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**COMMUNITY BOARD No. 2, MANHATTAN**

3 WASHINGTON SQUARE VILLAGE  
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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**1. Gokarna, Inc., d/b/a, 244 Mulberry St. (Spring and Prince Streets), NYC**

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

**Whereas**, this application is for an On Premise license in a mixed use building on Mulberry Street between Spring and Prince Streets for a 1,600 s.f. tapas restaurant with 48 table seats and 1 bar with 9 bar seats with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday from 12:00 p.m. to 11:00 p.m., Monday 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 be a sidewalk café application but no backyard garden; music is iPod/CDs at background levels only; and,

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

1. The applicant has agreed to reduce its operating hours by closing on Sundays at 11:00 p.m., Monday through Thursday at 12:00 a.m. and Friday and Saturday at 1:00 a.m.
2. The applicant will obtain all required certificates, permits and related documents including a letter of no objection or Certificate of Occupancy from NYC Department of Buildings prior to opening the establishment.

**Whereas**, the applicant had reached out to members of the community; and,

**Whereas**, the applicant had submitted a petition with over 80 signatures in support; and,

**Whereas**, this committee recognized the good intentions of the principals but voiced strong concerns with licensing a storefront which has never carried an On Premise license; especially, in a highly residential block;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of an On Premise license for **Gokarna, Inc., d/b/a, 244 Mulberry St.**

Vote: Unanimous, with 37 Board members in favor.

Brad Hoylman, *Chair*  
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NY State Liquor Authority  
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Dear Mr. Christian:

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

**2. Sullivan Street Partners, LLC TBD, 128 West Houston St. (at Sullivan Street), NYC**

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

**Whereas**, this application is for a new On Premise license in a mixed use building at the corner of West Houston and Sullivan Street in a 1,400 s.f. restaurant/tavern with 50 table seats and 1 bar with 12 bar seats with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday and Monday from 12:00 p.m. to 1:00 a.m.; Tuesday and Wednesday from 12:00 p.m. to 2:00 a.m. and Thursday through Saturday from 12:00 p.m. to 3:00 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 agreed to the following stipulations:

1. The applicant will limit its hours of operation by closing on Sunday and Monday at 1:00 a.m.; Tuesday and Wednesday at 2:00 a.m. and Thursday through Saturday at 3:00 a.m.
2. The applicant will not have velvet ropes or stanchions in front of the establishment
3. The applicant will not have any DJs
4. The applicant will operate the kitchen until 1-hour prior to closing
5. The applicant will seek BAMRA and CB2 approvals for any proposed changes to the operating hours
6. The applicant will not hire any outside promoters
7. The applicant will close all exterior doors and windows by 10:00 p.m. daily
8. The applicant will prohibit music when exterior doors and windows are open
9. The applicant will not install or use any subwoofers
10. The applicant will install soundproofing that meets or exceeds NYC noise code to ensure noise does not emanate from the establishment

**Whereas**, the applicant reached out to neighboring residents prior to the hearing including BAMRA; and

**Whereas**, a few residents appeared in support of the application; and,

**Whereas**, several members of the committee expressed its concerns with the proposed establishment; citing concerns that the location is within 200-feet of a place of worship, St. Anthony of Padua, 151-155 Sullivan Street;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of an On Premise license for **Sullivan Street Partners, LLC TBD, 128 West Houston St. UNLESS ALL** conditions agreed to by applicant relating to the fourth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license; and,

**BE IT FURTHER RESOLVED** that CB#2, Man recommends that the SLA verify that the establishment does not violate the 200 ft. rule (the prohibition of issuing an On Premise License to an establishment located within 200 feet of a school or place of worship).

Vote: Unanimous, with 37 Board members in favor.

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Bo Riccobono, First Vice Chair  
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Dear Mr. Christian:

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

**3. Longrain Hospitality Group, LLC, TBD, 163 Bleecker St. (Sullivan and Thompson Streets), NYC**

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

**Whereas**, this application is for transfer of an On Premise license in a commercial building on Bleecker between Sullivan and Thompson Streets for a 4,000 s.f. Chinese restaurant d/b/a Suzie's with 66 table seats and 1 bar with 2 bar seats with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the current hours of operation are Sunday through Thursday from 11:30 a.m. to 12:00 a.m. and Friday and Saturday from 11:30 a.m. to 1:00 a.m.; there is no sidewalk café application and no backyard garden; music is iPod/CDs at background levels only; and,

**Whereas**, the applicant has agreed to maintain the existing method of operation including operating hours; and,

**Whereas**, no one appeared in opposition from the community;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of a transfer of an On Premise license for **Longrain Hospitality Group, LLC, TBD, 163 Bleecker St., NYC UNLESS** the condition agreed to by applicant relating to the fourth "whereas" clause above is incorporated into the "Method of Operation" on the SLA On Premise license.

Vote: Unanimous, with 37 Board members in favor.

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317 Lenox Avenue  
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Dear Mr. Christian:

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

**4. Entity to be formed by Abraham Meborah, 99 Macdougall St. (Bleecker & West 3<sup>rd</sup> Street), NYC**

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

**Whereas**, this application is for an On Premise license in a mixed use building on Macdougall Street between Bleecker and West 3<sup>rd</sup> Street for a comedy club with 65 table seats and no bar with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday through Thursday from 4:00 p.m. to 12:00 a.m. and Friday and Saturday from 4:00 p.m. to 2:00 a.m.; there will not be a sidewalk café application and no backyard garden; music is iPod/CDs at background and entertainment levels; and,

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

1. The applicant has agreed to reduce its operating hours by closing at 12:00 a.m. on Sunday through Thursday and by 2:00 a.m. on Friday and Saturday.
2. The applicant has agreed to operate as a comedy club only.
3. The applicant has agreed to prohibit Live Acts, DJs, DJ booths or Live Bands
4. The applicant has agreed to use best efforts to soundproof the establishment, ensuring that noise does not emanate from the establishment in any direction, and will ensure that noise levels comply with NYC Code
5. The applicant has agreed to place the stage on the north wall of the establishment where the bar had previously been located
6. The applicant has agreed to use an assigned seating/ticket/bracelet system
7. The applicant has agreed to ask patrons to not line up outside and to arrive at a time to be seated immediately.

8. The applicant has agreed to station an employee outside in front of establishment to manage the flow of patrons into and out of the establishment and prevent any patrons from lining up on sidewalk
9. The applicant has agreed to install a “Green Room” within the establishment where performers can wait before and after shows
10. The applicant has agreed to not use verbal/vocal “Barkers” in front of the establishment
11. The applicant has agreed to post a sign “Please be quite and respectful of our neighbors”
12. The applicant will obtain all required certificates, permits and related documents including a letter of no objection or Certificate of Occupancy from NYC Department of Buildings prior to opening the establishment.

**Whereas**, the applicant had reached out to members of the community including but not limited to BAMRA; and,

**Whereas**, no one appeared in opposition from the community;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of an On Premise license for **Entity to be formed by Abraham Meborah, 99 Macdougall St.** **UNLESS ALL** conditions agreed to by applicant relating to the fourth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 37 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**5. La Popular Nolita, LLC, d/b/a La Popular, 50 Spring St. (Lafayette and Mulberry), NYC**

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

**Whereas**, this application is for a New On Premise license in a mixed use building on Spring Street between Lafayette and Mulberry Streets) for a authentic mexican restaurant with 36 table seats and 1 bar with no bar seats with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday through Wednesday from 8:00 a.m. to 11:00 p.m. and Thursday through Saturday from 8:00 a.m. to 1:00 a.m.; there will not be a sidewalk café application and no backyard garden; music is IPod/CDs at background levels only; and,

**Whereas**, the applicant had submitted a petition with over 50 signatures in support; and,

**Whereas**, this committee recognized the good intentions of the principals but voiced strong concerns with licensing a storefront which has never carried an On Premise license and in one of the most saturated blocks in the city; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of an On Premise license for **La Popular Nolita, LLC, d/b/a La Popular, 50 Spring St.**

Vote: Unanimous, with 37 Board members in favor.

Brad Hoylman, Chair  
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Bob Gormley, District Manager



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Dear Mr. Christian:

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

**6. TOBSK, LLC, d/b/a McCoy, 89 MacDougal St. (Bleecker and W. Houston), NYC**

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

**Whereas**, this application is for transfer of an On Premise license in a mixed use building on MacDougal Street between Bleecker and West Houston Streets in a 1,800 s.f. ground floor only restaurant with 40 table seats and 1 bar with 10 bar seats with a maximum legal capacity of 74 persons; and

**Whereas**, the applicant stated the hours of operation are seven days a week from 10:00 a.m. to 2:00 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 agreed to not operate the cellar/basement level space until it has been fully reviewed and approved by this committee; it is understood and confirmed that the applicant has removed the basement lounge from this application; and,

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

1. The applicant will not seek a sidewalk café until Community Board 2 Manhattan and its Sidewalks Committee has approved the proposed plans including seating arrangements.
2. The applicant has agreed to close all doors and windows by 10:00 p.m. daily
3. The applicant will obtain all required certificates, permits and related documents including a letter of no objection or Certificate of Occupancy from NYC Department of Buildings prior to opening the establishment.
4. The applicant will not operate any Televisions or Projectors
5. The applicant has agreed to keep the kitchen open until closing
6. The applicant has agreed to hire a security person every night

**Whereas**, the applicant reached out to neighboring residents prior to the hearing including BAMRA; and,

**Whereas**, several members of the committee expressed its concerns with the proposed establishment; citing concerns with the questionable nature of this application including but not limited to the applicants intent of using the basement space for future use with a secondary entrance; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of a transfer of an On Premise license for **TOBSK, LLC, d/b/a McCoy, 89 MacDougal St.**

Vote: Unanimous, with 37 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**7. Santur Enterprises, LLC, 90 W. Houston St (at Laguardia Place), NYC**

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

**Whereas**, this application is for transfer of an On Premise license in a commercial building at the corner of West Houston and Laguardia Place for a bar/restaurant that features acoustic, piano driven music and poetry readings with 58 table seats with 1 bar and 10 bar seats with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are seven days a week from 5:00 p.m. to 3:00 a.m.; there will not be a sidewalk café application and no backyard garden; music is Live at entertainment levels only; and,

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

1. The applicant has agreed to reduce its closing hours to 3:00 a.m. daily
2. The applicant has agreed to install soundproofing to mitigate noise/sound emanating from the establishment
3. The applicant has agreed to run a highly sophisticated operation catering to acoustic, piano driven music aficionados

**Whereas**, the applicant had reached out to members of the community; and,

**Whereas**, the applicant had submitted a letters in support of the proposed establishment; and,

**Whereas**, no one appeared in opposition from the community; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of the transfer of an On Premise license for **Santur Enterprises, LLC, 90 W. Houston St** UNLESS ALL conditions agreed to by applicant relating to the fourth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 37 Board members in favor.

Brad Hoylman, Chair  
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Bob Gormley, District Manager



Antony Wong, Treasurer  
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Dear Mr. Christian:

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

**8. Cucina Buona Group, Inc. d/b/a Da Marcella, 142 W. Houston (Sullivan and MacDougal), NYC**

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

**Whereas**, this application is for a New Beer and Wine license in a mixed use building on West Houston between Sullivan and MacDougal Streets for a 1,080 s.f. Italian restaurant with 44 table seats and no bar with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are seven days a week from 11:30 a.m. to 11:30 p.m.; there will not be a sidewalk café application and no backyard garden; music is iPod/CDs at background levels only; and,

**Whereas**, the applicant has agreed to reduce its operating hours by closing at 11:30 p.m. daily; and,

**Whereas**, no one appeared in opposition from the community;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of a Beer and Wine license for **Cucina Buona Group, Inc. d/b/a Da Marcella, 142 W. Houston UNLESS** the condition agreed to by applicant relating to the fourth “whereas” clause above is incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 37 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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Dear Mr. Christian:

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

**9. Siggy's NYC, Inc. 292 Elizabeth St (between West Houston and Bleecker), NYC**

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

**Whereas**, this application is for a New Beer and Wine license in a mixed use building on Elizabeth between West Houston and Bleecker in a 1,000 s.f. restaurant with 50 table seats and no bar with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are seven days a week from 8:00 a.m. to 12:00 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 agreed to the following stipulations:

1. The applicant will limit its hours of operation by closing by 12:00 a.m. seven days a week
2. The applicant has agreed to no outside seating or tree guards that would accommodate seating in this location
3. The applicant has agreed to prohibit use of the rear yard by customers
4. The applicant has agreed to store all garbage inside the establishment until closing and to clean up any remaining refuse from pick-up at 8:00 a.m. opening, to regularly sweep and clean the area in front of the establishment at all other times and to be in compliance with all other statutes regarding sanitation
5. The applicant to abide by the regulations associated with this Landmarked building, including signage, and further agree that an appropriate sign will be permanently affixed at the entrance requesting patron respect for the neighbors.
6. The applicant has agreed secure a Certificate of Occupancy or Letter of No Objection prior to opening the establishment

7. The applicant has agreed to seek approvals from the New York City Landmarks Commission regarding restoration of the storefront at the first floor of this address and is also attached to this agreement, and that you will perform the prescribed restoration.
8. The applicant has assured that neighbors will not suffer deleterious effects of noise, odors or particulate matter from your kitchen.
9. The applicant has agreed that the occupancy will be no greater than 75 people and that all service will be inside the restaurant.

**Whereas**, no one appeared in opposition from the community;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of a Beer and Wine license for **Siggy's NYC, Inc. 292 Elizabeth St** UNLESS ALL conditions agreed to by applicant relating to the fourth "whereas" clause above are incorporated into the "Method of Operation" on the SLA On Premise license; and,

Vote: Unanimous, with 37 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**10. Brown Stew LLC, d/b/a Miss Lily's, 168 Sullivan St. aka 130 Houston St (at Macdougall Street), NYC**

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

**Whereas**, this application is for a New Beer and Wine license in a commercial building at the corner of West Houston and Macdougall Street for a juice bar/cafe/restaurant with 18 table seats and no bar with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday from 8:30 a.m. to 10:30 p.m., Monday through Wednesday from 7:30 a.m. to 10:30 p.m., Thursday and Friday from 7:30 a.m. to 11:30 p.m. and Saturday from 8:30 a.m. to 11:30 p.m.; there will not be a sidewalk café application and no backyard garden; music is iPod/CDs at background levels only; and,

Whereas, the applicant has agreed to the following stipulations:

1. The applicant has agreed to reduce its closing hours to 10:30 p.m. from Sunday through Wednesday and to 11:30 p.m. from Thursday through Saturday
2. The applicant has agreed to close all window facing Sullivan Street by 9:00 p.m. daily
3. The applicant has agreed to use the guest entry/exit to the space on the West Houston street side after 9:00 p.m. daily
4. The applicant has agreed to move lines, if any, to the variety store downstairs
5. The applicant has agreed to post signage in the store that request patrons to respect the surrounding neighbors

**Whereas**, the applicant had reached out to members of the community; and,

**Whereas**, the applicant had submitted a petition with over 250 names in support of the proposed establishment; and,

**Whereas**, no one appeared in opposition from the community;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of a Beer and Wine license for **Brown Stew LLC, d/b/a Miss Lily's, 168 Sullivan St. aka 130 Houston St UNLESS** ALL conditions agreed to by applicant relating to the fourth "whereas" clause above are incorporated into the "Method of Operation" on the SLA On Premise license.

Vote: Passed, with 36 Board members in favor, and 1 abstention (D. Diether).

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

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

**11. The Katiroll Company, Inc. d/b/a The Katiroll Company, 99 Macdougall St. (Bleecker and Minetta), NYC**

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

**Whereas**, this application is for a New Beer and Wine license in a mixed use building on Macdougall between Bleecker and Minetta Lane for a 325 s.f. café/restaurant with 8 table seats and no bar with a maximum legal capacity of 74 persons; and,

**Whereas**, the applicant stated the hours of operation are Sunday through Thursday from 12:00 p.m. to 1:00 a.m., Friday and Saturday from 12:00 p.m. to 5:00 a.m., Thursday and Friday; there will not be a sidewalk café application and no backyard garden; music is iPod/CDs at background levels only; and,

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

1. The applicant has agreed to stop serving beer or wine by 12:00 a.m. on weekdays and 2:30 a.m. on weekends
2. The applicant has agreed to maintain and clean up refuse within 20 feet on each side of the establishment

**Whereas**, no one appeared in opposition from the community;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of a Beer and Wine license for **The Katiroll Company, Inc. d/b/a The Katiroll Company, 99 Macdougall St. UNLESS** ALL conditions agreed to by applicant relating to the fourth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Passed, with 35 Board members in favor, 1 in opposition (D. Diether) and 1 abstention (P. Consagra).

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**12. Mulberry Street Bar LLC d/b/a Mulberry St. Bar, 176 ½ Mulberry St (Grand and Broome), NYC**

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

**Whereas**, this application is for an alteration to an existing On Premise license in a mixed use building on Macdougall between Grand and Broome Streets for a 1,100 s.f. bar with 30 table seats and 1 bar with 12 bar seats with a maximum legal capacity of 74 persons; **to use 28 tables and 56 seats in the Mulberry Street Mall**; and,

**Whereas**, the applicant stated that there are no changes to the method of operation; and,

**Whereas**, the applicant has agreed to close all doors and windows during any Karaoke activity; and,

**Whereas**, no one appeared in opposition from the community;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **DENIAL** of an alteration to an existing On Premise license for **Mulberry Street Bar LLC d/b/a Mulberry St. Bar, 176 ½ Mulberry St UNLESS ALL** conditions agreed to by applicant relating to the fourth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 37 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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**13. Village Lantern, 167 Bleecker St. (Thompson and Sullivan), NYC**

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

**Whereas**, this application is for renewal of an existing On Premise license for a bar d/b/a The Village Lantern located in a mixed use building on Bleecker between Thompson and Sullivan Streets; and,

**Whereas**, the applicant stated there are no plans to change the previously approved operation; and,

**Whereas**, nearby residents appeared expressing their concerns; citing loud noise and music emanating from the establishment; their lack of willingness to address the issue when complaints are made; and,

**Whereas**, the applicant has agreed to the following stipulations to address some of these concerns:

1. The applicant will close all doors by 11:00 p.m. daily
2. The applicant will close all doors during big sporting events such as the World Cup or Super Bowl
3. The applicant will close all doors during any live musical performances

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of the renewal to an On Premise license for **Village Lantern, 167 Bleecker St.** unless those conditions agreed to by applicant relating to the fifth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 37 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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April 30, 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 April 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:**

**14. Adeline C. Lepore d/b/a Ferrara Foods & Confections, Inc., 195 Grand St., 10013**

**Whereas**, the applicant failed to appear before the committee or requested a layover of consideration of the application to the next hearing; and,

**Whereas**, this application is for a Corporate Change of an On Premise liquor license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of a Corporate Change request to an On Premise liquor license **Adeline C. Lepore d/b/a Ferrara Foods & Confections, Inc., 195 Grand St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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



Antony Wong, Treasurer  
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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**15. Shinon, Inc., 37 Kenmare St. 10012**

**Whereas**, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing; and,

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

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of a Beer and Wine license **Shinon, Inc., 37 Kenmare St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**16. HSP Partners, LLC, 25 Cleveland Pl. 10012**

**Whereas**, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing; and,

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

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of a Beer and Wine license **HSP Partners, LLC, 25 Cleveland Pl. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**17. Tokana Café Bar Restaurant, Inc. TBD, 163 Elizabeth St. 10012**

**Whereas**, the applicant failed to appear WHEN CALLED before the committee or request a layover of consideration of the application to the next hearing; and,

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

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of a Beer and Wine license **Tokana Café Bar Restaurant, Inc. TBD, 163 Elizabeth St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**18. Margherita Rappa, d/b/a Francesco Pizza, 140 W. 4<sup>th</sup> St. 10012**

**Whereas**, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing; and,

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

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of a Beer and Wine license **Margherita Rappa, d/b/a Francesco Pizza, 140 W. 4<sup>th</sup> St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**19. Uncle Boons, LLC, 7 Spring St. 10012**

**Whereas**, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing; and,

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

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of a Beer and Wine license **Uncle Boons, LLC, 7 Spring St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**20. Saint Germain Management LLC, d/b/a L'Orange Coquine, 430 Broome St.**

**Whereas**, the applicant did not appear but requested a layover of consideration of the application to the next hearing; and,

**Whereas**, this application is for an On Premise liquor license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of an On Premise liquor license **Saint Germain Management LLC, d/b/a L'Orange Coquine, 430 Broome St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**21. Brio Bar Corp. d/b/a Bahr Che, 26 Astor Pl. 10003**

**Whereas**, the applicant did not appear but requested a layover of consideration of the application to the next hearing; and,

**Whereas**, this application is for upgrade to an On Premise liquor license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of an upgrade to an On Premise liquor license **Brio Bar Corp. d/b/a Bahr Che, 26 Astor Pl. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

**Vote: 9/0 Unanimous In Favor**

Vote: Unanimous, with 37 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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**22. Pear Tree Café Corp. d/b/a Buskers, 92 W. Houston St. 10012**

**Whereas**, the applicant did not appear but requested a layover of consideration of the application to the next hearing; and,

**Whereas**, this application is for an alteration to an On Premise liquor license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** to an alteration of an On Premise liquor license **Pear Tree Café Corp. d/b/a Buskers, 92 W. Houston St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**23. 218 LLC d/b/a Osteria Morini, 218 Lafayette St. 10013**

**Whereas**, the applicant did not appear but requested a layover of consideration of the application to the next hearing; and,

**Whereas**, this application is for an alteration to an On Premise liquor license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** to an alteration of an On Premise liquor license **218 LLC d/b/a Osteria Morini, 218 Lafayette St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**24. Ambleside Partners, LLC d/b/a Pravda, 281 Lafayette St. 10012**

**Whereas**, the applicant did appear but was asked to layover by this committee for the consideration of the application to the next hearing; and,

**Whereas**, this application is for an alteration to an On Premise liquor license;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** to an alteration of an On Premise liquor license **Ambleside Partners, LLC d/b/a Pravda, 281 Lafayette St. and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 37 Board members in favor.

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**25. Culture Project, Inc., 45 Bleecker St. 10012**

**Whereas**, the applicant did not appear before the committee but withdrew their application; and,

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

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends **DENIAL** of any proposed liquor license to **Culture Project, Inc., 45 Bleecker St. until the applicant has presented their application in front of the CB2, Manhattan SLA Licensing Committee; and requests that the SLA send this applicant back to CB2, Manhattan 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 37 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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**26. Entity to be formed by George Forgeois (Rohart Inc.), TBD (Café Tabac), 225 Varick St. 10013**

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

**Whereas**, this application is for a new restaurant on-premise liquor license on the ground floor of a 12 story commercial building located on the corner of Clarkson St. and Varick St., for a 2,000 square foot premise (with additional 1,000 sq ft basement storage/office only) with 28 tables, 63 table seats and one stand up bar with 12 seats for a total of 75 seats, the proposed occupancy for the premise is 94 people and the maximum occupancy is 125 people, there is a certificate of occupancy, there is no backyard use, there will not be a sidewalk cafe; and,

**Whereas**, the hours of operation will be Sunday to Monday from 8 a.m. to 1:30 a.m., Tuesday to Saturday from 8 a.m. to 2:30 a.m., the restaurant will be open for breakfast, lunch and dinner serving a full menu throughout the hours of operation, there will be live music consisting of a “small jazz trio or a guitar player” which will be at entertainment levels limited to between the hours of 12 p.m. to 5 p.m., at all other times music will be quiet background music generated from a “basic restaurant/retail system” with wall mounted speakers and 3 separate volume controls for three zones, there will specifically be no d.j., there will be no promoted events, no scheduled performances, no outside promoters, no events for which a cover fee is charged, but there may be private parties and corporate events, there will be no use of ropes or movable barriers; and,

**Whereas**, there will be no open façade, all existing French doors and windows will be removed, i.e. a “closed façade” on both sides, the second egress located on Clarkson St. will be used for emergency egress only, doors and windows will remain closed at all times; and,

**Whereas**, there were some concerns that while the Principal operates a number of locations in good standing in Manhattan and Brooklyn, there are concerns that one of his operations located in CB#2, Man., Vallat, Inc. d/b/a Café Noir, SLA Serial #1025387 has been the subject of complaints including

crowding, noise and other quality of life issues over the years, most recently in late 2011, which according to minutes from a CB2 District Service Cabinet meeting as a result of a MARCH operation the premise is operating under a court ordered stipulation stating that they must abide by their Certificate of Occupancy which they were apparently exceeding with occupancies as high as 300; to address those concerns, the applicant stated that this premise would be operated as primarily a restaurant and there would be no open facades, i.e. there would be no windows or French doors; and,

**Whereas**, the applicant executed a stipulations agreement that they agreed would be attached and incorporated in to their method of operation on their SLA license stating that:

1. The hours of operation will be Sunday to Monday from 8 a.m. to 1:30 a.m., Tuesday to Saturday from 8 a.m. to 2:30 a.m. The premise will be closed and no customers present at the end of the hours of operation.
2. There will be live music consisting of a “small jazz trio or a guitar player” which will be at entertainment levels limited to between the hours of 12 p.m. to 5 p.m., at all other times music will be quiet background music generated from a “basic restaurant/retail system” with wall mounted speakers and 3 separate volume controls for three zones.
3. There will be no D.J. at any time.
4. The establishment will never be operated over the proposed occupancy and will be operated in compliance with all NYC Rules and Regulations, particularly those administered by the NYC Department of Buildings.
5. There will not be a sidewalk café.

**Whereas**, there are 18 licensed premises with 500 ft. of the proposed premise;

**Whereas**, while the applicant states that they are not located within 200 ft. of a school, NYC High School M560, City as School, located at 16 Clarkson St. is located on the same block as the applicant and CB#2, Man. would like the New York State Liquor Authority to verify the distance taking into account the SLA’s standard for “measuring the distance”; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an on-premise liquor license for **Entity to be formed by George Forgeois (Rohart Inc.), TBD (Café Tabac), 225 Varick St. 10013** **unless** the statements the applicant has presented 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: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**27. Koi NY Downtown, LLC d/b/a Koi SoHo, 246 Spring St. 10013-(Ground Floor Area and Mezzanine Level)**

**Whereas**, the applicant and their attorney appeared before the committee and,

**Whereas**, this application is for a portion of a licensed establishment licensed under SLA Serial #1228945, for which this portion will be relinquished, which includes only the ground floor and mezzanine space located in the Trump Soho Hotel located between Varick St. and 6<sup>th</sup> Avenue for a fine dining restaurant, café and lounge serving breakfast, lunch and dinner to hotel guests and neighborhood residents; and,

**Whereas**, the proposed premise is 7,853 sq ft (ground floor restaurant/lounge 5,398 sq ft and mezzanine café/library 2,455 sq ft), the physical layout and operation will not deviate from the previous method of operation and consists of a total of 71 tables, 244 table seats, there will be 4 stand up bars (3 on the ground floor and 1 on the mezzanine level) there will be 14 bar seats and 1 service bar for a total 258 seats in the premise, there is no outdoor area included in this application and no sidewalk cafe; and,

**Whereas**, the hours of operation for the ground floor and mezzanine for the Restaurant, Café and Library are Sunday from 6:30 a.m. to 1 a.m., Monday to Saturday from 6:30 a.m. to 2 a.m.; the hours of operation for the ground floor lounge area are Sunday from 12 p.m. to 1 a.m. and Monday through Saturday from 10 a.m. to 3:30 a.m.; and,

**Whereas**, there will be promoted events and outside promoters, events for which a cover fee is charged and private parties, but these events will only occur on occasion and will *only* occur in the lounge portion of the premises; and,

**Whereas**, in the Restaurant, Café and Library areas (i.e. the non lounge areas) there will only be quiet background music played via ipod/cd's through speakers that are standard for restaurants and cafes, there will be no music in any outdoor areas; and,

**Whereas**, the applicant will continue to utilize the security plan as presented at the time of the previous licensee's original application as it relates to this portion of the premise utilizing the hotel's existing security and additionally will have 1-2 security personnel as necessary, there are also plans to have the security personnel to address vehicular and crowd control as necessary, "velvet" ropes may be used to manage crowd control on occasion as necessary; and,

**Whereas**, the applicant agrees to abide by the regulations associated with all New York City departments and safety organizations including but not limited to the Department of Buildings and the Fire Department, and will obtain all required certificates, permits and related documents prior to the use of the On Premise license and will continue to abide by those regulations after the On Premise license is issued; and,

**Whereas**, the applicant executed a stipulations agreement with CB2 Manhattan that is attached that they agree will be incorporated in to their method of operation on their SLA license; and,

**Whereas**, the applicant performed community outreach and no one appeared in opposition; and

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an on-premise liquor license for **Koi NY Downtown, LLC d/b/a Koi SoHo, 246 Spring St. 10013 for the Ground Floor and Mezzanine area as described above and on floor plans submitted unless** the statements the applicant has presented are accurate and will remain unchanged and that those conditions and stipulations agreed to by the applicant on the attached stipulations form are incorporated into the "Method of Operation" on the SLA On Premise license.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**28. Koi NY Downtown, LLC d/b/a Koi SoHo, 246 Spring St. 10013-(Portion of 5<sup>th</sup> Floor and Outdoor Pool Area – a/k/a 7<sup>th</sup> Floor of Trump Soho Hotel)**

**Whereas**, the applicant and their attorney appeared before the committee and,

**Whereas**, this application is for a portion of a licensed establishment licensed under SLA Serial #1228945, for which this portion will be relinquished, which includes only a portion of the 5<sup>th</sup> Floor of the building and out door pool area (which is the 7<sup>th</sup> floor of the hotel) located in the Trump Soho Hotel located between Varick St. and 6<sup>th</sup> Avenue, for a pool bar/food counter which will serve food and beverages to hotel and spa guests and the outdoor pool area; and,

**Whereas**, the proposed premise consists of 662 sq ft of interior space and 6,558 sq ft outside in the pool area, both located on the 5<sup>th</sup> Floor (which is the 7<sup>th</sup> floor of the hotel), the physical layout and operation will not deviate from the previous layout or method of operation for this portion of the previous SLA license and consists of a total of 7 interior tables, 18 interior table seats, there will be 1 stand up bar with 11 seats, for a total of 29 interior seats, there will be approximately 61 seats in the outside pool area; and,

**Whereas**, the hours of operation for interior and exterior of the Pool Bar and Pool Area will remain unchanged from the previous licensee and will be Sunday from 12 p.m. to 1 a.m. and Monday to Saturday from 10 a.m. to 2:30 a.m.; and,

**Whereas**, there will be promoted events on occasion, but there will be no scheduled performances, no outside promoters, and no events for which a cover fee is charged, there may be 1 t.v.; and,

**Whereas**, there will only be quiet background music played via ipod/cd's through speakers that are standard for restaurants and cafes in the interior area, there will be *absolutely no music in any outdoor areas* including the pool area; and,

**Whereas**, the applicant will continue to utilize the security plan as presented at the time of the previous licensee's original application as it relates to this portion of the premise utilizing hotel security and additionally will have additional security personnel as necessary; and,

**Whereas**, the applicant agrees to abide by the regulations associated with all New York City departments and safety organizations including but not limited to the Department of Buildings and the Fire Department, and will obtain all required certificates, permits and related documents prior to the use of the On Premise license and will continue to abide by those regulations after the On Premise license is issued; and,

**Whereas**, the applicant executed a stipulations agreement with CB2 Manhattan that is attached that they agree will be incorporated in to their method of operation on their SLA license; and,

**Whereas**, the applicant performed community outreach and no one appeared in opposition;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of an on-premise liquor license for **Koi NY Downtown, LLC d/b/a Koi SoHo, 246 Spring St. 10013 for a portion of the interior of the 5<sup>th</sup> Floor and adjoining pool area (7<sup>th</sup> Floor of the Hotel) as described above and on floor plans submitted unless the statements the applicant has presented are accurate and will remain unchanged and that those conditions and stipulations agreed to by the applicant on the attached stipulations form are incorporated into the "Method of Operation" on the SLA On Premise license.**

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**29. Angolo Food Concepts, LLC d/b/a Angolo SoHo, 53 Grand St. aka 331 W. Broadway, 10013**

**Whereas**, the applicant and the applicant's attorney appeared before the committee; and,

**Whereas**, this application is for a new on-premise license for a full service Italian restaurant serving lunch and dinner in a previously licensed location for a 1,340 sq ft premise occupying the ground floor (and cellar for storage only) at the above location on the corner of Grand St. and West Broadway, there will be no sidewalk café, the maximum occupancy for the premise is 74, there will be 12 tables and 58 seats and 1 stand up bar with 8 seats for a total of 66 seats; and,

**Whereas**, the applicant indicate that the premise would be operated as a full service restaurant only, that the hours of operation would be Sunday from 12 p.m. to 11 p.m., Monday to Thursday from 12 p.m. to 12:30 a.m., and Friday to Saturday from 12 p.m. to 1:30 a.m., that the two existing French doors would be closed at 10 p.m. daily, that there will be one t.v., no additional sound proofing will be added, music will be quiet background only generated from ipod's/c.d.'s; and,

**Whereas**, consistent with a full service restaurant operation there will be no promoted events, no scheduled performances, no outside promoters, no events for which a cover fee is charged, and no private parties, no velvet ropes or movable barriers will be utilized; and,

**Whereas**, the applicant executed a stipulations agreement that they agreed would be attached and incorporated in to their method of operation on their SLA license stating that:

1. The hours of operation are Sunday from 12 p.m. to 11 p.m., Monday to Thursday from 12 p.m. to 12:30 a.m., and Friday to Saturday from 12 p.m. to 1:30 a.m. The premise will be closed and no customers present at the end of the hours of operation.
2. The premise will be operated as a full service restaurant only.
3. The kitchen will be open until the premise is closed.
4. All doors and windows will be closed at 10 p.m. every night of the week.

5. There will be no D.J.'s and No Live Music.

**Whereas**, there are at least 28 licensed premises within 500 ft, a petition with 43 signatures in support and several letters were presented; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of an on-premise liquor license for **Angolo Food Concepts, LLC d/b/a Angolo SoHo, 53 Grand St. aka 331 W. Broadway, 10013** unless the statements the applicant has presented are accurate and that those conditions and stipulations agreed to by the applicant relating to the 5<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**30. La Villette LLC, 10 Downing St. 10014**

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

**Whereas**, this application is for a “transfer” of an existing on premise liquor license (previously 10 Downing LLC SLA Serial #1226235) for a full service French restaurant serving breakfast lunch and dinner, the applicant will operate according to all stipulations the previous licensed premise had agreed to except for the type of food; and,

**Whereas**, this is an upscale restaurant located in a 3,920 sq. ft. premise in a mixed use building located in the North retail unit on the corner of 6<sup>th</sup> Avenue and Downing Street, with 21 tables, 73 seats and 1 stand up bar with 10 seats and 1 service bar for a total of 83 seats in the interior, the maximum occupancy is 125 as indicated on a temporary certificate of occupancy, there is no backyard garden; and

**Whereas**, this application includes a previously licensed outdoor sidewalk café with 28 tables and 59 seats and the applicant will appear before CB2’s Sidewalks, Public Facilities and Public Access Committee and submit an application for review for this entity and will not utilize this portion of their on-premise license until the NY Department of Consumer Affairs has issued a Sidewalk Café license; and

**Whereas**, the applicant stated the hours are 8:00 a.m. – 1:00 a.m. Sunday to Wednesday and 8:00 a.m. – 2:00 a.m. Thursday to Saturday for the interior of the premise, and the hours of operation for the sidewalk café will end at 11 p.m. Sunday to Thursday and will end at 12 a.m. Friday and Saturday, music is quiet background only generated from ipod/c.d.’s, there is existing sound proofing; and,

**Whereas**, the applicant executed a stipulations agreement with the 10 Downing Street Tenants Association and CB#2, Man. that they agreed would be attached and incorporated in to their method of operation on their SLA license stating that they will:

1. Post “Respect Neighbors” signs on Downing and 6th Avenue
2. Schedule daily garbage pick-up during daytime hours within their control.
3. Reduce hours of operation to 1am close Sunday – Wednesday and to 2am close Thursday to Saturday.
4. Community outreach by way of quarterly meeting during the 1st year of operating with an On Premise license.
5. Assign a Manager to the sidewalk café operation.
6. Establish only one form of public ingress to the establishment.
7. Provide menu and food items up until 1 hour prior to closing (menu and food items will be available until 12:00 a.m. Sunday – Wednesday and 1:00 a.m. Thursday – Saturday).
8. The applicant will continue to perform the set of stipulations established by the Sidewalks Committee in August 2007 and May 2011 and read into the record; café seating of not more than 28 tables and 59 seats; maintain sound mitigating awning over the sidewalk café, reduce sidewalk hours to 11pm Sunday – Thursday and 12am Friday and Saturday(all tables cleared at that time); prohibit the placement of benches on the perimeter of this establishment; and provide adequate clearance for wheelchair access. Quarterly meetings with a tenant representative and all other previous Sidewalk Stipulations continue.

**Whereas**, a representative of the 10 Downing Street Tenants Association appeared and stated that they had no opposition to the application provided the applicant adhere to the agreed upon stipulations; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an on-premise liquor license for **La Vilette LLC, 10 Downing St. 10014** **unless** the statements the applicant has presented 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: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**31. LLC to be formed (John McDonald Principal), TBD, 10 Downing St. 10014**

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

**Whereas**, this application is for a new on premise liquor license for a neighborhood Mexican restaurant and café in a location previously licensed by Sam Bahris Steakhouse Inc., SLA Serial #1252030), the applicant will operate according to all stipulations the previous licensed premise had agreed to except for the type of food; and,

**Whereas**, this is an upscale restaurant and café located in a approximately 2,200 sq ft premise (with additional 600 sq ft basement for storage/office only) in the South retail unit located between Houston and Downing Streets with 53 tables, 132 table seats and 1 stand up bar with 8 seats, no service bars, for a total of 140 seats on the interior, the proposed occupancy is 96, the maximum occupancy is 119; and,

**Whereas**, this application includes a previously licensed sidewalk café which will adhere to the previous sidewalk café license of not more than 21 tables and 42 seats and all stipulations, the applicant will appear before CB2's Sidewalks, Public Facilities and Public Access Committee and submit a new application for review for this entity and will not utilize this portion of their on-premise license until the NY Department of Consumer Affairs has issued a Sidewalk Café license; and,

**Whereas**, the applicant stated the hours are 8:00 a.m. – 12:00 a.m. Sunday to Thursday and 8:00 a.m. – 2:00 a.m. Friday to Saturday for the interior of the premise, and the hours of operation for the sidewalk café will end at 11 p.m. Sunday to Thursday and will end at 12 a.m. Friday and Saturday, music is quiet background only generated from ipod/c.d.'s, there is existing sound proofing; and,

**Whereas**, the applicant executed a stipulations agreement with the 10 Downing Street Tenants Association and CB#2, Man. that they agreed would be attached and incorporated in to their method of operation on their SLA license stating that they will:

1. Close no later than 12am on Sunday through Thursday nights & 2am on Friday and Saturday nights, meaning no customers will remain after the closing time.
2. Retain the existing awning or install a new noise mitigating awning, to be kept in place all year.
3. Close the French doors facing the sidewalk no later than 10pm on Sunday through Thursday nights & 11pm on Friday and Saturday nights.
4. Provide noise monitoring by a sound engineer in second story apartments during the first month of operation, the locations of which will be determined by the 10 Downing Street Tenants Association -- this is in order to establish an acceptable base line for sound emanating from the restaurant and any future sidewalk cafes.
5. No use of the courtyard or backyard garden.
6. No benches on the perimeter of the restaurant for smokers or others waiting to be seated.
7. Sign(s) requesting no smoking & low level of noise.
8. Courtyard on the south side of the building cannot be blocked at any time -- it provides an escape route for tenants in the event of a fire or other emergency.
9. Restaurant's employees & patrons are restricted to using bathrooms within the confines of the restaurant – they should not be allowed to access the bathrooms in the basement or residential areas of 10 Downing St.
10. Garbage & trash should be carted away during daytime hours so as not to wake tenants living in the 127 apartments at 10 Downing St.
11. All garbage must be stored in vermin-proof containers until carted away
12. Restaurant agrees to quarterly meetings if requested by the 10 Downing Street Tenants Association

**Whereas**, a representative of the 10 Downing Street Tenants Association appeared and stated that they had no opposition to the application provided the applicant adhere to the agreed upon stipulations; and,

**Whereas**, the applicant is a principal in 4 Restaurants in CB2 which all maintain on-premise licenses without any current complaints including Merc Bar located at 151 Mercer St., Lure Fishbar located at 142 Mercer St., Chinatown Brasserie located at 380 Lafayette St., and Burger and Barrel located at 25 W. Houston St.;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an on-premise liquor license for **LLC to be formed (John McDonald Principal), TBD, 10 Downing St. 10014 unless** the statements the applicant has presented 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: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**32. Paradox Ventures, LLC, d/b/a Salume, 330 W. Broadway 10013 (upgrade SLA Serial # 1247294)**

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

**Whereas**, this application is for an upgrade from an existing restaurant wine license (SLA Serial # 1247294) to a full on premise license for a restaurant only and an alteration to the current establishment for both the physical layout and method of operation from a sandwich shop into a neighborhood restaurant serving and selling rustic cuisine from Italy and local artisans and purveyors with an Italian sensibility; and,

**Whereas**, the establishment is located on West Broadway between Grand St. and Canal St in a 1 story commercial building with mezzanine with three separate retail units, the applicants premise is the southern most unit and is a 1,100 sq ft premise (800 sq ft on the ground floor and 300 sq ft on the mezzanine), there will be two window counters with 7 seats, one food counter with 5 seats, 2 tables on the ground floor with 14 seats and 4 tables on the mezzanine level with 16 seats for a grand total of 42 seats, *there is no stand up bar, no alcohol will be served over the food counter*, there is one service bar, there is no outdoor area, the roof top is not a part of this application and this location is not properly zoned for sidewalk cafes; the maximum occupancy for the establishment is 53 people; and,

**Whereas**, the applicant indicated that the hours of operation will Sunday – Wednesday from 7 a.m. to 12:30 a.m. and Thursday to Saturday from 7 a.m. to 1 a.m., there will be no t.v.'s, music will be quiet background music generated from ipod/c.d.'s there is existing soundproofing, there will be no promoted events, no scheduled performances, no outside promoters, no events at which a cover fee is charged, no private parties, there will be no ropes or movable barriers and no other exterior equipment placed on the sidewalk; and,

**Whereas**, the applicant executed a stipulations agreement that they agreed would be attached and incorporated in to their method of operation on their SLA license stating that:

1. The hours of operation will Sunday – Wednesday from 7 a.m. to 12:30 a.m. and Thursday to Saturday from 7 a.m. to 1 a.m.
2. All Doors and Windows will be closed by 10 p.m. Doors will not be propped open after 10 p.m.
3. There will be no “stand up” bar. All alcohol service will be from the “service” bar. No food will be served over the food counter.
4. There will be no D.J.’s, no promoted events and no private parties

**Whereas**, there is some concern that this neighborhood has too many on premise licensed premises, that there was limited community outreach by the applicant, and that the establishment’s current existing hours of operation are only from 8 a.m. to 8 p.m. under their existing beer and wine license, but it is noted that no one appeared in opposition and there are no reported problems with the existing operation, with the exception of illegal sandwich boards placed in a non-complaint manner on the sidewalk; and,

**Whereas**, there are 26 licensed premises within 500 feet of the proposed establishment,

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of an upgrade to a full on-premise license and alteration to the existing method of operation for **Paradox Ventures, LLC, d/b/a Salume, 330 W. Broadway 10013 (upgrade to SLA Serial # 1247294)** **unless** the statements the applicant has presented are accurate and that those conditions and stipulations agreed to by the applicant relating to the 5<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 37 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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**33. Four Green Fields, LLC, d/b/a Agave, 140 7<sup>th</sup> Ave. South 10014 (SLA Serial #1130040)**

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

**Whereas**, this application is for an alteration to an existing on-premise license to add a small additional space in order for the applicant to create an additional emergency egress and to add several tables and chairs in the newly acquired space, this application does not include any additional outdoor seating in any area; and,

**Whereas**, the new additional space being added in this alteration is approximately 450 sq ft and there will be 9 additional tables and 18 seats located in the new area, there will be new soundproofing installed, several adjustments are being made to the existing licensed premise to reduce nominal seating including 1 table and 3 bar seats; and,

**Whereas**, the premise is located at 140 Seventh Ave (aka rear address 50 Charles St.) between Charles St. and West 10<sup>th</sup> St., the premise will now occupy approx 2,910 sq ft of which 1,600 sq ft is the ground and cellar space, 860 sq ft is an enclosed sidewalk café, and 450 sq ft is the additional space located in the adjacent space on the north side of the building abutting Charles St., there will now be 1 bar with 12 seats, 86 tables, 188 table seats for a total of 200 seats; and,

**Whereas**, the “method of operation” will remain the same, the hours of operation indicated are 11 a.m. to 4 a.m. seven days a week, but the applicant operates and advertises hours of operation of Monday from 12 p.m. to 11 p.m., Tuesday to Friday from 12 p.m. to 1 a.m., Saturday from 11:30 a.m. to 1:00 a.m. and Sunday from 11:30 a.m. to 11 p.m., music is background only, there is an enclosed sidewalk café and an unenclosed sidewalk café, there is 1 t.v., there are private parties, there are no promoted events, there are no velvet ropes, there are no d.j.’s; and,

**Whereas**, the applicant executed a stipulations agreement that they agreed would be attached and incorporated in to their method of operation on their existing SLA license stating that:

1. The applicant will remove the illegal digital sign that is bolted to the sidewalk.
2. The applicant will follow all NYC Dept. of Consumer Affairs Regulations, specifically, the applicant will remove all tables and chairs from the unenclosed sidewalk café when the sidewalk café ceases operation and will store them inside (i.e. tables and chairs will be removed from the sidewalk at 12 a.m. (midnight) Sunday- Thursday and at 1 a.m. Friday's and Saturdays).

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of an alteration to the existing on-premise liquor license for **Four Green Fields, LLC, d/b/a Agave, 140 7<sup>th</sup> Ave. South 10014 (SLA Serial #1130040)** **unless** the statements the applicant has presented 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: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**34. 183 Condechi Associates, LLC, d/b/a Café Condesa, 183 W. 10<sup>th</sup> St. 10014 (SLA Serial # 1172867)**

**Whereas**, the applicant's attorney and a manager for the premise appeared before the committee; and,

**Whereas**, this application is an alteration to an existing restaurant wine license serial number 1172867 to add the sidewalk café to the licensed premise which was recently licensed by the NYC Department of Consumer Affairs for 3 tables and 7 chairs; and,

**Whereas**, the existing premise is a 450 sq ft (interior) neighborhood café/restaurant with 11 interior tables and 22 interior seats and 1 bar with 4 seats for a total of 26 interior seats, music is quiet ambient background music on the interior of the premise from ipod/cd's; and,

**Whereas**, the applicant executed a stipulations agreement that they agreed would be attached and incorporated in to their method of operation on their existing SLA license stating that:

1. The hours of operation for the interior of the premise are Sunday to Thursday from 8 a.m. to 12 a.m. (midnight) and Friday to Saturday from 8 a.m. to 1 a.m. The premise will be closed and no customers present at the end of the hours of operation.
2. The hours of operation for the sidewalk café will end at 10:30 p.m. seven days a week and all tables and chairs shall be removed from the sidewalk café at that time.
3. The applicant will return to CB2's SLA Committee to re-present this application if the applicant failed to appear before CB2's Sidewalks, Public Facilities and Public Access Committee.

**THEREFORE, BE IT RESOLVED**, that CB#2, Man. recommends denial to the proposed extension of the licensed premise for **183 Condechi Associates, LLC, d/b/a Café Condesa, 183 W. 10<sup>th</sup> St. 10014 (SLA Serial # 1172867)**, to include the sidewalk café unless those conditions and stipulations agreed to by the applicant relating to the 4<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 37 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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**35. SOSEB, LLC, d/b/a Cocotte, 110 Thompson St. 10012**

**Whereas**, the applicants appeared before the committee with their attorney; and,

**Whereas**, this application is for a Restaurant Wine license for a 750 sq ft French bistro with small plates at the above referenced location occupying the southerly below grade storefront in the 6 story mixed use building located between Prince St. and Spring St. with 10 tables, 35 seats and 1 stand up bar with 4 seats for a total of 39 seats with a maximum occupancy of less than 75, the applicant will obtain a letter of no objection, there will be no outdoor seating either in a rear yard or sidewalk cafe; and,

**Whereas**, the applicant stated that the premise will be operated as a restaurant with operating hours from 4 p.m. to 1 a.m. seven days a week, music will be quiet background only generated from ipod/c.d.'s, there are no plans to install soundproofing and the existing sound proofing should be sufficient according to the applicant, there will be no tv's, there will be no promoted events, there will be no scheduled performances, there will be no outside promoters, there will be no events for which a cover fee is charged, there will be no private parties, there is one bathroom, a petition was presented with approx 125 signatures in support, a portion of which were from the immediate surrounding area and the building in which the premise is to be located, one of the proposed principals operates a licensed premise, Spread NYC LLC at 209 Mulberry St which has no complaints; and,

**Whereas**, the applicant executed a stipulations agreement that they agreed would be attached and incorporated in to their method of operation on their new SLA license stating that:

1. The hours of operation will be from 4 p.m. to 1 a.m. seven days a week. All customers will have vacated the premise at the conclusion of the hours of operation.
2. All Doors and Windows will be closed by 8 p.m.
3. Music will be quiet background music only and there will be no D.J.'s or promoted events.

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends **denial** of an restaurant wine license for **SOSEB, LLC, d/b/a Cocotte, 110 Thompson St. 10012** **unless** the statements the applicant has presented are accurate and that those conditions and stipulations agreed to by the applicant relating to the 4<sup>th</sup> “whereas” clause above are incorporated into the “Method of Operation” on the SLA Restaurant Wine license.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 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:**

**36. William T. Oreid d/b/a The Jade Hotel Greenwich Village, 52 W. 13<sup>th</sup> St. 10011**

**Whereas**, prior to this months CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested to withdraw from consideration this application and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **William T. Oreid d/b/a The Jade Hotel Greenwich Village, 52 W. 13<sup>th</sup> St. 10011** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**37. Chelsea Morning Partners, L.P. Pending, 99 Bank St. 10014**

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested a layover of consideration or withdrawal of the application for the above referenced applicant and location to a future CB2 SLA Licensing Committee meeting; and,

**Whereas**, the applicant has previously appeared before CB2 to present an application for this space but withdrew the application following a recommendation of denial from CB2 SLA Licensing Committee in March 2012 and stated at that time that they planned to present a new application for this space including a different configuration and footprint;

**THEREFORE BE IT RESOLVED** that CB#2, Man. respectfully requests that the SLA **withhold any decision** on this matter **until Chelsea Morning Partners, LP, 99 Bank St., 10014** has **re-presented a new application** to CB2's SLA Licensing Committee and CB2, Manhattan has forwarded a recommendation to the SLA on the new proposal 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: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**38. Meli Spring Street Corp. d/b/a Meli, 300 Spring St. 10013**

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested to withdraw the application from consideration; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Meli Spring Street Corp. d/b/a Meli, 300 Spring St. 10013** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**39. Mascalzone NYC, LLC, Il Mascalzone, 33 Greenwich Ave., 10014**

**Whereas**, at this months CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant requested to lay over consideration for their application for a new on-premise license at the above noted premise and will continue community outreach and will re-present their application at a future meeting of CB2's SLA Licensing Committee;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license for **Mascalzone NYC, LLC, Il Mascalzone, 33 Greenwich Ave., 10014** until the applicant has re-presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**40. Marie Arun Teas, Inc. d/b/a Bosie, 10 Morton St. (SLA serial # 1227361)**

**Whereas**, no representative appeared at the CB2 SLA Licensing Committee meeting on March 15<sup>th</sup>, 2012, in response to a request to appear in front of the Committee to address community concerns regarding the renewal of this restaurant wine license and following a statement from a representative of the applicant Marie Arun Teas, Inc. d/b/a Bosie 10 Morton St. that while the Principle would be unable to attend, a manager would be present to address community concerns in regards to the renewal of the license regarding noise complaints and issues surrounding staff use of outdoor areas but they did not appear; and,

**Whereas**, 4 members of the community appeared at CB2's SLA Licensing Committee meeting on March 15<sup>th</sup>, 2012 and explained their frustrations in resolving ongoing noise issues that seemed correctable; and

**Whereas**, following the March 15<sup>th</sup>, 2012 meeting the applicant's attorney stated the principle and/or manager would appear at the next SLA licensing meeting in April; and,

**Whereas**, prior to the April 12, 2012 CB2 SLA Licensing Committee meeting the applicant's attorney explained that the principle was traveling internationally and would not be able to attend; and,

**Whereas**, the applicant's attorney stated that the owner and principle of Marie Arun Teas, Inc. d/b/a Bosie would appear at the regularly scheduled CB2 SLA Licensing Committee meeting in May 2012; and,

**THEREFORE BE IT RESOLVED**, CB#2, Man. requests that the principle of Marie Arun Teas, Inc. d/b/a Bosie 10 Morton St., SLA Serial Number 1227361 appear at the regularly scheduled May 2012 CB2 SLA Licensing Committee Meeting to address the concerns noted above prior to CB2 issuing a recommendation to the SLA and asks that the SLA take into account the lack of appearance of the applicant after statements that they would appear in March 2012 while reviewing the renewal of this license and support CB2's request that the applicant appear before CB2 to address these issues in order that the community have a forum to address their concerns.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**41. Brass Monkey, LLC d/b/a Brass Monkey, 55 Little W. 12<sup>th</sup> St., 10014 (SLA Serial # 1151520)**

**Whereas**, prior to this months CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested to withdraw from consideration the application for an alteration of their existing on-premise license to include additional space and add an additional stand up bar and will resubmit the application for a future CB2 SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed alteration to their liquor license for **Brass Monkey, LLC d/b/a Brass Monkey, 55 Little W. 12<sup>th</sup> St., 10014 (SLA Serial # 1151520)** until the applicant has presented their alteration application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this alteration 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: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**42. GMG Industries, Inc. d/b/a Tresanti, 40-42 Thompson St. 10013 (SLA Serial # 1243897)**

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested to withdraw from consideration the application for an alteration of their existing on-premise license and will resubmit the application for a future CB2 SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA deny any proposed alteration to their liquor license for **GMG Industries, Inc. d/b/a Tresanti, 40-42 Thompson St. 10013 (SLA Serial # 1243897)** until the applicant has presented their alteration application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this alteration 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: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**43. Village Restaurant Group, LLC, d/b/a Hudson Clearwater, 447 Hudson St. 10014 (SLA Serial # 1242425)**

**Whereas**, at this months CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant withdrew from consideration their application for an alteration of their existing on-premise license to increase the operating hours of their outdoor rear yard which are currently limited to 10pm by a stipulations agreement;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any proposed alteration to the method of operation for **Village Restaurant Group, LLC, d/b/a Hudson Clearwater, 447 Hudson St. 10014 (SLA Serial # 1242425)** until the applicant has re-presented their alteration application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this alteration application proceed directly to the SLA without a recommendation from CB2, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**44. 450 Hudson LLC, 450 Hudson St. 10014**

**Whereas**, prior to this months CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested to withdraw from consideration this application and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license for **450 Hudson LLC, 450 Hudson St. 10014** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**45. David Ruggerio or Entity to be formed, 337 W. Broadway 10013**

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested to withdraw from consideration this application and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license for **David Ruggerio or Entity to be formed, 337 W. Broadway 10013** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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



Antony Wong, Treasurer  
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April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**46. An entity to be formed by Kenneth Friedman, TBD, 264 Bleecker St. 10014**

**Whereas**, prior to this months CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested to withdraw from consideration this application; and,

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license for **An entity to be formed by Kenneth Friedman, TBD, 264 Bleecker St. 10014** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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

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

April 30, 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 April 19, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**47. Nespresso USA, Inc. d/b/a Nespresso, 92 Prince St. 10012**

**Whereas**, prior to this month's CB2 SLA Licensing Committee meeting on April 12, 2012, the applicant's attorney requested to withdraw from consideration this application;

**THEREFORE BE IT RESOLVED** that CB#2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license for **Nespresso USA, Inc. d/b/a Nespresso, 92 Prince St. 10012** until the applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, with 36 Board members in favor and 1 recusal (R. Ely)

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

Sincerely,



Jo Hamilton, Chair  
Community Board #2, Manhattan



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

JH/fa

cc: Hon. Jerrold Nadler, Congressman  
Hon. Thomas Duane, NY State Senator  
Hon. Deborah Glick, Assembly Member  
Hon. Scott Stringer, Man. Borough President  
Hon. Christine Quinn, Council Speaker  
Hon. Alan Jay Gerson, Council Member  
Hon. Rosie Mendez, Council Member  
Sandy Myers, CB2 liaison, Man. Borough President's office  
Lolita Jackson, Manhattan Director, Commissioner, CAU  
Thomas J. O'Connor, Deputy Commissioner for Government Affairs, NYS Liquor Authority  
Applicant