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Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899
www.cb2manhattan.org

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

September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

1. Empanada Fresca, LLC d/b/a Pending, 95 Greenwich Ave. 10014 (RW – Restaurant)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Restaurant Wine license to operate a “high-end fast casual Columbian food” restaurant focusing on empanadas in a C1-6R6 zoned 6-story, mixed-use 1930 building on Greenwich Avenue at the corner of Bank Street and between West 12th and Bank Streets (block #615 lot #36) in Greenwich Village; the building falls within NYC LPC’s designated Historic District; and,

ii. Whereas, the premises have approximately 585 sq. ft. of ground floor space, was previously operated as Nourish Kitchen, a small café and catering company that closed by 10 PM nightly, and applicant presented a Certificate of Occupancy consistent with the proposed usage; and

iii. Whereas, the premises will have with 7 tables and an aggregate 14 seats plus one bar without seating, all service and patron areas will be on the ground floor, the basement being restricted to staff; no sidewalk café was included in this application, but may be filed for in the future; and,

iv. Whereas, the applicant proposes to run the restaurant until 12:00 a.m. Sunday through Wednesday, 2:00 a.m. Thursday, and 4:00 a.m. Friday and Saturday 11:00 a.m. to 11:00 p.m.; but the service of alcohol will cease by 11:00 p.m. Sunday to Thursday, and by 12:00 a.m. Friday and Saturday; and any future sidewalk café will close no later than 11:00 p.m. every night; 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 restaurant specializing in empanadas.

2. The hours of service of beer and wine will be: 10AM to 11PM Sunday, 9AM to Monday through Thursday, 9AM to 12AM Friday and Saturday.
3. Will operate full service restaurant, specifically a fast casual empanada 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 license sidewalk cafés).
7. Will operate a sidewalk café no later than 11PM every night (all tables and chairs will be removed at this hour).
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9:00 PM every night and anytime there is amplified music, live music, or DJ.
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 or doorman.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new Restaurant Wine license for **Empanada Fresca, LLC d/b/a Pending, 95 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 41 Board members in favor.

Terri Cude, *Chair*
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317 Lenox Avenue
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Dear Sir/Madam:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

2. FTG Company USA, d/b/a Nikutei Futago, 341 W. Broadway 10013 (RW – Restaurant)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Restaurant Wine license to operate a “high-end Japanese” restaurant in a M1-5A zoned 2-story, mixed-use 1930 building on West Broadway between Grand and Broome Streets (block #475 lot #3), the building falls within NYC LPC’s designated SoHo Cast Iron Historic District; and,

ii. Whereas, the two-story premises are approximately 1,700 sq. ft., with 1,100 sq. ft. on the ground floor store level and an addition 600 sq. ft. on the second floor, has a maximum occupancy of 74, the premises previously operated as a Hogar Dolce bakery closing by 11 PM every night, there are operable doors on the front façade facing the sidewalk, and the applicant presented a Certificate of Occupancy consistent with the proposed usage; and

iii. Whereas, the premises will have 7 tables with an aggregate of 30 seats on the ground floor and 2 tables with an aggregate of 8 seats on the second floor, for a total of 9 tables and 38 seats; no sidewalk café was included in this application; and,

iv. Whereas, the applicant’s proposed hours of operation will be from Sunday through Saturday 5:00 p.m. to 11:00 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 Japanese restaurant.

2. The hours of operation will be: 5 PM to 11 PM 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 Japanese 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 license sidewalk cafés).
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 9:00 PM every night and anytime there is amplified music, live music, or DJ.
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, Man. prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the new Restaurant Wine license for **FTG Company USA, d/b/a Nikutei Futago, 341 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 Wine License.

Vote: Unanimous with 41 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

3. 50 Greenwich Ave. Sushi, Inc., d/b/a Umani Sushi, 50 Greenwich Ave. 10011 (RW – Restaurant)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Restaurant Wine license to operate a “cozy, warm, family-style Japanese restaurant” in a C1-6 zoned 5-story, mixed-use 1900 building on Greenwich Avenue between Charles and Perry Streets (block #606 lot #19) in Greenwich Village; the building falls within NYC LPC’s designated Historic District; and,

ii. Whereas, the two-story premises are approximately 1,400 sq. ft., with 700 sq. ft. on the ground floor store level and an additional 700 sq. ft. in the basement, has a maximum occupancy of 74, the premises having previously operated as the Lumpia Snackbar without the sale of alcoholic beverages, albeit consistent with the proposed usage; and

iii. Whereas, the premises will have 7 tables with an aggregate of 14 seats and 1 sushi bar with 4 seats for total patron seating of 18, all service and patron areas will be on the ground floor, the basement being restricted to staff; no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,

iv. Whereas, the applicant’s proposed hours of operation will be Sunday 12:00 p.m. to 11:00 p.m., Monday to Thursday 11:00 a.m. to 11:00 p.m., Friday 11:00 a.m. to 12:00 a.m., and Saturday 12:00 p.m. to 12:00 a.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 family style Japanese restaurant.
2. The hours of operation will be: 12PM to 11:00PM Sunday, 11AM to 11PM Monday to Thursday, 11AM to 12AM Friday, 12PM to 12AM 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 Japanese 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 license sidewalk cafés).
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9:00 PM every night and anytime there is amplified music, live music, or DJ.
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 or doorman.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the new Restaurant Wine license for **50 Greenwich Ave. Sushi, Inc., d/b/a Umani Sushi, 50 Greenwich Ave. 10011, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous with 41 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

4. Shigemitsu New York, Inc., d/b/a Harbs, 465 W. Broadway 10012 (RW – Previously unlicensed location)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Restaurant Wine license to operate a “full-service Japanese restaurant featuring cakes, teas, coffee, sandwiches and pastas” in a M1-5A zoned 6 story, mixed use 1900 building on West Broadway between West Houston and Prince Streets (block #515 lot #8); the building falls within NYC LPC’s designated SoHo Cast Iron Historic District; and,

ii. Whereas, the two-story premises are approximately 2,500 sq. ft., with basement area for storage purposes only, there are no operable doors or windows and there is no plan to alter the front façade of the storefront, the premises having never been licensed for the service of alcohol or for eating and drinking, the premises having previously operated for years as a retail apparel store, a Certificate of Occupancy having been presented permitting an art gallery and store, the applicant stating there will be a maximum occupancy of 74; and,

iii. Whereas, the premises will have 26 tables and 60 patron seats for an aggregate of 60 patrons seats, there will be no stand-up bar, all service and patron areas will be on the ground floor, the basement being restricted to staff; no sidewalk café was included in this application; and,

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

1. Premise will be advertised and operated as a Japanese restaurant.

2. The hours of operation will be: 11AM to 11PM 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 Japanese 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 license sidewalk cafés).
7. There will be no sidewalk café.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9:00 PM every night.
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 or doorman.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the new Restaurant Wine license for **Shigemitsu New York, Inc., d/b/a Harbs, 465 W. Broadway 10012**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous with 41 Board members in favor.

Terri Cude, *Chair*
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Dear Sir/Madam:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

5. Entity to be formed by Watches of Switzerland, LLC, d/b/a Watches of Switzerland, 60 Greene St. 10012 (New OP – Retail Watch Store)

- i. Whereas**, the Applicant and their Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for a new On-Premises liquor license to operate a luxury watch retail store in a roughly 10,000 sq. ft. space within a 5-story, landmarked (circa 1873) mixed-use building on Greene Street between Broome and Spring Streets, this building falling within NYC LPC's designated Soho-Cast Iron Historic District; and,
- ii. Whereas**, the two-story premises (4,740 sq. ft. ground floor with 5,300 sq. ft. basement level) operated previously as a high-end retail furniture store and has never operated for eating or drinking purposes and has never been licensed for the service of alcohol, a certificate of occupancy being presented for commercial retail store use on the ground floor and boiler room access for the basement level, the Applicant indicating that they plan to change the certificate of occupancy in the future to permit the service of spirits while also seeking a public assembly permit for a proposed occupancy of 164 patrons; and,
- iii. Whereas**, the Applicant plans to have a café-like space in the cellar where they will provide customers complimentary drinks such as coffee, tea, juice, mostly wine or champagne but also other Hard Spirits, the beverages being an amenity for guests, there will be no kitchen and food service will be the minimum and the bare necessity to obtain an OP license, there will be one bar with 5 seats and 8 additional lounge chair seats for 13 total patron seats in the basement level; and,

iv. **Whereas**, the applicant's proposed hours of operation will be 12 PM to 6 PM Sundays, 11 AM to 8 PM Monday through Saturday, music will be background only, there will be no sidewalk café or other outdoor areas for the service of alcohol, there will be no operable doors or windows plans but the Applicant seeks to have large events with occasional live music and a live DJ, the Applicant stating that there will be no more than one such event per month at the premises; and,

v. **Whereas**, the Applicant did reach out to the Soho Alliance which voiced no objection to the application to operate a retail watch store with an on-premise license as proposed; and.

vi. **Whereas**, there are 2 existing On Premises licenses within 500 feet of the storefront premises and 16 On Premise licenses within 750 feet of the premises, with 1 additional pending license not including the numbers of eating and drinking establishments in the area holding beer and wine licenses; and,

vii. **Whereas**, questions were raised and concerns voiced by members of CB2, Man. that the issuance of an on premise license (including the service of hard alcohol and spirits) was entirely inconsistent with and inappropriate for a retail store whose sole purpose is to sell watches, **a beer/wine license being more appropriate in the instant situation**, there being a significant retail presence in the Historic Soho District triggering additional concerns of other retailers seeking similar licensing, this particular retailer not being distinguishable from other high-end retail vendors that predominant the area, there being no permits in place to operate in the manner applied, the licensing and change in occupancy to permit eating and drinking, should a conversion in occupancy/use be allowed, also being a longer term concern after the instant Applicant moves out or tenancy ends, leaving the area exposed to a licensed premises for eating and drinking and night-time impacts where those types of impacts previously never existed;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for **Entity to be formed by Watches of Switzerland, LLC, d/b/a Watches of Switzerland, 60 Greene St. 10012** on its application seeking a new OP license; and

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

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

Vote: Unanimous with 41 Board members in favor.

Terri Cude, *Chair*
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Dear Sir/Madam:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

6. 14 West Chelsea, Inc., d/b/a TBD, 248 W. 14th St. 10011 (New OP)

- i. Whereas**, a representative and an attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a transfer of Catering Cabaret license to operate a "Neighborhood Italian Restaurant" in a 6-story, mixed-use building on West 14th Street between 7th and 8th Avenues; and,
- ii. Whereas**, the two-story premise was previously operated as a restaurant specializing in hamburgers and milk shakes, is approximately 4,000 sq. ft., with 2,000 sq. ft. ground floor and an additional 2,000 sq. ft. in the basement, there being 60 tables with 130 table seats, one bar with 20 additional seats, patron seating being on both ground floor and basement levels, with a total number of patron seats at 150, there are no outdoor areas for the service of alcohol; and,
- iii. Whereas**, the application also includes "live" DJ music at entertainment levels, dancing and security personnel with hours of operation until 2 AM every night; and,
- iv. Whereas**, the Applicant also operates Il Bastardo in Chelsea (Lic.#1305161), a highly-problematic establishment in Chelsea subject to constant community complaints and numerous police involvement, previously operated by her husband Robert Malta, the NYS SLA having caused Mr. Malta to surrender the license to this establishment only to have the Applicant, who appears to have been acting as a "front" for her husband, opening up another problematic establishment reusing the Il Bastardo name claiming at the time of her Application that she was planning to open up a "family friendly neighborhood restaurant", instead opening up an establishment specializing in all day boozy brunches with a \$75 price fixe menu that includes one bottle of champagne & one entrée per person,

the extent of the derogation being detailed by Community Board 4 in multiple correspondence to the NYS SLA, the most recent being from January 5, 2018 demonstrating the Applicant was not truthful when applying for the above-referenced license and made material misrepresentations when presenting the application to CB4, Manhattan; and,

v. **Whereas**, when CB2's SLA Committee sought to question the Applicant about her recent liquor license applications before CB4, Manhattan, she failed to appear to answer questions, no request being made to adjourn or layover the matter for her to appear at a later date, the Applicant instead sending a Manager at Il Bastardo working at the establishment for 3 months who was not sure about the types of music that would be played except to state that there was a trend in the area for DJs, was not knowledgeable about the "d/b/a" for the premises, could not explain the type of clientele being marketed for the location, explained there would be wedding and baby showers where there would be DJs and dancing but also insisted it would be a "typical Italian Restaurant"; and,

vi. **Whereas**, a neighborhood resident appeared in opposition to the application citing the Applicant's prior applications to CB4, the lack of credibility to the instant application while questioning the Applicant's use of DJs and entertainment music levels for a full-service Italian Restaurant, there already being a significant number of late-night drinking establishments existing in this specific area; and,

vii. **Whereas**, additional concerns were raised about this application because the application materials did not identify the Applicant's other licensed establishment in CB4, Manhattan "Il Bastardo", this application being consistent with the Applicant's prior application to CB4 where the true nature of the Applicant's method of operation not being fully presented in an honest manner and in good faith; and,

viii. **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 16 existing On Premises licenses within 500 feet of the storefront premises, 34 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 CB2, Man. recommends **denial** for **14 West Chelsea, Inc., d/b/a TBD, 248 W. 14th St. 10011** on its application seeking a new OP license; and

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

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

Vote: Unanimous with 41 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

7. Sunrise Corp. d/b/a N/A, 391 6th Ave. 10014 (Transfer of OP – Failure to Appear)

- i. Whereas**, the Applicant and Current Licensee appeared in front of CB2, Manhattan's SLA Licensing Committee #1 Meeting on July 10th, 2018, to present an application for a transfer of an existing on premise license (ADSAD, LLC d/b/a Onegin; SN #1254846) with the intent of transferring ownership of the restaurant and license so that Applicant could continue to operate a restaurant within a 3,356 sq. ft. storefront, with a 140 occupancy on 6th Avenue between Waverly Place and Christopher Street in Greenwich Village; and
- ii. Whereas**, when the current licensee originally applied for and appeared before CB2, Man. in June/2012 for its On Premise license, no valid certificate of occupancy to operate at a 140 patron occupancy was provided and the current licensee stated his intent and agreed to obtain all the proper permits prior to operating a restaurant at such capacity; and,
- iii. Whereas**, 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; and,
- iv. Whereas**, as a result of not having the proper permits in place to operate the business at a patron capacity in excess of 74 patrons, 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; and

v. **Whereas**, neither the Applicant nor the current Licensee appeared at CB2, Man. SLA Committee meeting on August 8, 2018 as they requested and agreed, and provided no notice or correspondence for their non-appearance; and

vi. **Whereas**, the premises continues to operate with a patron capacity in excess of what is permitted by the NYC Dept. of Buildings:

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 6th Ave. 10014**; and,

THEREFORE BE IT FURTHER RESOLVED CB2, Man. requests that the NYS SLA review and investigate the existing license issued to ADSAD, LLC d/b/a Onegin; SN #1254846 to ascertain the proper patron capacity for their operations and to limit such patron capacity should the required permits demonstrate that such capacity for the licensed premise is limited to an occupancy of 74 persons.

Vote: Unanimous with 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

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

8. Black Rose Hospitality, LLC, d/b/a N/A, 74 5th Ave. 10011 (RW – Laid Over)

Whereas, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on August 8th, 2018 the Applicant requested **to lay over** this application for a restaurant wine license to September/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;

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 5th Ave. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous with 41 Board members in favor.

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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

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

Whereas, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on August 8th, 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, 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 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

10. Arthur's Tavern, Inc., d/b/a N/A, 57 Grove St. 10014 (OP transfer—laid over to September)

Whereas, prior to CB2, Manhattan's SLA Licensing Committee #1 Meeting on August 8th, 2018 the Applicant requested **to lay over** this application for a restaurant wine license to September/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;

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 **Arthur's Tavern, Inc., d/b/a N/A, 57 Grove St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous with 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

11. Gadberry Pizza, Inc., d/b/a Bleecker Street Pizza, 69 7th Ave. So. 10014 (Corp Change - RW)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a corporate change for a restaurant wine license for a Pizzeria; due to the death of a shareholder, those shares have been willed to his brother; the establishment has been operating since 2004; and,

ii. Whereas, this application is for a "corporate change" of a restaurant wine license at a currently licensed location in a commercial building located on the corner of 7th Avenue South and Bleecker St. for a roughly 450 sq. ft. premise located on the ground floor with 10 tables and 30 table seats, and a sidewalk café with 3 tables and 6 seats; there is no standup bar; there is an existing Certificate of Occupancy; and,

iii. Whereas, the hours of operation are Sunday to Thursday from 10AM to 2AM and Friday to Saturday from 10AM to 4AM, 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 10PM except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes; and,

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

1. The premises will be advertised and operated as a Pizzeria; and,

2. The hours of operation will be Sunday to Thursday from 10AM to 2AM and Friday to Saturday from 10AM to 4AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
6. The existing sidewalk café will operate no later than 12AM Sunday to Thursday and 1AM Friday and Saturday (all tables & chairs will be removed at this hour).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. All doors and windows will be closed at 10PM every night and anytime there is music.
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. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.

v. **Whereas**, in the past, several letters were received expressing concerns with the manner in which the operator handles their trash from patrons, the cleanliness of the corner, and blocking the sidewalk with delivery bikes; those issues have since been rectified and the operator took immediate steps in April 2016 to address those issues and continues to do so to present;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a “corporate change” application for an existing Restaurant Wine License for **Gadberry Pizza, Inc., d/b/a Bleecker Street Pizza, 69 7th Ave. So. 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 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

12. Hudson & Charles Dinette, Inc., d/b/a TBD, 522 Hudson St. 10014 (OP – Restaurant)

- i. Whereas**, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on premise liquor license for a farm to table casual American restaurant; and,
- ii. Whereas**, this application is for a new on-premise liquor license; the premises is located in a portion of a previously licensed location one storefront away from the corner location, it is in a mixed-use residential/commercial building located on the ground floor on Hudson Street between Charles Street and West 4th Street for a roughly 1,290 sq. ft. premise (645 sq. ft. ground floor and 645 sq. ft. basement – no patron use of basement), with 11 tables and 26 seats, and one stand-up bar with 8 seats for a total of 34 seats; a Certificate of Occupancy was provided; and,
- iii. Whereas**, the hours of operation will be from Sunday from 10:30AM to 11:30PM, Monday to Wednesday from 11:30AM to 11:30 PM, Thursday and Friday from 11:30AM to 12:30AM and Saturday from 10:30AM to 12:30AM, there will be a future sidewalk cafe, all doors and windows will be closed at all times except for patron ingress and egress, 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), there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there will on occasion be live music from a three person acoustic only trio which will play no more than two sets on Thursday, Friday and Saturday ending by 9:30PM; 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 on-premise liquor license stating that:

1. This application is for a restaurant on-premise liquor license for a farm to table casual American restaurant.
2. The hours of operation are Sunday from 10:30AM to 11:30PM, Monday to Wednesday from 11:30AM to 11:30 PM, Thursday and Friday from 11:30AM to 12:30AM and Saturday from 10:30AM to 12:30AM. 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 farm to table casual American 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 not have televisions or projectors.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
7. Any future sidewalk café will operate no later than 10PM (No patrons at that time) and all tables and chairs will be removed by 11PM.
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 will be closed at all times except for patron ingress and egress.
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. There may be occasional live music from three-piece non-amplified acoustic band only ending by 9:30PM. Occasional is described as Thursday to Saturday, two 50 min sets each night.
18. There will be proper sound insulation to eliminate noise intrusion into neighboring apartments.
19. for residents, especially as they relate to noise and vibrations.
20. Hours of operation will be posted in the window.

v. Whereas, the applicant met with members of the local residents association, the West Village Residents Association at the location prior to this meeting and the President of WVRA appeared and stated that they were not in opposition to the application provided the applicant adhered to the agreed up stipulations without exception; and,

vi. Whereas, there are currently approximately 18 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 **Hudson & Charles Dinette, Inc., d/b/a TBD, 522 Hudson St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous with 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

13. 29 Bedford Street, LLC, d/b/a Daily Provisions, 29 Bedford St. aka 34 Downing St. 10014 (OP – Restaurant)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on premise liquor license for a “Neighborhood coffee shop, bakery and sandwich shop. Open throughout the day with everything needed to dine in or take away. Open early in the morning with fresh baked goods and breakfast sandwiches and throughout the afternoon and evening offering sandwiches, rotisserie chicken, seasonal sides and a selection of beer, wine and select liquor beverages”; and,

ii. Whereas, this application is for a new on-premise liquor license in a previously licensed location formerly occupied by Ditch Plains; the premises is located in a residential only R6 zoned district in a grandfather commercial space located on the ground floor of a 5 story residential building circa 1910 on the corner of Bedford and Downing Street for a roughly 1,675 sq. ft. premise (1,075 sq. ft. ground floor and 600 sq. ft. basement – no patron use of basement), with 2 tables and 12 seats, and one stand-up bar with 6 seats and 6 counter seats for a total of 24 seats; there are no other outdoor seating areas and no outdoor benches and a Certificate of Occupancy was provided; and,

iii. Whereas, the hours of operation will be 7AM to 11PM 7 days a week, there is no sidewalk café included with this application (not permitted in residential zoning), all doors will be closed at all times, windows will be permanently sealed, 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 on premise liquor license stating that:

1. This application is for a neighborhood coffee shop, bakery and sandwich shop.
2. The hours of operation are 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 restaurant; specifically a neighborhood coffee shop, bakery and sandwich shop 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 not have televisions or projectors.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
7. No sidewalk café is included in this application (not permitted per zoning).
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. Will not install or have French doors, operable windows or open facades.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
15. Will maintain permanently sealed windows.
16. All doors and windows will be closed at all times except for patron ingress and egress.
17. Will post a “please respect residential neighbors” style sign.
18. There will be no exterior benches.
19. Will provide contact information/phone number to immediate residents in case of complaints.

v. Whereas, the applicant initially included in their application operable windows and 4 outdoor benches; a number of local community groups, including the local block association spoke in opposition to the operable windows and outdoor benches specifically; the applicant after their presentation through their attorney, but prior to the business section of the committee meeting where the application was discussed and voted on by the committee, notified CB2, Man. that they would eliminate operable windows and remove all benches from their application consistent with other licensed premises in the area and consistent with the requests of the local Block Association; and,

vi. Whereas, the applicant was in communication with the local block association, the Bedford Downing Block Association, by email prior to the meeting, but did not actually address the concerns of the local block association, specifically that there would be no operable windows and no outdoor benches, the block association explained that these two critical issues along with hours of operation, active management of outdoor patrons and direct communication with managers was crucial to maintaining residential quality of life and were the same conversations and discussion had with every liquor license applicant going back for well over a decade in the block association’s area; the applicant

provided a letter of support from the co-op board in the building in which they are located and a petition in support, neither of which indicated operable new windows or outdoor benches which were a significant deviation from the previously licensed location which had neither; and,

vii. Whereas, the principal on this license, Daniel Meyer, is a principal in over 50 liquor licenses in New York City, including 3 licensed or pending licenses within CB2, Man.; and,

vi. Whereas, there are currently approximately 20 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 **29 Bedford Street, LLC, d/b/a Daily Provisions, 29 Bedford St. aka 34 Downing St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

14. Advance Aerospace, LLC, d/b/a N/A, 51 Christopher St. 10014 (OP – 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 on premise liquor license on the ground floor only for a gay bar with drag show performances; the applicants are long time local neighborhood operators who seek to reclaim the eastern storefront of the recently individually landmarked historic Stonewall Inn, the starting point in 1969 of the Stonewall rebellion, which is also located within the Stonewall National Monument, as a gay bar to better serve as a space for the gay community; and,

ii. Whereas, this application is for a new on-premise liquor license in a previously unlicensed location currently occupied by QQ Nails & Spa; the premises is located in a C4-5/R6 zoned district in a mixed use building located on the ground floor and basement of a 2-story residential building circa 1843 (combined with new façade to 53 Christopher St in 1930) on Christopher Street within Sheridan Square for a roughly 4,000 sq. ft. premise (2,500 sq. ft. ground floor and 1,500 sq. ft. basement – no patron use of basement), with 15 tables and 40 seats, and one stand-up bar with 12 seats for a total of 52 seats; total occupancy will be 74 people; there are no outdoor seating areas and no outdoor benches; there is no valid Certificate of Occupancy in Place, the original Certificate of Occupancy #16826 dated September 19, 1930 which covered 51-53 Christopher St. has been superseded by a new Certificate of Occupancy, which only covers 53 Christopher St., which is listed on the NYC DOB website as a separate building, there is no Current Certificate of Occupancy which indicates usage for 51 Christopher St. because the original Certificate of Occupancy was superseded; a Letter of No Objection will be provided by the applicant; and,

iii. Whereas, the hours of operation will be Sunday from 11AM to 2AM, Monday to Thursday from 12PM to 2AM and Friday and Saturday from 12PM to 4AM, there is no sidewalk café, all doors will be closed at all times, windows will be permanently sealed, music will be at entertainment level by DJs and background, there will be drag show performances ending by times agreed to in the stipulations; there will be no promoted events, no other scheduled performances or cover fees, no velvet ropes, no movable barriers and no private parties; and,

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

1. This application is for a tavern gay bar with drag show performances.
2. The hours of operation are Sunday from 11AM to 2AM, Monday to Thursday from 12PM to 2AM and Friday and Saturday from 12PM to 4AM. All patrons will be cleared and no patrons will remain at stated closing times.
3. Will operate a tavern with less than a full service kitchen, but will serve food during all hours of operation.
4. The premises will have no more than 4 televisions, no larger than 55 inches (there will be no projectors except in conjunction with any performances). The premises, or any portion of the premises will not operate as sports bar.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will not install or have French doors, operable windows or open facades.
7. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
8. Will obtain a Letter of No Objection indicating allowable use or file for a new Certificate of Occupancy.
9. There will be 15 tables and 40 seats, 1 standup bar with 12 seats for a total of 52 seats. Total occupancy will be less than 75 people. Patrons will be on the 1st floor only.
10. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”.
11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products. No pitchers of beer.
12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
13. The premises will not have dancing, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades.
14. There will be scheduled drag show performances that will end by 12AM Sun-Thursday and 2AM Friday to Saturday.
15. There may be DJs at all times.
16. The entire premises will be fully soundproofed and comply with all NYC Noise codes and regulations. Will add vestibule or double doors to prevent noise and music from escaping premises.
17. All doors & windows will be closed at all times except for patron ingress and egress.
18. Will post a “please respect residential neighbors” style sign.
19. Any entrance lines will be maintained across the street from the premises.
20. Premises may also be open until 4AM on LGBT Pride March, Stonewall Riots Anniversary, New Year’s Eve, and Halloween.
21. Appropriate security will be utilized as needed. ID checking will occur inside the door when possible to minimize outdoor noise. Security will also take steps when necessary to not permit large groups of patrons from congregating in front of the premises and to

prevent or limit vehicles from standing or double parking at or near the premises. Smokers will be directed away from residential building entrances and any windows where smoke may enter into residences.

22. Will provide contact information/phone number to immediate residents in case of complaints.

v. Whereas, the premises in this application at 51 Christopher St. is within the eastern portion of two buildings, 51 and 53 Christopher St. which are together an Individual New York City Landmark known as The Stonewall Inn that was designated on June 23rd, 2015 (<http://s-media.nyc.gov/agencies/lpc/lp/2574.pdf>); on June 24th, 2016 both buildings also became a part of the Stonewall National Monument, the first U.S. National Monument dedicated to LGBT rights and history; The Stonewall Inn in 1969 occupied a combined space/footprint in both 51 and 53 Christopher Street; in 1969, The Stonewall Inn was the starting point of the Stonewall Rebellion, one of the most important sites associated with Lesbian, Gay, Bisexual, Transgender history in New York City and the nation; The Stonewall Inn subsequently closed in late 1969 and the combined space located within 51 and 53 Christopher St. was separated in 1975; there have been a number of intervening uses in both buildings; in 1987 a bar named Stonewall opened in 51 Christopher St which closed in October 1989; a new Stonewall opened in 1993 at 53 Christopher St. and became a multi-floor night club which subsequently closed in 2006; a new operator took over the space at 53 Christopher naming the space The Stonewall Inn in 2007 and continues to operate the multi-floor venue today; and,

vi. Whereas, the Applicant seeks to convert this historic space at 51 Christopher that has been operated as a nail salon and spa for over a decade back to a gay bar to better serve as a space for the gay community; this application and applicant are not connected to the currently operating The Stonewall Inn bar at 53 Christopher St.; and

vii. Whereas, the applicant performed outreach in the immediate area including posting signs on light posts and buildings inviting local residents to a meeting to answer questions and address any concerns; the applicant sent emails and spoke with several block associations and reached out to individuals including the 7th Avenue South Alliance, the Central Village Block Association, the West Village Residents Association; the applicant was also in contact with the Greenwich Village Society for Historic Preservation, the National Parks Conservation Association and the NYC LGBT Historic Sites Project; the applicant left information with employees of 45 Christopher St., a very large residential building located immediately adjacent, for residents in the building; the applicant did not reach out to the principals of the currently operating The Stone Wall Inn next door; and,

viii. Whereas, several letters were received in support and 9 individuals spoke in support, including a representative of the West Village Residents Association; those individuals highlighted a variety reasons in support of the application including the positive benefits of returning the use of this space to reflect the historical significance of the space to the gay community, the experience of the operators especially operating another similar space called Pieces at 8 Christopher St. just down the street and Hardware 697 10th Avenue in Chelsea, a number of speakers in support shared personal anecdotes of the importance of gay bars and their involvement in the creation of the Stonewall National Monument, several speakers indicated the importance of bolstering the number of gay bars in the area to maintain the West Village's historical character as one of the oldest gay communities; there was support because of the efforts the applicant planned to take to sound proof the establishment; a representative of the landlord indicated they would only agree to this tenant if the space was properly soundproofed; the West Village Block Association was in support but requested lesser hours of operation until 2AM; there was overall support of the applicants as good operators; and,

ix. Whereas, several letters in opposition were received outlining opposition to any more liquor licenses in this densely saturated area, especially any brand new license with hours until 2AM during the week and 4AM on the weekend with DJs and entertainment level music, while credit was given to the operator as a good operator, it was expressed that they already operate 1 long running bar a block away and have a pending liquor license for a not yet opened venue one block away in the other direction, those in opposition stated they would not be in opposition if the applicant sought a license in a currently licensed premises; the main reasons for opposition were the increases in noise, impacts on quality of life at later hours, impacts on traffic and sanitation issues, all of which ranked highest on a list of resident concerns on a recently conducted poll of area residents; additionally, it was stated that the existing historically gay bars in the area were well positioned to meet the needs of those who live in the immediate community and those from outside the area who might chose to bar hop with many local options within two blocks and that adding another bar operating until 2AM/4AM would not enhance the economic vibrancy of the area in a meaningful fashion that would provide public benefit; and,

x. Whereas, there are currently approximately 42 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 on-premise liquor license for **Advance Aerospace, LLC, d/b/a N/A, 51 Christopher St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Tavern On-Premise Liquor License.

Vote: Unanimous, with 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

15. JaJaJa West Village, LLC d/b/a JaJaJa, 63 Carmine St. 10014 (OP – Restaurant)

- i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on premise liquor license for a “restaurant focused on healthy plant based cuisine inspired by Mexican street food”; the applicants operate a similar restaurant on East Broadway; and,
- ii. Whereas**, this application is for a new on-premise liquor license in a previously licensed location formerly occupied by NECF Inc., d/b/a Mr. Dennehy’s; the premises is located in a commercial mixed use residential building located on the ground floor and basement of a 5-story residential building circa 1900 on Carmine St. between Bedford and 7th Avenue South with an additional rear entrance on 7th Avenue South for a roughly 3,000 sq. ft. premise (1,800 sq. ft. ground floor and 1,200 sq. ft. basement – no patron use of basement), with 22 tables and 44 seats, 3 counter seats and 1 Standup Bar with 11 seats (58 interior seats total) on the Interior 1st Floor, 3 tables and 6 seats in a small rear yard along 7th Avenue South and 14 tables and 28 seats in a future sidewalk café along 7th Avenue South; the basement will not be used for patrons; a letter of no objection for the *ground floor only* was provided indicating interior occupancy for less than 75 persons for eating and drinking use; and,
- iii. Whereas**, the interior hours of operation will be 11AM to 2AM 7 days a week, the exterior hours of operation for any future sidewalk café (SWC) and for the rear yard are 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday to Saturday, 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 on premise liquor license stating that:

1. This application is for an on premise liquor license for a restaurant focused on healthy plant based cuisine inspired by Mexican street food.
2. The interior hours of operation are 11AM to 2AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The exterior hours of operation for any future sidewalk café (SWC) and for the rear yard are 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday to Saturday. No patrons will remain in SWC or rear yard at SWC closing time and all tables and chairs will be removed by ½ hour after SWC closing from the sidewalk café.
4. The rear entrance from 7th Ave South will not be used for patrons after the rear yard and sidewalk café close at 10PM Sunday to Thursday and 11PM Friday to Saturday.
5. The premises will operate as a full service restaurant, specifically a restaurant focused on plant based cuisine with the kitchen open and full menu items available during all hours of operation.
6. The premises, or any portion of the premises will not operate as a tavern, lounge or sports bar.
7. The entire premises will be operated under one trade name (D/B/A) only.
8. The premise will have not have televisions or projectors.
9. The premises will play quiet ambient-recorded background music only. 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. No music on the interior will be played at anytime when any exterior windows are open.
10. All doors and windows will be closed at 10PM except for patron ingress and egress
11. Additional soundproofing will be installed to achieve fully soundproofed premises as described in questionnaire.
12. The existing facade on Carmine St. will be changed by moving the existing door to the center bay of the existing façade and adding new operable vertical opening windows in the left and right bays as indicated on provided diagrams. The existing façade on 7th Ave South will be changed by moving the door to the Northern portion of the façade and installing two vertical opening windows in addition to several non operable windows as indicated on provided diagrams. All installed windows will be constructed of laminated glass to reduce any noise issues.
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, live music, promoted events, cover charges, scheduled performances, velvet ropes, metal barricades or security guards.
17. This application does not include the basement for any patron use and no permit exists that allows patron use of the basement at this time. No patrons are permitted in the basement.
18. The applicant presented to CB2 a Letter of No Objection for an Eating and Drink establishment, Use Group 6, on the First (1st) floor, Non-Place of Assembly, for less than 75 persons.
19. This application includes:
 - Interior 1st Floor: 22 tables and 44 seats, 3 counter seats and 1 Stand-up Bar with 11 seats (58 interior seats total)(all bar seats will be bolted to the floor)
 - Outdoor Rear Yard: 3 tables and 6 seats
 - Future Sidewalk Café: 14 tables and 28 seats

20. All waiting patrons will be accommodated inside the premises. If there are additional waiting patrons an electronic paging style system will be utilized to alert patrons when seating is available so that they will not wait in front of the premises.
21. There will be a designated manager or employee to actively manage the exterior of the premises to ensure that patrons or smokers do not congregate outside the premises and to ensure that any groups leaving leave quietly.

v. Whereas, the applicant initially appeared in July/2018 and included in their initial application the basement for patron use believing that appropriate documentation could be produced from the NYC Department of Buildings showing that this was an allowable use of the basement; the basement space was improperly and illegally utilized for patrons and eating and drinking uses by the previous operator without any permits in place; the applicant was unable to produce any such documentation showing that the basement could be used for eating and drinking uses or patron use; when the applicant reappeared in August/2018 they provided from the NYC Department of Buildings a Letter of No Objection indicating that the *ground floor only* could be used for eating and drinking for less than 75 people; the applicant agreed to revise their application to only the ground floor for patron use in addition to a rear yard and future sidewalk café; in addition they modified their floor plans and elevation drawings to show interior changes to the location of the kitchen and changes to the basement food preparation areas as well as moving the front door to the center bay on Carmine St. and addition of windows on Carmine St. as well as moving the rear door on 7th Ave South from the South portion to the North portion of the façade and the addition of several windows; if the applicant is able to obtain a new Certificate of Occupancy for the basement indicating eating and drinking use and patron occupancy, they will return to CB2, Man. before proceeding with an alteration application to then include the basement space for patron use; and,

vi. Whereas, the applicant reached out to the local block association which provided no objections as long as the improper use of the basement was excluded from the application, and the Applicant also presented a petition; and,

vii. Whereas, there are currently approximately 18 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 **29 Bedford Street, LLC, d/b/a Daily Provisions, 29 Bedford St. aka 34 Downing St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

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

**16. HH F&B, LLC, d/b/a Mulino a Vino SoHo, 525 Greenwich St. 10013 (OP – Restaurant)
[Layover at meeting]**

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on August 9th, 2018, the Applicant requested to **layover** this application for a new restaurant on premise liquor license on only the ground floor of an already licensed hotel liquor license; no accompanying alteration application to the existing hotel liquor license was presented relinquishing the ground floor restaurant and it was brought to the attention of CB2, Man. that the existing Hotel Liquor License was not operating in adherence with their existing stipulations agreement and operating an unlicensed venue within the hotel; this applicant, HH F&B, LLC, d/b/a Mulino a Vino SoHo, 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 after consulting with the existing Hotel Licensee with respect to altering the Hotel Liquor License;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, alteration, 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 **HH F&B, LLC, d/b/a Mulino a Vino SoHo, 525 Greenwich St. 10013** **until** the

Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 Board members in favor.

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



Antony Wong, *Treasurer*
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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

17. 228 Bleecker, LLC d/b/a Aria, 117 Perry St. Store #2 10014 (OP – Restaurant) (withdrawn-will resubmit)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on August 9th, 2018, the Applicant requested to **withdraw** 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 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

18. Perry & Hudson, LLC, d/b/a TBD, 551 Hudson St. 10014 (OP – Restaurant) (withdrawn-will resubmit)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on August 9th, 2018, the Applicant requested to **withdraw** 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 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on August 9th, 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 41 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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September 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee meeting:

20. Showfields NY 1, LLC, d/b/a Pending, 11 Bond St. 10012 (OP – Bar Event Space)(4th floor outdoor rooftop deck) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on August 9th, 2018, the Applicant requested to layover this application for a new On Premise Liquor License for a Café and Bar Event Space on the 4th floor and outdoor rooftop deck 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 and concerns that this application is contrary to an approved NYC BSA Zoning Variance;

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, transfer, upgrade or changes to any existing license for **Showfields NY 1, LLC, d/b/a Pending, 11 Bond St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 41 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