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Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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September 24, 2019

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

Dear Sir/Madam:

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

1. FGC 24 E12, LLC d/b/a Fields Good Chicken, 88 University Pl. 10003 (New Restaurant Wine)

I. Whereas, the applicant appeared before Community Board 2, Manhattan's SLA committee for the purpose of seeking to acquire a Restaurant Wine license at 88 University Place, 10003; and

II. Whereas, the applicant is already operating a fast-casual restaurant at the location specifically focused on chicken dishes; and,

III. Whereas, the applicant has proposed operating hours of 11am to 10pm Monday through Sunday, seven days a week; and,

IV. Whereas, after meeting with the Applicant and reviewing the Applicant's proposed method of operation, concerned members of the community and Block Association came to the board and spoke in favor of the restaurant and their operating procedures and the impact on the neighborhood and overall positive impact in the community provided that they continue to adhere to the method of operation as discussed; and,

V. Whereas, the applicant has agreed to close all doors & windows at 9pm every night.

VI. Whereas, the applicant has agreed to not have sidewalk signage or "A" frame signage on the sidewalk; and,

VII. Whereas, the applicant will not have dancing, DJs, live music, promoted events, any events where cover fee is charged, scheduled performances, velvet ropes/metal barricades, or security personnel/doorman.

VIII. Whereas, the applicant executed a stipulations agreement with CB2, Man. that will be submitted to the SLA and the applicant agreed those stipulations would be attached and incorporated into the method of operation as a part of the restaurant wine license stating that:

1. The premises will be advertised and operated as a fast casual serving chicken dishes with a Full-service kitchen and will operate at all times as a full-service restaurant.
2. The hours of operation will be Sunday through Saturday from 11:00 am to 10 pm.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
6. All doors and windows will be close by 9pm, every night.
7. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
9. Will not make any changes to the existing facade, except to change signage or awning.
10. Will not offer unlimited drink, or unlimited food and drink specials (including no “boozy brunches”), nor will it sell 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 and beer products.
12. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant Wine license for **FGC 24 E12, LLC, d/b/a Fields Good Chicken, 88 University Place. 10003 unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 42 Board members in favor.

Carter Booth, *Chair*
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September 24, 2019

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

Dear Sir/Madam:

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

2. **Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012** (New RW – Restaurant)

i. Whereas, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new restaurant wine license to operate a new, fast casual, quick service Restaurant specializing in "fresh, wholesome dishes with the best quality grains, proteins and seasonal ingredients for any meal of the day" within a ground floor storefront located in a 4-story mixed use building (Circa 1900) located on Cleveland Place between Spring and Kenmare Streets directly across from Petrosino Square in Nolita; and,

ii. Whereas, the premises was previously operated in the past as Le Jardin Bistro (2009-2011) and The Cleveland Restaurant (2012-2015), the premises having a significant history relating to a 1,300 SF exterior backyard which the above-referenced operators (not including the most recent operator The Pokespot) operated in derogation of their previously stated method of operation as a restaurant, the backyard used illegally since 2012 for eating, drinking and live music but which was never permitted and instead was repeatedly disapproved by the NYC Dept. of Buildings, the existing letter of no objection for the storefront premises permitting eating and drinking on the interior first floor only but does not extend to the rear yard or the basement; and,

iii. Whereas, more recently and subsequent to these significant complaints, the storefront premises was operated as The Pokespot (2017-2019), a fast casual Restaurant specializing in Hawaiian poke bowls without the use of the rear yard; and

iv. Whereas, the Applicant and his Attorney originally appeared before CB2, Man. in May/2019 with an intention to operate the rear yard, the landlord owning the building advertising the illegal rear yard as a permitted use for eating and drinking, community members appearing in opposition to such application, the Applicant being notified of the illegal nature of the backyard use, with the Applicant withdrawing such application and returning with the instant application, the Applicant and his Attorney both acknowledging that they had researched the use of the rear yard while both conceded that their due diligence with the NYC DOB confirming that use and occupancy of the rear yard for eating and drinking was illegal and not a permitted use or occupancy at this premises; and

v. Whereas, the Applicant and his Attorney both agreed that there would be no commercial use, no patrons and no service of alcohol to any exterior portion of the premises, including the rear yard, the interior premises to be licensed is approximately 1,858 Sq. ft., with a roughly 1,000 Sq. ft. first floor and 858 Sq. ft. basement (to which will be no patron access), there is a full service kitchen, one bathroom, no TVs, an interior stairs to the basement, 9 tables with 18 patron table seats, 1 bar with 8 additional seats for a total patron seating capacity of 26, there will be no sidewalk café but there are existing Accordion style doors that are operable and open out to the public sidewalk thereat; and

vi. Whereas, the interior hours of operation will be Sunday through Saturday from 11:00 am to 12 am, music will be quiet background only consisting of music from iPods/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed by 9 pm except for patron ingress and egress, there will be no DJs., no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and,

vii. Whereas, the applicant executed a stipulations agreement with CB2, Man. that will be submitted to the SLA and the applicant agreed those stipulations would be attached and incorporated into the method of operation as a part of the restaurant wine license stating that:

1. The premises will be advertised and operated as a fast-casual health-conscious restaurant with a full-service kitchen and will operate at all times as a full-service restaurant.
2. The hours of operation will be Sunday through Saturday from 11:00 am to 12 am. 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 including a sidewalk cafe.
6. All doors and windows will be close by 9 PM every night.
7. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
9. Will not make any changes to the existing facade, except to change signage or awning.
10. Will not offer unlimited drink, or unlimited food & drink specials (including no “boozy brunches”), nor will it sell 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 and beer products.
12. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

viii. Whereas, despite acknowledging the illegal use relating to the rear yard and specifically agreeing not use the rear yard for any purpose, and further agreed to close all exterior doors by 9 PM every night, neighbors appeared in opposition to the application describing the significant history of illegal uses of the rear yard at these premises, concerns relating to the Applicant’s use of take-out containers, the park across the street being overwhelmed by trash stemming from the significant influx of fast-casual eating establishments in the immediate area, and requesting that the applicant keep the accordion doors closed at all times; and

ix. Whereas, this application being for beer, wine and cider service, it is not subject to the 500 -oot rule requiring the Applicant to establish a public interest;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant Wine license for **Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 42 Board members in favor.

Carter Booth, *Chair*
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Director
Licensing Issuance Division
NY State Liquor Authority
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New York, New York 10027

Dear Sir/Madam:

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

3. **TXOKAO, LLC d/b/a Haizea, 142 Sullivan St. 10012** (RW – Wine Bar/Tavern)

i. Whereas, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA licensing committee to present an application for a new Tavern Wine license to operate a "high-end Spanish fusion restaurant/tavern" in a *previously unlicensed* storefront in a grandfathered commercial space in an area zoned for residential use only in a 7 story mixed use 1910 building on Sullivan Street, between E. Houston Street and Prince Street (block #518 lot #37) in the NYC LPC designated Sullivan-Thompson Historic District; and,

ii. Whereas, this same application was presented and heard one month earlier in August/2019, there were a significant number of residents living adjacent to and on the same block as the storefront, all appearing in opposition to this application, for the previous application and for the instant application, the Applicant having made no attempt to perform any outreach to those most immediately impacted by the licensed premises proposed, the Community being distrustful of his refusal to communicate with them for the purpose of discussing his business plan, and despite it being repeatedly suggested to him and to his Attorney by this CB in August and again for the instant application, the Applicant and his Counsel refused, providing no logical reasoning for such refusal while there also remain many unresolved issues pertaining to the application; and

iii. Whereas, the storefront premises has the layout of a long "railroad style apartment" with an extended hallway separating two small rooms on either end, common to the tenement residential building, like many of the other storefronts on this block never being designed for eating and drinking, roughly 750 sq. ft., the front room having an electric cooking area behind one bar with 11 patron seats and a window eating counter with 2 additional seats, the rear room having an additional bar with 7 patron seats with a total seating capacity for 20 patrons, there is one bathroom and a door midway through the space

identified on the diagram presented as an “emergency exit” but the door inappropriately opens into the space being inconsistent with a fire exit which should open out, only the doorway in question leads into the common residential hallway used exclusively by residents living in the building accessing their apartments when entering and exiting the building’s front door, the Applicant and his Attorney further acknowledging that his business operations require it to utilize the residential common hallway and common stairs used by the residents living in the same tenement style building to access his storage facilities in the same building, their sole access to the ancillary basement premises needed by the business for storage and food preparation purposes, the common residential hallway currently used exclusively by residents living in the building; these concerns were exacerbated by the Applicant failing to present a letter of no objection or certificate of occupancy permitting eating and drinking at the premises from the NYC DOB, or permit from the NYC Fire Department relating to the emergency access or renovation of the space, raising concerns in light of the layout provided and questionable diagram identifying a fire exit doorway opening the wrong way, the premises having never previously been permitted for eating and drinking use/occupancy at any time in the past; and,

iv. Whereas, applicant’s initial application described the location as an exclusive destination restaurant mecca for a world-famous chef’s following, the initial method of operation proposed included closing hours as late as 2 AM during the week and 4 AM on Fridays & Saturdays; DJ managed music and occasional live acoustical trios, with a large screen television stretching across the space behind the bar; and,

v. Whereas, the instant application proposes hours of operation Sunday through Thursday from 11 AM to 12 AM and Fridays and Saturdays from 11 AM to 1 AM, the Applicant not installing soundproofing but stating he will utilize a sound limiter, revising his application by stating he had no plan for live music or DJs, and that music will be background only (quiet), there will be a large projector screen over the bar area which he states will be for “cooking classes” and organized events, there are no doors or windows which open out to the sidewalk or rear portion of the premises, there is no sidewalk café or other space for outside service to patrons, the Applicant further denying that the premises will be operated for promoted events and scheduled performance but there will be private parties; and

vi. Whereas, residents living in the building appeared in opposition concerned about noise impacts in the old tenement style building over 100 years old and never designed for commercial eating and drinking to co-exist with residential living, reporting that the first floor ceiling and flooring on the second floor was thin, there were shared mechanical and venting where sound and smells could easily travel and you were able to hear sounds coming from the previous commercial tenant, albeit one that closed daily at 5PM, including simply human voices that were audible in the apartments above even without any music or other eating and drinking entertainment programs that the applicant is proposing here; and

v. Whereas, in response to the above-mentioned concerns as to sound and noise in the old tenement building, the Applicant and his Attorney were unmoved and refused to consider soundproofing stating it was too expensive as part of their renovation build-out; and

vi. Whereas, the immediate block on Sullivan Street between E. Houston and Prince Streets is substantially residential in character with ground floor residential in buildings interspersed with grandfathered commercial uses and already deals with substantial evening noise generated from a significant increase, over the last 10 years, of licensed establishments remaining open later in the night, including an existing bar in the same building as the applicant’s proposed establishment, where previously those storefronts were occupied by bakeries, specialty shops and markets or retail that

primarily served those living in the neighborhood and surrounding area; those living on the block, including residents and the owner of a business on the same block, appearing in opposition, citing the addition of 5 new licensed premises over the last 10 years, totaling 8 licensed premises on the block already where there previously were 3 or less; and

vii. Whereas, the Applicant provided the committee with a petition in support of the application with 40 unverified signatures but no one appeared in support; said petition did not in any way describe the method of operation, or hours of what precisely the signatories were endorsing; and, further, there was significant opposition from nine residents in August and seven additional residents in September, all living on the block, including residents living in the same building, directly above the proposed premises and in the adjacent buildings, as well as from the owner and resident on the block operating another licensed premise; and,

viii. Whereas, despite residents living on the block being willing to meet with the Applicant prior to his application presentation, the Applicant refused to adjourn his application for this purpose on two separate occasions over two months, himself not personally meeting with, or having representatives engage in any robust outreach to, any neighbors or other members of the community, in seeking to license this controversial location, raising genuine concerns about the good faith and commitment of this applicant; and,

ix. Whereas, proposed closing hours of 12 PM Sunday through Thursday and 1 AM Friday and Saturday are inconsistent with other licensed establishments on this block, the premises proposed to be licensed being midblock, inconsistent with the latest hours of current establishments on the block, all of which close by 10 PM during the week and 11 PM on the weekends; the Applicant and his Counsel consistently refusing to consider valid suggestions and alternatives to specific issues relevant to this specific location and the significant and valid concerns raised by members of the community and residents in the building and, instead stated that CB support was irrelevant and that the SLA would grant applicant a license regardless;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial for **TXOKAO, d/b/a Haizea, 142 Sullivan Street 10012**, on its application seeking a Tavern Wine license; and

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

Vote: Unanimous, with 42 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
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Director
Licensing Issuance Division
NY State Liquor Authority
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Dear Sir/Madam:

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

4. New Istanbul Grill Corp. d/b/a TBD, 310 West 14th St. 10014 (New RW – Restaurant)

I. Whereas, the applicant appeared before Community Board 2 Manhattan’s SLA committee for the purpose of seeking to acquire a Restaurant Wine license at 310 West 14th St; and,

II. Whereas, the applicant will be operating a Mediterranean restaurant within the community; and,

III. Whereas, the applicant will be operating from 11:00am to 4:00am, Monday through Sunday, but has agreed to cease and end all beer, wine and cider sales by 1am Sunday through Thursday and 2am Fridays/Saturdays; and,

IV. Whereas, the applicant has agreed to have no more than 2 televisions no larger than 60”; and

V. Whereas, the applicant has agreed to operate a sidewalk cafe no later than 11:00PM; and

VI. Whereas, the applicant will close all doors & windows at all times every night; and,

VII. Whereas, the applicant has agreed that they will not have dancing, DJs, Live music, promoted events, any events where cover fee is charged, scheduled performances, velvet ropes/metal barricades, or security personnel/doorman; and

VIII. Whereas, the applicant will not install or have French doors, operable windows, or open facades; and

IX. Whereas, the applicant executed a stipulations agreement with CB2, Man. that will be submitted to the SLA and the applicant agreed those stipulations would be attached and incorporated into the method of operation as a part of the restaurant wine license stating that:

1. The premises will be advertised and operated as a Mediterranean restaurant with a full-service kitchen and will operate at all times as a full-service restaurant.
2. The hours of operation for the service of alcohol (beer, wine and cider) will be Sunday through Thursday from 11 am to 1 am and Fridays/Saturdays from 11 am to 2 am.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than 2 Televisions no larger than 60”.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
6. All doors and windows will be closed at all times.
7. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
9. Will not make any changes to the existing facade, except to change signage or awning.
10. Will not offer unlimited drink, or unlimited food and drink specials (including no “boozy brunches”), nor will it sell pitchers of beer.
10. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
11. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of a new Restaurant Wine license for **New Istanbul Grill Corp. d/b/a TBD, 310 West 14th St. 10014** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 42 Board members in favor.

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



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Dear Sir/Madam:

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

5. 20X Hospitality, LLC d/b/a Spicy Moon Vegan Szechuan, 68 W. 3rd St. 10012 (New OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise liquor license to operate a full service Szechuan Restaurant/café serving health-conscious Vegan fare in a ground floor storefront in a five story (circa 1900) mixed-use building on West 3rd Street between Thompson Street and LaGuardia Place in the designated Landmark South Village Historic District in the Greenwich Village neighborhood; and

ii. Whereas, the premises previously operated as Kopi Kopi, a full-service restaurant with an on-premise license specializing in artisanal coffee drinks, Indonesian small plates and ramen with a similar method of operation as proposed here; and,

iii. Whereas, the total premises to be licensed is approximately 2,440 sq. ft., the basement (to which there will be no patron access) is approximately 900 sq. ft. and the ground floor is approximately 1,540 sq. ft.; there will be 21 tables with 50 seats, 1 stand up bar with 10 additional seats for an overall patron occupancy of 60, with one entrance for patrons, there will be no sidewalk café, backyard garden or any other exterior portion of the licensed premises for the service of alcohol, there being a back yard area to the premises and significant history at this location by previous licensees/operators (but not Kopi Kopi) improperly and illegally using that outdoor area establishing significant concerns for neighbors surrounding the yard in the past, the Applicant stating and agreeing that there will be no commercial use of that exterior yard now or in the future; there are two French windows that are operable and located at

the front of the premises which the Applicant indicated was not interested in opening up during operations; the Applicant presented a Certificate of Occupancy permitting eating and drinking on the ground floor of the premises; and

iv. Whereas, the Applicant's hours of operation are Sunday to Thursday from 11:00 AM to 12:00 AM and from 11:00 AM to 1:00 AM Fridays and Saturdays, all doors and windows closing by 9:00 PM; music will be quiet background only, not audible in surrounding residences, there will be no DJ's, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no boozy brunch or unlimited food and drink specials, and no televisions; and

v. Whereas, Neighbors appeared and presented concerns relating to the potential use of the rear yard, the Applicant specifically stating and agreeing that there will be no use of the rear exterior area/backyard for commercial purposes and the Restaurant's staff and employees will cease any and all use of the exterior rear yard space and it would be dark by 9 PM every night; and

vi. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the new on-premise liquor license, with those stipulations as follows:

1. The Premise will be advertised and operated as a full-service restaurant serving health-conscious Vegan Szechuan style fare.
2. The hours of operation will be from Sunday to Thursday from 11:00 AM to 12:00 AM and from 11:00 AM to 1:00 AM Fridays and Saturdays.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have no televisions.
6. Will not permit dancing.
7. Will not operate a backyard garden or any outdoor area for commercial purposes.
8. No staff will use/occupy the exterior rear yard for any purpose after 9PM and the exterior yard space will be dark by 9 PM every night.
9. Will not install new operable French doors or windows that open out to the sidewalk.
10. Will close all existing doors & windows every night at 9:00 p.m. except for patron entering and exiting.
11. Music will be quiet, ambient recorded background music only.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not make any changes to the existing facade, except to change signage or awning.
14. Will not offer unlimited drink, or unlimited food & drink specials (including no "boozy brunches"), nor will it sell 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 and beer products.
16. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

vi. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 52 On Premise Liquor Licenses within 750 ft. of the premises, 5 additional pending license and a significant number of beer and wine licenses, the stipulations agreed upon with CB2, Man. being the premise upon and pretext for which the Applicant is able to satisfy that statutory obligation;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new OP Restaurant /Tavern license for **20X Hospitality, LLC d/b/a Spicy Moon Vegan Szechuan, 68 W. 3rd St. 10012** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 42 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
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Dear Sir/Madam:

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

6. Ecib of SoHo, LLC d/b/a Bice Cucina, 15 Watts St. 10013 (New OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on premise liquor license to operate an “Italian family restaurant specializing in Milanese food serving lunch and dinner in a ground floor storefront; and

ii. Whereas, the premises was previously operated in the past (2013-2015) as GMG, Industries d/b/a Babylon Soho, a Hookah bar and lounge with DJs, dancing and loud music which generated numerous complaints over the years from neighbors, especially after misrepresentations were presented by the prior operators about the use and occupancy of the premises, all in derogation of its previously stated method of operation as a restaurant and executed stipulations; and,

iii. Whereas, more recently and subsequent to these significant complaints, the same premises was operated as a French steak house restaurant Entrecote Watts d/b/a Le Relais De Venise L’ Entrecote (2016-2019), the owner of the building (Steven Elghanayan) having appeared before CB2, Man. in August/2016 explaining that he had owned the building since 2014 and ensured CB2, Man. and his neighbors, also present, that the premises would always operate in the future as a restaurant and never in derogation of its presented method of operation as a restaurant; and

iv. Whereas, the premises to be licensed is located in a mixed-use 7-story building (Circa 1928) on Watts St. at Broome and Thompson Sts. within a 3,483 sq. ft ground floor premise with 45 tables and 120 seats, 1 standup bar with 8 seats for a total patron seating capacity of 128, there with be a sidewalk café with 12 tables and 24 patron seats but no other outdoor areas for patrons, there are French doors

which open out to the public sidewalk from the interior of the establishment; the Applicant did not provide a certificate of occupancy or letter of no objection permitting use and occupancy for eating and drinking but agreed to secure a valid certificate and/or letter of no objection from the NYC DOB prior to issuance of the license;

v. Whereas, this is a unique situation whereby the previous operators at this location appeared to have previously issued permits from the Department of Buildings, but recent changes to the building filed with DOB under Alteration Type 1 Job# 102611363 have resulted in the current Temporary Certificate of Occupancy # 102611363T026 (26th Temporary C of O) valid 7/31/2019 to 10/29/2019 indicating that there is no legal use for a restaurant on the ground floor; C of O # 102611363T026 specifically states “No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued”; this temporary Certificate of Occupancy supersedes all previously issued Certificates of Occupancy and invalidates all previously issued Place of Assembly Permits for Restaurant use on the Ground Floor; the applicant stated that this was an error and that they would immediately correct and provided such documentation to CB2, Man.; no documentation or explanation was received and the indicated Certificate of Occupancy is found on the NYC DOB Website and is consistent with the previously issued temporary Certificates of Occupancy to date; and

vi. Whereas, the interior hours of operation will be Sunday through Wednesday from 11:30 am to 12 and Thursday to Saturday from 11:30 am to 2 am (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from iPods/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be 2 TVs, all doors and windows will be closed by 11 pm except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and,

vii. Whereas, the applicant executed a stipulations agreement with CB2, Man. that will be submitted to the SLA and the applicant agreed those stipulations would be attached and incorporated into the method of operation as a part of the restaurant on premise license stating that:

1. The premises will be advertised and operated as a full-service Italian restaurant with a full-service kitchen and will operate at all times as a full service restaurant.
2. The hours of operation will be Sunday through Wednesday from 11:30 am to 12 and Thursday to Saturday from 11:30 am to 2 am. 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 only two televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes other than a licensed sidewalk cafe.
7. The sidewalk café will close by 11 pm every night. No patrons will remain in the sidewalk café after closing time.
8. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. All doors and windows will be closed by 11 PM every night.
11. Will obtain valid certificate of occupancy or letter of no objection permitting eating and drinking at premises prior to issuance of license.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

13. Will not make any changes to the existing facade, except to change signage or awning.
14. Will not offer unlimited drink, or unlimited food & drink specials (including no “boozy brunches”), nor will it sell 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 and beer products.
16. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

vii. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 33 On Premise Liquor Licenses within 750 ft. of the premises, 8 additional pending license and a significant number of beer and wine licenses, the stipulations agreed upon with CB2, Man. being the premise upon and pretext for which the Applicant is able to satisfy that statutory obligation;

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new On Premise Restaurant liquor license for **Ecib of SoHo, LLC d/b/a Bice Cucina, 15 Watts St. 10013** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 42 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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September 24, 2019

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

Dear Sir/Madam:

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

7. Gino Sorbillo, LLC d/b/a Gino Sorbillo, 334 Bowery 10012 (Corp Change - RW – Restaurant #1302268)

i. Whereas, the applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for an alteration to an existing Restaurant Wine license to include service to a sidewalk café; and,

ii. Whereas, the licensed storefront premise currently operates as a Restaurant specializing in Pizza Napolitano within a ground floor storefront in an eight-story mixed use building (Circa 1909) located on the Bowery between Bond and Great Jones Streets in Noho; and,

iii. Whereas, the restaurant has been operating for approximately two years with hours of operation which will continue to be from 12 PM to 12 AM Sunday through Saturday; and,

iv. Whereas, the sidewalk café will close by 11 PM every evening; and,

v. Whereas, the licensee previously executed a stipulations agreement with CB2, Man. that will remain and continue to be attached and incorporated into their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. The premises will be advertised and operated as a Pizzeria Restaurant.
2. The hours of operation will be from 12 PM to 12 AM Sunday through Saturday.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.

5. The premises will not permit dancing.
6. The sidewalk cafe will close by 11 PM every night.
7. There will be no sandwich boards or A-Frames on the public sidewalk.
8. The premises will play quiet ambient recorded background music only.
9. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. The operator will not install French doors, operable windows or open facades and will close at existing doors and windows by 10 PM every night.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change application to **Gino Sorbillo Bowery, 334 Bowery St. 10012** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the Restaurant Wine License.

Vote: Unanimous, with 42 Board members in favor.

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



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

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September 24, 2019

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

Dear Sir/Madam:

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

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

8. Citizens of Blecker, LLC d/b/a TBD, Portion of 155 Blecker St. 10012 (New OP – Restaurant)

Whereas, at CB2, Manhattan’s SLA Licensing Committee #1 Meeting on September 3rd, 2019 the Applicant requested **to layover** this application for a new restaurant on-premise liquor license to October/2019 and requested to adjourn and re-submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of on premise liquor license or other license for **Citizens of Blecker, LLC d/b/a TBD, Portion of 155 Blecker 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 42 Board members in favor.

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



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

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September 24, 2019

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

Dear Sir/Madam:

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

9. Gino Sorbillo, LLC d/b/a Gino Sorbillo, 334 Bowery 10012 (Class Change – Upgrade to OP from RW#1302268)

Whereas, at CB2, Manhattan's SLA Licensing Committee #1 Meeting on September 3rd, 2019 the Applicant requested **to layover** this application for a class change from a restaurant wine license to a restaurant on-premise liquor license to November/2019 and requested to adjourn and re-submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; at the same meeting on September 3rd, the applicant also presented an application for a corporate change to the same liquor license which was heard and a recommendation is presented in a separate resolution;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of class change or proposed upgrade to an on premise liquor license for **Gino Sorbillo, LLC d/b/a Gino Sorbillo, 334 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 42 Board members in favor.

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



Antony Wong, *Treasurer*
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September 24, 2019

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

Dear Sir/Madam:

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

10. CGM LLNR, LLC d/b/a Asia De Cuba, 415 Lafayette St. 10003 (OP Alteration – Restaurant/Lounge - relocate bar and change layout, method of operation change with downstairs lounge, live music, DJs, Comedy/spoken word performance and new food concept)

Whereas, prior to the CB2, Manhattan’s SLA Licensing Committee #1 Meeting on September 3rd, 2019 the Applicant requested **to withdraw** this application and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **CGM LLNR, LLC d/b/a Asia De Cuba, 415 Lafayette St. 10003** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 members in favor.

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



Antony Wong, *Treasurer*
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NY State Liquor Authority
317 Lenox Avenue
New York, New York 10027

Dear Sir/Madam:

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

11. The RealReal Corp. d/b/a The RealReal, 80 Wooster St. 10012 (RW – Café within retail store with exterior service to patio)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 3, 2019 the Applicant requested **to layover** this application to October/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed restaurant wine license or tavern wine license for **The RealReal Corp. d/b/a The RealReal, 80 Wooster 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 42 Board members in favor.

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



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

Dear Sir/Madam:

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

12. Pelicana E8St, Inc., d/b/a Pelicana Chicken, 50-54 E. 8th St. Unit St-7 10003 (RW – Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 3, 2019 the Applicant requested **to layover** this application to October/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed restaurant wine license or tavern wine license for **Pelicana E8St, Inc., d/b/a Pelicana Chicken, 50-54 E. 8th St. Unit St-7 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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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 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Green Garden Village, Inc., d/b/a Green Garden Village, 214-216 Grand St. 10013 (RW – Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 3, 2019 the Applicant requested **to layover** this application to October/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed restaurant wine license or tavern wine license for **Green Garden Village, Inc., d/b/a Green Garden Village, 214-216 Grand 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 42 Board members in favor.

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



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

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September 24, 2019

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

Dear Sir/Madam:

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

14. Schatzi Corp., d/b/a Wallse, 342-344 West 11th St. aka 713 Washington St. 10014 (OP – Interior Alterations)

i. Whereas, the Applicant and his Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for an alteration of its existing Restaurant On Premise license to make interior changes to the walls and ceilings and to replace the walls and bar top (without changing the size or location of the bar);

ii. Whereas, the storefront premises will continue to operate as a modern European restaurant offering an integration between fine dining and fine art, specializing in providing dishes characterized by a polished adaptation of traditional Viennese and European dishes;

iii. Whereas, the premises are 2,400 sq. ft. (1,200 sq. ft. on the ground floor and 1,200 sq. ft. in the basement with an additional 800 sq. ft. sidewalk café. There is 1 exit and 1 entrance with 2 bathrooms. The premises are within a mixed-use 6-story building erected in 1900 on West 11th Street at the corner of Washington Street; and

iv. Whereas, the licensed premise has operated in this manner since the year 2000 with hours of operation on Sundays 11 AM to 11 PM, Monday through Thursdays from 5PM to 11 PM, Fridays 5PM to 12 AM and Saturday from 11AM to 12 AM, music that is quiet background only consisting of music from an iPod, there are 18 tables with 50 seats and 1 bar with 8 seats, windows and doors to the establishment are closed at 10 PM, there has been a sidewalk café with 8 tables and 16 seats which closes at 11 PM, there an existing Letter of No Objection permitting such use and occupancy, and,

v. Whereas, the Applicant executed a new stipulations agreement with CB2, Man., stipulations which he agreed would continue to be attached and incorporated into the method of operation on the existing restaurant on premise liquor license in the future, and those stipulations are as follows:

1. The premises will be advertised and operated as a European Fare Restaurant.
2. The hours of operation will be Sundays 11 AM to 11 PM, Mondays through Thursdays from 5PM to 11 PM, Fridays 5PM to 12 AM and Saturday from 11AM to 12 AM. 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. Any properly licensed sidewalk café will operate no later than 10PM 7 days a week (all tables & chairs will be removed at closing).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
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.

Whereas, it appears that there is currently no active Department of Consumer Affairs Licensed Sidewalk café at this location and the operation of any sidewalk café would require an active Department of Consumer Affairs License;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application for an existing On-Premises license to **Schatzi Corp., d/b/a Wallse, 342-344 West 11th St. aka 713 Washington St. 10014** **unless** the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the On Premises License.

Vote: Unanimous in favor, with 42 Board members in favor.

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



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

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September 24, 2019

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

Dear Sir/Madam:

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

15. HVI & Yuri, Inc., d/b/a Sushi Teru, 615 ½ Hudson St. 10014 (New Restaurant Wine)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new Restaurant Wine license to operate a Sushi Fare Restaurant in a mixed-use, six-story building (Built in 1900) on Hudson Street between West 12th and Jane Streets in Greenwich Village; and,

ii. Whereas, the 541 sq. ft. premises on the ground floor has previously been licensed and operated for eating and drinking as Bespoke Restaurant (2015-2017) and Sakura Hana (2004-2013); since the operation of the previous restaurants, the interior has been divided and the proposed premises is located in the front half of the previously licensed operations at this location, there is one entrance, one exit, and one bathroom, A Letter of No Objection from the NYC Building Department permitting such use and occupancy was presented; and,

iii. Whereas, the storefront premise will operate a Sushi Nigiri Restaurant with 2 tables and 4 seats and one 10-seat food counter, there will no TVs, all windows and doors will be closed at all times, no outdoor areas for the service of alcohol and no sidewalk café; and,

iv. Whereas, the applicant's agreed upon hours of operation will be from 12 PM, noon, to 10 pm, seven days a week; music will be quiet ambient background music only; and,

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

1. The premises will be advertised and operated as a Sushi Fare Restaurant.

2. The hours of operation will be 12 PM, noon, to 10 pm, seven days a week. 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. There is no sidewalk café included in this application.
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 all times.
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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new Restaurant Wine license for **HVI & Yuri, Inc., d/b/a Sushi Teru, 615 ½ 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 Wine License.

Vote: Unanimous, with 42 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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September 24, 2019

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

Dear Sir/Madam:

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

16. Varick Taco Bell, d/b/a Taco Bell Cantina, 230 Varick Street 10014 (New RW – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a new location of the Taco Bell franchise serving Mexican-style fast food in a C2-6 R6 zoned 11-story, mixed-use building constructed in 1986 on Varick St. between Carmine and Downing Sts. (Block #528/Lot #7501); and

ii. Whereas, the Applicant intends to operate its franchise using a new concept being introduced by the franchisor – “Taco Bell Cantina” – which has been designed to offer the fast-food restaurant chain’s usual food menu in a somewhat more upscale atmosphere and will include the service of beer and certain new signature wine-based frozen beverages; and

iii. Whereas, the 1,588 sq. ft. premises is located on the ground floor of a new one story extension of an existing 10-story building; the applicant states the maximum occupancy is 40 persons, there will be 6 tables and 21 seats and 4 window counter seats for a total of 25 seats; music will background only and new soundproofing will be installed, and,

iv. Whereas, there was considerable community opposition to this application, this location having never been operated with liquor license or for eating and drinking, with numerous residents testifying against it not only due to the possibility of another alcohol-serving establishment in an already oversaturated area but because of specific problems foreseen in connection with alcohol service both at this specific location and the profile of the Applicant’s customer base; and

v. Whereas, it was noted in the statements made by community members that the Applicant's proposed location is half a block from both a public school (PS M721) and James J. Walker Park and is diagonally across the street from the Tony Dapolito Recreation Center, the park and the recreation center both attracting large numbers of minors during after-school hours; and

vi. Whereas, it was also noted by speakers that Taco Bell largely appeals to a young audience, many of whom are under the legal age for the purchase of alcohol, who will now be exposed to alcohol consumption in an environment where it was not previously available and who may be tempted by the Applicant's service of sweet wine-based frozen drinks which do not have the appearance of a traditional wine-based beverage; and

vii. Whereas, the Applicant, in anticipation of community concern regarding its application, presented a detailed plan to monitor the sale and consumption of alcoholic beverages which will include recording proof of age, distinctive packaging for alcoholic beverages, monitoring the premises to ensure no minors obtain alcoholic beverages and that no such beverages are removed from the premises, and a staff training program; and

viii. Whereas, the Applicant, which at present stated it will be required pursuant to its franchise agreement to remain open until 2:00 AM seven days a week at the outset of its operations until it can demonstrate that such hours are not profitable in the future, closing hours of 2:00 AM being entirely inconsistent with the operating hours of other similarly situated eating and drinking establishments in the immediate area and mixed use block, the Applicant recognizing this inconsistently and the concerns that the location could end up being a late night location for young adults and college students, and consequently agreeing to cease alcohol service at 11:00 PM Sundays through Thursdays and at 12:00 AM on Fridays and Saturdays; and

ix. Whereas, as part of the materials presented to CB2, Man. the applicant submitted an outdated Certificate of Occupancy #110458 dated November 3, 1996 which reflects a previously built configuration, the building which is located on an irregular large lot with frontages on three different streets has since been changed under an Alteration Type 1 Job# 122503683 which includes a horizontal extension of the ground floor, the proposed restaurant is located within the 1 story extension to the existing building; the applicants representative/attorney stated that they provided the last Certificate of Occupancy issued for the building but acknowledged that the building had a type 1 alteration, a significant structural alteration, and that the new extension on the ground floor is where the proposed occupancy would be located; they also acknowledged that the Alteration type 2 permits that they provided to CB2, Man. modified the newly created space under the alteration type 1 application; CB2, Man. requests that the SLA Licensing Division properly verify that provided permits including either a new Certificate of Occupancy be dated on or after 9/2019 or verify directly with the New York City Department of Buildings that the provided permits allow the proposed occupancy; the applicant's attorney/representative stated that they were relying on the expertise of the New York State Liquor Authority on NYC Department of Building Permits and their discretion on the issuance of any license; and,

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

1. The premises will be advertised and operated as a "Taco Bell Cantina" serving Taco Bell branded Mexican-style fast-food.

2. Will cease all service of alcohol at 11:00 PM Sundays through Thursdays and at 12:00 AM on Fridays and Saturdays regardless of its actual hours of operation. Normal hours of operation will end no later than 2AM at which time no patrons will remain in the premises.
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. No Sidewalk Café is included with this application.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. All doors and windows will be closed at all times.
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.
15. There will be no take out service window.
16. Will obtain a new Certificate of Occupancy prior to the issuance of license (dated on or after September/2019)

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new Restaurant Wine License to **230 Varick Taco Bell LLC, d/b/a Taco Bell Cantina, 230 Varick Street 10014** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Passed, with 41 Board members in favor, and 1 in opposition (G. Silvera Seamans).

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



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

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September 24, 2019

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

Dear Sir/Madam:

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

17. 161W4 Hospitality, LLC d/b/a TBD, 161 W. 4th St. 10014 (New OP – Cocktail Lounge)

i. Whereas, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for a new On Premise license to operate a cocktail lounge with food service meeting section 64 requirements in a semi-below street level storefront space within a four story brick townhouse building (circa 1910) on West 4th Street between Cornelia and Jones Streets, the building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the proposed licensed premise was previously operated for years in combination with the parlor floor for a combined multi-level retail store and boutique called Tic Tac Toe, with a small set of stairs leading down from the sidewalk to the entrance; and,

iii. Whereas, the Applicant is planning to renovate the roughly 1,260 sq. ft. space, where there will be, upon entry from the sidewalk down a number of stairs an enclosed room with windows the face the sidewalk where the Applicant will operate as a very small daytime coffee shop/café with small coffee counter, three tables with six patron seats, an interior door leading there from the daytime café and further back into the storefront space into a larger, speakeasy-like space hidden beyond the interior door where there will be a large, 21 foot bar running along one wall with 10 barstools, three additional tables and six more patron seats, with yet another doorway leading back to very small room where a kitchen is proposed, there being no plans presented for the installation of mechanical systems or kitchen equipment to support a food-based restaurant establishment, and after patrons would then have to walk through the proposed said kitchen there is yet another longer hallway, approximately 10-12 feet wide where the Applicant is proposed to place an additional 6 tables and 12 patron seats for a total proposed patron occupancy of 38, there is a rear door at the very back of the premise leading to the exterior, rear shaftway area for the townhouse surrounded by other residential buildings; and

iv. Whereas, a similar application by the same Applicant including the floor above previous proposed to CB2, Man. in April/2019 resulted in a recommendation to deny that prior application, unanimously passed, for many, if not all of the same reasons stated herein; and

v. Whereas, the proposed hours of operation are from 8 AM to 2 AM Sunday through Saturday the Applicant is further planning to open as a Café serving light dishes with a focus on Coffee and other wellness drinks during the day and speakeasy bar at night with meals offered throughout the hours of operation, there are no televisions, music will be background only, no patron dancing, no sidewalk cafe or any other exterior area for the service of alcohol, a certificate of occupancy being presented for the basement space; and,

vi. Whereas, the Applicant met with the Central Village Block Association but was not able to reach compromise on the speakeasy method of operation or with the corresponding late-night hours, objections being raised regarding the significant concentration of existing late night bars saturating their immediate area, with six late-night bars on West 4th Street in the immediate area and mixed use block (The Spaniard, Oppa Bar, Down the Hatch, Karaoke City, Four Laced Liar, Slaughtered Lamb), in addition to a karaoke bar and still other, licensed establishments operating across the street on the same block, there being no public interest in adding yet another late night bar on this particular block, or the surrounding area, the immediate area already greatly saturated with late night bars and lounges, there being 63 on premise licenses within 750 feet of the premises not including the numerous eating and drinking establishments in the immediate area holding beer and wine licenses; and,

vii. Whereas, there was significant opposition to this Application, including those living adjacent to the proposed premises to be licensed, voicing concerns of additional pedestrian traffic and noise from smokers and revelers exiting/entering on the narrow sidewalk in front, the popularity assigned to the speak-easy concept, there is an existing shared wall with the adjacent residential building, the two connected buildings being antiquated, over 100 years old with a representative of the adjoining building appearing in opposition with concerns of sound which can travel through the shared wall to the adjoining residences, there also be additional concerns raised regarding the storage and disposal of trash in the rear exterior, the area being exposed to other residents, the use of security, the impact of noise emanating from the proposed method of operation late at night when people are sleeping and lack of any plans to mitigate noise or traffic impacts; and

viii. Whereas, this location is previously unlicensed and this application being subject to the 500-foot rule, the public interest not being served by adding another late night drinking location in a mixed use neighborhood already greatly saturated with late night drinking locations, there being nothing unique about this particular proposal distinguishing itself in an exceptional manner; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for **161W4 Hospitality, LLC d/b/a TBD, 161 W. 4th St. 10014** on its application seeking a new OP license; and

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

Vote: Unanimous, with 42 Board members in favor.

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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September 24, 2019

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

Dear Sir/Madam:

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

18. Aunt Connie, LLC d/b/a Pending, 2 Bank St. aka 81 Greenwich Ave. 10014 (New OP – Restaurant with sidewalk cafe)

i. Whereas, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new on premise liquor license to operate a full service fine dining restaurant in a ground floor storefront and on the lower floor within a six-story building (built in 1926) at 81 Greenwich Avenue also known as 2 Bank Street, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise has been previously operated as a full service restaurant and licensed sidewalk café by Barraca and Melibea Restaurants, the Applicant is planning to make layout changes to the interior but not the exterior of the premises, the method of operation remaining consistent with the prior operation of the premises, there being two entrances to the licensed premises, one on Bank Street and the other on Greenwich, the Applicant seeking to operate two restaurants albeit with a single, combined kitchen for both, there also being a certificate of occupancy presented permitting such use and occupancy thereat; and,

iii. Whereas, the storefront premise is approximately 3,000 sq. ft. and the lower level is also 3,000 sq. ft., there will be a licensed sidewalk café on the Greenwich Avenue side only with 34 seats, no seats, benches or other seating on Bank St., there will be no other outdoor areas for the service of alcohol, On the interior there will be 57 tables with 174 patron seats, 2 stand up bars with 17 patron seats for a total interior patron capacity of 191, there are 2 patron entrance/exits one on corner of Bank St. and Greenwich Avenue and one on Bank St., there are six bathrooms for patrons, and no televisions; and,

iv. Whereas, the hours of operation will be from 8:00 AM to 12:00 AM, midnight, Sunday through Wednesday and from 8:00 AM to 1:00 AM Thursday through Saturday, music will be background only; and,

v. Whereas, concerns were voiced by the community and those living immediately above and adjacent to the Bank Street side of the proposed licensed premises, who appeared, regarding noise impacts, there being an entrance to the licensed premises on Bank Street and there also being a history of prior operators improperly and illegally placing tables for eating/drinking on a platform in front of the Bank Street storefront where there is no sidewalk café permit, the prior illegal use on the exterior on Bank Street also being in derogation of prior agreements and stated method of operation of the prior operator/licensee; and

vi. Whereas, still further concerns were raised about the late-night hours of operation proposed and the basement space, where prior licensees have operated inappropriately with loud music and not as a restaurant in the basement premise, the basement space premises adjoining a common wall with their adjacent residential neighbors causing disturbances in the past; and

vii. Whereas, the Applicant heard all of these concerns and agreed that the basement premise will operate only as a fine-dining establishment with background music only in the basement, further that there will be no furniture placed on the Bank Street side of any type, and there will be no eating/drinking on the Bank Street side, on the platform or otherwise, and social media and websites will identify the entrance and address on Greenwich Street only, with no social media mention of Bank Street, the Applicant exchanging his contact information with his neighbors who appeared with such concerns, for future reference; and,

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

1. The premises will be advertised and operated as a full-service fine dining restaurant.
2. The hours of operation will be 8:00 AM to 12:00 AM, midnight, Sunday through Wednesday and from 8:00 AM to 1:00 AM Thursday through Saturday. 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. Will operate sidewalk café no later than 11PM nightly on the Greenwich Ave. side only (no patrons will remain after 11PM and all tables & chairs will be removed at closing)
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. All doors and windows will be closed at all times. There are no operable windows.
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, DJ's, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
15. There will only be 2 standup bars with 17 seats.
16. There will be no furniture placed on the Bank Street side on the platform or otherwise;
17. The advertised address will be 81 Greenwich Ave and Social media, websites and all listings will identify the entrance and address on Greenwich Avenue only, no social media or website will mention the Bank Street address.
18. The lower level will be used for kitchen and fine dining purposes only.

ix. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 29 On Premise Liquor Licenses within 750 ft. of the premises, 3 additional pending license and an unknown number of beer and wine licenses, the stipulations agreed upon with Community Board 2, Manhattan being the premise upon and pretext for which the Applicant is able to satisfy that statutory obligation;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** for an new On Premise license to **Aunt Connie, LLC d/b/a Pending, 2 Bank St. aka 81 Greenwich Ave. 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the On Premise License.

Vote: Unanimous, with 42 Board members in favor.

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



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

Dear Sir/Madam:

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

19. Amber Sushi, LLC, d/b/a Amber, 135 Christopher Street 10014 (Transfer of OP – Same Principal)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new on-premise liquor license via a transfer of an existing On-Premise License currently held in the name of Amber 135 Village, Inc. to a new corporate entity Amber Sushi, LLC to enable the Applicant to continue to operate a restaurant serving sushi and Asian style cuisine in a R6 zoned four-story, mixed-use building constructed in 1911 on Christopher St. between Hudson and Greenwich Sts. (Block #630/Lot #51), the building being located in the Greenwich Village Historic District; and

ii. Whereas, the business will continue to function as a full-service restaurant and will continue to serve lunch and dinner in a licensed premises of approximately 1,000 sq. ft., with 13 tables with 26 seats and one (1) stand-up bar with five (5) seats, for a total of 31 seats in the premises; there is one (1) entrance/exit and one (1) restroom; and

iii. Whereas, the Applicant's agreed-to hours of operation are 11:00 AM to 12:00 AM Sundays through Thursdays and 11:00 AM to 1:00 AM on Fridays and Saturdays; music will be quiet background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no more than three (3) televisions; and

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

1. Will be advertised and operated as a full-service restaurant serving sushi and Asian-style cuisine.
2. Will have hours of operation of 11:00 AM to 12:00 AM on Sundays through Thursdays and 11:00 AM to 1:00 AM on Fridays and Saturdays.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will have no more than three (3) televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes. There is no sidewalk café.
6. Will play quiet ambient recorded background music only; no music will be audible in any adjacent residences at any time.
7. Will close all existing doors and windows by 10:00 PM every night.
8. Will not install or utilize French doors, operable windows or open façades.
9. Will not make any changes to the existing façade except to change the signage or awning.
10. Will comply with the NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited drink and food specials; will not have “boozy brunches” or serve pitchers of beer.
12. Will not have bottle service or the sale of alcohol in bottle form, except for the sale of beer and wine products.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premise License via a transfer application for **Amber Sushi, LLC, d/b/a Amber, 135 Christopher Street 10014** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA On-Premise License.

Vote: Unanimous, with 42 Board members in favor.

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



Antony Wong, *Treasurer*
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September 24, 2019

Director
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NY State Liquor Authority
317 Lenox Avenue
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Dear Sir/Madam:

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

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

20. Piccola Cucina Enoteca, 184 Prince Street 10012 (RW – Restaurant; Review of Method of Operation)

i. Whereas, the manager of Piccola Cucina Enoteca at 184 Prince St. and a representative representing its owner, R & G Soho LLC, were requested to appear before Community Board 2, Manhattan's SLA Committee #2 to discuss the true nature of the restaurant's day-to-day operations and the negative impacts it has been creating on the community; A large number of residents, including a Building Manager representing multiple residential buildings in the immediate area, were in attendance and their statements provided detailed examples of unwanted behavior that in some cases represented violations of their method of operation on their on-premise license.

ii. Whereas, the following are among the most serious complaints presented to the Committee:

1. The business is being operated as a lounge, not as a restaurant; a party-like atmosphere is actively promoted and birthday celebrations, during which the overly-loud music volume increases further, are said to occur as many as ten times a night.
2. On a nightly basis, unacceptably loud music can be heard on the street and in nearby residences and patrons are allowed to dance on the tables and chairs; patrons are also encouraged to bang on pots and pans.
3. The business routinely operates and sells alcohol well past the hour allowed by its license; it is said to never close before 1:00 AM.

4. Customers have been seen drinking alcoholic beverages obtained in the restaurant on the street and it does not appear any effort is made to prevent this.
5. The business is operating an illegal sidewalk cafe.
6. Attempts by individual residents to discuss problems were repeatedly met by the Licensee's Management with hostility and threats against their persons.

iii. Whereas, additionally, it was revealed that the problems at Piccola Cucina Enoteca are likewise seen at its sister restaurants Piccola Cucina Osteria, located at 196 Spring St., and at Piccola Cucina Estiatorio, located at 75 Thompson St. Further, the bad behavior exhibited at the Prince St. location was said to fuel comparable bad behavior witnessed at both the Spring St. and Thompson St. locations.

iv. Whereas, the restaurant's manager, who acknowledged the restaurant ritual of banging on pots and pans to celebrate birthdays, also managed the Piccola Cucina restaurants on Spring and Thompson Sts., also claiming that the severity of the complaints made were exaggerated. The representative who accompanied him denied prior knowledge of the complaints and bad behavior, promised to relay the community's concerns to his client, who was likewise, requested to appear in October, the Attorney requesting to lay over this item for another 30 days, and to return next month with the owner of the business.

v. Whereas, the Applicant agreed to return once again to review the complaints being made against the licensee in October and it was further advised to pursue a meeting with community members before reappearing in October.

THEREFORE BE IT RESOLVED that at the Licensee's request, CB2, Man. will continue to review their method of operation for **Piccola Cucina Enoteca, 184 Prince Street 10012** at its October/2019 scheduled session.

Vote: Unanimous, with 42 Board members in favor.

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



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

Dear Sir/Madam:

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

21. Patrick Sheeran or Entity to be formed, d/b/a Pending, 234 W. 14th St. 10011 (OP – Sports bar/Tavern) (withdrawn – will resubmit)

Whereas, after this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 5, 2019 the Applicant requested **to withdraw** this application for a new on-premise liquor license from further consideration with the NYSLA;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **Patrick Sheeran or Entity to be formed, d/b/a Pending, 234 W. 14th St. 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 42 Board members in favor.

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



Antony Wong, *Treasurer*
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Dear Sir/Madam:

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

22. Torch & Crown SoHo, LLC d/b/a Torch & Crown Brewing Company, 161 Avenue of the Americas 10013 (Micro Brewer SN#1320015, Combined Craft Manufacturer SN#1320017, Farm Brewer SN#1320012 - Microbrewery with exterior beer garden – request to lay over)

Whereas, the applicant was requested to appear before CB2 Manhattan's SLA Licensing Committee #2 on September 5, 2019 but prior to the meeting requested to appear at the next scheduled meeting in October/2019; and,

Whereas, there are significant concerns regarding these three applications and the impacts on quality of life on local residential buildings including those which abut the property and the outdoor proposed beer garden and concerns regarding permits which may not exist, are not in place or being sought which are necessary in order to operate the proposed business; and

Whereas, CB2, Man. respectfully request that any licensing decisions on these three applications be placed before and made by the members of the New York State Liquor Authority at a regularly scheduled meeting;

THEREFORE BE IT RESOLVED that CB2, Man. strongly objects to these 3 applications at this time and recommends that the SLA **not make any licensing decisions** regarding pending applications for Micro Brewer SN#1320015, Combined Craft Manufacturer SN#1320017, Farm Brewer SN#1320012 for **Torch & Crown SoHo, LLC d/b/a Torch & Crown Brewing Company, 161 Avenue of the Americas 10013 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2, Man. has forwarded correspondence to the SLA in order that important community concerns and input be fully heard prior to any licensing decisions; and,.

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

Vote: Passed, with 41 Board members in favor, and 1 recusal (M. Metzger).

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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

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

September 24, 2019

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

Dear Sir/Madam:

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

23. VV&V Brothers 95 7th Ave. South Corp. d/b/a N/A, 95 7th Ave. South 10014 (Transfer of OP–withdrawn)

Whereas, before this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 5, 2019 the Applicant requested **to withdraw** this application for a transfer of an on-premise liquor license from further consideration with the NYSLA;

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 **VV&V Brothers 95 7th Ave. South Corp. d/b/a N/A, 95 7th Ave. South 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 42 Board members in favor.

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



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

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September 24, 2019

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

Dear Sir/Madam:

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

24. Bruschetta Bar 1, LLC d/b/a Bruschetta Bar, 94-96 Christopher St. 10014 (New OP – laid over to Oct.)

Whereas, before this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 5, 2019 the Applicant requested **to layover** this application to October/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Bruschetta Bar 1, LLC d/b/a Bruschetta Bar, 94-96 Christopher 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 42 Board members in favor.

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

Sincerely,



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



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



Carter Booth, Chair
Community Board #2, Manhattan

CB/fa

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