

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

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

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

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the upgrade of license #1252491 to a Full On Premise license, in a mixed-use building (block 00563 / lot 1) on University Place between 11th and 12th Street for a Burger/Pub style restaurant which has 18 tables and 60 seats and 1 bar with 10 seats, there will be no sidewalk café and no backyard garden, music will be background only and a maximum legal capacity of 74 persons; and,

Whereas, the applicant stated the hours of operation are Sunday through Wednesday from 10:00 a.m. to 2:00 a.m. and Thursday through Saturday from 10:00 a.m. to 4:00 a.m.; and,

Whereas, there are already 19 Full On Premise Licenses and 2 pending licenses within 500 ft. of this location; and,

Whereas, this operator has been at this location for less than 1 year and has already proven to be an inconsiderate neighbor in this highly residential area and disregards the reasonable requests from immediate neighbors to lower music or close windows at a reasonable hour to contain the noise consistent with other licensed premises in the area; and,

Whereas, the owner and the manager stated at this meeting that they were unaware of any complaints from neighbors regarding noise and quality of life issues; and,

Whereas, the applicant has appeared on CB#2, Man.'s calendar for the last 4 months but has either withdrawn or laid over their appearance, but has not performed community outreach to the local community or local neighborhood association; and,

Whereas, this operator has participated in “Beer-A-Thons” sponsoring 26 beers at 26 bars for a price of \$65 which created a huge inconvenience of noise and crowds and once again assuming no regard for the neighbors; and,

Whereas, this operator runs the establishment similar to the ones that exist in the Meat Packing District which is an appropriate area for this type of establishment and when neighbors at this location complain they are told “ neighborhoods change” despite the fact that this is a well-established neighborhood that is very residential; and,

Whereas, there were 16 people from the neighborhood who appeared at the meeting in opposition of this applicant each citing the blatant **disregard** and **disrespect** this new operator has displayed and apparently at a recent block association meeting for the East 12th St and East 13th St Block Association between 20 and 30 residents requested their position to be to request a recommendation of denial to this upgrade despite their history of working with licensed neighborhood establishments; and,

Whereas, CB#2, Man. formally request the State Liquor Authority to conduct a 500-Ft. Rule hearing for this application;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the **denial** to the upgrade to a Full OP License for **Pop Underground, LLC d/b/a Pop Burger, 41 E. 11th St., NYC 10003.**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2. 3 Howard Partners, LLC TBD, 3 Howard Street, NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this is an application for a casual dining establishment serving modern Chinese cuisine; and

Whereas, this application is for a new On Premise license in a commercial building on Howard Street between Centre and Lafayette (Block # 208 and Lot # 13), for a 4,090 s.f. restaurant which has 17 tables and 57 seats and 1 bar with 8 seats. There will be no sidewalk café and no backyard garden, music will be background only, and a maximum legal capacity of 74 persons; and,

Whereas, the applicant states that the hours of operation are Sunday through Thursday from 11:00 a.m. to 12:00 a.m. and Friday and Saturday from 11:00 a.m. to 1:00 a.m.; and,

Whereas, CB#2, Man. unanimously approved a resolution in January 2012 recommending denial of this applicant, but who returned this month (February 2012) with no material changes to their application but to further express their restaurant concept; and,

Whereas, the applicant and the lawyer representing the landlord stated that a pending lease has provisions that state that they cannot run a club, apply for a cabaret license or a public assembly permit; and,

Whereas, the applicant presented the following stipulations, which they stated they would adhere to:

1. Hours of Operation will be Sunday through Thursday from 11:00 a.m. to 12:00 a.m. and Friday and Saturday from 11:00 a.m. to 1:00 a.m. and with the understanding that the closing hours mean the restaurant is closed.
2. Food will be available until closing.

3. They will not apply for a Public Assembly Permit or a Cabaret License.

Whereas, the applicant has still not supplied sufficient evidence from the NYC Department of Buildings (DOB) that it is legal to operate a restaurant at this location because of the limitations placed on eating and drinking establishments in M1-5B zoning despite the certificate of occupancy indicating “store” use with an occupancy of 25 and despite the existence of a prior restaurant at this location which may not have been in compliance with the zoning regulations and CB#2, Man. requests that correspondence specifically from the DOB be presented by the applicant which indicates that an “eating and drinking establishment” is an approved use at this location and that all permits, waivers or variances or approvals from City Planning be in place prior to the issuance of any liquor license at the location; and,

Whereas, the applicants did extensive outreach to the community and submitted 15 letters in support and a petition with 56 signatures in support; and,

Whereas, at the original hearing there were 8 people who attended and spoke in support of this application and there was no opposition and in the second hearing there were 3 people who attended the hearing and spoke in support and again there was no community opposition; and,

Whereas, this location has an adverse history with CB2 Manhattan with the previous licensee and has been the subject of correspondence to the SLA from CB2 in regards to that licensee regarding operation outside of the method of operation, operation of an illegal pop-up cabaret called “Madame Wong’s” for a number of months and the premise has been closed by the NYPD for illegal operation while operating under the previous licensee GFS Inc., dba Jobee, serial number #1025291 (see attached correspondence/resolutions from CB2 to the SLA regarding GFS Inc., d/b/a Jobee from May and June 2011); and,

Whereas, members of the committee continue to have reservations regarding one of the principles applying for this license, Moshe Khoshkheraman, because while he was not a principle, he was part of the previous operation while they were operating outside of their method of operation and operating an illegal cabaret/club “Madame Wong’s” at the location and he appears to have been a manager and/or responsible for organizing the events which occurred during the late evening hours after the restaurant operation had closed; and,

Whereas, even though Mr. Khoshkerman states that he was only involved with the previous operation for a short period of time at the beginning of the “Madame Wong’s” parties and he states that he was not aware of the legality of the issue when involved, he appears to have been an integral part of the initial operation which appears to have availed itself of the previous licensee’s license and he did meet with members of CB2 in May 2011 in conjunction with principles of the previous licensee as stated in the May 2011 CB2 resolution; Mr Khoshkerman further stated that his background is in the area of real estate development and,

Whereas, the other principle stated that she felt they were being unfairly penalized for actions of the previous licensee and that Mr. Koshkerman’s involvement was limited in the previous license and she further stated that she had no interest in operating a club, that while she had not been a principal on a liquor license that she did have experience as a small investor in another restaurant and that she had written business plans, developed concepts and been involved in opening other restaurants but that she had left those establishments after they opened; in order to address her lack of experience in operating a day to day restaurant they plan to hire a manager to learn the ropes in addition to an experienced chef; and,

Whereas, the applicant is in a heavily saturated neighborhood with 23 Full On Premise licenses within 500 ft.; and,

Whereas, the application for a Chinese Restaurant is not a unique concept in this neighborhood; and,

Whereas, CB#2, Man. formally requests the State Liquor Authority to conduct a 500-Ft. Rule hearing for this application;

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

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

3. Mika Food LLC, d/b/a Balaboosta, 214 Mulberry St., 10012

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an upgrade of the existing license # 1238202 in a mixed use building on Mulberry Street between Spring and Prince Street (Block # 494 and Lot # 7502), for a 1,100 s.f. full service Mediterranean/Israeli restaurant, which has a total of 22 tables and 52 seats and 1 bar with 4 seats. There will be no sidewalk café and no back yard garden, music will be background only and a maximum legal capacity of 74 persons; and,

Whereas, the applicant states that the hours of operation are Sunday from 11:00 a.m. to 10:00 p.m. Monday to Thursday from 11:00 a.m. to 11:00 p.m. and Friday to Sunday from 11:00 a.m. to 11:30 p.m.; and,

Whereas, in May 2011 CB#2, Man. denied this applicant request for an upgrade from a beer and wine license to a full on premise license based on over saturation and because this was yet another location that had never been licensed before and now, in less than a year they have come back to upgrade to a full OP; and

Whereas, there was little to no outreach to the community including building residents regarding this upgrade and 3 of the neighbors were opposed to the upgrade to a full OP; and,

Whereas, the applicant has agreed to reduce their hours of operation as described below to be consistent with those of a “white table cloth” restaurant; and,

Whereas, the applicants agreed to the following stipulations:

1. Hours of operation are Sunday from 11:00 a.m. to 10:00 p.m. Monday to Thursday from 11:00 a.m. to 11:00 p.m. and Friday to Sunday from 11:00 a.m. to 11:30 p.m.

2. There will never be a sidewalk café or backyard garden use.
3. Food will be provided up to the time of closing.
4. Air condition units have sound baffles to control noise in backyard.
5. That all stipulations from the Beer and Wine license are continued with this license.
6. Applicants will not operate a nightclub or apply for a Cabaret license.
7. Applicant will not use outside promoters, D.J.'s or any live music.

Whereas, there are already 22 Full On Premise licenses within 500 ft of the establishment; and,

Whereas, CB#2, Man. formally request the State Liquor Authority to conduct a 500-Ft. Rule hearing for this application;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the **denial** to the upgrade to a Full OP License for **Mika Food LLC, d/b/a Balaboosta, 214 Mulberry St., 10012** **unless** all the stipulations agreed to in this resolution in the 6th Whereas clause are incorporated into the "Method of Operation".

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

4. Alberto Benenati and Yves Jadot, 17 E. 13th St., NY, NY 10003

Whereas, the applicant appeared before the committee; and,

Whereas, this is an application for a sit-down and take out restaurant serving gourmet sandwiches; and

Whereas, this application is for a new Beer and Wine license in a commercial building on 13th Street between 5th Avenue and University Place (Block # 571 and Lot # 30), for a 900 s.f. restaurant which has 9 tables and 18 seats and no bar. There will be no sidewalk café and no backyard garden, music will be background only, and a maximum legal capacity of 74 persons; and,

Whereas, the applicant states that the hours of operation are Sunday through Saturday from 8:00 a.m. to 12:00 a.m. (7 days a week); and,

Whereas, the applicants have agreed to the following stipulations:

- 1. Hours of Operation** are Sunday through Saturday from 8:00 a.m. to 12:00 a.m. (7 days a week)
- 2 Soundproofing:** The Operator shall use its best efforts to soundproof the Establishment to ensure that noise does not emanate from the Establishment, in any direction and meets or exceeds New York City noise code.
- 3. Exterior Equipment:** The Operator shall use its best efforts to soundproof the Exterior Equipment to ensure that all noise produced by any external equipment installed and operated by the Operator meets or exceeds New York City noise code.
- 4. Front door:** The Operator shall cause the doors to remain in a closed position.
- 5. Outdoor speakers:** The Operator shall not operate any outdoor speakers or sound amplification and shall not deliberately direct any sound outside of the Establishment.

- 6. Windows:** The Operator shall use its best efforts to ensure that noise does not emanate from the windows. The Operator shall not permit any doors or windows to be left open. If any windows are to be replaced they are to be replaced with non-operable windows.
- 7. Security:** The Operator shall cause a communicative general manager to be present at the Establishment during all hours of operation.
- 8. Music:** The Operator shall not permit DJs or live music in the Establishment. Only background music at a reasonable level shall be permitted.
- 9. Promoters:** The Operator shall not use outside promoters or allow promoted third party events at the Establishment.
- 10 Dancing:** The Operator shall not permit dancing in the Establishment.
- 11. Sanitation:** The Operator shall not store garbage or garbage dumpsters outside of the Establishment. The Operator shall not permit refuse to sit at the curb for longer than 3 hours.
- 12. Outdoor Seating:** The operator will not establish any outdoor seating or seek to obtain permission for any outdoor seating including but not limited to any unenclosed sidewalk cafe permit.
- 13. Lighting:** The Operator shall not install any banner up-lighting on the exterior of the Establishment and shall replace said lighting with reduced brightness, spot-type down lighting so as to not disturb residents living above and around the Establishment.
- 14. Steering:** The Operator shall not attempt to steer the public from the sidewalk into the Establishment. The Operator shall not distribute any fliers on the sidewalk or street.
- 15. Drink Specials:** The Operator shall not offer any discounted drinks at any time. All drinks will always be sold at full price.
- 16. Kitchen:** The Operator shall cause the kitchen to stay open serving a full menu until closing.
- 17. Signage:** All signage will conform to signage standards found in landmark districts.
- 18. Monthly Meetings:** Upon request, the Operator shall make available the general manager to attend monthly meetings with representatives of the community.
- 19. Basement:** The Establishment's basement shall not be used to seat or serve patrons.
- 20. Kitchen Exhaust:** The Operator shall insure that smells emitting from the establishment do not disturb the neighbors. Upon request the Operator shall implement whatever measures necessary to abate any extant odor issues emanating from the establishment.

Whereas, the applicant agreed to these stipulations and there was no opposition from the community in light of the fact that the applicant agreed to the above stipulations;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **denial** to the new Beer and Wine license for **Mile End Sandwich, LLC, 53 Bond St., NYC 10012. unless** all the stipulations agreed to in this resolution in the 5th Whereas clause are incorporated into the "Method of Operation".

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5. McBren Corp., d/b/a Triona's, 237 Sullivan St., 10012

Whereas, the applicant appeared before the committee; and,

Whereas, this is an alteration application to remedy discrepancies with the approved method of operation and interior premise floor plan currently on file with the SLA and the current method of operation; specifically, this request is to remove a full kitchen and replace it with a small food prep area adjacent to the existing bar and to modify the food menu to a simple menu that can be prepared in a microwave/convection oven; and,

Whereas, this application is for the alteration of the existing license # 1227779 in a mixed use building on Sullivan Street between Bleecker and West 3rd Street (Block # 539 and Lot # 14), for a 1,800 s.f. bar/pub which has a total of 8 tables and 32 seats and 1 bar with 15 seats. There is a sidewalk café but no back yard garden, music will be background only and a maximum legal capacity of 75 persons; and,

Whereas, the applicant states that the hours of operation are Sunday though Saturday from 12:00 p.m. to 4:00 a.m.; and

Whereas, the applicant submitted a new floor plan and pictures and explained that this alteration application was to add a small food prep area including a small sink, a microwave/convection oven and a small refrigerator, and to remove an area which was originally supposed to be a full kitchen consisting of a grill, stove, fridge, freezer, sinks and a prep table but that was never installed; and,

Whereas, the proposed menu for the alteration application is a simple menu consisting of 7 "Pies" (i.e. pork pie, sausage pie), 2 "Sarnies" (i.e. bacon sarnie and sausage sarnie) and chili con carne and macaroni and cheese; and,

Whereas, the applicant stated that they could not comply with having a full kitchen despite the existence of an operating kitchen with prior licensees at this location because the NYC Department of Buildings (DOB) venting laws could not be complied with; this could not be independently confirmed but it is noted that an application was filed with DOB to remove an existing kitchen on February 22, 2010 which was presumably legal; and,

Whereas, the applicant appeared in front of CB#2, Man. in November 2011 (Please see CB#2, Man. Resolution from November 2011 sent to the SLA on December 1, 2011) to answer community concerns regarding the renewal of this license at which time CB#2, Man. recommended to the SLA that the license not be renewed because the applicant was not adhering to their “method of operation” or their interior floor plans and at which time the applicant agreed to a set of stipulations to be added to their license irregardless of CB#2, Man.’s recommendation to address primarily issues of noise from music and patrons; and,

Whereas, the stipulations the applicant agreed to in November 2011 to address concerns at that time are as follows:

1. The applicant/license holder will install a sound limiter on their sound system and maintain it with proper calibration going forward.
2. The applicant will work with a sound engineer to address the sound issues and place speakers in the establishment in a manner to reduce and eliminate bass music that is currently audible beyond their premises
3. The applicant/license holder will share their cell phone numbers with any interested members of the community for immediate access.
4. The applicant/license holder will not have a D.J. on any nights, nor would they allow anyone to bypass the sound limiter on the sound system.
5. The applicant/license holder will place a sign in the window appropriately visible to their patrons requesting them to please be courteous to their neighbors etc.
6. The applicant/license holder will going forward close all their windows and doors at 9:00 p.m. Sunday to Thursday and at 10:00 p.m. Fridays and Saturdays.

Whereas, in November 2011 and again at this meeting a large number of local residents appeared to express issues with noise and to state that this was not the type of operation that was originally approved for this applicant in regards to it’s method of operation and floor plans; and,

Whereas, the original application for this applicant was heard by CB#2, Man. in May 2009 and which time the applicant requested a transfer of an existing On Premise license in a mixed use building on the corner of Sullivan and West 3rd Streets for a 1,200 s.f. bar/restaurant with 30 table seats, 1 bar with 12 seats, and a maximum legal capacity of 70 persons; and,

Whereas, in May 2009, the applicant stated there were no plans to change the previously approved operation of a previous licensee; the applicant stated the current hours of operation are 11:00 a.m. – 4:00 a.m. seven days a week; there will be a sidewalk café application but no backyard garden; music is background only; and,

Whereas, in May 2009 the applicant submitted a floor plan which specifically included an area on the ground floor in the rear of the establishment that was designated as a kitchen, which included on the diagram individually marked a grill, stove, fridge, freezer, sinks and a prep table, and on a separate floor plan for the basement a walk in cooler; and,

Whereas, in May 2009, the applicant included along with their application a detailed food menu which was for the previous establishment Pinch Bar & Grill that they were “transferring” the license from that they stated they would not change, which included 2 Soups, 5 Appetizers, 3 Salads, 4 Burgers and Sandwiches and 3 entrees; and,

Whereas, in May 2009 CB#2, Man. recommended approval of the proposed transfer/new application as described above, and,

Whereas, this application failed to comply with the original application stating that it would be a restaurant/pub and in actuality has only operated as a bar and not a restaurant; and,

Whereas, 7 community members attended this hearing and spoke with great opposition to this applicant and registered individual stories regarding their confrontations with the manager and principal owner over excessive noise issues; and,

Whereas, local residents and the local neighborhood association, the Bleecker Area Merchants and Resident’s Association expressed concerns that only a few weeks have passed since changes have been made by the applicant to adhere to the November 2011 stipulations and that they are concerned that as the warm weather approaches the issues with noise will re-emerge even if there are marginal improvements; and,

Whereas, the applicant has agreed to all the stipulations that were attached to the original license though they did not adhere to those stipulations until they needed approval of this application; and,

Whereas, the applicant agreed at this meeting to the following additional stipulations which are:

1. Food will be available at all hours the establishment is open.
2. No dancing will be permitted at any time in the establishment
3. Rubber mats will be utilized during the loading/unloading process outside the establishment to eliminate noise from dropping kegs in front of the premise during deliveries.
4. The sidewalk café will only be operated until 8 p.m. Sunday to Thursday and until 9 p.m. Friday and Saturday.
5. In addition to limiting the hours of the sidewalk café, the applicant agrees to comply with all sidewalk café regulations.

Whereas, the applicant would not give up their right to operate a sidewalk café which was asked by some members of the committee and the local community because of the noise issues it creates; and,

Whereas, the committee was split as to the appropriate remedy of the situation created by the applicant whereby they originally presented a restaurant/bar, never operated a restaurant component and then have returned to ask for a alteration to legalize the existing condition with the most minimal food component which in CB#2, Man.’s opinion does not constitute a restaurant and the ensuing result is yet another operation that is exclusively a bar; and,

Whereas, this applicant has been operating since May 2009 in direct violation of their approved method of operation with no enforcement from the SLA highlighting the lack of resources available to the SLA and with no citations issued for noise despite numerous complaints; and,

Whereas, because of the existing over saturation of licensed establishments in this area, the quality of life issues that are pervasive, the difficulty of enforcing agreed upon stipulations, the lack of adhering to the original method of operation and the over arching issue that *CB#2, Man. would have undoubtedly recommended denial of the original application in 2009 if the current application were presented as a new application;*

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the **denial** to the alteration to a Full OP License for **McBren Corp., d/b/a Triona's, 237 Sullivan St., 10012.**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

6. Stefan Nafziger on Behalf of an entity to be determined, TBD, 45 Spring St., 10012

Whereas, the applicant appeared before the committee; and,

Whereas, this is an application to transfer a license from previous owners and also downgrade to a Beer and Wine; and,

Whereas, this application is for the transfer and downgrade to beer and wine an existing license in a mixed use building on Spring Street on the corner of Spring and Mulberry Street (Block # 494 and Lot # 7502), for a 550 s.f. Falafel and Smoothie Bar, which has no tables or seats but has an eating counter with 15 seats. There is no sidewalk café and no back yard garden, music will be background only and a maximum legal capacity of 30 persons; and,

Whereas, the applicant states that the hours of operation are Sunday though Saturday from 10:00 a.m. to 11:00 p.m.; and,

Whereas, the applicant owns and operates a similar business with a similar name with the same menu and style of operation in the West Village without a liquor license of any type; and,

Whereas, this applicant and/or partner is also a principal for another application this month from CB#2, Man. for Balaboosta, serial number 1238202, which is for an upgrade to a full OP from a beer and wine license within the same neighborhood within one block and is basically taking over an existing location near by that had a strong and positive relationship with the community as a local Italian restaurant and with a full OP license and turning it into a Falafel house and offering to downgrade to Beer and Wine in hopes of getting the upgrade at the other location; and,

Whereas, CB#2, Man. is in support of the second location's request to upgrade to a full OP but does not believe that a Falafel house, which is not unique in the community deserves to have a license from the SLA of any kind and while not subject to the 500ft rule, there are over 25 licensed establishments within 500 ft; and,

Whereas, CB#2, Man, is concerned that an approval for any SLA license for these kind of fast food businesses that do not offer any table service could set a bad precedent; and,

Whereas, the community spoke in opposition of this application and there were none in support;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the **denial** of the application for a Beer and Wine License for **Stefan Nafziger on Behalf of an entity to be determined, TBD, 45 Spring St., 10012.**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7. Avroko Resstaurant Group LLC/Public Restaurant L.P. d/b/a Public Restaurant, 210 Elizabeth St., 10012

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration of an existing license # 1143335 to add one bar and 5 seats within the current restaurant in a commercial building on Elizabeth Street between Spring and Prince Street (Block # 492 and Lot # 10), for a 6,200 s.f. restaurant which has 59 tables with 130 seats and 1 bar with 14 seats that already exist and will now be adding a second bar with 5 seats. There is no sidewalk café and no back yard garden, music will be background only and a maximum legal capacity of 160 persons; and,

Whereas, the applicant states that the hours of operation is Sunday though Saturday from 10:00 a.m. to 3:00 a.m.; and,

Whereas, the applicants request to add an additional bar with 5 seats in the front of the restaurant does not appear to be a challenging request to the community on its face, but the request is really to be able to close off the majority of the restaurant when business is slow and just run a smaller full bar until 3:00 a.m. with a separate name from the current establishment called “The Monday Room” and a separate entrance instead of a large restaurant called “Public” as originally agreed; and,

Whereas, this neighborhood is well known for already being heavily saturated with liquor licenses and this alteration would essentially be adding yet another late night bar within this saturated community and would further contribute to the pedestrian and traffic concerns in the area and quality of life issues associated with late night establishments; and,

Whereas, the applicant currently advertises their hours of operation on their website for their full service restaurant “Public” as Monday to Thursday 6 pm to 11pm (bar open until 1 am), Friday and Saturday 6pm to 12am (bar open until 2am) and Sunday 6pm to 10:30pm (Bar open until 1am); and

Whereas, two (2) community members spoke in opposition to the application citing their concerns about losing a true restaurant that has been in good standing for 8 years and adding a late night bar component which will be have an adverse effect on the quality of life of the neighborhood;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the **denial** to the alteration to a Full OP License for **Avroko Restaurant Group LLC/Public Restaurant L.P. d/b/a Public Restaurant, 210 Elizabeth St., 10012**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 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:

8. Celtic Dragon, LLC, d/b/a Lucky 157 Chinese Restaurant & Rathskeller, 157 Lafayette St. 10003

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Celtic Dragon, LLC, d/b/a Lucky 157 Chinese Restaurant & Rathskeller, 157 Lafayette St. 10003** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

9. Entity to be formed by Abraham Meborah, 99 MacDougal St., 10012

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Entity to be formed by Abraham Meborah, 99 MacDougal St., 10012** **until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

10. Hermant Phul on behalf of an entity TBD, 192 Bleecker St., 10012

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Hermant Phul on behalf of an entity TBD, 192 Bleecker St., 10012** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

11. Michael Sinensky and Sean McGarr, 159 Bleecker St., 10012

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Michael Sinensky and Sean McGarr, 159 Bleecker St., 10012** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

12. Bleecker Public House Corp. d/b/a Kenny's, 157 Bleecker St.

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Bleecker Public House Corp. d/b/a Kenny's, 157 Bleecker St. until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

13. Tobsk, LLC, 89 Macdougall St., 10012

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Tobsk, LLC, 89 Macdougall St., 10012** **until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

14. New 1234, Inc., 89 Macdougall St., 10012

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

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends **DENIAL** of any proposed liquor license to **New 1234, Inc., 89 Macdougall St., 10012 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

15. Hersa Hospitality Trust d/b/a Hyatt, 76 E. 13th St., 10003

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Hersa Hospitality Trust d/b/a Hyatt, 76 E. 13th St., 10003** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

16. 132 4th Avenue Restaurant, LLC, TBD, 132 4th Ave., 10003

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **132 4th Avenue Restaurant, LLC, TBD, 132 4th Ave., 10003** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

17. GMG Industries, Inc., d/b/a Tresanti, 40-42 Thompson St., 10013

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **GMG Industries, Inc., d/b/a Tresanti, 40-42 Thompson St., 10013** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

18. Lignoranti, LLC d/b/a Oficina Latina, 24 Prince St., 10012

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Lignoranti, LLC d/b/a Oficina Latina, 24 Prince St., 10012** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

19. VAP Union Square, LLC, 113 University Pl., 10003

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **VAP Union Square, LLC, 113 University Pl., 10003** **until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

20. 9Gj Bar & Restaurant, Inc., d/b/a Acme, 9 Great Jones St., 10012

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **9Gj Bar & Restaurant, Inc., d/b/a Acme, 9 Great Jones St., 10012** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

21. Dew and Dew, Inc. d/b/a University Restaurant, 101 University Pl., 10003

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

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends **DENIAL** of any proposed liquor license to **Dew and Dew, Inc. d/b/a University Restaurant, 101 University Pl., 10003 until the applicant has presented their application in front of the CB#2, Man. SLA Licensing Committee; and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and the concerns of the community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

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

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

22. Deborah Aliotta, d/b/a Belladonna Café, 191 Prince St., 10012

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Deborah Aliotta, d/b/a Belladonna Café, 191 Prince St., 10012** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

23. Café Mercato, Inc. d/b/a Silver Spoon, 53 E. 8th St., 10003

Whereas, the applicant's attorney requested a layover of consideration of the application to the next CB#2, Man, SLA Licensing Committee meeting;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **Café Mercato, Inc. d/b/a Silver Spoon, 53 E. 8th St., 10003** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

23. The Urban Canis, Inc. 188 Lafayette St.

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **The Urban Canis, Inc. 188 Lafayette St.** **until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

24. The Bowery Kitchen, LLC, 220 Bowery, NYC 10012

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny** any proposed liquor license for **The Bowery Kitchen, LLC, 220 Bowery, NYC 10012** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

25. Swine LLC, d/b/a TBD, 531 Hudson St. (Charles and West 10th Street), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for transfer of an On Premise license in a mixed use building on Hudson between Charles and West 10th Streets for a 2,050 s.f. bar/restaurant offering specialty wines and beer with 57 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 Sunday through Thursday from 12:00 p.m. to 2:00 a.m. and Friday through Saturday from 12:00 p.m. to 4:00 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 has agreed to the following stipulations:

1. The applicant will remove the DJ booth in its entirety
2. The applicant will operate as a full service restaurant only
3. The applicant will keep the kitchen open at all times
4. The applicant will obtain all required certificates, permits and related documents including a letter of no objection or Certificate of Occupancy covering the basement and 1st floor from the NYC Department of Buildings prior to opening the establishment.

Whereas, the applicant was made aware that the previous establishment and the landlord had received violations from the NYC Department of Buildings in regards to improper use of the basement in the form of violations noting altered use and operation of the basement without a valid certificate of occupancy; specifically ECB Violation #34816961M served on 12/17/2009 and ECB Violation 34828617L served on 1/9/2010 for which no compliance is recorded; and,

Whereas, the previous operator received a “letter of no objection” LNO 1273 on 8/7/2009 which covered the first floor only and not the basement and as such in order for this application covering the basement and 1st floor to be in compliance with the NYC Department of Buildings regulations either a new “letter of no objection” specifically covering the basement and first floor for eating and drinking use or a new certificate of occupancy indicating that use would need to be submitted to the SLA prior to the issuance of this license if it includes the basement as part of the license premise; and,

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

Whereas, the applicant had submitted a petition with over 42 signatures in support; and,

Whereas, no one appeared in opposition from the community;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the transfer of an On Premise license for **Swine LLC, d/b/a TBD, 531 Hudson St.** unless those 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 39 Board members in favor, and 1 in opposition (D. Diether).

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

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

26. Taras Bulba West Broadway, LLC, d/b/a Korchma Taras Bulba, 357 W. Broadway (Broome and Grand), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an On Premise license in a mixed use building on West Broadway between Broome and Grand Streets for a 2,500 s.f. Ukrainian restaurant d/b/a Korchma Teras Bulba with 66 table seats and 1 bar with 8 bar seats with a maximum legal capacity of 74 persons; and,

Whereas, the applicant stated the hours of operation are Sunday through Wednesday from 9:00 a.m. to 1:00 a.m. and Thursday through Saturday from 9:00 a.m. to 2:00 a.m.; there will not be a sidewalk café application and no backyard garden; music is iPod/CDs at background levels only; and,

Whereas, this establishment stems from a successful chain of restaurants from the Ukraine; and,

Whereas, the applicant has agreed to the following stipulations:

1. The applicant will limit its hours of operation by closing at 1:00 a.m. Sunday through Wednesday and 2:00 a.m. Thursday through Saturday
2. The applicant will close its French doors and windows by 10:00 p.m. daily
3. The applicant will not have any tables, benches or any furniture outside the premises
4. The applicant will prohibit live music, DJs and the use of velvet ropes at the establishment
5. The applicant will obtain all required approvals, required certificates, permits and related documents from local agencies including Landmarks Preservations Committee prior to opening the establishment

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

Whereas, this location has an adverse history under a previous licensee operating under Serial Number 1184644 and/or Serial Number 1247823 under the d/b/a name Via Dei Mille which had their license canceled by the SLA for cause and was the subject of a very high number of community complaints for a variety of issues and was cited by the NYC Department of Consumer Affairs for operating an illegal sidewalk café;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of an On Premise license for **Taras Bulba West Broadway, LLC, d/b/a Korchma Taras Bulba, 357 W. Broadway** 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

27. Galanga, Inc. d/b/a Galanga, 149 W. 4th St. (7th Avenue South and Washington Square West), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an upgrade from a Beer and Wine license to an On Premise license in a mixed use building on West 4th Street between 7th Avenue South and Washington Square West for a 1,344 s.f. Thai restaurant with 65 table seats, 1 bar with 3 seats, and a maximum legal capacity of 74 persons; and,

Whereas, the applicant stated there are no plans to change the existing method of operation; the hours of operation for the restaurant are Sunday from 11:30 a.m. to 10:30 p.m., Monday through Wednesday from 11:30 a.m. to 11:00 p.m. and Thursday through Saturday from 11:30 a.m. – 11:30 p.m.; there is no sidewalk café and no backyard garden; music is background only; and,

Whereas, the applicant has agreed to the following stipulations:

1. The applicant will limit its hours of operation by closing at 10:30 p.m. Sundays, 11:00 p.m. Monday through Wednesday and 11:30 p.m. Thursday through Saturdays
2. The applicant will continue to operate as a full service restaurant and keep the kitchen open at all times
3. The applicant will only play background music

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

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed upgrade to an On Premise license for **Galanga, Inc. d/b/a Galanga, 149 W. 4th St.** unless those 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

28. JEC II LLC, d/b/a One, 2-8 Ave. aka 1 Little W. 12th St. (at Gansevoort), NYC

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

Whereas, this application is for an alteration to an existing On Premise license for a 5,220 s.f. sophisticated French restaurant located in a commercial building on the corner of Little West 12th and Gansevoort Streets with 171 table seats, 2 bars with 14 bar seats and 62 table seat in the outdoor café and a maximum legal capacity of 275 persons; **to remove 1 stand up bar from the main floor while relocating the other; and,**

Whereas, the applicant stated there are no plans to change the previously approved operation; the applicant stated the hours are seven days a week from 11:00 a.m. – 2:00 a.m.; and sidewalk hours are seven days a week from 11:00 a.m. – 12:00 a.m.; music is Live DJ and iPod/CD at entertainment levels; and,

Whereas, the applicant has agreed to the following stipulations:

1. The applicant will operate as a French restaurant without a lounge component
2. The applicant will not have amplified music in the sidewalk cafe
3. The applicant will close all doors and windows by 10:00 p.m. daily
4. The applicant will close all doors and windows anytime before 10:00 p.m. when the music is louder than the ambient noise in the area
5. The applicant will install heavy sound absorbing curtains at all doors and windows
6. The applicant will create an interior vestibule to minimize noise emanating from the establishment
7. The applicant will install sound reduction windows along the perimeter of the premise
8. The applicant will have the doorman actively police the outdoor crowd
9. The applicant will provide a contact number for 24-hours access to the Community Board

10. The applicant will attend Community Board meetings for the first 6 months of operation in the event there are issues at the establishment
11. The applicant will host a meeting with the community to demonstrate that the sound is not being emitted when the restaurant is at capacity
12. The applicant will place a Limiter on the sound system after sound test with sound engineer
13. The applicant will place signs at the entry and exits to the premise requesting the patrons to be considerate of the neighbors and control the level of conversations

Whereas, the applicant has been operating at this location under 2 separate DBAs for over 9 years; and,

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

Whereas, several nearby residents appeared to express their concerns with the establishment; citing issues with the establishment at another location in the area; concerns with the wild, noisy Sunday brunch parties;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the transfer of an On Premise license for **JEC II LLC, d/b/a One, 2-8 Ave. aka 1 Little W. 12th St.** unless those 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

29. Hu Holdings LLC, d/b/a Hu Kitchen & Market, 78 5th Avenue (West 13th and 14th Streets), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for a Beer and Wine license in a commercial building on 5th Avenue between West 13th and West 14th Streets for a 2,817 s.f. informal restaurant/café/market with 66 table seats and 1 bar with 5 bar seats with a proposed maximum legal capacity of 90 persons; and,

Whereas, the applicant stated the proposed hours of operation are Sunday from 8 a.m. to 8 p.m., Monday – Friday from 7 a.m. to 9 p.m. and Saturday 7 a.m. to 10 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 stated that they would like to reserve the right to operate until 12 a.m. 7 days a week if they have the business to support those hours; and,

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

1. Applicant will operate the establishment no later than 12 a.m. seven days a week.
2. Applicant will not use private promoters.

Whereas, the applicant had reached out to members of the community; 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 **Hu Holdings LLC, d/b/a Hu Kitchen & Market, 78 5th Avenue** unless the condition agreed to by applicant relating to the third and fourth “whereas” clause above is incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

30. CGM GH, LLC & Hotel Gansevoort Group, 18 Ninth Ave. (Gansevoort and West 13th), NYC

Whereas, the operator appeared before the committee at the request of the Committee; and,

Whereas, this application is for a renewal to an On Premise license in a commercial building on 9th Avenue between Gansevoort and West 13th Streets for a rooftop bar/lounge located inside the Gansevoort Park Hotel; and,

Whereas, this indoor/outdoor type lounge establishment d/b/a Plunge Bar has been operating for over 5 years; and,

Whereas, the establishment has created noise disturbances during Spring and Summer months in the neighborhood caused by amplified music and large crowds; and,

Whereas, several people from the community represented from each side of the Hotel appeared to express their concerns with the establishment; citing noise and overcrowding issues in the neighborhood as well as the Plunge Bar; and,

Whereas, the principal has met with members of the community to address their concerns; and,

Whereas, the applicant has agreed to implement the following measures in order to address the noise issues:

1. Redirect or relocate certain outdoor speakers
2. Increase number of outdoor speakers, which will reduce the absolute volume of any one speaker
3. Add some heavy curtains at the doors to the exterior high traffic areas
4. Make Hotel Management available at all times to address any concerns from neighboring residents
5. Continue to work with the neighbors and schedule site visits once the spring season begins

6. Consider hiring a professional Sound Engineer in the event the noise issues continue

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed upgrade to an On Premise license for **CGM GH, LLC & Hotel Gansevoort Group, 18 Ninth Ave** unless those conditions agreed to by applicant relating to the seventh “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

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

31. Brasserie Felix, Inc. d/b/a Restaurant Felix, 340 W. Broadway, 10013

Whereas, the applicant did not appear before the committee nor request 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 **Brasserie Felix, Inc. d/b/a Restaurant Felix, 340 W. Broadway, 10013** 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

32. Ten Westside Corp., 160-170 Varick St.

Whereas, the applicant did not appear before the committee nor request 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 **Ten Westside Corp., 160-170 Varick 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

33. AIJA, d/b/a Ino, 21 Bedford St., 10014

Whereas, the applicant did not appear before the committee nor request 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 **AIJA, d/b/a Ino, 21 Bedford St., 10014** 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

34. Chelsea Morning Partners, LP, 99 Bank St, 10014

Whereas, the applicant had appeared before the committee 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 **Chelsea Morning Partners, LP, 99 Bank St, 10014** 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

35. W 13 Pizza, LLC, 140 W. 13th St., 10011

Whereas, the applicant had appeared before the committee 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 **W 13 Pizza, LLC, 140 W. 13th St., 10011** **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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

36. Sway Lounge, LLC, 305 Spring St., 10013

Whereas, the applicant did not appear before the committee 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 **Sway Lounge, LLC, 305 Spring St., 10013** 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

37. 103 GW12, LLC, d/b/a Monument Lane, 103 Greenwich Ave., 10014

Whereas, the applicant did not appear before the committee 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 **103 GW12, LLC, d/b/a Monument Lane, 103 Greenwich Ave., 10014** 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

38. Brass Monkey, LLC d/b/a Brass Monkey, 55 Little W. 12th St., 10014

Whereas, the applicant had appeared before the committee 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 **Brass Monkey, LLC d/b/a Brass Monkey, 55 Little W. 12th St., 10014** 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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

39. Lucky 13 Associates, d/b/a Catch, 21-27 9th Ave. 10014

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

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends **DENIAL** of an On Premise liquor license **Lucky 13 Associates, d/b/a Catch, 21-27 9th Ave. 10014** **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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

40. 450 Hudson LLC, 450 Hudson St. 10014

Whereas, the applicant did not appear before the committee 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 **450 Hudson LLC, 450 Hudson St. 10014** **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 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

February 29, 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 February 23, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

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

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

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends **DENIAL** of any proposed liquor license to **Miller's Near & Far, LLC d/b/a Miller's Near & Far, 225 Varick St., 10014** 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 40 Board members in favor.

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

Sincerely,



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



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



Brad Hoylman, Chair
Community Board #2, Manhattan

BH/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Sheldon Silver, NY State Assembly Speaker
Hon. Thomas K. Duane, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Scott M. Stringer, Man. Borough President
Hon. Christine C. Quinn, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Pauline Yu, CAU
Kerri O'Brien, Deputy Commissioner of Licensing NY State Liquor Authority
Michael Jones, Deputy Chief Executive Officer, NY State Liquor Authority