

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 8/2019**

1- Applicant Name

Yards NYC, LLC

2- Establishment Name (Corporate & DBA)

Yards NYC, LLC d/b/a TBD

3- Address for Proposed License

111 Reade Street, New York, NY 10013

4- Proposed Days/Hours of Operation 11:30am -12:00am(Sun. - Wed.)

11:30am -2:00am (Thurs. - Sat.)

4.1 What floor(s) is the establishment on?

Ground floor and basement

4.2 Any rooftop, terrace, or other outside usage?

No

5- Square Footage of Location

2,500 sq.ft.

6- Method of Operations (bar restaurant, Catering, etc)

Restaurant/bar

7- Type of License (Full liquor OP, beer and wine, etc.)

7.1 Type of application (New) Alteration, Change in Method  
of Operation, Corporate Change, Class Change)

8- Outdoor Seating?  Sidewalk  Roadbed  None

9- Type of Music?  Live  Recorded  DJ

10-  Volume of Music?  Background

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

Other

11- Where will the kitchen exhaust system vent to?

The kitchen will be electric and the exhaust will vent to the back exterior of the building.

12- Applicant's Previous Licensed Establishments and Addresses

Aron Watman -

Oja Como Va, LLC d/b/a Cena, 601 Greenwood Avenue, Brooklyn, NY 11218

Oja Como Va Dos, LLC d/b/a Cena, 138 Havemeyer Street, Brooklyn, NY 11211

ABAW, LLC d/b/a The Folly, 92 West Houston Street, New York, NY 10012

BKLYN Local Draft, LLC d/b/a The Brooklynier, 220 West Houston Street, New York, NY 10014

Aron Watman & Ryan Steckowski -

Hill and Dale Restaurant Group LLC, 115 Allen Street, New York, NY 10002

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Manhattan Community Board 1 Liquor License Stipulations

I, Aron Watman, as a qualified representative of Yards NYC, LLC, located at 111 Reade Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their on-premises liquor license license

(1) My hours of operation will be 11:30am - 10:30pm Sunday; 11:30am - 12:00am Mon-Thurs, 11:00am-1:00am Fri-Sat (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): seafood and burgers with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) Existing soundproofing in ceiling

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. X

(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. X I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of 11:00am-4:00pm

(8) I will employ a doorman/security personnel on the following days and hours: Weekend evenings hours

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. X

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. X

(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. X Yes No

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business. X

(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Aron Watman Phone Number: (843) 514-1891

Alternate Contact: Ryan Steckowski Phone Number: (631) 871-0759

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

Dated 4.24.24

Sworn to this 24 day of April 2024

[Signature]

Notary Public

Candice Southerland NOTARY PUBLIC, STATE OF NEW YORK REGISTRATION NO. 6190006009 QUALIFIED IN WESTCHESTER COUNTY COMMISSION EXPIRES 04/21/2027

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 8/2019**

- 1- Applicant Name  
META HOTPOT 6 INC
- 2- Establishment Name (Corporate & DBA)  
ER HOTPOT
- 3- Address for Proposed License  
21 S. END AVENUE, NEW YORK, NY 10280
- 4- Proposed Days/Hours of Operation  
7-Days per week - 11am-10pm
- 4.1 What floor(s) is the establishment on?  
Ground floor
- 4.2 Any rooftop, terrace, or other outside usage?  
Patio
- 5- Square Footage of Location  
1965 Square Feet
- 6- Method of Operations (bar restaurant, Catering, etc)  
Hotpot Restaurant
- 7- Type of License (Full liquor/OP, beer and wine, etc.)  
Full Liquor
- 7.1 Type of application (New, Alteration, Change in Method - New  
of Operation, Corporate Change, Class Change)
- 8- Outdoor Seating?  Sidewalk  Roadbed  
Patio area in front of establishment on private property
- 9- Type of Music ?  Live  Recorded  DJ
- 10- Volume of Music?  Background  
*(no sound from events, performances or music will be heard outside the premises or by neighbors)*  Other
- 11- Where will the kitchen exhaust system vent to?  
Roof
- 12- Applicant's Previous Licensed Establishments and Addresses  
See rider

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, Hui Fang, as a qualified representative of Meta Hotpot 6 Inc. located at 21 S. End Avenue, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their on-premises license

- (1) My hours of operation will be 11am-10pm Sunday - Thursday and 11am-10pm Friday - Saturday...
(2) I will operate a full-service restaurant, (please describe type of restaurant): Chinese Hotpot...
(3) I will install soundproofing (please describe type and locations) N/A...
(4) I will have: DJs, Live music, Recorded Music, Dancing, Promoted events, Cover fee events, Scheduled performances...
(5) Volume of all music, events or performances will be at background levels only...
(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows. OPEN...
(7) I will have delivery of supplies, goods and services during the hours of 11am-5pm...
(8) I will employ a doorman/security personnel on the following days and hours: N/A...
(9) I will actively manage crowds congregating on the street at night...
(10) I will not apply to the SLA for an alteration to the method of operation...
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation...
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business...
(13) I confirm that I have \* violations from previous establishments for which I have served as a principal...
(14) I will (additionally): \* One case is pending for Mixx Lifestyles Inc for which a fine has been offered to resolve the case. (the applicant, Hui Fang is one of the principals in the licensee.)

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Hui Fang Phone Number: 929-218-8888

Alternate Contact: Brandon Shen Phone Number: 646-321-1090

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

Dated 3/12/24

Sworn to this 12 day of March, 2024

[Signature]

Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Notary Public, State of New York, No. 0401762399, Qualified in Nassau County, Commission Expires 03/15/2027, Rev. 12/18

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 8/2019**

- 1- Applicant Name  
Restaurant Associates, Inc.
- 2- Establishment Name (Corporate & DBA)  
dba: Morgan Stanley Café
- 3- Address for Proposed License  
1 New York Plaza, 3rd Floor, New York, NY 10004
- 4- Proposed Days/Hours of Operation 11:00 am - 9:00 pm, Monday through Friday
- 4.1 What floor(s) is the establishment on? 3rd Floor
- 4.2 Any rooftop, terrace, or other outside usage? No outdoor areas.
- 5- Square Footage of Location  
38,199.5 sq. ft.
- 6- Method of Operations (bar restaurant, Catering, etc)  
Catering Establishment
- 7- Type of License (Full liquor/OP, beer and wine, etc.) On-Premises catering license with liquor, wine and beer.
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change) New application.
- 8- Outdoor Seating?  Sidewalk  Roadbed No outdoor seating.
- 9- Type of Music ?  Live  Recorded  DJ  
No music.
- 10- Volume of Music?  Background  
*(no sound from events, performances or music will be heard outside the premises or by neighbors)*  Other No music.
- 11- Where will the kitchen exhaust system vent to?  
Full hoods vented to the 51st floor rooftop.
- 12- Applicant's Previous Licensed Establishments and Addresses  
See attached rider.

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**Manhattan Community Board 1 Liquor License Stipulations**

I, Adrian Meredith, as a qualified representative of Restaurant Associates, Inc., located at 1 New York Plaza, 3rd Floor, New York, NY 10004, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their On-Premises Catering Establishment license

(1) My hours of operation will be 11:00 am - 9:00 pm, Monday through Friday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): N/A - Catering Establishment with full food service until 0 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) N/A - Soundproofing is installed via carpeted flooring, double pane window glass, and acoustic/sound resistant ceiling tiles.

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.

(6) I will close all doors and windows by      Sun-Thurs and      Fri-Sat.  I will not have French doors or windows. \*Windows will remain closed at all times.

(7) I will have delivery of supplies, goods and services during the hours of 6:00 am - 12:00 pm

(8) I will employ a doorman/security personnel on the following days and hours: Security personnel is present at all hours of operation.

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.

(11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.

(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

N/A

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Jonluca Agnihotri Phone Number: (201) 790-5166

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

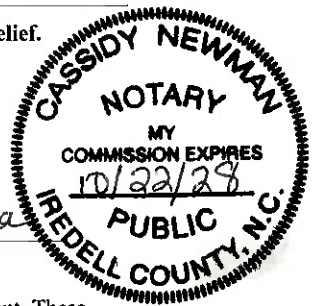
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

AL Meredith  
Signed

4/3/2024  
Dated

Sworn to this 3rd day of April, 2024  
Notary Public

Cassidy Newman



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.



**Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments**

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

**Name of Establishment:**

**Address:**

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: Garbage collection scheduled by building management for removal.
- (4) I will have delivery of supplies, goods and services during the hours of 6:00 am - 12:00 pm
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

N/A

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Jonluca Agnihotri Phone Number: (201) 790-5166

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

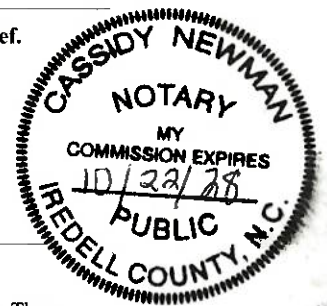
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

AL Menzies  
Signed

4/3/24  
Dated

Sworn to this 3rd day of April, 2024

Cassidy Newman  
Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 8/2019**

- 1- Applicant Name      FGNY 80 Maiden LLC
- 2- Establishment Name (Corporate & DBA)      Five Guys
- 3- Address for Proposed License      80 Maiden Lane, Store 5, New York, NY 10038
- 4- Proposed Days/Hours of Operation      11am-12am Monday-Sunday
- 4.1 What floor(s) is the establishment on?      Ground Floor
- 4.2 Any rooftop, terrace, or other outside usage?      No
- 5- Square Footage of Location      2800 square feet
- 6- Method of Operations (bar restaurant, catering, etc)      Five Guys restaurant
- 7- Type of License (Full liquor/OP, beer and wine, etc.)      Beer & Wine
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change)      Corporate Change
- 8- Outdoor Seating?     Sidewalk     Roadbed    N/A
- 9- Type of Music ?     Live     Recorded     DJ
- 10-  Volume of Music?     Background  
*(no sound from events, performances or music will be heard outside the premises or by neighbors)*       Other
- 11- Where will the kitchen exhaust system vent to?  
Captive air canopy hood system with exhaust fan and pollution control system- all vented to exterior. Existing units on the roof to remain- split system with condensers on the roof and air handler in the space above the ceiling.
- 12- Applicant's Previous Licensed Establishments and Addresses  
See Attached.

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**Manhattan Community Board 1 Liquor License Stipulations**

I, Patrice Leys, as a qualified representative of FGNY 80 Maiden LLC, located at 80 Maiden Lane, Store 5, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Beer & Wine license

- (1) My hours of operation will be 11AM-12AM Sunday – Thursday and 11AM-12AM Friday – Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
- (2) I will operate a full-service restaurant. (please describe type of restaurant): Five Guys with full food service until 2 hour(s) before closing.
- (3) I will install soundproofing (please describe type and locations) \_\_\_\_\_
- (4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
- (5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
- (6) I will close all doors and windows by \_\_\_\_\_ Sun-Thurs and \_\_\_\_\_ Fri-Sat.  I will not have French doors or windows.
- (7) I will have delivery of supplies, goods and services during the hours of 7am-11pm
- (8) I will employ a doorman/security personnel on the following days and hours: N/A
- (9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
- (10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
- (11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No
- (12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
- (13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.
- (14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Patrice Leys Phone Number: 407-952-2524

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed *Patrice Leys* Dated 3/20/2024

Sworn to this 20<sup>th</sup> day of March 2024 Notary Public *Marina Roulis*

MARINA ROULIS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 30-4750452  
Qualified in Nassau County  
Commission Expires July 31, 2025

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 8/2019**

- 1- Applicant Name Otani & Nassau Inc
- 2- Establishment Name (Corporate & DBA) Otani
- 3- Address for Proposed License 59 Nassau Street, New York, NY 10038
- 4- Proposed Days/Hours of Operation Sun-Thus: 11AM-11PM; Fri & Sat: 11AM-12AM
- 4.1 What floor(s) is the establishment on? Basement
- 4.2 Any rooftop, terrace, or other outside usage? No
- 5- Square Footage of Location 3500Sf
- 6- Method of Operations (bar restaurant, Catering, etc)  
Restaurant
- 7- Type of License (Full liquor/OP, beer and wine, etc.)
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change) Transfer
- 8- Outdoor Seating?  Sidewalk  Roadbed  
N/A
- 9- Type of Music ?  Live  Recorded  DJ
- 10- Volume of Music?  Background  
(no sound from events, performances or music will be heard outside the premises or by neighbors)  Other
- 11- Where will the kitchen exhaust system vent to?  
Roof
- 12- Applicant's Previous Licensed Establishments and Addresses  
Mountain Fusion Inc.  
1765 Victory Blvd  
Staten Island 10314

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Manhattan Community Board 1 Liquor License Stipulations

I, Nick Zheng, as a qualified representative of Otani & Nassau Inc., located at 59 Nassau Street, New York, NY 10038, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Beer & Wine license

- (1) My hours of operation will be 11AM-11PM Monday-Sunday - Thursday and 11AM-12AM Friday - Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
(2) I will operate a full-service restaurant, (please describe type of restaurant): Asian Restaurant with full food service until 1/2 hour(s) before closing.
(3) I will install soundproofing (please describe type and locations) sound proof walls and ceiling
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
(6) I will close all doors and windows by 10P Sun-Thurs and 10P Fri-Sat. I will not have French doors or windows.
(7) I will have delivery of supplies, goods and services during the hours of between 4PM-5PM
(8) I will employ a doorman/security personnel on the following days and hours: N/A
(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation.
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
(13) I confirm that I have no violations from previous establishments for which I have served as a principal.
(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Nick Zheng Phone Number: (646)287-0280

Alternate Contact: Yipeng Liang Phone Number: nick939242@gmail.com

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

Dated 4/11/2024

JONATHAN LEON Notary Public - State of New York NO. 01LE0002851 Qualified in Queens County My Commission Expires Mar 17, 2025

Sworn to this 11th day of April, 2024 [Signature] Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents. Rev. 12/18





Manhattan Community Board 1 Liquor License Stipulations

I, David O'Reilly, as a qualified representative of HHC Bridgeview LLC, & Creative Culinary Management Co. LLC located at 95 South Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Restaurant On-premise license

(1) My hours of operation will be 11AM - 1 AM Wednesday and 11AM - 2AM Thursday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): New American with full food service until hours before closing.

(3) I will install soundproofing (please describe type and locations) Vibration isolators installed beneath subwoofers

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. Amplified music will end at 11:00PM

(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows. Windows will be open, weather permitting. Rooftop Premises\*\*

(7) I will have delivery of supplies, goods and services during the hours of

(8) I will employ a doorman/security personnel on the following days and hours: 24 Hour Seaport Security

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. X

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. X

(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. Yes No N/A

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business. X

(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Raffaele Piarulli Phone Number: 646.957.7514

Alternate Contact: Phone Number:

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

Dated 4-12-24



Sworn to this 12th day of April, 2024 [Signature] Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.



**Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments**

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: HHC Bridgeview LLC & Creative Culinary Management Company LLC

Address: 95 South Street New York, New York 10038

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: \_\_\_\_\_
- (4) I will have delivery of supplies, goods and services during the hours of \_\_\_\_\_
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Raffaele Piarulli Phone Number: 646.957.7514


Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

  
Signed

4-1-2024  
Dated



Sworn to this 1st day of April, 2024  
Notary Public 

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 8/2019**

1- Applicant Name HHC Cobblestones LLC & Creative Culinary Management  
Company LLC

2- Establishment Name (Corporate & DBA)

3- Address for Proposed License 19 Fulton Street  
New York, NY 10038

4- Proposed Days/Hours of Operation Sun - Wed 11AM - 1AM  
Thur - Sat 11AM - 2PM

4.1 What floor(s) is the establishment on? Floors 1-2

4.2 Any rooftop, terrace, or other outside usage? No

5- Square Footage of Location

8435 sq ft

6- Method of Operations (bar restaurant, Catering, etc)

Restaurant

7- Type of License (Full liquor/OP, beer and wine, etc.) Full Liquor/OP

7.1 Type of application (New, Alteration, Change in Method  
of Operation, Corporate Change, Class Change)

8- Outdoor Seating?  Sidewalk  Roadbed

9- Type of Music ?  Live  Recorded  DJ

10-  Volume of Music?  Background

*(no sound from events, performances or music will be heard outside the premises or by  
neighbors)*  Other

11- Where will the kitchen exhaust system vent to?

Rooftop exhaust fan

12- Applicant's Previous Licensed Establishments and Addresses

Several affiliated licenses through  
Seaport

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, David O'Reilly, as a qualified representative of HHC COBBLESTONES LLC & CREATIVE CULINARY MANAGEMENT COMPANY LLC

located at 19 Fulton Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their OP Restaurant license

- (1) My hours of operation will be 11AM - 1AM Wednesday and 11AM - 2PM Thursday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
(2) I will operate a full-service restaurant, (please describe type of restaurant): New American with full food service until hour(s) before closing.
(3) I will install soundproofing (please describe type and locations) Inside, ceiling-mounted Ten 10-inch speakers, 75 amps each
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows.
(7) I will have delivery of supplies, goods and services during the hours of 5AM - 1PM
(8) I will employ a doorman/security personnel on the following days and hours: 24 Hour Seaport Security
(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. Yes No N/A
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.
(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Raffaele Piarulli Phone Number: 646.957.7514

Alternate Contact: Phone Number:

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

4-12-24

Dated



Sworn to this 12th day of April, 2024 [Signature] Notary Public



**Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments**

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: HHC COBBLESTONES LLC & CREATIVE CULINARY MANAGEMENT COMPANY LLC

Address: 19 Fulton Street New York, NY 10038

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: \_\_\_\_\_
- (4) I will have delivery of supplies, goods and services during the hours of \_\_\_\_\_
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Raffaele Piarulli Phone Number: 646.957.7514


Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal knowledge.

  
Signed

4-1-2024  
Dated



Sworn to this 1st day of April, 2024   
Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.





Manhattan Community Board 1 Liquor License Stipulations

I, David O'Reilly, as a qualified representative of HHC FULTON RETAIL LLC, HHC LAWN GAMES LLC, THE LAWN CLUB NYC LLC & SEAPORT SNAK NY LCC located at 1 Fulton Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their OP Restaurant license

- (1) My hours of operation will be 8AM - 2AM Monday - Saturday and 10AM - 1AM Sunday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
(2) I will operate a full-service restaurant, (please describe type of restaurant): Restaurant/Indoor Lawn Games with full food service until hour(s) before closing.
(3) I will install soundproofing (please describe type and locations) ceiling mounted 25 eight inch diameter speakers
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows.
(7) I will have delivery of supplies, goods and services during the hours of
(8) I will employ a doorman/security personnel on the following days and hours: 24 Hour Seaport Security
(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation.
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.
(14) I will (additionally): Have live music play in the form of a local act or jazz band, and will be played indoors only (no longer limited to twice a year)

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Raffaele Piarulli Phone Number: 646.957.7514

Alternate Contact: Phone Number:

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

Dated 4-12-24



Sworn to this 12th day of April, 2024 [Signature] Notary Public

# Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: HHC FULTON RETAIL LLC, HHC LAWN GAMES LLC, THE LAWN CLUB NYC LLC & SEAPORT SNAK NY LCC

Address: 1 Fulton Street New York, NY 10038

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: \_\_\_\_\_
- (4) I will have delivery of supplies, goods and services during the hours of \_\_\_\_\_
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Raffaele Piarulli Phone Number: 646.957.7514

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief

  
Signed

4-1-2024  
Dated



Sworn to this 1st day of April, 2024  
Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 8/2019**

1- Applicant Name: Susukino Ramen Inc.

2- Establishment Name (Corporate & DBA) Susukino Ramen

3- Address for Proposed License: 34 Water Street, New York, NY 10004

4- Proposed Days/Hours of Operation : Sun-Thus: 11AM-10PM, Fri-Sat: 11AM-11PM

4.1 What floor(s) is the establishment on? Ground Floor

4.2 Any rooftop, terrace, or other outside usage? No

5- Square Footage of Location

1250sf

6- Method of Operations (bar restaurant, Catering, etc)

Restaurant

7- Type of License (Full liquor/OP, beer and wine etc.)

7.1 Type of application (New) Alteration, Change in Method of Operation, Corporate Change, Class Change)

8- Outdoor Seating?  Sidewalk  Roadbed

None

9- Type of Music ?  Live  Recorded  DJ

10- Volume of Music?  Background

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

Other

11- Where will the kitchen exhaust system vent to?

Roof

12- Applicant's Previous Licensed Establishments and Addresses

Hey Thai Inc., 127 John Street, New York, NY 10038

Nara Sushi 76 Inc. 76 Pearl Street, New York, NY 10004

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.



**Manhattan Community Board 1 Liquor License Stipulations**

I, Hongguang Ou, as a qualified representative of Susukino Ramen Inc., located at 34 Water Street, New York, NY 10004, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Restaurant Wine license

- (1) My hours of operation will be 11AM-10PM Sunday – Thursday and 11AM-11PM Friday – Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
- (2) I will operate a full-service restaurant, (please describe type of restaurant): Asian Restaurant  
with full food service until 1/2 hour(s) before closing.
- (3) I will install soundproofing (please describe type and locations) \_\_\_\_\_
- (4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No  
Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
- (5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
- (6) I will close all doors and windows by 10PM Sun-Thurs and 10PM Fri-Sat.  I will not have French doors or windows.
- (7) I will have delivery of supplies, goods and services during the hours of 4PM-5PM
- (8) I will employ a doorman/security personnel on the following days and hours: none
- (9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
- (10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
- (11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No
- (12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
- (13) I confirm that I have \_\_\_\_\_ violations from previous establishments for which I have served as a principal.
- (14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Hongguang Ou Phone Number: 347-399-1426

Alternate Contact: James Wang Phone Number: 212-219-3070

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Hongguang Ou Dated 4/12/2024

Sworn to this 12<sup>th</sup> day of April, 2024  
Notary Public LI HONG HUANG  
Notary Public – State of New York  
No. 01HU6307123  
Qualified in Kings County  
My Commission Expires 6/30/2026







**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 8/2019**

- 1- Applicant Name                      Water Well LLC
- 2- Establishment Name (Corporate & DBA)    TBD
- 3- Address for Proposed License    161 Water Street New York, NY 10038
- 4- Proposed Days/Hours of Operation    7 days, 7am - 12am
- 4.1 What floor(s) is the establishment on?    23rd Floor
- 4.2 Any rooftop, terrace, or other outside usage?    No
- 5- Square Footage of Location                      3,760
- 6- Method of Operations (bar restaurant, Catering, etc)                      Tavern
- 7- Type of License (Full liquor/OP, beer and wine, etc.)                      Beer & Wine
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change)    New
- 8- Outdoor Seating?     Sidewalk     Roadbed
- 9- Type of Music ?     Live     Recorded     DJ
- 10-  Volume of Music?     Background  
*(no sound from events, performances or music will be heard outside the premises or by neighbors)*                       Other
- 11- Where will the kitchen exhaust system vent to?  

N/A
- 12- Applicant's Previous Licensed Establishments and Addresses  

N/A

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.