

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

Community Board No. 2, Manhattan

3 Washington Square Village
New York, NY 10012-1899
www.cb2manhattan.org

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

March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. Icon Two LLC, d/b/a Rebelle 218-220 Bowery 10012 (Existing OP License, Change of Ownership/Method of Operation).

Whereas, the licensee appeared before CB2, Manhattan's SLA Licensing Committee for a change in ownership in a storefront premises previously operated and formerly known as the R Bar (Lic. #1272195 exp. 11/30/15) but also seeks to change its method of operation and is joining with new partners/shareholders to open/operate a full service neighborhood restaurant featuring regional French cuisine shifting its emphasis to food services located in a portion of the ground floor in a 4 story transient hotel with cubicle rooms building (circa 1927) at 218-220 Bowery between Prince and Spring Streets; and

Whereas, the restaurant will operate in a 2000 SF space (Ground Floor 1200 SF and Basement 800 SF) with 28 tables and 104 seats, 1 Bar with 9 seats and Chef's table with 7 seats for a total occupancy of 120, if permitted there may be a sidewalk café but there will no other licensed outdoor areas and the licensee has agreed to obtain a public assembly permit for the premises; and

Whereas, the hours of operation will be from 8:30 am to 2 am seven days per week, all doors and windows will be closed by 10 pm daily, there will be no TVs, music will be quiet background consisting of music from ipod/cd's but there may also be occasional live music albeit limited to acoustical without any amplification; there will be no d.j.s, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

Whereas, if the licensee seeks to operate a sidewalk café in the future, the licensee agreed to cease all service of alcohol by 10 pm every night and further agreed to return and reappear before CB#2 Man.'s Sidewalk Café Committee for this purpose; and

Whereas, the licensee met and discussed extensively their plans with the local block association, the Bowery Block Association, and came agreement on a number of stipulations; and,

Whereas, the licensee also agreed to a Memorandum of Understanding with the Bowery Block Association which terms, stipulations and agreement are incorporated and adopted herein with the licensee's stipulation agreement with CB#2 Man.; and

Whereas, the applicant executed a stipulations agreement with CB#2 Man. that they agreed would be attached and incorporated in to their method of operation on their On Premise restaurant license and those stipulations are as follows:

1. The premises will be advertised as a full service restaurant service French cuisine and not as a Lounge, Tavern, Bar or Sports Bar.
2. The hours of operation will be from 8:30 am to 2 am seven days per week.
3. If there is a sidewalk café, there will be no service of alcohol after 10 PM.
4. There will be no televisions.
5. All doors and windows will be closed by 10 pm daily.
6. Any live music will be occasional and limited to acoustical without any amplification.
7. There will be no catering or beer/wine/alcohol sales within the surrounding Building operating as Hotel known as The Bowery House.
8. There will be only one stand up bar and no patron use of the basement.
9. Will operate under only one d/b/a name known as Rebelle for entire premises.
10. There will be no dancing.
11. There will be no d.j.s, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an On Premise License and change of ownership to **Icon Two LLC, d/b/a Rebelle 218-220 Bowery 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 its On Premise license.

Vote: Unanimous, with 37 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. Sugar Factory American Brasserie Meatpacking, LLC d/b/a Young Keng Street, 1-3-5 Little West 12th St. 10014 (RW, previously unlicensed location).

Whereas, the applicant appeared before CB#2 Man.'s SLA Licensing committee for a beer & wine license to operate a Restaurant serving traditional Asian cuisine in a 6 story commercial building in the Meat Packing district on Little West 12th Street between 9th Avenue and Gansevoort St.; and

Whereas, the premises is 5000 SF (ground floor 3000 SF and basement 2000 SF) 38 tables with 103 seats, two bars with 21 seats for a total occupancy of 124 seats, there is no sidewalk café or any other outdoor areas; and

Whereas, the hours of operation will to be Sunday to Wednesday from 11 am to 12 am (midnight) and Thursday to Saturday from 11 am to 1 am, there will no TVS, music will be quiet background, there will be no DJs, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

Whereas, the licensee agreed with his attorney present to never apply for a full on-premise liquor license at these premises, not to install French doors or Windows that open out towards the public sidewalk and to close all doors and windows by 10 pm daily; and

Whereas, the operator did reach out and meet with a group of residents representing the Meat Packing area south of West 14th Street where there have been significant problems with an over-saturation of liquor licenses, late night encroachment and noise on the surrounding residential community and severe traffic congestion on Little West 12th and Gansevoort Streets, and further agreed to certain stipulations limiting its method of operation which have been incorporated herein; and

Whereas, the applicant executed a stipulations agreement with CB#2 Man. that they agreed would be attached and incorporated in to their “method of operation” on their restaurant wine license stating that:

1. The premises will be operated and advertised as a full service restaurant serving Asian cuisine.
2. The hours of operation will be from 11 am to 12 am (midnight) and Thursday to Saturday from 11 am to 1 am. All patrons will have exited the premises at the end of the hours of operation.
3. There will be no licensed outdoor space for the service of alcohol.
4. All doors and windows will be closed at 10 pm daily except for ingress and egress.
5. There will be no DJ’s, live music, promoted events or scheduled performances. There may be cover fees for special events or for playing board games.
6. Music will be quiet background music only.
7. There will be no televisions.
8. The premises will not operate as a Tavern, Sports Bar or Lounge.
9. License will not to seek an upgrade to a full on-premise license at these premises.
10. Licensee will wait one year after opening its Restaurant before applying for a sidewalk café license at these premises.
11. There will be no DJs, no dancing, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers.
12. Will obtain a proper certificate of occupancy and/or temporary certificate of occupancy before operating.
13. A full dinner menu will be available until closing every night.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a Beer & Wine license to **Sugar Factory American Brasserie Meatpacking, LLC d/b/a Young Keng Street, 1-3-5 Little West 12th St. 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions relating to the above-stated stipulations are incorporated into the “Method of Operation” for the existing beer wine license.

Vote: Unanimous, with 37 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 9 Crosby LLC (d/b/a Mondrian Soho) d/b/a t/b/a, 9 Crosby St. aka 150 Lafayette St. 10013
(transfer of existing Hotel OP license)

Whereas, the applicant appeared before CB#2 Man. SLA Committee for a transfer of an existing on-premise license (Sochin Downtown Realty, LLC and Morgans Hotel Group, lic. 1222733) to operate a full service Hotel in a 26 story building (circa 2011) located in a M1-5B Zoning District with entrances on Crosby and Lafayette Streets between Howard and Grand Streets; and

Whereas, the applicant recently purchased the rights to operate the Hotel pursuant to a mortgage foreclosure and auction, and will be replacing the current Manager of the Hotel, The Morgans Hotel Group, with a new manager Interstate Hotels & Resorts LLC; and

Whereas, when the prior operator of the Hotel first sought its liquor licensing in 2009 it requested to open multiple exterior spaces, including two second floor exterior terraces on both Crosby and Lafayette Streets, a street level garden area adjacent to its restaurant and a rooftop bar/lounge for a proposed exterior occupancy of 277 patrons (118 for the garden space/116 for both terraces and 45 at the rooftop space); and

Whereas, there was significant opposition from existing residents living on Crosby and on Lafayette Streets, particularly in opposition to the outdoor drinking venues; citing quality of life concerns with a large hotel establishment; citing public interest issues in regard to the 500-foot rule law; citing noise, traffic and overcrowding issues on a very quiet residential block particularly with extremely large, multiple outdoor eating and drinking establishment facing onto both Lafayette and Crosby Streets and with noise from the 2nd floor open terraces; and its close proximity of many other licensed establishments; and

Whereas, these concerns, as well as the Hotel's inability to provide a "special permit" required by NYC Zoning Regulations permitting it to operate and use these exterior outdoor areas for eating and drinking and after due deliberation at Community Board 2 Manhattan's full board meeting it was determined that no amount of restrictions on these outdoor areas would protect local residents against the unacceptable and overwhelming increase in noise and traffic levels that would be generated by one of the largest outdoor eating and drinking establishments in Manhattan and/or New York City triggering a denial recommendation from CB#2 Manhattan to the SLA in 2009; and

Whereas, after a 500 foot hearing at the SLA and while before the Commissioner of the SLA on February 3, 2010, the Hotel and its attorney agreed to withdraw these outdoor venues from its Hotel on-premise liquor license and promised to only use the rooftop space for small private events only (as part of a penthouse suite) and not as a full service public bar; and

Whereas, despite such recorded statements by the prior operator to the existing SLA Commissioner and promises regarding the rooftop premises, over the last three years the rooftop has been advertised and operated as Sonny's Soda Shop, a 3000 SF rooftop cocktail bar serving Italian cocktails with an expert mixologist operating with DJs and as a live music venue to the public; and

Whereas, when the current applicant appeared before CB#2 Man's SLA Committee in January/2015 it came to learn about the previous controversies relating to the prior Hotel Operator and Manager, and had an opportunity to hear from the surrounding community, including ten neighbor residents living on both Lafayette and Crosby Streets who appeared in opposition to the transfer application, citing significant concerns with not just the outdoor rooftop venue and/or the potential future use of the exterior terraces and street level garden area, but also with the interior venues operated by the Hotel; and

Whereas, it was explained that after the prior operator of the Hotel withdrew its outdoor venues from his licensee in 2010, it thereafter enclosed an outside ground floor garden area adjacent to the Hotel's restaurant with a greenhouse-like enclosure, which was made of glass and was not insulated or soundproofed, but from which the Hotel operated the space as a late-night venue with DJs and pounding entertainment music until 2 AM on the weekends disturbing neighbors; and

Whereas, still other residents spoke of the nightclub operated within the interior premises on the Lafayette side of the Hotel premise known as "Mr. H" and a three-year struggle working with a local City Councilwoman and calling 311 over 100 times due to pounding music emanating from this club from 12 AM to 4 AM and the failure of the Hotel to reduce the decibel levels of the bass speakers used within the nightclub; and

Whereas, another local businessman and resident visited the roof top cocktail bar and presented pictures of the rooftop showing musicians playing live music and an outdoor DJ booth and a rooftop with 17 exterior speakers set up throughout; still other neighbors from the area described a constant whine from a ventilation system on Crosby Street coming from the Hotel, as well as on-going concerns relating to noise, traffic and overcrowding issues on a very quiet residential block without sufficient staffing from the Hotel to help resolve these issues; and

Whereas, the residents were unified in their opposition to the Hotel for the Hotel's failure to respond to on-going complaints arising from the Hotel's current method of operation or even attempt to work with its surrounding neighbors to achieve some sort of balance between the Hotel's operation with its surrounding residential neighbors; and

Whereas, after hearing from its neighbors and after taking the recommendation of CB#2 Man.'s SLA Committee, the current applicant agreed to layover its application to February/2015 and to thereafter meet with many of the local residents who have lived in the area around the Hotel before and after the Hotel was built, and agreed to incorporate the following stipulations on the Hotel's On Premise Liquor Licensee as follows:

1. The premises will be advertised and operated as a full service Hotel with multiple venues, including (1) a full service Restaurant on the ground floor Crosby Street side, (2) a Lounge on the Lafayette Street side, (3) a Lobby Bar and (4) the Penthouse Lounge.
2. The Hotel's On Premise Liquor License will not include any outdoor areas of the Hotel, including the ground floor garden on the Crosby Street side, the terrace on the Crosby side of the second floor, the terrace on the Lafayette side second floor or the rooftop terrace.
3. The Restaurant on the Crosby Street side will operate as a full service high end restaurant that will close no later than 11 PM Sunday through Wednesday and will close no later than 12 AM Thursday through Saturday, music will be quiet ambient recorded and background only and there will be no TVs, no DJs, no live music, no promoted events, no scheduled performances or events where a cover fee is charged.
4. The Doors and Windows to any exterior areas of the premises will be closed by 10 PM every night. Personnel will be placed by the outside door of the Restaurant to ensure no liquor, beer or wine is carried outside and to remind diners to be respectful of the neighbors while outside. The Licensee will explore the possibility of installing double doors to the outside to ameliorate noise. To the extent that there are private events in the Restaurant, the events will be subject to the same stipulations.
5. The Lobby Bar will stop serving alcohol after 1 AM seven nights a week, music will be quiet ambient recorded and background music only at conversational levels and there will be no DJs, no live music, no promoted events, no scheduled performances or any events where a cover fee is charged and no televisions.
6. The Lounge on the Lafayette Street side (which was previously operated as a nightclub called Mr. H's) will no longer operate as a nightclub but will instead operate as a Lounge and close by 2 AM every night with ambient background music only and where all doors and windows will be closed at all times. To the extent the operator may utilize DJ's, all music will remain at background conversational levels and will use only the existing sound system governed by a master sound limiter.
7. The Penthouse (but only to the extent NYC Codes and Laws and the Certificate of Occupancy for the Hotel penthouse permits or allows eating and drinking uses and sale of alcoholic beverages to patrons) will no longer serve alcohol or operate on the outdoor terrace but will instead operate only in the interior portion of the rooftop penthouse premises, will close at 1 AM seven nights a week. There will be no music or sound speakers installed on the outdoor terrace and in both the interior and exterior areas there will be no DJs, live music, promoted events or scheduled performance where a cover fee is charged. To the extent that there are private events in the Penthouse, the events will be subject to the same stipulations.
8. The Hotel will not seek a cabaret license for any portion of the premises and there will be no dancing at any of its multiple interior venues.
9. Staff will be stationed at all exterior doors used for patron egress to remind Hotel patrons to be respectful to the Hotel's surrounding neighbors.
10. The Licensee will commit to being responsive to its neighbors and designate a liaison who will arrange for periodic meetings, if necessary, with the local community within the first year following the issuance of a permanent license and as needed thereafter.
11. The Licensee will install sound amelioration for the entire Hotel and will maintain compliance with code and law.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of an on-premise license to **9 Crosby LLC d/b/a Mondrian Soho d/b/a t/b/a, 9 Crosby St. aka 150 Lafayette St. 10013** 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 its Hotel OP License.

Vote: Unanimous, with 37 Board members in favor.

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Director
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Dear Sir/Madam:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 506 LaGuardia Restaurant LLC, 506 LaGuardia Place 10012 (OP license, previously unlicensed location)

Whereas, the applicant appeared before CB#2 Man.'s SLA Committee seeking an on premise license to operate a full service restaurant serving Austrian cuisine in a six story mixed use building (circa 1920) located on LaGuardia Place between West Houston and Bleecker Streets in a 1400 SF storefront premises and 800 SF basement with one entrance for patrons, 20 tables with 60 seats and 1 bar with 8 seats for a total seat capacity for 68 patrons and there will a sidewalk café; and,

Whereas, the premises was previously operated for over 30 years as Bruno's Bakery but has never been licensed for the service of alcohol; and

Whereas, the applicant and has owned and operated other full service restaurants in Midtown (Seasonal) and the East Village (Edi & The Wolf) of Manhattan; and

Whereas, the hours of operation will be Sunday through Thursday from 8 AM to 12 AM and Fridays/Saturdays from 8 AM to 1 AM, music will be background only, there will be no TVs, no d.j., karaoke or live music and there will be no scheduled performances or events with a cover charge; and,

Whereas, the applicant met with the Bleecker Area Merchants & Residents Association ("BAMRA") and further agreed to abide by certain stipulations with BAMRA that are being incorporated herein with CB2; and

Whereas, the applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated in to their method of operation on their OP license and the stipulations are as follows:

1. Premises will be advertised and operated as a full service restaurant serving Austrian fare.
2. Will operate with hours of operation from 8 AM to 12 AM and Fridays/Saturdays from 8 AM to 1 AM. All patrons will have exited the premises at the end of the hours of operation.
3. There will be no TVs.
4. The sidewalk café will close by 10 PM.
5. All doors or windows will close by 10 PM.
6. Music will be quiet, background level only and there will be no live music, dj's, promoted events, no outdoor lines, velvet ropes, scheduled performances or any events for which a cover fee is charged.
7. Will install soundproofing.
8. The basement will be used for storage purposes only and there will be no patron uses.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an On Premise license to **506 LaGuardia Restaurant LLC, 506 LaGuardia Place 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" for the On Premise License.

Vote: Unanimous, with 37 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. HSNYC LLC (f/k/a 637 Hudson Street Associates) d/b/a t/b/a, 637 Hudson St. 10014 (OP, previously licensed location)

Whereas, the applicant appeared before CB#2 Man.'s SLA Committee for an On Premise license to operate a full service neighborhood American restaurant in 3000 SF (1900 SF ground level and 1100 SF basement) corner storefront in a 5 story mixed use building (circa 1999) located on Hudson Street between Gansevoort and Horatio Streets: and

Whereas, the premises were previously operated as a full service restaurant known as "Corsino" (2009-2015); and

Whereas, the restaurant will have a full service kitchen serving breakfast, lunch and dinner, two bathrooms, one entrance/exit for patrons on Hudson Street and a second emergency exit on Horatio that will not be used by patrons to enter or exit the premises, there are fixed windows on Horatio Street that do not open but there are large accordion doors on Hudson Street that open to the sidewalk, there will be 25 tables with 62 seats, no bar for a total seating capacity for 82 patrons; there are plans for a sidewalk café but the applicant understands it must still obtain a sidewalk café license from CB#2 Man. and the DCA; and,

Whereas, the hours of operation will be Sunday through Thursday from 7 AM to 12 AM and on Fridays and Saturdays from 7 AM to 1 AM; music will be background only, there will be no TVs, no d.j., karaoke or live music and there will be no scheduled performances or events with a cover charge; and,

Whereas, the operator performed outreach and met the local residents and agreed to abide by certain stipulations which have been incorporated herein; and

Whereas, the applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated in to their method of operation on their OP license and the stipulations are as follows:

1. Premises will be advertised and operated as a full service restaurant with a full service kitchen at all times.
2. Will operate with hours of operation Sunday through Thursday from 7 AM to 12 AM and on Fridays and Saturdays from 7 AM to 1 AM. All patrons will have exited the premises at the end of the hours of operation.
3. There will be no TVs and will not operate as a Bar, Tavern or as a Sports Bar.
4. All doors and windows will be closed by 11 PM every night.
5. The sidewalk café will close every night at 11 PM every night.
6. Music will be quiet, background level only and there will be no live music, dj's, promoted events, scheduled performances or any events for which a cover fee is charged.
7. The Operator shall manage crowds that may gather outside the premises for noise.
8. The Operator will remove any previously installed outdoor speakers.
9. All doors/windows on the Horatio Street side will remain fixed and will not be operable or be opened.
10. The side door on Horatio Street will not be used by patrons to enter or exit.
11. The basement premises will be used for storage purposes only and there will be no patron service thereat.
12. There will be no stand up bar.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an On Premise license to **HSNYC LLC f/k/a 637 Hudson Street Associates d/b/a t/b/a, 637 Hudson 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" for the On Premise License.

Vote: Unanimous, with 37 Board members in favor.

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Dear Sir/Madam:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. Down and Dirty Tacos and Tequila Bar Meatpacking, LLC, d/b/a Sugar Factory, 835 Washington St. 10014 (OP, previously licensed location).

Whereas, the applicant appeared before CB#2 Man.'s SLA Licensing Committee for an On Premise license to operate a full service American Brasserie restaurant in a 6000 SF premises (2000 SF ground floor, 2000 SF second floor and 2000 SF basement) in a two story commercial building on the corner of Washington and Little west 12th Streets in the Meatpacking District; and

Whereas, the premises were previously operated as a full service restaurant known as the "Sea Thai Restaurant" (2011-2013); and

Whereas, the restaurant will be serving breakfast, lunch and dinner while also specializing in sweets and desserts with 23 tables and 56 seats and 1 standup bar with 11 seats on the ground floor, with an additional 31 tables with 60 seats and 1 stand up bar with 13 seats on the second floor, and with 15 tables and 36 seats and 1 stand up bar with 10 seats on the 3rd floor for a total interior patron capacity of 186, two entrances for patrons with French doors and windows that slide open on the ground floor along Washington Street, and there are plans for a sidewalk café but the applicant understands that it must still obtain a sidewalk café license with CB#2 Man. and the DCA; and

Whereas, the hours of operation will be Sunday to Wednesday from 11 pm to 1 am and from Thursday to Saturday from 11 am to 2 am, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be two promotional monitors, there will be no promoted events, no scheduled performances or cover fees,

no velvet ropes, no movable barriers but there may be the occasional use of a d.j. in the basement portion of the premises limited to private parties that occupy and rent the entire basement premises; and

Whereas, the operator did reach out and meet with a group of residents representing the Meat Packing area south of West 14th Street where there have been significant problems with an over-saturation of liquor licenses, late night encroachment and noise on the surrounding residential community and severe traffic congestion on Little West 12th and Gansevoort Streets, and further agreed to certain stipulations limiting its method of operation which have been incorporated herein; and

Whereas, the applicant also executed a stipulations agreement with CB#2 Man. wherein they agreed would be attached and incorporated in to their method of operation on their OP license and the stipulations are as follows:

1. The premises will be advertised and operated as a full service American Brasserie Restaurant with a full service kitchen with a full food menu available until closing.
2. The hours of operation will be Sunday to Wednesday from 11 pm to 1 am and from Thursday to Saturday from 11 am to 2 am. All patrons will have exited the premises at the end of the hours of operation.
3. There will be 2 promotional TV screens but no live sports will be played and the premises will not operate as a Sports Bar or Tavern.
4. All doors and windows will close by 10 PM daily.
5. The sidewalk café will close by 12 AM daily.
6. Music will be quiet, background level inside restaurant only and there will be no live music, promoted events, scheduled performances or any events for which a cover fee is charged, no velvet ropes, no movable barriers and all patrons will wait for tables inside the premises using an electronic notification system and no lines will be formed on the sidewalk.
7. The premises will not operate as a Bar, Sports Bar or Tavern.
8. Use of DJs will limited to the basement premises and only in conjunction with private parties which occupy the entire basement premises (full buyout of basement).
9. Security personnel will be present every night.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an on-premise license to **Down and Dirty Tacos and Tequila Bar Meatpacking, LLC, d/b/a Sugar Factory, 835 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 OP License.

Vote: Unanimous, with 37 Board members in favor.

Tobi Bergman, Chair
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Dear Sir/Madam:

At its Full Board meeting on February 19, 2015, 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:

7. PMW Inc., d/b/a Spring St. Natural Rest & Bar, 62 Spring St. (New location: 98 Kenmare St. 10012)

Whereas, prior to this month's CB2 SLA Licensing Committee meeting on February 10th, 2015, the principal/applicant requested to layover this application from consideration and did not appear before CB2 regarding its application; and,

Whereas, this application is for a transfer/removal of an existing On Premise license;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any proposed alteration to the Beer and Wine or On Premise license to **PMW Inc., d/b/a Spring St. Natural Rest & Bar, 62 Spring St.** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

Community Board No. 2, Manhattan

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. Doshermanos LLC, 95 MacDougal St. Store B 10012 (Beer Wine, applicant requested layover to February/2015)

Whereas, prior to this month's CB2 SLA Licensing Committee meeting on February 10th, 2015 the principal/applicant requested to layover this application from consideration and did not appear before CB2 regarding its application; and,

Whereas, this application is for a Beer/Wine license; and,

Whereas, as currently configured this establishment does not appear to have a compliant bathroom accessible to patrons and the applicant is attempting to see if this can be done in a code compliant manner and will return to CB2;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any proposed alteration to the Beer and Wine or On Premise license to **Doshermanos LLC, 95 MacDougal St. Store B 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 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Keen Berger, Secretary
Susan Wittenberg, Assistant Secretary

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. ISO Enterprises Inc., d/b/a Sushi Sushi, 126 MacDougal St. Store #1 10012 (did not appear)

Whereas, at the time of this month's scheduled CB2 SLA Licensing Committee meeting on February 10, 2015, the principal/applicant failed to appear for consideration on its application for a Beer/Wine license before CB2 Man.; and,

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any proposed alteration to the Beer and Wine or On Premise license to **ISO Enterprises Inc., d/b/a Sushi Sushi, 126 MacDougal St. Store #1 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 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Keen Berger, Secretary
Susan Wittenberg, Assistant Secretary

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. Bespoke Kitchen, 615 ½ Hudson St. 10014 (OP, layover by counsel)

Whereas, prior to this month's CB2 SLA Licensing Committee meeting on February 10, 2015, the principal/applicant requested in writing to layover this application to March/2015 and did not appear before CB2 regarding its application; and,

Whereas, this application is for a On-premise license;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any proposed alteration to the Beer and Wine or On Premise license to **Bespoke Kitchen, 615 ½ Hudson St. 10014** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. Entity to be formed by Dario Wolos d/b/a Tacombi, 255 Bleecker St. (New RW – Previously Licensed Location)

Whereas, the applicant and 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 for a previously licensed location for an organic tortilleria/taco restaurant with coffee and juices with a full menu available and kitchen open until closing; and,

Whereas, this application is for a new restaurant wine license located in a 1-story freestanding commercial building located on the ground floor and basement on the Northeast corner of Bleecker St. and Carmine St. for a roughly 2,700 sq. ft. premise (1,350 sq. ft. ground floor for patron use and 1,350 sq. ft. accessory basement, no patron use) with 28 tables and 56 seats and 1 bar with 14 seats for a total of 70 interior seats, there is no sidewalk café and there are no other outdoor areas for patrons, and no benches on the sidewalk, there is an existing Certificate of Occupancy; and,

Whereas, the hours of operation will be Monday to Thursday from 11am to midnight, Friday from 11am to 1am, Saturday from 9am to 1am and Sunday from 9am to midnight. (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10 pm and in consideration of the French doors and windows the applicant has stated that they will carefully manage and install all music systems and speakers such that when the doors are open, no music will be audible from 10 ft from any point of the restaurant or in any adjacent residences and all small speakers will point into the establishment, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's, there will be no use by patrons of the basement; and,

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

1. The premises will be advertised and operated as an organic tortilleria/taco restaurant with coffee and juices with a full menu available and kitchen open until closing.
2. The hours of operation will be Monday to Thursday from 11am to midnight, Friday from 11am to 1am, Saturday from 9am to 1am and Sunday from 9am to midnight. 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 permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. The premises will not operate a sidewalk café.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. Will close all doors and operable windows or open facades at 10pm except for patron ingress and egress without exception.
11. There will only be 1 standup bar.
12. There will only be one door used for patron ingress and egress which will be the door located on the corner of Bleecker St. and Cornelia St, the additional Cornelia street door is for patron emergency egress only.
13. The licensee will never upgrade this license to a full on-premise liquor license.
14. When any doors and windows are open, music will not be audible more than 10 ft from any point of the restaurant.

Whereas, the applicant did reach out to the local neighborhood association, the Central Village Block Association (CVBA) and the CVBA communicated support for this application and stated that they believe Mr. Wolos “is conscious of our quality of life concerns and expressed his willingness to be a good neighbor and work with the community on any matters of concern”; and,

Whereas, the applicant operates 4 other restaurants with similar method of operations and d/b/a names, 3 of which hold OP or RW licenses, including the first restaurant of this concept which is located in CB2 on Elizabeth Street; the operator is familiar to CB2’s SLA Licensing Committee and over the years has followed his commitments and resolved any issues that have arisen in conjunction with the operation of his location on Elizabeth St.;

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of a new Restaurant Wine License for an Entity to be formed by **Dario Wolos d/b/a Tacombi, 255 Bleecker St.** **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 Beer and Wine License.

Vote: Unanimous in favor (9-0)

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, *Treasurer*
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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. Village Natural Restaurant Corp., 46 Greenwich Ave. 10011 (New RW – Currently Licensed Location)

Whereas, 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 restaurant wine license for a currently licensed location for a vegetarian restaurant serving lunch and dinner where the sole principal in the new corporation will remain the same as the sole principal as the currently licensed corporation; and,

Whereas, this application is for a new restaurant wine license located in a mixed use building located in the basement on Greenwich Ave between Charles St and Perry St for a roughly 2,000 sq. ft premise with 24 tables and 48 seats and no standup bar, there is no sidewalk café and there are no other outdoor areas for patrons, and no benches on the sidewalk, there is an existing Certificate of Occupancy; and,

Whereas, the hours of operation will be Monday to Friday from 11am to 11pm and Saturday to Sunday from 10am to 11pm (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be one TV; and,

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

1. The premises will be advertised and operated as a vegetarian family restaurant serving lunch and dinner.
2. The hours of operation will be Monday to Friday from 11am to 11pm and Saturday to Sunday from 10am to 11pm. 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 one television no larger than 40 inches.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. The premises will not operate a sidewalk café.
8. The premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at anytime.
9. 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 premises will not have French doors, operable windows or open facades and will keep all doors closed after 9pm except for patron ingress and egress.
11. There will be no changes to the current method of operation or name of the current premises as exists for the currently operating premises and as presented for the new restaurant wine license.

Whereas, the currently operating restaurant to which there will be no changes, including no changes to the method of operation and d/b/a name has been operating for almost two decades as a vegetarian family restaurant; and,

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of a new Restaurant Wine License for **Village Natural Restaurant Corp., 46 Greenwich Ave. 10011** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous in favor (9-0)

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Keen Berger, Secretary
Susan Wittenberg, Assistant Secretary

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. One If By Land Restaurant LLC d/b/a One if by Land, Two if by Sea, 17-21 Barrow St. 10014 (New Restaurant OP – Currently Licensed)

Whereas, the one of the two new applicant's 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 on-premise liquor license for a high end well know white table cloth restaurant which he will be taking over and to which there will be no changes; and,

Whereas, this application is for a new restaurant on-premise liquor license located in a mixed-use building located on the ground floor and mezzanines with accessory basement on Barrow St. between West 4th St. and 7th Ave for a roughly 2,900 sq ft premise (2000 sq ft ground floor and 2 mezzanines with 450 sq ft each for patrons and accessory basement with no patron use) with 48 tables and 126 seats and 1 bar with 15 seats for a total of 141 interior seats, the premises is located in a grandfathered commercial location in a residential zoned area, there is no sidewalk café and there are no other outdoor areas for patrons, and no benches on the sidewalk, there is an existing Certificate of Occupancy; and,

Whereas, the hours of operation will be Monday to Friday from 4pm to 12am and Saturday to Sunday from 11am to 12am (No patrons shall remain after the closing hour), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's, there will be no use by patrons of the basement, except for bathrooms, and there may be live music from piano only; and,

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

1. The premises will be advertised and operated as a high end white table cloth restaurant with a full menu available and kitchen open until closing.
2. The hours of operation will be Monday to Friday from 4pm to 12am and Saturday to Sunday from 11am to 12am. 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 permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. The premises will not operate a sidewalk café.
8. The premises will play quiet ambient recorded background music only with the exception that there may be live piano music. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJ’s, live music (except for live piano music), promoted events, any event where a cover fee is charged or any scheduled performances.
10. Will not have French doors, operable windows or open facades and will keep all doors and windows closed after 9pm except for patron ingress and egress.
11. The premises will continue to operate the same as previous operator i.e. same d/b/a name, same menu, décor, staffing etc. but will “freshen up” some of the décor.

Whereas, the current owner of the premises and current operator of the existing restaurant lives above the existing restaurant and will continue to live above the new operator’s restaurant; and,

Whereas, between the two applicants, they currently operate 4 restaurants within New York State and several restaurants in other states, including one restaurant within CB2, Manhattan and there are no know issues; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a New Restaurant On Premise Liquor License for **One If By Land Restaurant LLC d/b/a One if by Land, Two if by Sea, 17-21 Barrow 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 Liquor License.

Vote: Unanimous, with 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. Renwick Food Company LLC (previously CE Renwick, LLC) & Joie de Vivre Hospitality LLC, d/b/a Tommie Hotel, 231 Hudson St. 10013 (New - Hotel Liquor)

Whereas, the applicants and applicants' attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new hotel liquor license for a newly constructed full service hotel in formerly vacant lot; the principals have partnered with Chef Harold Moore of Commerce restaurant to create a "three meal per day restaurant, lobby bar and rooftop bar and grill" which expects to open in June 2015; and,

Whereas, this application is for a hotel on-premise liquor license for an 11-story hotel with 325 hotel rooms with a ground floor restaurant, lobby bar and rooftop bar and grill and which includes an outdoor courtyard and rooftop outdoor area, with a total of 3 stand up bars (1 each lobby bar, ground floor restaurant and rooftop interior) and 71 tables and 322 seats located through-out the hotel (Ground Floor Restaurant will have 18 Tables/80 Seats, 13 Counter Seats and 9 Bar Seats; Lobby Bar will have 6 Tables/26 Seats and 12 Bar Stools; Ground Floor Courtyard will have 13 Tables/37 Seats; Exterior Roof will have 18 Tables/92 Seats; Interior Roof will have 12 Tables/34 Seats, 9 Bar Stools and 10 Counter Seats; 2nd Floor Meeting Spaces will have 4 Tables/20 seats), there is no sidewalk café included with this application at this time, but the applicant may return with a sidewalk café application in the future, a Certificate of Occupancy or temporary Certificate of Occupancy will be obtained prior to operation of the hotel; and,

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

The premises will be advertised and operated as a Full Service Hotel with accessory full service restaurant, rooftop eating and drinking venue and lobby bar operating across a number of areas within the hotel.

This is a full service hotel which will operate 24 hours a day; within the hotel there are a number of different areas in addition to the 329 guest rooms with mini-bars, which will operate at various times as indicated below; at the designated closing times for each area, no patrons shall remain in the designated area after the designated closing time listed except for the hotel lobby bar only which will stop alcohol service at 2am.

In addition to the guest rooms, the primary areas for alcohol service are (1) the ground floor restaurant, (2) the ground floor interior courtyard, (3) the hotel lobby bar, (4) the 2nd floor meeting rooms (5) the rooftop interior space and (6) the rooftop exterior space.

Ground floor restaurant

- *Hours of operation are Sunday through Saturday from 7 AM to 2 AM.*
- *The ground floor restaurant will be a full-service restaurant with the kitchen open serving regular meals and meals will be available until closing every night.*
- *There will be a master sound limiter that will be installed and calibrated by a certified acoustical engineer (i.e. Acoustilog, Inc.) with levels to remain unchanged and the limiter secured to avoid tampering with exclusive control by senior hotel/restaurant management only.*
- *All music will be ambient recorded back ground music only except there may be occasional live music (but no stage) and occasional DJ. At all times music will be at background levels only (even with use of a DJ or live music) and at no times will music be at entertainment levels.*
- *There will be no patron dancing except in the event of a full buyout private event i.e. Weddings, Bar Mitzvah etc.*
- *All doors and windows will be closed during any live music performances or DJ performances. At all other times doors and windows facing Canal St or Renwick St. will be closed at 10 PM except for patron ingress and egress.*

Ground floor courtyard

- *Hours of operation are Sunday to Wednesday from 8 AM to Midnight and Thursday to Saturday from 8 AM to 1 AM*
- *Food menu will be operated by restaurant and alcohol served from lobby bar.*
- *There will be no music of any kind in the ground floor courtyard exterior area.*
- *There will be no tv's, projector screens or similar in the ground floor courtyard area.*
- *Should there be live music performances or DJ use in the ground floor restaurant, all doors connecting directly to the ground floor restaurant will remain closed for the duration of the live music or DJ use so as to prevent sound leakage and no patrons will be allowed to enter or exit the ground floor restaurant directly from the courtyard except for emergency egress.*
- *There will be no smoking in the ground floor courtyard area.*

Lobby bar area

- *Hours of operation are Sunday to Saturday from 8 AM to 2 AM.*
- *There will be a master sound limiter that will be installed and calibrated by a certified acoustical engineer (i.e. Acoustilog, Inc.) with levels to remain unchanged and the limiter*

secured to avoid tampering with exclusive control by senior hotel/restaurant management only.

- *All music will be ambient, recorded back ground music only. There will be no DJ's or Live Music in the Lobby Bar and immediately adjacent areas.*

2nd floor meeting rooms

- *Hours of operation are Sunday to Saturday from 8 AM to 2 AM.*
- *2nd floor meeting rooms will be catered service only for groups using the meeting rooms.*
- *Any music will be ambient, recorded back ground music only. There will be no DJ's or Live Music.*
- *The second floor terrace is not currently on the certificate of occupancy and therefore cannot be used for patrons; however should it be added later to the Certificate of Occupancy, the 2nd floor terrace will close at the same time as the ground floor courtyard, which is midnight Sunday to Wednesday and 1am Thursday to Saturday and there will be no music on the second floor terrace at any time.*

Rooftop exterior

- *Hours of operation are Sunday from 11am to Midnight, Monday to Wednesday from 4pm to Midnight, Thursday to Friday from 4 PM to 1 AM and Saturday 11 AM to 1 AM. (During Tribeca Film Festival only - may close rooftop exterior at 1AM Sunday to Wednesday).*
- *There may be other "dry" use of the rooftop exterior for hotel guests for meetings or other uses that may begin as early as 10 am during the week and 11 am on Friday and Saturday, but alcohol service will not begin prior to the above noted "hours of operation".*
- *Music will be ambient background music only (i.e. very low background music limited to 78 DBA as indicated in sound report). Notwithstanding this requirement, which may be more restrictive, at no time will NYC noise regulations be violated. It is also understood that at no time will any music from the roof become a quality of life issue or impact the nearby community and the licensee will make best efforts to resolve complaints.*
- *There will be a master sound limiter that will be installed and calibrated by a certified acoustical engineer (i.e. Acoustilog, Inc.) with levels to remain unchanged and the limiter secured to avoid tampering with exclusive control by senior hotel/restaurant management only.*
- *There will be no DJ or live music in the roof top exterior and all music will be prerecorded prearranged i.e. no active manipulation of any music choices.*
- *There will be no televisions or projectors or similar in the rooftop exterior space.*
- *All speakers will be lower than the existing parapet wall.*
- *Licensee will adhere to Acoustilog, Inc. sound report recommendations as presented to CB2, A copy of which is on file.*
- *There will be no smoking on the rooftop.*
- *For all federal holidays, the rooftop exterior and interior may open at noon.*
- *The hotel will make best efforts to not permit guests to create any unreasonable loud noises, yelling, shouting, singing or any other objectionable behavior or use of any noisemakers and will have a staff member to manage guests in the exterior area at all times. The anticipated volume of patron voices is normal conversational volume.*

Rooftop interior

- *Hours of operation are from Sunday from Noon to 2am, Monday through Friday from 4pm to 2am and Saturday from Noon to 2am.*

- *There may be other “dry” use of the rooftop interior for meetings etc. which may begin as early as 8 am, but alcohol service will not begin prior to the above noted “hours of operation”.*
- *The door from the inside rooftop area to the exterior rooftop area will have a self closing door mechanism that will remain closed at all times except for patron ingress and egress.*
- *Music will be ambient recorded background music only. There may be occasional acoustic live music only with limited instruments (i.e. acoustic guitars but not drum kits or loud brass instruments).*
- *There will be a master sound limiter that will be installed and calibrated by a certified acoustical engineer (i.e. Acoustilog, Inc.) with levels to remain unchanged and the limiter secured to avoid tampering with exclusive control by senior hotel/restaurant management only.*
- *There will be no DJ in the rooftop interior. There may be a designated staff member who programs music in advance, however, that staff member will not act as a “DJ”.*
- *The windows on the South side of the rooftop interior space will close at 10 PM or anytime there is acoustic live music.*

Other

- *All complaints will be logged in one logbook and will be routed to one designated individual who will be available by phone or e-mail and will respond to any issues in a timely manner to help resolve any quality of life issues. The designated individual will keep senior staff and principals current and apprised of all complaints received*
- *There will be no promoted events anywhere in the hotel utilizing “outside promoters”. There will be no events for which a cover fee is charged anywhere in the hotel. There will be no scheduled performances anywhere in the hotel.*
- *There will be no patron dancing anywhere in the hotel except in the full service restaurant on the ground floor in the event of a full buyout private event i.e. Weddings, Bar Mitzvah etc.*
- *There will be no use of DJ’s anywhere in the hotel except as described in the full service restaurant on the ground floor.*
- *Licensee may request an “all night permit” for New Year’s Eve for all areas of the hotel.*
- *Licensee will adhere to sound recommendations as presented to CB2 Manhattan and will always endeavor to resolve all sound complaints in an expedient and reasonable fashion so as to not adversely impact the quality of life of the area community.*
- *Licensee will follow all recommendations as outlined in the provided traffic analysis plan so as to have minimal impact on existing vehicular traffic and parking.*

Whereas, the applicant performed community outreach by placing notices in the immediate surrounding area and contacted some of the nearby residential buildings including the residential building immediately to the North and provided a petition in support and no one appeared in opposition; and,

Whereas, the applicant arranged for a site visit specifically to allow members of CB2’s SLA Licensing Committee to view the proposed rooftop venue; and,

Whereas, the applicant provided a detailed security plan, traffic analysis and sound study; and

Whereas, the applicant expressed their commitment to the full service restaurant plan and rooftop bar and grill plan as submitted and presented to CB2 as the “Meat + Three Concept”; and,

Whereas, the applicant indicated verbally that there would be no rooftop “light shows”; and,

Whereas, the primary areas of concern where the exterior rooftop area and the potential for impacts on quality of life for surrounding neighbors specifically as they relate to music and noise from patrons and later evening operation and loud brunch parties and the potential impact of any “dj” driven nightlife venue either in the rooftop area or the ground floor restaurant; and,

Whereas, the applicant is currently building a sound barrier on the North side of the exterior rooftop area to buffer sound from the immediately adjacent residential building, which is approximately the same height, and is currently working to mitigate any mechanical sound issues from rooftop mechanical systems that may impact the residential building to the North;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Hotel Liquor License for **Renwick Food Company LLC (previously CE Renwich, LLC) & Joie de Vivre Hospitality LLC, d/b/a Tommie Hotel, 231 Hudson St. 10013** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the SLA Hotel License.

Vote: Unanimous, with 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Keen Berger, Secretary
Susan Wittenberg, Assistant Secretary

Community Board No. 2, Manhattan

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

THE FOLLOWING ARE RESOLUTIONS FOR APPLICANTS THAT WERE LAID OVER, WITHDRAWN, PREVIOUSLY HEARD OR WHO DID NOT APPEAR BEFORE CB2 AS REQUESTED:

15. JP Street, Inc., 52 E. 8th St. 10003 (New RW - Layover at meeting)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 12th, 2015, the applicant requested to layover this application for a new restaurant wine license in order to further investigate how this application could be brought into compliance with the New York State Liquor Authority's requirements regarding patron bathrooms; the applicant will review if the existing bathroom which is accessible to patrons only by passing through food preparation areas which have no partitions and employee only areas can become compliant; the applicant will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed restaurant wine license, eating place beer license or other beer or wine license, corporate change, on premise liquor license, hotel liquor license, class change, alteration, transfer, upgrade or changes to any existing license for **JP Street, Inc., 52 E. 8th 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 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. L'Atre Enterprises, Inc. d/b/a A.O.C. (formerly: L'aile Ou La Cuisse), 314 Bleecker St. 10014 (SN1137355 d/b/a name change-already heard)

Whereas, L'Atre Enterprises, Inc. notified Community Board 2, Manhattan in January/2015 by means of a Standardized Notice Form for Providing 30-Day Advance Notice to a Local Municipality or Community Board of a change of their d/b/a name from "L'aile Ou La Cuisse" to "A.O.C."; and,

Whereas, CB2 Man. did not require the applicant to appear before CB2 Manhattan and has no objection to a change in the d/b/a name for L'Atre Enterprises, Inc. provided that the licensee continues to adhere to stipulations agreed to in November/2014 which were forwarded to the SLA on November 25, 2014;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the change of the d/b/a name from "L'aile Ou La Cuisse" to "A.O.C." for L'Atre Enterprises, Inc. d/b/a L'aile Ou La Cuisse, 314 Bleecker St. 10014 unless the licensee continues to adhere those conditions and stipulations agreed to in November 2015 and which were previously submitted to the SLA on November 25th, 2014 and that those stipulations continue to be incorporated into the "Method of Operation" on the On-Premises Restaurant Liquor License SN1137355.

Vote: Unanimous, with 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. Bayrock Sapir Organization, LLC d/b/a Trump SoHo, 246 Spring St. 10013 (HL Corp Change SN1228945 - attorney requested layover)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 12th, 2015, the applicant's attorney requested to layover this application for a corporate change for an on-premise hotel liquor license and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any type of proposed corporate change, on premise liquor license, hotel liquor license, class change, alteration, transfer, upgrade or changes to any existing license for **Bayrock Sapir Organization, LLC d/b/a Trump SoHo, 246 Spring St. 10013 (HL SN1228945)** 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 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. Tea and Sympathy, Inc., 108 Greenwich Ave. 10011 (New RW - withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 12th, 2015, the applicant's attorney requested to withdraw this application for a new restaurant wine license and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Tea and Sympathy, Inc., 108 Greenwich Ave. 10011** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 37 Board members in favor.

Tobi Bergman, Chair
Terri Cude, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, *Treasurer*
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March 9, 2015

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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. Toby's Coffee West Village LLC, d/b/a Toby's Estate Coffee West Village, 44 Charles St. 10014 (New EPB - withdraw)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 12th, 2015, the applicant's attorney requested to withdraw this application for a new eating place beer license and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed eating place beer, on premise liquor license, beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Toby's Coffee West Village LLC, d/b/a Toby's Estate Coffee West Village, 44 Charles 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 37 Board members in favor.

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

Sincerely,



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



Tobi Bergman, Chair
Community Board #2, Manhattan



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

TB/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia Velasquez, Congresswoman
Hon. Sheldon Silver, NY State Assembly Speaker
Hon. Deborah J. Glick, NY State Assembly Member
Hon. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Gale Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Pauline Yu, CAU
Kerri O'Brien, Deputy Commissioner of Licensing NY State Liquor Authority
Michael Jones, Deputy Chief Executive Officer, NY State Liquor Authority
SLA Examiners