a TBD, 551 Hudson St. 10014 (OP – Restaurant)(laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on July 12th, 2018, the Applicant requested to **layover** this application for a new restaurant on-premise liquor license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting 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 alteration application or proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, upgrade or changes to any existing license for **Perry & Hudson, LLC, d/b/a TBD, 551 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 36 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899  
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P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)  
Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

July 24, 2018

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 July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**28. Hudson Café, Inc., d/b/a Hudson Café, 628 Hudson St. 10014 (OP – Restaurant)(Class Change) (laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on July 12th, 2018, the Applicant requested to **layover** this application for a class change application 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 alteration application or proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, upgrade or changes to any existing license for **Hudson Café NYC, LLC d/b/a Hudson Café NYC, 628 Hudson St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 36 Board members in favor.



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

Sincerely,



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



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



Terri Cude, Chair  
Community Board #2, Manhattan

TC/fa

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