



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

June 25, 2025

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210-8002

Re: Studio 6 Collective LLC
106 Rivington Street
New York, NY 10002

Dear New York State Liquor Authority,

At the June 2025 Full Board Meeting, Community Board 3 passed the following resolution:

TITLE: Community Board 3 Recommendation To Deny

WHEREAS, Studio 6 collective doing business as Studio 6 is seeking a Beer/Wine license, in the premises located at 106 Rivington Street, between Essex and Ludlow Streets New York, New York; and

WHEREAS, this is an application for an Art Gallery with an occupancy of 74 people, four tables and 24 seats with one 8 ft by 8 ft bar serving finger foods served from less than a full-service kitchen during all hours of operation, Hours of Operation would be 2:00PM – 12:00AM Tuesday – Sunday, two televisions, DJs and Live music at entertainment level, and

WHEREAS, there are 45 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

WHEREAS, this location is currently unlicensed and was denied for a full OP by the NY SLA in 2013 due to the oversaturation of licenses in the area, and the 500 foot law; and

WHEREAS, the applicants have never held a license. Sheila Perry has worked as a manager at a steakhouse in Florida and the other, Seth Cohen was involved with 188 Allen Street Gallery. As per Department of Transportation (DOT) and the New York State Liquor Authority (NY SLA) regulations, the operators of this business were unlawfully using another business's (Cheese Grill) liquor license to allow drinking in and around their enclosed structure, despite the space never being used for dining. After repeated DOT investigations, both the Cheese Grill and the gallery operators refused to comply with agency directives. It took numerous complaints to elected officials, the DOT, and the NY SLA before the city finally intervened on June 15, 2023, dismantled the structure. <https://nypost.com/2022/08/20/dining-shed-thats-actually-an-art-gallery-hits-les/> and <https://blog.resy.com/2022/08/best-downtown-new-york-bars-restaurants-nightlife-mayor-ariel-palitz/> The Department of Transportation had issued a formal termination notice for the outdoor structure. The space was never used for legitimate outdoor dining and was used as an art gallery/event space. Even after the Cheese Grill ceased

operations around April 2023, the gallery operators continued to use the space for late-night drinking, smoking, and congregation in and around the premises; and

WHEREAS, We received a letter in opposition from the LES Dwellers, citing that it is an unlicensed location, the oversaturation of licenses in the area, and problems with the applicant's previous business; 8 residents spoke in opposition due to the saturation, noise, crowds and safety issues, as well as this being an unlicensed location and concerns around adding another license to a problem area; and

WHEREAS, 46 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, there are many art galleries in the neighborhood, none of which have liquor licenses, live music or DJs. There was a concern by members of the committee that this would be an unfair advantage for this business as well as setting a precedent for all of the other art galleries to apply for liquor licenses in order to compete; and

WHEREAS, This location is in an extremely over saturated area, where there are already 45 full on- premises liquor licenses within 500 feet, this volume of license causes many problems and quality of life issues for the residents, such as noise, traffic congestion, crowds, and litter and an increase in crime. The local police precinct regularly cordons off the area in an attempt to control the crowds and traffic; and

WHEREAS, Although this is a Beer/Wine license closing at 12:00AM, there are many successful art galleries in the neighborhood and none of them are licensed. The business describes its method of operation as a gallery, but it has a bar, tables and chairs, TVs, live music and DJs at entertainment level, which is not a gallery; it is a bar with art on the walls. Seth Cohen, one of the principals, has an adverse history from his time as Gallery Director at 188 Allen Street Gallery.

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of this application for a Beer/Wine license for Studio 6 Collective, for the premises located at 106 Rivington Street, New York, New York. This is a previously unlicensed location, and adding a license will have a negative impact on the community.

Please see the attached supplemental materials and contact the community board office with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrea Gordillo".

Andrea Gordillo, Chair
Community Board 3

A handwritten signature in blue ink, appearing to read "Clint Smeltzer".

Clint Smeltzer, Chair
SLA & DCA Licensing Committee

CC: Frank Palillo, Applicant's Representative