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**COMMUNITY BOARD No. 2, MANHATTAN**

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**1. Tacombi NYC, LLC d/b/a Fonda Nolita Tacombi, 267 Elizabeth St., NYC 10012 (upgrade)**

**Whereas**, the applicant appeared before the committee for an upgrade from a Beer and Wine to a Full OP license; and,

**Whereas**, this application is for an authentic Mexican restaurant in a unique modern setting; and,

**Whereas**, this application is for an upgrade to a new Full On Premise license, in a commercial building (block 1-508 / lot 28) on Elizabeth Street between Houston and Prince Street for a 2,250 s.f. restaurant which has 12 tables and 48 seats and 1 bar with no seats and a food counter for take out services, there will be no sidewalk café and no back yard garden, music will be background only and a maximum legal capacity of 62 persons; and,

**Whereas**, the SLA should be clear that there is one (1) stand up bar at this location and that the SLA should reflect this on their application; and,

**Whereas**, the applicant stated the hours of operation are Sunday through Wednesday from 8:00 a.m. to 12:00 a.m. and Thursday through Saturday from 8:00 a.m. to 1:00 a.m.; and,

**Whereas**, the applicant presented a petition with approximately 5,000 signatures in support of this application; and,

**Whereas**, the applicant originally appeared in front of CB#2, Man. in December 2009 for a Beer and Wine application at which time CB#2, Man. recommended denial to the SLA, the applicant reappeared in June 2010 for a beer and wine license at which time CB#2, Man. also recommended denial again, the applicant subsequently reappeared in March 2011 at which time CB#2, Man. recommended approval provided the applicant adhere to the executed stipulations with both the local neighborhood association and CB#2, Man.; and,

**Whereas**, prior to the issuance of a Beer and Wine license to this applicant, this location was never previously licensed; and,

**Whereas**, the applicant agreed to continue following stipulations they had already executed with CB#2, Man. when CB#2, Man. recommended approval for their Beer and Wine License:

1. The hours of operation will be Sunday through Wednesday from 8:00 a.m. to 12:00 a.m. and Thursday through Saturday from 8:00 a.m. to 1:00 a.m. and there will be no change in the future.
2. The Operator will close all doors at 8:00 p.m., 7 days a week.
3. The Operator will continue to serve food from a full menu up until 1 hour before closing.
4. The Operator will make available contact information for the neighborhood.

**Whereas**, this applicant has only had a Beer and Wine license since August 24<sup>th</sup>, 2011 (5 months) and CB#2, Man. does not believe that this is enough time to justify an upgrade to a Full OP at a location that had never been licensed by the SLA before, in particular since they have not operated for a full summer under their current method of operation which incorporates doors in front of their establishment which results in an almost open façade when all their doors are open; and,

**Whereas**, this space is basically a garage that is wide open to the street and does not look like a restaurant, a new concept that may not be appropriate in NYC, until it is tested through operating with their current beer and wine license through multiple seasons; and,

**Whereas**, the applicant stated that they were applying for a full on-premise license solely because they intend to serve only 4 specific liquor based drinks and there was no intention to serve other drinks or have a full bar; and,

**Whereas**, CB#2, Man. does not feel that desire to serve only 4 specific liquor drinks rises to meet any aspect of the public interest; and,

**Whereas**, there are over 30 licensed premises within 500 ft of this establishment;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends the **denial** of the Full OP License for **Tacombi NYC, LLC d/b/a Fonda Nolita Tacombi, 267 Elizabeth St., NYC 10012.**

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
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Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**2. CD Restaurant Enterprises, Inc. d/b/a Florio's Restaurant, 192 Grand St., NYC 10013 (corporate transfer)**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, there are no changes to this Italian restaurant except for the transfer of ownership to two new principles; and

**Whereas**, this application is for the transfer of a Full OP license for a full service restaurant in a mixed-use building on Grand Street between Mulberry and Mott Street (block #471 / lot # 57) for a total of 2,200 s.f. with 20 tables with 60 seats and 1 bar with 11 seats, and a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday through Thursday from 11:00 a.m. to 12:00 a.m. and Friday and Saturday from 11:00 a.m. to 1:00 a.m., there will be a sidewalk café but no backyard garden; music will be quiet background only; and,

**Whereas**, there was no community opposition or support regarding this application; and,

**Whereas**, the two new owners have no previous experience in running a restaurant and CB2 has concerns regarding their lack of experience; and,

**Whereas**, the applicant has agreed to the following stipulations:

1. Hours of operation are Sunday through Thursday from 11:00 a.m. to 12:00 a.m. and Friday and Saturday from 11:00 a.m. to 1:00 a.m.
2. No outside promoters are third party events.
3. All doors and windows are to be closed by 10:00 p.m.
4. No more than 11 seats at the bar.

5. This application does not include a sidewalk café or other outdoor area and the Applicant agrees to come back to CB2 to get approval for an alteration to the SLA license to cover a sidewalk café should they chose to apply for one.
6. Restaurant is closed and goes dark at agreed closing times.

**Whereas**, CB#2, Man. request that the SLA conduct a 500 ft. rule hearing;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of the transfer of the Full OP license for **CD Restaurant Enterprises, Inc. d/b/a Florio's Restaurant, 192 Grand St., NYC 10013** unless all stipulations agreed to in the 7th Whereas clause in this resolution are incorporated into the "Method of Operation".

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
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Bob Gormley, District Manager



Antony Wong, Treasurer  
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Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**3. ALN Restaurant Inc., d/b/a Giovanna's, 128 Mulberry St., NYC (sidewalk café)**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this application is for an alteration to the existing license to include a sidewalk café in a mixed use building on the corner of Mulberry Street and Hester Street (Block # 205 and Lot # 15), with a 2,500 s.f. restaurant which has a total of 30 tables and 60 seats and 1 bar with no seats. This will now include a sidewalk café with 13 tables and 26 seats. There will be no back yard garden, music will be background only and a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant states that the hours of operation are Sunday through Saturday from 9:00 a.m. to 12:00 a.m. (7 days a week); and,

**Whereas**, the applicant agreed to the following stipulations:

1. There will be no tables or chairs or any service on Hester Street including during the Mulberry Mall.
2. Operator will not vary from presented sidewalk café layout.
3. The Operator will ensure that there will be no obstruction to pedestrian path.

**Whereas**, CB#2, Man.'s Sidewalk Committee and Board approved this sidewalk café; and,

**Whereas**, no one appeared in opposition of this applicant;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial to the alteration for **ALN Restaurant Inc., d/b/a Giovanna's, 128 Mulberry St., NYC** unless all stipulations agreed to in the 4th Whereas clause in this resolution are incorporated into the "Method of Operation".

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
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February 2, 2012

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

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**4. Toby's Public House II, Inc., 86 Kenmare St., NYC 10012 (Beer and Wine)**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this application is for a new Beer and Wine license for a restaurant in a mixed-use building on Kenmare Street between Mulberry and Cleveland Place (block #481 / lot # 32) for a total of 2,200 s.f. with 12 tables with 28 seats and 1 bar with 9 seats, and a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday through Wednesday from 12:00 p.m. to 12:00 a.m. and Thursday through Saturday from 12:00 p.m. to 1:00 a.m., there will be no sidewalk café and no backyard garden; music will be quiet background only; and,

**Whereas**, this applicant originally appeared before CB#2, Man. with a request for a Full On Premise License and also a 4:00 a.m. closing and was recommended for denial to the SLA by CB#2, Man. and the SLA subsequently denied the full on-premise license; and,

**Whereas**, previous applicants in this location and immediate area have listed from 16 to over 30 licensed locations within 500 Ft of this location (though the 500 Ft rule is not applicable to this Beer and Wine application); and,

**Whereas**, there has been strong community opposition to this application and 9 people attended and spoke against this application; and,

**Whereas**, the community submitted a petition against this application with 84 signatures of which 26 are from the same building representing 22 of the 27 apartments in the building, 22 are from the building across the street and 15 from the adjacent building; and,

**Whereas**, the community clearly stated that they were opposed to any license at this location and cited overwhelming saturation in this neighborhood; and

**Whereas**, the applicant has attempt extensive outreach to the community and has amended the hours of operation; and,

**Whereas**, the applicant has agreed to the following stipulations:

1. Hours of operation are Sunday through Wednesday from 12:00 p.m. to 12:00 a.m. and Thursday through Saturday from 12:00 p.m. to 1:00 a.m.
2. All garbage will be collected before midnight or after 8 a.m.
3. No food or other deliveries before 8 a.m.
4. Applicant agrees that their license is non-transferable without prior written consent from CB#2, Man. and the SLA.
5. All soundproofing completed and filed with Department of Buildings.
6. Signage requesting customers to not smoke in front of location and to respect the neighbors by keeping noise down will be posted outside.
7. Operator agrees to keep the sidewalks clear and clean up to 6 inches into the street.
8. Operator agrees to maintain quarterly meetings with any interested parties during the first year of operations. General Manager will be contact person during hours of operation and can be contacted by phone or email in case of complaint or emergency.
9. Air conditioners and cooking vents will be properly installed and up to code by D.O.B. standards or better.
10. Operator will cooperate with the neighbors of 86 Kenmare and take all reasonable steps to continue the quality of life on that block.
11. Operator agrees to appear before CB#2, Man.'s SLA committee at any time per their request.
12. Will offer stroller locks for outdoor parking and indoor and also have canine hitches attached to building.
13. All doors and windows will be closed no later than 9:00 p.m.
14. Operator agrees to NOT participate if the Mulberry Mall becomes extended.

**Whereas**, the applicant has acted in a manner over time that has appeared to create situations where members of the public would not be able to provide public testimony by scheduling appearances and then canceling them and by pursuing licenses with the state while simultaneously stating that they were still meeting with the community and were not yet prepared to appear before the SLA; and,

**Whereas**, members of the community stated at CB#2, Man.'s SLA Committee meeting that the applicant mischaracterized their positions and conversations to others; and,

**Whereas**, the applicant has continued to pursue this location despite overwhelming opposition from the community from the initial community outreach and subsequent outreach which has met unwavering community opposition and now because they have continued pursuing this location and have built out a space without having received a liquor license and have placed both themselves and the community in an untenable position due to poor business decisions; and,

**Whereas**, the applicant states that this location will be similar to Toby's Public House in Brooklyn, and yet in the same breath states this will not be a sports bar despite the fact that Toby's Public House in Brooklyn advertises sports on their website, displays the ESPN calendar on their website, the majority of postings on social media involve viewing sports at the location and they have super bowl pools which they conduct on the premises; and,

**Whereas**, the applicant states that they will have 4 tv's as a safety net for those who come in alone and the intention of the tv's is not to create a sports bar climate; and,

**Whereas**, even though the SLA issued a Beer and Wine license to a previous applicant at this location on 1/29/2010 over the objections of CB#2, Man. and previous to that the space was not licensed and was a dry cleaners;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of the Beer and Wine license for **Toby's Public House II, Inc., 86 Kenmare St., NYC 10012 (Beer and Wine)**.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**5. EB2 Gourmet, Inc. d/b/a Turkiss 104 MacDougal St., NYC**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this application is for a new Beer and Wine license for a Turkish restaurant in a mixed-use building on MacDougal Street between Bleecker and 3rd Street (block #540 / lot # 1) for a total of 730 s.f. with 3 tables with 10 seats and no bar, 1 take-out window and a maximum legal capacity of 30 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday through Thursday from 10:00 a.m. to 12:00 a.m. and Friday and Saturday from 10:00 a.m. to 4:00 a.m., there will be no sidewalk café and no backyard garden; music will be background only; and,

**Whereas**, the local neighborhood association B.A.M.R.A. (Bleecker Area Merchants' and Residents' Association) agreed to support the Beer and Wine license if there were no take-out window; and,

**Whereas**, the applicant insists that the take-out window is an integral part of their operation and was also why the previous operator was able to survive for the last 2 -3 decades; and,

**Whereas**, CB#2, Man. does not support any Full OP or Beer and Wine with a take-out window and have denied these kind of windows at all other establishments when a liquor license is involved, particularly in a late-night alcohol saturated areas such as this area where take out windows only serve to continue a light night party atmosphere and keep late night revelers on the street at late hours in a residential community and encourage noise and other quality of life issues well beyond what any reasonable person would consider acceptable; and,

**Whereas**, CB#2, Man. has concerns regarding sidewalk congestion from these take-out windows on already crowded sidewalks, especially in a location where DCA would not approve a sidewalk café; and,

**Whereas**, the applicants have no experience operating an establishment with any type of SLA license and this is of great concern given that the applicant wants to operate until 4am on the weekends in an area that is over saturated beyond even the most conservative observation of what an oversaturated area would be in the most densely licensed areas of New York State; and,

**Whereas**, this location has never been licensed before by the SLA for any type of license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of the Beer and Wine license for **EB2 Gourmet, Inc. d/b/a Turkiss 104 MacDougal St., NYC**.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
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NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, 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:**

**6. Jamele A. Hamad Esq. d/b/a Andalus NYC, 59 Fifth Avenue, NYC 10003 (New Full OP)**

**Whereas**, the applicant has requested a layover of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license for **Jamele A. Hamad Esq. d/b/a Andalus NYC, 59 Fifth Avenue, NYC 10003 (New Full OP)** until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, *Chair*  
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317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**7. Alberto Benenati & Yves Jadot or Corp, to be formed, TBD, 17 E. 13th St., NYC**

**Whereas**, the applicant has withdrawn from consideration of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license **for Alberto Benenati & Yves Jadot or Corp, to be formed, TBD, 17 E. 13th St., NYC until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
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Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**8. Hersha Hospitality Trust d/b/a Hyatt, 76 E. 13th St., NYC 10003 (hotel)**

**Whereas**, the applicant has requested a layover of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **Hersha Hospitality Trust d/b/a Hyatt, 76 E. 13th St., NYC 10003 (hotel)** 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
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Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**9. 132 4th Avenue Restaurant, LLC, TBD, 132 4th Ave., NYC 10003 (restaurant in hotel)**

**Whereas**, the applicant has requested a layover of the application to CB2 SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **132 4th Avenue Testaurant, LLC, TBD, 132 4th Ave., NYC 10003** 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 39 Board members in favor.

Brad Hoylman, *Chair*  
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Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**10. Michael Sinensky and Sean McGarr, 159 Bleecker St., NYC 10012**

**Whereas**, the applicant has withdrawn the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **Michael Sinensky and Sean McGarr, 159 Bleecker St., NYC 10012** 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 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
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Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**11. Hemant Phul on behalf an entity to be determined d/b/a TBD, 192 Bleecker St, NYC 10012**

**Whereas**, the applicant has requested a layover of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **Hemant Phul on behalf an entity to be determined d/b/a TBD, 192 Bleecker St, NYC 10012** 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

**COMMUNITY BOARD No. 2, MANHATTAN**

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**12. B&Y Restaurant Group, LLC, d/b/a Jezebel, 323 West Broadway, NYC 10013**

**Whereas**, the applicant has requested a layover of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends denial of any proposed liquor license to **B&Y Restaurant Group, LLC, d/b/a Jezebel, 323 West Broadway, NYC 10013** 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Susan Kent, *Secretary*  
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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**13. Pop Underground, LLC d/b/a Pop Burger, 41 E. 11th St., NYC 10003**

**Whereas**, the applicant has requested a layover of the application to CB2 SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **Pop Underground, LLC d/b/a Pop Burger, 41 E. 11th St., NYC 10003** 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 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**14. 153 Elizabeth Hotel, LLC & Blue Bell Restaurant Manager, 153 Elizabeth St. aka 40 Kenmare St., NYC 10012**

**Whereas**, the applicant has withdrawn from consideration of the application to CB2 SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **153 Elizabeth Hotel, LLC & Blue Bell Restaurant Manager, 153 Elizabeth St. aka 40 Kenmare St., NYC 10012** until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**15. Blue Bell Restaurant, LLC, 153 Elizabeth St. aka 40 Kenmare St., NYC (Additional Space)**

**Whereas**, the applicant has withdrawn from consideration of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license for **Blue Bell restaurant, LLC, 153 Elizabeth St. aka 40 Kenmare St., NYC ( Additional Space)** until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



Antony Wong, Treasurer  
Susan Kent, Secretary  
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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**16. McBren Corp. d/b/a Triona's, 237 Sullivan St., NYC 10012**

**Whereas**, the applicant has requested a layover of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **McBren Corp. d/b/a Triona's, 237 Sullivan St., NYC 10012** 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Susan Kent, *Secretary*  
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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**17. New Restart, Inc., d/b/a Mambo Italiano, 145-147 Mulberry St., NYC 10013**

**Whereas**, the applicant has requested a layover of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **New Restart, Inc., d/b/a Mambo Italiano, 145-147 Mulberry St., NYC 10013** 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Susan Kent, *Secretary*  
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Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**18. VAP Union Square, LLC, 113 University Pl., NYC 10003**

**Whereas**, the applicant has requested a layover of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **VAP Union Square, LLC, 113 University Pl., NYC 10003** 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**19. Mottsu Cuisine, Inc., d/b/a Mottsu, 285 Mott St., NYC 10012**

**Whereas**, the applicant has requested a layover of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **denial** of any proposed liquor license to **Mottsu Cuisine, Inc., d/b/a Mottsu, 285 Mott St., NYC 10012** 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**20. Chipsy LLC, d/b/a Chipsy, 99 Macdougall St., NYC 10012**

**Whereas**, the applicant has withdrawn from consideration of the application to CB#2, Man. SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Blue Bell restaurant, LLC, 153 Elizabeth St. aka 40 Kenmare St., NYC (Additional Space) until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**21. Thunder Jacksons, 169 Blecker St., NYC**

**Whereas**, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing or withdrew their application from CB#2, Man.; and,

**Whereas**, this application is for the renewal of their Full On-Premise liquor license to be heard by the SLA in 30 days (the month of February 2012); and,

**Whereas**, the Bleecker Area Merchants' and Residents' Association (BAMRA) specifically requested this operator to appear before the CB#2, Man. SLA committee to discuss complaints that have been continuing for the past few years; and,

**Whereas**, these complaints have been the following:

1. Regularly exceeding its legal capacity of 62 patrons, especially on Friday and Saturday nights and during sports events.
2. The bar's large windows on both Bleecker and Sullivan Streets are kept open at all hours with music blasting, in all but the worst weather.
3. Piles of litter and vomit are frequently seen on the sidewalks outside the bar.
4. The location is sometimes so over crowded with patrons that pedestrians are forced to walk in the street.

**Whereas**, these conditions are unacceptable in a residential neighborhood that is already crowded with bars and restaurants; and,

**Whereas**, there are many bars and restaurants who are good neighbors and should not have their own patrons disturbed by this operator; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends denial of the renewal of the proposed liquor license to Thunder Jacksons, 169 Bleecker St., NYC and requests that the SLA send this applicant back to CB2 before renewing any license, should this application proceed directly to the SLA, in order that this important step to work out community issues, not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Susan Kent, *Secretary*  
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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**22. Caffe Momo, LLC, 150-152 W. 10th St., NYC – SLA Serial # 1259050**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this application is for a beer and wine license in a previously unlicensed location for a small Italian café and restaurant serving a light menu comprised of Italian fare consistent with the menu presented to CB#2, Man. for an approx. 400 sq. ft. premise located on the first floor of a five story mixed use building located on the corner of West 10<sup>th</sup> St. and Waverly place with 8 tables and 16 seats, 1 bar with 6 seats for a total of 22 seats and a maximum legal capacity of 40 as described on the Certificate of Occupancy, there will be no tv's, music will be quiet background only from ipod/cd's, there will be no promoted events, scheduled events, no outside promoters, no private parties; and,

**Whereas**, the applicant stated that the hours of operation are Sunday from 8 a.m. to 10 p.m., Monday-Wednesday from 7 a.m. to 10 p.m., Thursday-Friday from 7 a.m. to 11 p.m. and Saturday from 8 a.m. to 11 p.m.; and,

**Whereas**, the applicant executed a stipulations agreement with CB#2, Man. to attach to the method of operation for their current license issued by the SLA on December 15, 2011, Serial # 1259050 stating that:

1. The applicant agrees that the hours of operation of the premise would never be extended beyond the hours listed on the CB#2, Man. SLA Licensing questionnaire, which are Sunday from 8 a.m. to 10 p.m., Monday-Wednesday from 7 a.m. to 10 p.m., Thursday-Friday from 7 a.m. to 11 p.m. and Saturday from 8 a.m. to 11 p.m.
2. The applicant agrees to never seek to upgrade the license beyond a restaurant wine license.
3. The applicant agrees that all trash pickups would not occur between 12 a.m. and 8 a.m.
4. The applicant agrees that music will be quiet ambient background music.
5. The applicant agrees that all doors and windows will be closed by 9 p.m.

**Whereas**, no residents appeared in opposition, however, CB#2, Man. received 16 letters in opposition, including a significant number of correspondence indicating that this is the 8<sup>th</sup> establishment to be licensed *on this block*, which is a residential non-avenue block within Greenwich Village, many of those licenses having been granted recently, and that granting this license or any others is unacceptable to many of the residents of this block; and,

**Whereas**, the applicant submitted a petition in favor with 165 signatures, of which approximately 20 were from the immediate neighborhood and 6 letters in favor; and,

**Whereas**, the applicant originally notified CB#2, Man. of their intent to file for a beer and wine license sometime in July 2011 and was asked to appear at CB#2, Man.'s SLA Licensing committee in August 2011; and,

**Whereas**, the applicant chose not to appear at CB#2, Man.'s August SLA Licensing Committees meeting despite the attempts of one of the Chair's of the committee to directly reach out to the applicant and request that they appear or layover their hearing date to the following month; and

**Whereas**, the SLA choose to instead issue a restaurant wine license Serial # 1259050 on December 15, 2011; and,

**Whereas**, CB#2, Man. sent the following resolution to the SLA on September 30, 2011:

**Olga Vidov, d/b/a Momo Caffe, Inc. 150 W. 10<sup>th</sup> St. NYC**

**Whereas**, the applicant did not appear before the committee nor requested a layover of consideration of the application to the next hearing; and,

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

**Whereas**, the immediate residential block is currently oversaturated with more than 8 liquor licensed establishments; and,

**Whereas**, this committee recognizes that this neighborhood is quickly becoming a popular site for nightlife establishments and recommend that any new liquor license application is properly vetted by the block association and CB#2, Man.; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends denial of a Beer and Wine license **Olga Vidov, d/b/a Momo Caffe, Inc. 150 W. 10<sup>th</sup> St. until the applicant has presented their application in front of the CB#2, Man. SLA Licensing Committee; and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and the concerns of the community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

**Whereas**, CB#2 Man. feels that an important step of the liquor license review process was overlooked by the SLA by not requiring the applicant to at least present their application to CB#2, Man. **PRIOR** to the SLA reviewing this application and issuing a license so that CB#2, Man. would have been able to provide input to the SLA on the application, the experience of the applicants, on direct community input to CB#2, Man. and on the effect that the granting of this license would have on the immediate community;

**THEREFORE BE IT RESOLVED** that CB#2, Man. requests that the SLA attach the stipulations listed above in the 4<sup>th</sup> “whereas” clause that the applicant agreed to with CB2 Manhattan through an executed signed and notarized stipulations agreement to their existing restaurant wine license, Serial # 1259050.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**23. 26 Bond Street Retail, LLC d/b/a The Smile, 26 Bond St., NYC 10012 - SLA Serial # 1222062**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this application is for an upgrade and alteration for the 1<sup>st</sup> floor and basement of a 5 story mixed use commercial and residential building for a 2,100 sq ft premise (1,200 sq ft first floor and 900 sq ft basement) located on Bond Street between Bowery and Lafayette St. for a “café/restaurant serving American fare to neighborhood customers” with 15 tables and 46 seats, 1 small service bar with no seats, and one food counter table with 6 seats for a total of 52 seats; and,

**Whereas**, the applicant stated that the alteration to the current restaurant wine license includes a reduction in hours by 2 hours of the closing time, an upgrade to a full on premise license, a change in the method of operation from mixed retail dry goods/restaurant use to full restaurant/café use and an increase in the number of tables and seats; and,

**Whereas**, the applicant stated the hours of operation are from 8 a.m. to 12 a.m. seven days a week, kitchen will be open until closing, music will be quiet ambient background music, there will be no tv’s, there is not a sit down bar, only a small service bar, there is no seating or patron access in the basement, there was a mix of retail dry goods sales and café in the past, but that was ended about 1 ½ years ago and is now fully restaurant/café use, there are two benches in an outdoor vestibule abutting the front door which is six steps down from the street level that will be removed each night at 9 p.m., there will be no food or beverage service to the benches in the outdoor vestibule area, there will not be a sidewalk café, food service will always reflect the menu submitted and be similar to that menu; and,

**Whereas**, the applicant has previously appeared in front of CB#2, Man. several times both for the original application for a restaurant wine license, for a renewal of the same license and for an application for an on-premise license at which times they did not receive support from CB#2, Man.; and,

**Whereas**, the applicant executed a CB#2, Man. Stipulations form stating that:

1. The applicant agrees that the hours of operation will be from 8 a.m. to 12 a.m. (midnight) seven (7) days a week.
2. The applicant agrees that the kitchen will be open until the premise closes each evening.
3. The applicant agrees that there will be no tv's or sit down bar.
4. The applicant agrees that there will be no open windows or doors.
5. The applicant agrees that there will be no seating below the first floor i.e. No patron seating in the basement.
6. The applicant agrees that there will be no live music and all music will be quiet ambient background only.
7. The applicant agrees that the two benches that are located outside the interior of the premise, but on private property, will be removed from the exterior by 9 p.m. seven (7) days a week.
8. The applicant agrees that there are no exterior locations included within the licensed premise, specifically in front of the premise where there are two benches, and that there will be no food, drink or alcohol service in any areas outside of the interior of the premise.
9. The applicant agrees that all garbage that is not composted will stored in sealed containers when placed outside the premise for pick-up.
10. The applicant agrees that they will not apply for a sidewalk café.

**Whereas**, the applicant submitted a petition in support with 27 signatures from residents who live on the same block; and,

**Whereas**, a local resident appeared to state that if it were not for 3 plus years of operating an establishment that reflects NoHo, with a nice local clientele, with responsible operators who have done what they said they would do, who have amended their method of operation to reflect an operation that is neighborhood friendly, who have proactively agreed to stipulations that are neighborhood friendly, the community would be adamantly against this application, but instead because the applicants have been a positive addition to the neighborhood there is limited opposition to upgrading the license to a full on-premise license and more importantly support for the applicants from immediate neighbors and she further stated that as a caretaker of the neighborhood she was in favor of granting this request and that this was an example of how the neighborhood reviews each individual application and request; and

**Whereas**, two letters were received in opposition; and,

**Whereas**, there are in the vicinity of 35 license establishments within 500 feet; and,

**Whereas**, CB#2, Man. recognizes the length that this applicant has gone to in order to receive community support and recognizes that the applicant has fulfilled the requests from CB#2, Man. and from members of the community and takes those steps into strong consideration in its recommendation in this greatly oversaturated neighborhood;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an On Premise liquor license for **26 Bond Street Retail, LLC d/b/a The Smile, 26 Bond St., NYC 10012 - SLA Serial # 1222062 - unless** the statements the applicant has presented to CB#2, Man. and above are accurate and that those conditions and stipulations agreed to by the applicant relating to the 6<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**24. 3 Howard Partners, LLC, TBD, 3 Howard St., NYC 10013**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this application is for a new on-premise license for the first floor and basement of a 2 story building for a 4,692 square foot premise with 2,346 square feet on the ground floor and 2,346 square feet in the basement for storage located on Howard St. between Lafayette St. and Center St. for a “casual dining establishment serving modern Chinese cuisine” with 17 tables and 57 seats and 1 stand up bar with 8 seats for a total of 65 seats; and,

**Whereas**, the applicant stated that the hours of operation would be Sunday to Thursday from 11 a.m. to 12 a.m. and Friday – Saturday from 11 a.m. to 1 a.m., the applicant represented that the intent of this establishment was to “change the perception of Chinese food”, that they would serve small, medium and large plates, that their business plan required starting the operation with a full on premise liquor license and hours later than other surrounding Chinese restaurants, that their focus on going above and beyond regarding rat abatement was a reason to grant the license over an adverse history at the location and adverse history with one of the principles, and that they had not reached an agreement with a chef yet; and,

**Whereas**, this location has an adverse history with CB#2, Man. and has been the subject of correspondence to the SLA regarding illegal conduct, operation outside of the method of operation, operation of an illegal cabaret and the premise has been closed by the NYPD for illegal operation while operating under the previous licensee GFS, Inc., d/b/a Jobee (see attached correspondence regarding GFS, Inc., d/b/a Jobee from May and June 2011); and,

**Whereas**, because of the lack of resources on the part of the SLA, the NYPD and other City Enforcement Agency’s, enforcement of any provisions regarding method of operation, noise, criminal activity or other illegal activities is limited and the community suffers the consequences of ongoing illegal activity until resources are available for enforcement; and,

**Whereas**, one of the principles applying for this license, Moshe Khoshkheraman, was a part of the previous operation while they were operating outside of their method of operation and allowing illegal activities at the location and was responsible for organizing the events or was a manager of the location during the events which occurred during the evening which were the subject of tremendous concern to CB#2, Man. and the community at large and he met along with the owner of GFS, Inc. d/b/a Jobee Restaurant with the Chair and Vice Chair of the Committee at the time of the meetings under the previous applicant in May and June 2011 as described in the resolutions from that time (identified as Mosle Khoshkeiman), and,

**Whereas**, CB#2, Man. does not feel that this entity should be able to hold a license at this establishment when one of the owners/principals on this application has previously demonstrated that they are willing to participate in a premise knowingly and willfully operating outside of the prescribed method of operation and against the law at the same premises when operated by a different licensee; and

**Whereas**, according to NYC Zoning Resolution 41-14, Use Group 6 Eating and Drinking Establishment are not permitted below the floor level of the second story unless permitted by the City Planning Commission, pursuant to Sections 42-141 or 74-781 in M1-5B Zoning and this location is located in an M1-5B Zoning and the applicant has not provided specific documents indicating that Use Group 6 Eating and Drinking are allowed at this premise, notwithstanding the fact that the SLA may have inadvertently licensed the previous licensee;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an On Premise liquor license for **3 Howard Partners, LLC, TBD, 3 Howard St., NYC 10013**.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

**COMMUNITY BOARD No. 2, MANHATTAN**

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**25. Café Blossom, Inc., 41-43 Carmine St., NYC 10014**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this location was previously only licensed for beer and wine; and,

**Whereas**, this application is for a new on premise license for the first floor of a 5 story mixed commercial/residential building for a 1,372 sq. foot premise (basement is for storage only) located on Carmine Street between Bleecker St. and Bedford St. for a “all vegan restaurant serving organic food & beverages including organic liquors, wines & beers” with 12 tables and 36 seats, 1 standup bar with 9 seats for a total of 45 seats; and,

**Whereas**, the applicant stated the hours of operation for the establishment are seven (7) days a week from 11 a.m. to 12 a.m., and the bar and kitchen will close one hour earlier at 11 p.m. and no new patrons will be admitted after 11 p.m., music will be quiet background only from ipod/cd’s, there will be no tv’s, the applicant will not have promoted events, scheduled performances, outside promoters, will not have events for which a cover fee is charged and will not have private parties, sound proofing will not be needed because the music will be to low to hear from outside; and,

**Whereas**, the establishment is in an R-6 zone, so it cannot apply for a sidewalk café; and

**Whereas**, this restaurant will be exclusively a vegan eating and drinking establishment, the applicant has three other locations all which hold restaurant wine licenses, one on the upper west side of Manhattan that he has been operating for 4 years, one in Chelsea that he has been operating for 6 years, and this location will be similar but will also offer an expanding ethos to include “farm to table cocktails”; and

**Whereas**, CB#2, Man. requests that the SLA review the information provided by the applicant as it relates to the “200 ft rule” in relation to the Church, Our Lady of Pompeii Parish, a Parish of the Roman Catholic Archdiocese of New York and the Rectory attached to the Church which are located on the same street as the applicant and on the same block and which the applicant states is 237 feet from the proposed on premise liquor license (this location previously held a beer and wine license); and

**Whereas**, the applicant has met with and executed a stipulations agreement with the local block association, the Carmine Street Block Association, the stipulations which are also included in a stipulations agreement with CB#2, Man. which are described in the next Whereas clause; and,

**Whereas**, the applicant has executed a CB#2, Man. stipulations agreement which states the following:

1. The applicant agrees that it will open at 11 a.m. every day
2. The applicant agrees that the kitchen and bar will close at 11 p.m. and will not permit new customers into the restaurant after 11 p.m.
3. The applicant agrees that the premise will fully close at 12 a.m.
4. The applicant agrees that the on-premise liquor license will be surrendered to the NY SLA upon sale of the restaurant.
5. The applicant agrees that music will be background only
6. The applicant agrees that all doors and windows will be closed at 9 p.m. Sunday-Thursday and by 10 p.m. Friday and Saturday

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an On Premise liquor license for **Café Blossom, Inc., 41-43 Carmine St., NYC 10014** **unless** the statements the applicant has presented to CB2 and above are accurate and that those conditions and stipulations agreed to by the applicant relating to the 9<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

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

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**26. 1032 Lexington Rest, Inc., TBD/Hessel & Horn, 168 Bowery, NYC 10013**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this location has never been previously licensed for the sale on any type of alcohol; and,

**Whereas**, the application is for an on-premise liquor license for a “Scandinavian café-restaurant with a focus on healthy, sustainable menu items” in a 2,200 sq ft premise located on the first floor and accessory basement for storage with no patron access located in a 4 story mixed use commercial/residential building with 16 tables and 56 seats and 1 bar with 12 seats for a total of 68 seats, the maximum occupancy will be less than 75 after a letter of no objection is obtained from the NYC Dept. of Buildings; and,

**Whereas**, the applicant states that the hours of operation are Sunday from 10 a.m. to 1 a.m., Monday to Thursday from 11 a.m. to 1 a.m. and Fridays – Saturday from 10 a.m. to 2 a.m., kitchen would be open during all hours of operation serving full menu, music would be quiet ambient background only from cd’s/ipod, there will be no tv’s, no security guards, there will be windows that open, the applicant will soundproof the premise and use a professional sound engineer, there will be no promoted events, no scheduled performances, no outside promoters, no events that charge a cover, no private parties, there are no plans to manage vehicular traffic and crowd control, there will be no use of velvet ropes or movable barriers, there will in the future be an application for a sidewalk café with 32 seats; and,

**Whereas**, the applicant submitted 14 letters in support and a petition with 80 signatures, of almost all/ the majority are from existing patrons of their other establishment which is also licensed at 406 Broome St. d/b/a Brinkley’s & Southside Nightclub; and

**Whereas**, an active member of the community involved with several neighborhood groups was not contacted by the applicant nor were the neighborhood groups, members of the Committee who reside in the immediate area were not contacted nor did they hear about the application through postings etc. and there was no open house event or other outreach performed at the location; and,

**Whereas**, there are at least 22 licensed premises within 500 feet, many of which hold multiple licenses, are multiple floors and have large occupancies and in the immediate area including both the Kenmare and Bowery corridor; and,

**Whereas**, the Bowery and Kenmare St. corridors in immediate proximity to this location are over-saturated with liquor licenses and with licenses that have consistently been operating beyond their method of operation and in violation of city laws without any active enforcement from an over extended SLA and NYPD and other city agencies; and,

**Whereas**, there are several previously and/or currently licensed establishments which are available for lease/sale in the immediate area; and

**Whereas**, there is already a serious traffic condition in the area as a result of traffic volume from the major intersection of two arteries Kenmare Street and Bowery connecting the Williamsburg Bridge, the Holland Tunnel, the Manhattan and Brooklyn Bridges and traffic to points north (both avenues are truck routes also); and,

**Whereas**, members of the Committee feel that a business of this size and impact needs broad based community support from the whole community, not just their community of existing patrons given the number of existing licenses in the area, and there is major concern from members of the Committee that because previously unlicensed spaces continue to be licensed and previously licensed spaces continue to be licensed there are simply too many licenses in the immediate area, including failed businesses that continue to illegally operate beyond their legal method of operation, and the exacerbated traffic condition that is managed poorly cannot sustain even a small increase in traffic at peak restaurant hours, and there is even some concern that the applicants current establishment, in particular the basement space is part of the “method of operation drift” that is occurring in the neighborhood because it is operating as a nightclub when it was never originally represented to the community that way; and,

**THEREFORE BE IT RESOLVED**, that CB#2, Man. recommends **denial** of an On Premise liquor license for **1032 Lexington Rest, Inc., TBD/Hessel & Horn, 168 Bowery, NYC 10013**.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**27. Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle Mexican Grill, 625 Broadway, NYC 10012**

**Whereas**, a representative of the applicant appeared before the committee; and,

**Whereas**, the application is for an on-premise liquor license in a previously licensed location for a casual dining Mexican restaurant serving beer and margaritas in a 2,817 sq ft premise with food service and seating on the first floor and bathrooms, storage and trash room in the basement located in a 12 story commercial building, with 10 tables, 48 seats, no bar (service will be at the food counter), music will be background only from prerecorded music, there will be no promoted events, scheduled events, no outside promoters, no private parties; and

**Whereas**, the applicant stated that the hours of operation are from 11 a.m. to 11 p.m. seven days a week; and,

**Whereas**, this location was previously part of a previously licensed premise which occupied the entire ground floor of this premise which is roughly twice the size that is presented by this applicant, and which has now become two separate licensed premises, with a separate entity occupying the western portion of the previous premise; and,

**Whereas**, even though the applicant is operating the location without serving alcohol, the applicant did not provide a certificate of occupancy or a letter of no objection from the NYC Department of Buildings indicating that the use of the space conforms to all NYC regulations;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an On Premise liquor license for **Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle Mexican Grill, 625 Broadway, NYC 10012** **unless** the applicant properly presents to CB#2, Man. and the SLA either a valid Certificate of Occupancy or a "Letter of no objection" issued by the NYC Dept. of Buildings.

**Vote: Unanimous, with 39 Board members in favor.**

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**28. Brothers Kang Group LLC, d/b/a Segafredo Zanetti Espresso Cafe, 504 6th Ave. aka 68-70 W. 13th St. NYC 10011**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this application is for a transfer of an on premise liquor license on the first floor and basement of a 3 story mixed use building on the South-East corner of 6<sup>th</sup> Avenue and 13<sup>th</sup> Street for a 4,920 s.f. (2,420 s.f. on 1<sup>st</sup> floor and 2,500 s.f. basement with no patron access) “Italian espresso café/lounge” with 26 tables and 80 table seats, 1 stand up bar with 14 seats for a total of 94 seats inside and a maximum legal capacity of 118 persons as stated on the certificate of occupancy, there is no sidewalk café licensed at the address and it is not included with this application; and,

**Whereas**, the applicant stated the hours of operation for the establishment are Sunday – Wednesday from 7 a.m. to 2 a.m. and Thursday – Saturday from 7 a.m. to 4 a.m., music will be quiet background only from ipod/cd’s music, “the sound system will be in the form of small speakers recessed into the ceiling which will provide an ambient level of background music”, there will be 1 or 2 tv’s not larger than 40 inches, the applicant will not have promoted events, scheduled performances, outside promoters, will not have events for which a cover fee is charged will not have private parties, all doors and windows will be closed at 10:00pm; and,

**Whereas**, this applicant states that they “will operate as an Italian espresso café/lounge. Segafredo Zanetti Espresso Café has over 650 prestigious locations throughout the world and this will be the first ever location in New York. The main focus of the business is providing the highest quality espresso experience available outside of Italy. There will also be a strong emphasis on quality Italian tapas style food along with European aperitifs, digestifs and espresso cocktails. As a brand Segafredo Zanetti Café has become a unique and respected addition to the many communities and cities where it has been implemented”; and,

**Whereas**, this applicant is proposing a transfer of an existing liquor license which was previously held by Maximopino Café 1 LLC & Trust 3 Hospitality LLC dba Rockography Serial Number 1251341, which has operated as Rockography and most recently as Blitz! Brasserie and CB2 had received a number of complaints regarding the location when it was operated as Rockography; and,

**Whereas**, the applicant did meet with several members of the local block association and submitted a petition with 76 signatures; and,

**Whereas**, the applicant executed a CB#2, Man. stipulations agreement stating that:

1. The applicant agreed that they would not have a 24-hr. operation.
2. The applicant agreed that the operating hours are Sunday – Wednesday from 7 a.m. to 2 a.m. and Thursday – Saturday from 7 a.m. to 4 a.m.
3. The applicant agreed that the “franchise” must follow the corporate model of Segarfredo Zanetti Espresso Café and will not ever operate as a “lounge” only.
4. The applicant agreed that there will be no live bands or D.J.’s or D.J. events, all music will be quiet ambient background conversational level only.
5. The applicant agreed that all doors and windows will be closed by 10:00 p.m.
6. The applicant agreed that the kitchen will remain open at all hours until the establishment closes.
7. The applicant agrees that there is no application for a sidewalk café at this time.

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an On Premise liquor license for **Brothers Kang Group LLC, d/b/a Segarfredo Zanetti Espresso Cafe, 504 6th Ave. aka 68-70 W. 13th St., NYC 10011** **unless** the statements the applicant has presented to CB2 and above are accurate and that those conditions and stipulations agreed to by the applicant relating to the 7<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**29. Ayza Upper West Side, Inc. d/b/a AYZA Wine & Chocolate Bar, One 7th Ave. So., NYC 10014 – SLA Serial # 1258707**

**Whereas**, the applicant originally notified CB#2, Man. of their intent to file an application for an on-premise liquor license and was invited to appear in front of CB#2, Man.'s SLA Licensing Committee on July 14, 2011. However, the applicant did not appear at the meeting. As a result, CB#2, Man. passed a "No-Show Denial" resolution that was sent to the SLA with a request that the application be sent back to CB#2, Man. before it would be considered by the SLA. CB#2, Man. sent a follow-up letter to the SLA on November 28<sup>th</sup>, 2011 after receiving notice of a 500 ft. rule hearing for the applicant; and,

**Whereas**, CB#2, Man. thanks the SLA for sending this applicant to present their application in front of CB#2, Man.; and,

**Whereas**, the applicant's representatives, Jiu Jiu License, Inc. appeared before the committee; and

**Whereas**, this application is for a new on premise license for the first floor of a six story building with residential apartments above the ground floor for a 1,150 square foot premise located on the corner of 7<sup>th</sup> Ave South and Carmine St. for a "wine and chocolate bar" with 20 tables and 40 seats and 1 stand up bar with 6 seats for a total of 46 seats inside with a maximum legal occupancy of 60 persons as stated on the certificate of occupancy offering a full menu similar to their other restaurant on 31<sup>st</sup> Street; and

**Whereas**, the applicant stated the hours of operation for the establishment are Sunday from 11 a.m. to 11 p.m., Monday-Wednesday from 12 p.m. to 12 a.m., Thursday-Saturday from 12 p.m. to 1 a.m., music will be quiet background only, with the specific and only exception noted as occurring on Mondays from 6:30 p.m. to 9:30 p.m. when they will have live jazz from just a guitar, there will be no tv's, the applicant will not have promoted events, scheduled performances, outside promoters, will not have events for which a cover fee is charged and will not have private parties; and,

**Whereas**, the applicant stated that the only reason that the applicant is seeking an upgrade for this license to a full on-premise license in addition to the transfer of a license from the previous applicant who only had a beer and wine license was to be able to serve “special cocktails that you have with chocolate” and the applicant otherwise presented that “wine and chocolate are the soul of AYZA Wine & Chocolate Bar. As a premier wine bar, we offer selection and quality that would impress any wine lover. We create a magical space where couples can enjoy the richest flavors in the utmost intimacy. A sophisticated interior, AYZA gives you the light and energy of NYC armed with wine, chocolate and a sense of refinement, everything that makes AYZA an unmatched wine bar and romantic restaurant in NYC” and,

**Whereas**, there will be an alteration application in the future to include the future sidewalk café, but it is not a part of this application because the applicant has not yet presented the sidewalk cafe to CB#2, Man. for a recommendation to the NYC Department of Consumer Affairs and it is the policy of CB#2, Man.’s SLA Licensing Committee to not hear alterations to include sidewalk cafés into a licensed premise until the sidewalk café has been recommended for approval by CB2’s Sidewalk Café Licensing Committee; and,

**Whereas**, the applicant met with members of the Carmine Street Block Association and reached an agreement, the substance of which is included in the following whereas clause; and,

**Whereas**, the applicant executed a CB#2, Man. stipulations agreement stating that:

1. The applicant agreed that the hours of operation are Sunday from 11 a.m. to 11 p.m., Monday-Wednesday from 12 p.m. to 12 a.m., Thursday-Saturday from 12 p.m. to 1 a.m.
2. The applicant agreed that when they apply for a sidewalk café in the future, it will only be located on the 7<sup>th</sup> avenue side of the establishment.
3. The applicant agreed that they will offer a full menu until closing and that the kitchen will remain open until closing.
4. The applicant agrees that they will not have any outdoor speakers and that they will remove the existing outdoor speakers that they have installed along both the Carmine Street side and the 7<sup>th</sup> Ave South side of the establishment immediately.

**Whereas**, CB#2, Man. is not generally supportive of license upgrades to full on-premise at the time of a transfer of a lower grade license without a compelling reason and is unsure as to whether the need to serve only cocktails with chocolate is a compelling reason, but is willing to accept the support of the local block association and their belief that the applicant will be a positive addition to the community; and

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an On Premise liquor license for **Ayza Upper West Side, Inc. d/b/a AYZA Wine & Chocolate Bar, One 7th Ave. So., NYC 10014** **unless** the statements the applicant has presented to CB2 and above are accurate and that those conditions and stipulations agreed to by the applicant relating to the 9<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**30. Danny Bensusan or DBS Restaurant Group LLC, 22 Little West 12th St., NYC**

**Whereas**, representatives of the applicant appeared before the committee for a second time; and,

**Whereas**, this application is for a new on premise liquor license for the basement, 6<sup>th</sup> and 7<sup>th</sup> floor in a 7 story commercial building located on Little West 12<sup>th</sup> St between Washington St and Ninth Avenue for a 9,900 sq ft premise (2,100 sq ft Cellar, 3900 sq ft 6<sup>th</sup> flr, 3900 sq ft penthouse/7<sup>th</sup> flr) for a “High End Japanese Restaurant with Robata Bar & Grill on 6<sup>th</sup> floor and penthouse” and “live music venue in cellar” with 32 tables and 82 seats on the interior of the 7<sup>th</sup> Floor, 87 seats and 21 tables on the 6<sup>th</sup> floor, 1 sushi bar with 5 seats on the 6<sup>th</sup> floor, 1 bar with 15 seats on the 6<sup>th</sup> floor and 1 bars with no seats in the basement and one service bar on the 7<sup>th</sup> floor for a total of 54 tables and 272 seats throughout the premises and the maximum occupancy has not yet been determined; and,

**Whereas**, representatives of the applicant stated that there would be no use of the outdoor area on the top floor/7<sup>th</sup> floor/Penthouse level, the hours of operation for the establishment are seven (7) days a week from 10 a.m. to 4 a.m., music will be live music in the cellar at entertainment level, and quiet background music on the 6<sup>th</sup> flr and penthouse from ipod/cd’s, there will be no D.J.’s, there will be soundproofing and a professional sound engineer will be used, there will be promoted events, scheduled performances, events at which a cover fee is charged and private parties, the applicant stated they have plans to manage and address vehicular traffic and crowd control on the sidewalks but did not include plans; and,

**Whereas**, representatives of the applicant stated that the principal has founded Blue Note Entertainment Group, which owns and operates several venues, including the Blue Note Jazz Club located in Greenwich Village in CB2 and in Japan and Milan, as well as other venues in NYC including BB Kings and the Highline Ballroom; and,

**Whereas**, the applicant stated that the basement live music venue will have an 82 person capacity and feature the best in Jazz, Latin Jazz and World Music, will focus on emerging talent with occasional showcase of bigger names in a very intimate setting and would have late night jam sessions with hours of operation from 6pm to 4am; and

**Whereas**, the applicant stated that the restaurant, which would support the basement live music venue, would have approximately 200 dining seats and would be open from 11:30 a.m. to 4 a.m. and would feature native dishes of the 9 regions (47 prefectures) of Japan to be presented in an avant-garde and elegant fashion, that the concept will set them apart from other restaurants as it does not exist in NYC; and

**Whereas**, the applicant submitted 17 letters in support from business in the surrounding community and several additional letters of support were received; and,

**Whereas**, CB#2, Man. received over 30 letters in opposition to the applicant, the majority who were specifically objecting to the use of the outdoor space on the penthouse/7<sup>th</sup> floor; and,

**Whereas**, after extensive discussion at the committee meeting and comments from 3 people in favor of and from 13 members of the community against (all against were against outdoor use on the 7<sup>th</sup> floor/penthouse, and a couple fully against the applicant); and,

**Whereas**, during the discussion almost all of those in opposition to the use of outdoor space on the 7<sup>th</sup> flr./Penthouse said they would hesitantly support this application in a grossly oversaturated area if they dropped the use of the outdoor space *only* because this is a unique application from an established operator, the Blue Note, who has been an important part of the New York City music scene, and a part of our community, for many years, and contributes in a positive way to the cultural history of New York City by focusing on jazz artists, and that the purpose of this new venue is to showcase young, new jazz talent; and,

**Whereas**, opposition to the outdoor space was specific because of the consequences of the already existing 4 rooftop venues in the area, 3 of which are associated with hotels (only one of which was approved by the community for a very unique and specific set of circumstances that would not apply to any other venue), and because neighboring residents hear the music and activity of roof top operations from several blocks away because of the direct line of sight that sound travels, regardless of what “experts” say they find in their tests; and,

**Whereas**, after extensive discussion, the applicant agreed to withdraw the outdoor space from consideration for this application because it was clear that members of the community and members of the committee would not support the use of the outdoor space because it is clearly not in the public interest; and,

**Whereas**, the applicant executed a CB#2, Man. Stipulations agreement stating that:

1. The applicant agrees to no use of the outdoor rooftop space of the 7<sup>th</sup> floor/Penthouse level.
2. The applicant agrees to keep all doors and windows throughout the establishment closed at all times.
3. The applicant has hired a soundproofing expert who presented a program to ensure that no sound would emanate from the glass-fronted 7<sup>th</sup> floor/penthouse, rooftop addition.
4. The applicant agrees to post “please respect the neighbors” signs outside all entrances.

5. The applicant agrees to post a security guard/door person at all street level entrances and exits including to at least 30 minutes after closing to maintain a managed presence outside the venue, this includes both the Little West 12<sup>th</sup> Street Entrance and the Entrance to the basement venue through Gansevoort St.

**Whereas**, according to the applicant there are 23 licensed premises within 500 ft.;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of an On Premise liquor license for **Danny Bensusan or DBS Restaurant Group LLC, 22 Little West 12th St., NYC** unless the statements the applicant has presented to CB2 and above are accurate and that those conditions and stipulations agreed to by the applicant relating to the 13<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, 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:**

**31. Chelsea Morning Partners, LP, 99 Bank St., NYC 10014**

**Whereas**, at this month's Committee meeting, the applicant *agreed to a layover* of consideration of their application for the above referenced location to a future CB#2, Man. SLA Licensing Committee meeting, most likely in February 2012; and,

**Whereas**, this application is for a new on-premise license; and,

**Whereas**, there were several applicants on CB#2, Man.'s January calendar for the same location utilizing different addresses and the landlord was courting multiple applicants; and,

**Whereas**, extensive community outreach was performed by another applicant for the same location who subsequently did not receive a letter of intent from the land lord or a letter of intent was withdrawn that caused tremendous confusion among members of the community on who the actual applicant for the space was; and.

**Whereas**, this application will include a significant increase in the size of the proposed licensed area over the previous licensed entities licensed area;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed on-premise or other liquor license for Chelsea Morning Partners, LP, 99 Bank St., NYC 10014 **until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.**

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**32. JEC II LLC, d/b/a One, 2-8 9th Ave. aka 1 Little W. 12th St., NYC 10014**

**Whereas**, at this month's Committee meeting, the applicant *requested a layover* of consideration of their application for the above referenced location to one of the two February, 2012 CB#2, Man. SLA Licensing Committee meetings; and,

**Whereas**, this application is for an alteration to an existing on-premise license; and,

**Whereas**, the applicant's attorney stated that the applicant would proceed with their filing with the SLA, but had every intent to meet with the community prior to the February 2012 CB#2, Man. SLA Committee Meeting to address outstanding issues that they had begun to address in December 2011, but at which time the representative who met with members of the community was not empowered to address the community's concerns or make representations to any steps the applicant might take to address those concerns; and,

**Whereas**, the applicant's attorney stated that while the applicant would proceed with the filing in order to open the location within their schedule, that CB#2, Man.'s resolution and the results of their meeting with the community would be submitted for consideration by the SLA in conjunction with this filing because it should still be under review at the SLA at the time of the next CB#2, Man. SLA Meeting; and

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed alteration to their on-premise liquor license for JEC II LLC, d/b/a One, 2-8 9th Ave. aka 1 Little W. 12th St., NYC 10014 **until the applicant has met with the community and presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA without a resolution from CB2, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

***Vote: Unanimous, with 39 Board members in favor.***

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**33. The Urban Canis, Inc., 188 Lafayette St., NYC (representative requested layover)**

**Whereas**, prior to this months Committee meeting, the applicant *requested a layover* of consideration of their application for the above referenced location to a future CB2 SLA Licensing Committee meeting; and,

**Whereas**, this application is for a new beer and wine license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed beer and wine or other liquor license for The Urban Canis, Inc., 188 Lafayette St. **until the applicant has presented their application in front of the SLA Licensing Committee 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 38 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**34. The Bowery Kitchen, LLC, 220 Bowery, NYC 10012**

**Whereas**, prior to this months Committee meeting, the applicant *requested to withdraw* from consideration of their application for the above referenced location to a future CB2 SLA Licensing Committee meeting; and,

**Whereas**, this application is for a new beer and wine license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed beer and wine or other liquor license for The Bowery Kitchen, LLC, 220 Bowery, NYC 10012 **until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**35. Greenwich Street Hospitality Group, LLC, TBD, 771 Greenwich St., NYC 10014**

**Whereas**, prior to this months Committee meeting, the applicant *requested to withdraw* from consideration their application for the above referenced location; and,

**Whereas**, this application was for a new on-premise license at this location;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for Greenwich Street Hospitality Group, LLC, TBD, 771 Greenwich St., NYC 10014 **until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
Alison Greenberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**36. Amber 135, Inc., 135 Christopher St., NYC 10014**

**Whereas**, the applicant had previously appeared before CB#2, Man. in September 2011; and,

**Whereas**, the applicant stated that there have been no changes to their application since the last time it was presented in September 2011 and they are simply refilling their application with the SLA; and

**Whereas**, the following resolution was adopted on September 22, 2011 and a letter was sent to the SLA including the resolution:

**Amber 135, Inc. d/b/a Amber Asian Cuisine, 135 Christopher St. (Greenwich and Hudson Sts.), NYC**

**Whereas**, the applicant appeared before the committee; and,

**Whereas**, this application is for an On Premise license for a 2,200 s.f. Asian fusion restaurant located in a mixed use building on Christopher Street between Greenwich and Hudson Streets with 26 table seats and 1 bar with 5 bar seats; and,

**Whereas**, the applicant stated the hours of operation for the establishment are Sunday through Thursday from 12:00 p.m. to 12:00 a.m. and Friday and Saturday from 12:00 p.m. to 1:00 a.m.; there will not be a sidewalk café application and no backyard garden; music will be Ipod/CDs at background levels; and,

**Whereas**, the applicant has supplied a petition with over 25 signatures in support; and, **whereas**, no one appeared in opposition of the proposed establishment; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends approval of an On Premise license for **Amber 135, Inc. d/b/a Amber Asian Cuisine, 135 Christopher St.**

Vote: Unanimous, with 40 Board members in favor.

**THEREFORE BE IT RESOLVED** that CB#2, Man. continues to support the above resolution from September 2011 provided that there have been no changes to the application as presented to CB#2, Man.'s SLA Licensing Committee in September 2011; and,

**THEREFORE BE IT FURTHER RESOLVED** if changes have been made to the application to the SLA since September 2011 that have not been presented in front of CB#2, Man.'s Licensing Committee, CB#2, Man. requests that the **SLA send this applicant back to CB2 so that CB2 may offer input and recommendation on the changed application so that this important step is not avoided and that the concerns of the Community can be fully heard.**

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**37. Miller's Near & Far, LLC d/b/a Miller's Near & Far, 225 Varick St., NYC 10014**

**Whereas**, prior to this months Committee meeting, the applicant *requested a layover* of consideration of their application for the above referenced location to a future CB#2, Man. SLA Licensing Committee meeting; and,

**Whereas**, this application is for a new on-premise license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed on-premise or other liquor license for Miller's Near & Far, LLC d/b/a Miller's Near & Far, 225 Varick St., NYC 10014 **until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**38. Bowery Poetry Club, Bowery Poetry Club, 308 Bowery, NYC 10012**

**Whereas**, prior to this months Committee meeting, the applicant *requested to withdraw* from consideration their alteration application for the above referenced location; and,

**Whereas**, this application was for an alteration to the existing on-premise license at this location;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for Bowery Poetry Club, Bowery Poetry Club, 308 Bowery, NYC 10012 **until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

Brad Hoylman, Chair  
Bo Riccobono, First Vice Chair  
Alison Greenberg, Second Vice Chair  
Bob Gormley, District Manager



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

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February 2, 2012

Dana E. Christian, Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Mr. Christian:

At its Full Board meeting on January 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**39. 9GJ Bar & Restaurant, Inc. d/b/a Acme, 9 Great Jones St., NYC 10012 (laid over ongoing community discussion)**

**Whereas**, prior to this months Committee meeting, the applicant *requested to layover* from consideration their corporate transfer application for the above referenced location; and,

**Whereas**, this applicant will meet with members of the community to explain various aspects of this corporate transfer which have not yet been explained to members of the community and for which the applicant has requested several layovers for;

**THEREFORE BE IT RESOLVED** that CB#2, Man. continues to recommend strongly that the SLA **deny** any proposed corporate transfer to the liquor license for 9GJ Bar & Restaurant, Inc. d/b/a Acme, 9 Great Jones St., NYC 10012 **until the applicant has presented their application in front of the SLA Licensing Committee 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 39 Board members in favor.

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

Sincerely,



Richard Stewart, Co-Chair  
SLA Licensing Committee  
Community Board #2, Manhattan



Raymond Lee, Co- Chair  
SLA Licensing Committee  
Community Board #2, Manhattan



Brad Hoylman, Chair  
Community Board #2, Manhattan

BH/fa

cc: Hon. Jerrold L. Nadler, Congressman  
Hon. Sheldon Silver, NY State Assembly Speaker  
Hon. Thomas K. Duane, NY State Senator  
Hon. Daniel L. Squadron, NY State Senator  
Hon. Deborah J. Glick, Assembly Member  
Hon. Scott M. Stringer, Man. Borough President  
Hon. Christine C. Quinn, Council Speaker  
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