

61 HESTER LLC
61 HESTER STREET
NEW YORK, NY 10002

MANHATTAN COMMUNITY BOARD 3
ADMINISTRATIVE APPROVAL PACKET



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Aisa Shelley, as a qualified representative of 61 Hester LLC
located at 61 Hester Street, New York, NY agree to the following stipulations:

- ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be: 9am - 12am Daily
Mon 7; Tue X; Wed X; Thu X; Fri X; Sat X; Sun X.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- ☒ I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
- ☒ I will close any front or rear façade doors and windows at 10:00 p.m. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
☐ I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 p.m. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
- I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ private parties per _____.
- ☒ I will play ambient recorded background music only. _____ number of TVs
- ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
- ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- ☒ I will not participate in pub crawls or have party buses come to my establishment.
- ☒ I will not have unlimited drink specials, including boozy brunches, with food.
- ☒ I will not have a happy hour or drink specials with or without time limitations OR ☐ I will have happy hour and it will end by N/A. - Please indicate one of the above -
- ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
- ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Aisa Shelley Phone Number: 415-317-6266

16. ☐ I will: N/A

I hereby certify that the information provided above is truthful and accurate based upon my personal belief. 07/28/2022

Signed Aisa Shelley

Dated Lawrence Michael Miller Jr

Sworn to this 28th day of July 2022 by Aisa Shelley.

Notary Public

State of Texas, County of Collin

Notarized online using audio-video communication





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Phone (212) 533-5300
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Paul Rangel, Board Chair

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Community Board 3 Liquor License Application Questionnaire

Today's Date: JULY 28, 2022

APPLICANT

1. Name of applicant and principle(s): 61 HESTER LLC - AISA SHELLEY
2. Premise address: 61 HESTER STREET, NEW YORK, NY 10002
3. Cross streets: ESSEX STREET & LUDLOW STREET
4. Trade name (DBA): PENDING
5. Check which you are applying to: ☒ New liquor license ☐ Alteration of an existing license ☐ Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: BEER & WINE (TW-344) AND TEMPORARY PERMIT
9. Previous or current use of the location: RESTAURANT
10. Corporation and trade name of current location: HESTER COLLECTIVE LLC DBA L'ESTUDIO (PRIOR LICENSEE)
11. Type of building and number of floors: MIXED-USE - 6 FLOORS
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No 12a. What is the permitted occupancy indoors and outdoors? <75
13. Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No
14. What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C6-2
15. How many licensed establishments are within 1 block? 5
16. How many On-Premise (OP) liquor licenses are within 500 feet? 13
17. Is premise within 200 feet of any school or place of worship? ☒ Yes ☐ No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: AN ALL DAY CAFE
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): EVERY DAY OF THE WEEK = 9AM TO 12AM
22. Total number of table: 20 23. Total number of seats: 44
24. How many stand-up bars / bar seats are located on the premise? NONE & NO BAR SEATING
(A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

25. Describe all bars (length, shape, and location): NO CUSTOMER BARS
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? 9AM - 12AM
28. What type of food is available for sale? ALL DAY CAFE SERVING PASTRIES, SANDWICHES, SOUPS, SALADS, & RAW BAR OPTIONS
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? MANAGER ON-SITE AT ALL TIMES
30. How many employees will there be? APPX. 10
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows N/A
32. Will there be TVs / monitors? ☐ Yes ☒ No If Yes, how many? N/A
33. Will premise have music? ☒ Yes ☐ No 33a. If Yes, what type of music? ☐ Live Music ☐ Jukebox
☐ DJ ☒ Tapes / CDs / iPod
34. If other type, please describe: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: SONOS SPEAKERS
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
☐ Yes ☒ No
38. If Yes, what type of events or performances are proposed and how often? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
STREET PARKING IS AVAILABLE AND PREMISES IS CLOSE TO SUBWAY AND BUS LINES. MOST PATRONS WILL ARRIVE ON FOOT.
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
BACKGROUND RECORDED MUSIC ONLY WILL BE KEPT AT SUCH A LEVEL SO AS TO NOT DISTRUB ANY NEIGHBORS
42. Do you have sound proofing installed? ☐ Yes ☒ No
43. If not, do you plan to install sound-proofing? ☐ Yes ☒ No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? ☒ Yes ☐ No If yes, please indicate name of establishment(s): AISA SHELLEY ((1)TRIBECA HOTEL LLC, (2) MR. FONG'S LLC & (3) ALL DAY FOOD LLC)
45. Address: 95 WEST BROADWAY NEW YORK, NY 10007 45a. Community Board MANHATTAN 1
46. Dates of operation: 06/2015 TO PRESENT
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. CURRENTLY OWNS AND OPERATES MULTIPLE HOSPITALITY BUSINESSES
48. Does any principal have other business in the area? ☒ Yes ☐ No If yes, give trade name and describe type of business: MR. FONGS - CHINESE-INSPIRED COCKTAIL BAR & BITES
49. Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If yes, attach list of violations and dates of violations and outcomes.

COMMUNITY OUTREACH

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.

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61 HESTER ST
Company/DBA Name and Contact Number for Questions

plans to open a
ALL DAY CAFE + SIDEWALK SEATS
(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location
61 HESTER ST
Building Number and Street Name (Address)

This establishment is seeking a license to serve
BEER + WINE ONLY
Beer & Wine or Beer

AISA SHELLEY 415 317 6266
Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
mn03@cb.nyc.gov - www.cb3manhattan.org



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