

PUBLIC MEETING

NOTICE FOR LIQUOR LICENSE APPLICATION

SUBJECT: **77 Worth Street, New York, NY 10013**

Application for **Liquor license**

Type of Establishment **Restaurant**

Applicant Name **RBC Bar, Inc**

d/b/a **Atera Restaurant**

Hours: Sunday: **12pm-12am** Monday - Thursday: **12pm-12am**
Friday - Saturday: **12pm-12am**

for all licensed area such as **1st floor dining room.**

There will be an opportunity for public comment at the following
Community Board Meeting:

DATE: **Wednesday 11 June 2025**

TIME: **6:00 pm**

LOCATION: Manhattan Community Board 1

1 Centre Street, Room 2202 North

(Please bring photo ID)

Any member of the public interested in learning more about this application or in expressing their opinion about it is urged to attend this meeting. Please contact Community Board 1 via email at man01@cb.nyc.gov with any questions or comments.

CB 1 website www.nyc.gov/html/mancb1

A summary of this application is available from CB1 upon request.

Manhattan Community Board 1 Liquor License Stipulations

I, Jill Richard, as a qualified representative of RBC Bar Inc,
located at 77 Worth St New York, NY, New York, New York, agree to
the following stipulations for the applicant's Method of Operation for their Liquor License license

(1) My requested hours of operation are 12am-12pm Monday - Thursday, 12am-12pm Friday - Saturday, 12am-12pm Sunday
(1.a) CB approved hours of operation 12am-12pm Monday - Thursday, 12pm Friday - Saturday, 12pm 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, (please describe type of establishment):
Restaurant with full food service until 12am hour(s) before closing.

(3) I will install soundproofing (please describe type) Ceiling and walls
(please describe location) In basement

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

(5) Volume of music, events, 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 _____ Mon- Thur, _____ Fri - Sat _____ Sun.

☒ I will not have open doors or windows. We Have No Windows

(7) I will have delivery of regular supplies, goods and services during the hours of 8am - 3pm

(8) I will have garbage collected during the hours of after 5pm

(9) I will employ a doorman/security personnel on the following days and hours: _____

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

(11) 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. ☒

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

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

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

(15) I will (additionally): _____

(16) 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: Jill Richard Phone Number: 847-514-5687

Alternate Contact: Ronny Emborg Phone Number: 646-286-646-283-41

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

Signed Jill Richard Dated 6/4/25

Sworn to this _____ day of _____

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 3/2024

1- Applicant Name

151 Maiden LLC, CP Maiden Lane LLC, & Maiden Lane Hospitality Group LTD.

2- Establishment Name (Corporate & DBA)

AC Hotel New York City Downtown

3- Address for Proposed License

151 Maiden Lane, New York, New York 10038

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

7.1 Type of application

☒ New ☐ Alteration ☐ Change in Method of Operation, ☐ Corporate Change,
☐ Class Change

5- Proposed Days/Hours of Operation

Mon - Thurs 12pm-2am Fri - Sat 12pm-2am Sun 12pm-2am

4.1 What floor(s) is the establishment on? Basement-30 Floors

6- Square Footage of Location 140,000

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

Hotel with Restaurant

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☒ Terrace, or ☒ Other outside * Patio: when 1st
8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No Floor renovation
is complete

9- Type of Music? ☒ Live ☒ Recorded ☒ DJ

10- Volume of Music? ☒ Background ☒ Other

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

11- Where will the kitchen exhaust system vent to? North side of the building towards Fletcher St.

12- Applicant's Previous Licensed Establishments and Addresses

123W HOSPITALITY GROUP LTD
SKINOS MEDITERRANEAN CUISINE
123 Washington St, New York, NY 10006

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 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
151 Maiden LLC, CP Maiden Lane LLC, & Maiden Lane Hospitality Group LTD.

Name of Establishment: d/b/a: AC Hotel New York City Downtown

Address: 151 Maiden Lane, 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: 12 am - 3 am
- (4) I will have delivery of any event supplies, goods and services during the hours of 7 am - 10 am
- (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: John Kapetanios Phone Number: (646)294-1902

Alternate Contact: _____ Phone Number: _____

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

Signed

Dated

Sworn to this

18th day of June 2025

Notary Public

BO ROBERT TIAN
Notary Public - State of New York
NO. 01T16289153
Qualified in Nassau County
My Commission Expires Sep 23, 2025

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. 3/2024

Manhattan Community Board 1 Liquor License Stipulations

I, John Kapetanios, as a qualified representative of Maiden Lane Hospitality Group LLC, located at 151 Maiden Lane, New York, New York 10038, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Hotel Liquor license

(1) My requested hours of operation are 12p-2a Monday - Thursday, 12p-2a Friday - Saturday, 12p-2a Sunday

(1.a) CB approved hours of operation 12p-12a Monday - Thursday, 12p-1a Friday - Saturday, 12p-11p 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, (please describe type of establishment):

Hotel License with Restaurant with full food service until _____ hour(s) before closing.

(3) I will install soundproofing (please describe type) _____
(please describe location) _____

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

(5) Volume of music, events, 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 _____ Mon- Thur, _____ Fri - Sat _____ Sun.

☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 7 am - 10 am

(8) I will have garbage collected during the hours of 12 am - 3 am

(9) I will employ a doorman/security personnel on the following days and hours: General Hotel Security

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

(11) 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. ☒

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

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

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

(15) I will (additionally): only have recorded music in the (new) first floor restaurant.

The previous stips remain in place for the marketplace on the first floor (which is considered by the SLA as a bar) and second-floor restaurant, previously authorized for live music, DJ, and recorded music, as they occasionally host special events, such as weddings.

(16) 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: JOHN KAPETANIOS

Phone Number: 646-294-1902

Alternate Contact: _____

Phone Number: _____

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

Signed _____

Dated 06/18/25

Sworn to this _____

18th day of June 2025

Notary Public

BO ROBERT TIAN
Notary Public - State of New York
NO. 01T16289153
Qualified in Nassau County
My Commission Expires Sep 23, 2025

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. 3/2024

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

Pickle 1 LLC

2- Establishment Name (Corporate & DBA)

Pickle 1 LLC

3- Address for Proposed License

100 Pearl Street, New York, NY 10004

4- Type of License (Full liquor/OP, beer and wine, etc.) **Wine/Beer/Cider**

7.1 Type of application

☒ New ☐ Alteration ☐ Change in Method of Operation, ☐ Corporate Change,
☐ Class Change

5- Proposed Days/Hours of Operation

Mon - Thurs **6am-12am** Fri - Sat **6am-12am** Sun **6am-12am**

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

6- Square Footage of Location **5,060**

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

Pickleball facility with cafe serving light food and refreshments

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☐ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

9- Type of Music ? ☐ Live ☒ Recorded ☐ DJ

10- Volume of Music? ☒ Background ☐ Other

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

11- Where will the kitchen exhaust system vent to? **No kitchen - light food prep area**

12- Applicant's Previous Licensed Establishments and Addresses

N/A

Manhattan Community Board 1 Liquor License Stipulations

I, Michael McClain, as a qualified representative of Pickle 1 LLC,
located at 100 Pearl Street, New York, New York, agree to
the following stipulations for the applicant's Method of Operation for their sports facility license

Alcohol Service
(1) My requested hours of operation are 6a-12a Monday – Thursday, 6a-12a Friday – Saturday, 6a-12a Sunday

Alcohol Service
(1.a) CB approved hours of operation 6-12a Monday – Thursday, 6-12a Friday – Saturday, 6a-11a 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, (please describe type of establishment):

Sports facility with cafe service with full food service until 0.5 hour(s) before closing.

(3) I will install soundproofing (please describe type) N/A

(please describe location) N/A

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

(5) Volume of music, events, 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 _____ Mon- Thur, _____ Fri - Sat _____ Sun.

☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 6:00AM-TBD bus Hours.

(8) I will have garbage collected during the hours of TBD

(9) I will employ a doorman/security personnel on the following days and hours: N/A

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

(11) 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. ☒

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

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

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

(15) I will (additionally):

(16) 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: Michael McClain Phone Number: 707-816-7432

Alternate Contact: Bryan Kam Phone Number: 917-513-1925

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

[Signature]
Signed

Sworn to this 11th day of June

6/11/2023
Dated

[Signature]
Notary Public

RAVI IVAN SHARMA
Notary Public, State of New York
Reg. No. 02SH6221466
Qualified in Kings County
Commission Expires December 20, 2026

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.