



Paul Rangel, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

The following items are due by noon Friday before the meeting:

- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:  
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>  
 (this is not required but strongly suggested if a relevant group exists)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license
- alteration of an existing liquor license
- corporate change

Check if either of these apply:

- sale of assets
- upgrade (change of class) of an existing liquor license

Today's Date: December 18, 2023

Is location currently licensed?  Yes  No Type of license: \_\_\_\_\_

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Stanton Surf Club d/b/a Stanton Social

Corporation and trade name of current license: Sing Sing LES Stanton Corp

**APPLICANT:**

Premise address: 99 Stanton Street

Cross streets: Between Ludlow and Orchard Street

Name of applicant and all principals: Sing Sing LES Stanton Corp

Sonny Choi, Erin An, Jeong Ryu, Joonmo Lee

Trade name (DBA): To be determined

**PREMISE:**

Type of building and number of floors: 2 story brick

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes  No What is maximum NUMBER of people permitted 155

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): C4-4A

**PROPOSED METHOD OF OPERATION:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Monday/TUES : closed; SUN/WED/Thurs 12pm-12am  
Fri/Sat 12pm-2am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail?  Yes  No  
If yes, please describe what type: \_\_\_\_\_

Number of indoor tables? 36 Total number of indoor seats? 124

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/1  
one - Approx 24'8" 2nd floor right side

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen?  Yes  No

Does it have a food preparation area?  Yes  No (If any, show on diagram)

Is food available for sale?  Yes  No If yes, describe type of food and submit a menu \_\_\_\_\_  
Korean American Fusion

What are the hours the kitchen will be open? To within one hour of closing

Will a manager or principal always be on site?  Yes  No If yes, which? Both

How many employees will there be? 18-20

Do you have or plan to install  French doors  accordion doors or  windows?

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2

Will premise have music?  Yes  No

If Yes, what type of music?  Live musician  DJs  Streaming services/playlists

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (conversational)  Entertainment (live music venue level) Please describe your sound system: Computer generated with small speakers

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? \_\_\_\_\_

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?

Please attach plans. (Please do not answer "we do not anticipate congestion.") Security will be designated to insure traffic and pedestrian do not present a problem for our neighbors

Will there be security personnel?  Yes  No (If Yes, how many and when) 1-2  
10:00 pm - close

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. Exterior: Security will insure that the sidewalk will be free of pedestrians and crowds and that cars will be instructed

not to linger. Interior will be the responsibility of management to insure that the restaurant  
Is sound proofing installed?  Yes  No does not present a problem for our neighbors.

If not, do you plan to install sound proofing?  Yes  No (added)

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard)  Yes  No If Yes, describe and show on diagram:

\_\_\_\_\_  
\_\_\_\_\_

#### APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously?  Yes  No

If yes, please indicate name of establishment: Tower 4 liberty Market LLC

Address: 185 Greenwich Street, New York, New York Community Board # 1 Manhattan

Dates of operation: 2021 - Present

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name, address and describe the business \_\_\_\_\_

Has any principal had SLA reports or action within the past 5 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

**LOCATION:**

How many licensed establishments are within 1 block? See attached

How many On-Premise (OP) liquor licenses are within 500 feet? See attached

Is the premise within 200 feet on the same street of any school or place of worship?  Yes  No

**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, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

*We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.*

1. My license type is:  beer & cider  wine, beer & cider  liquor, wine, beer & cider

2.  I will operate a full-service restaurant, specifically a (type of restaurant) Korean American Fusion restaurant, or

I will operate a \_\_\_\_\_,

with a kitchen open and serving food during all hours of operation OR  with less than a full-service kitchen but serving food during all hours of operation OR  Other

3. My hours of operation will be:

Mon CLOSED; Tue CLOSED; Wed 12pm - 12am;

Thu 12pm - 12am; Fri 12pm - 2am; Sat 12pm - 2am;

Sun 12m - 12am. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

4.  I will not use outdoor space for commercial use (including Open Restaurants) OR

My sidewalk café hours or other outside hours (including Open Restaurants) will be \_\_\_\_\_

5.  I will employ a doorman/security personnel: \_\_\_\_\_

6.  I will install soundproofing, Supplement existing soundproofing

7.  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, or during unamplified performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which 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, or during unamplified performances or televised sports.
8. I will not have  DJs,  live music,  third-party promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_
9.  I will play ambient recorded background music only.
10.  I will not participate in pub crawls or have party buses come to my establishment.
11.  I will not have unlimited drink specials, including boozy brunches, with food.
12.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by 7pm.
13.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
15.  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: Erin An

Phone Number: (718) 772-2833

## The Plate

Chrysanthemum Caesar Salad - \$14  
Anchovies, Parmesan, Gochutgaru, Puffed Barley "Cruton"

Soy Garlic Calamari - \$18  
Spicy Soy Glaze, Fried Garlic, Celery

Yubu & Beef Tartar - \$22  
Korean Pear, Sesame, Yubu Kimbab, Quail egg

Spicy Lobster Corncheese - \$26  
Main Lobster, Thai Chilli, Mozzarella, Garlic Confit

Doenjang Buttered Cornish Hen - \$16  
Grilled Cornish Hen, Korean Fermented Soy Bean Paste, Almond, Yogurt

Prawn Gambas Pancake - \$16  
Tiger Prawn, Pepperonchino, Garlic, Parsley

Stuffed Cabbage Ssam - \$16  
Braised Cabbage, Ground Beef, Ginger, Scallion, Kimchi

Joomuk Bap Box - \$14  
4 Assorted mini rice balls

## The Bowl

Spicy Carbonara Ddukbboki - \$18  
Panchetta, Korean Chili Paste, Cream, Stracciatella di bufala

Mushroom Sotbap - \$22  
Seasonal Mushroom, Seaweed, Chives, Soy & Truffle Cured Egg Yolk

Hong Hap Cream Tang - \$24  
PEI Mussels, Alabama Slab Bacon, Gochujang Soju Crème, Bean Sprout.

Army Braised Cheese Brats - \$24  
Korean Army Stew Braising Liquid, Cheddar Cheese Brats, Baked Beans

## The Board

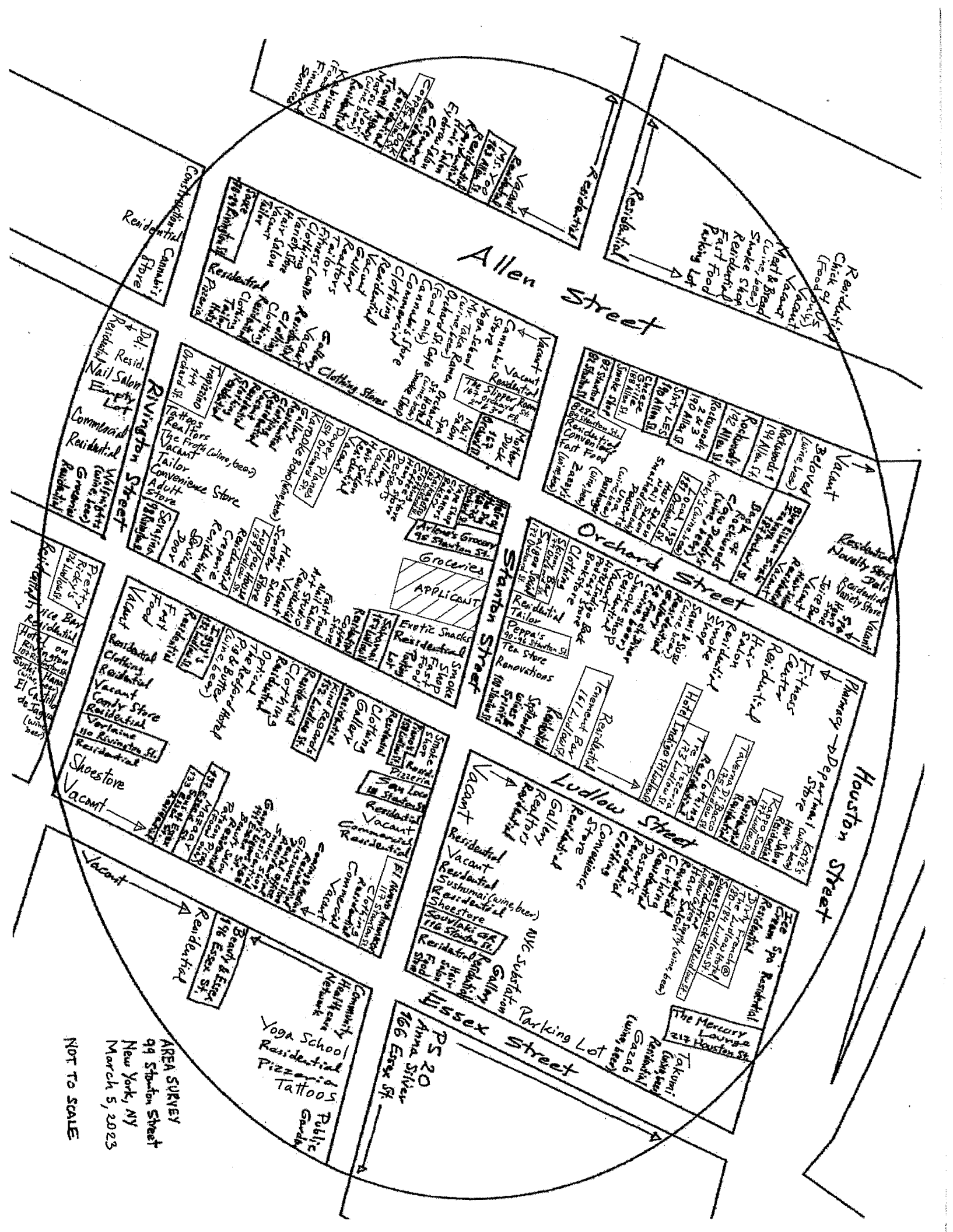
Spicy Beef Short Rib - \$39  
Gochutgaru Braised Short Rib, Arugula Fennel Salad, Assorted Pickled Trio  
(Add Cheese Fondue \$+3.5)

Wagyu HamBak Steak Burger – \$32  
Frisee, Tomato, Pickled Serrano Pepper, Demi Glace, Potato Bun  
(Add Sunny Side Egg \$+\$1.50)

DoenJang Eggplant & Mushroom - \$29  
Korean Eggplant, King Oyster Mushroom, Soybean Butter, Masago Arare

Banchan Sides - \$2

Spicy cucumber  
White kimchi  
Soy Pickled Onion  
White rice



AREA SURVEY  
99 Stanton Street  
New York, NY  
March 5, 2023

PS 20  
Anna Silver  
766 Essex St

Yoga School  
Residential  
Pizzeria  
Tattoos  
Public  
Garage

NOT TO SCALE



# Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

Re: 99 Stanton Street

1. The Mercury Lounge - 217 Houston Street - (498')
2. Dirty French @ The Ludlow Hotel - 180-184 Ludlow Street - (331')
3. Souvlaki GR - 116 Stanton Street - (245')
4. Beauty & Essex - 146 Essex Street - (394')
5. Son Loco - 111 Stanton Street - (155')
6. Piano's - 158 Ludlow Street - (100')
7. Kind Regards - 152 Ludlow Street - (146')
8. Local 138 - 181 Orchard Street - (250')
9. Iggy's - 132 Ludlow Street - (359')
10. Verlaine - 110 Rivington Street - (462')
11. Sweet Chick - 178 Ludlow Street - (216')
12. Sons of Essex - 133 Essex Street - (403')
13. Mazaar - 137 Essex Street - (388')
14. Serafina - 98 Rivington Street - (405')
15. Kappo Sono - 177 Ludlow Street - (292')
16. Sakamai - 157 Ludlow Street - (105')
17. Arlene's Grocery - 95 Stanton Street - (52')
18. Hair of the Dog - 168-70 Orchard Street - (133')
19. Kaikagetsu - 162 Orchard Street - (170')
20. Paper Planes - 154 Orchard Street - (254')
21. Taverna Di Bacco - 175 Ludlow Street - (271')
22. Tenement Bar - 161 Ludlow Street - (106')
23. Sauce - 78-84 Rivington Street - (464')
24. The Slipper Room - 167 Orchard Street - (169')
25. 82 Stanton - 82 Stanton Street - (269')
26. Sixty LES - 190 Allen Street - (393')
27. Rockwood's 2&3 - 190 Allen Street - (405')
28. Rockwood's - 192 Allen Street - (430')
29. Rockwood's 1 - 194 Allen Street - (452')
30. Blue Ribbon Sushi Izakaya - 187 Orchard Street - (330')

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Re: 99 Stanton Street

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31. Ms. Yoo - 163 Allen Street - (411')
32. Tre Pizzeria - 173 Ludlow Street - (239')
33. Hotel Indigo - 171 Ludlow Street - (214')
34. Peppa's - 90-96 Stanton Street - (57')
35. Saigon Social - 172 Orchard Street - (128')
36. Skinny Bar - 174 Orchard Street - (153')
37. 8282 - 84 Stanton Street - (232')
38. Mother Duck - 167 Orchard Street - (176')
39. Copper & Oak - 157 Allen Street - (471')
40. Trappizzino - 144 Orchard Street - (415')
41. Ludlow House - 139 Ludlow Street - (286')
42. Pretty Ricky's - 126 Ludlow Street - (464')
43. El Nuevo Amanecer - 117 Stanton Street - (279')
44. Hotel on Rivington - 107 Rivington Street - (489')

## Schools & Churches

1. P.S. 20 Anna Silver - 166 Essex Street - (372')

Orchard St.

Saigon Social  
172 Orchard St.

Residential

Tailor

Peppa's  
90-96 Stanton St.

Tea Store

Renovations

September  
Wines & Spirits  
100 Stanton St.

Ludlow Street

Stanton Street

BLOCK PLOT  
99 Stanton Street  
New York, NY  
March 5, 2023

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Hair of the Dog  
168-170 Orchard St.

Arlene's Grocery  
95 Stanton St.

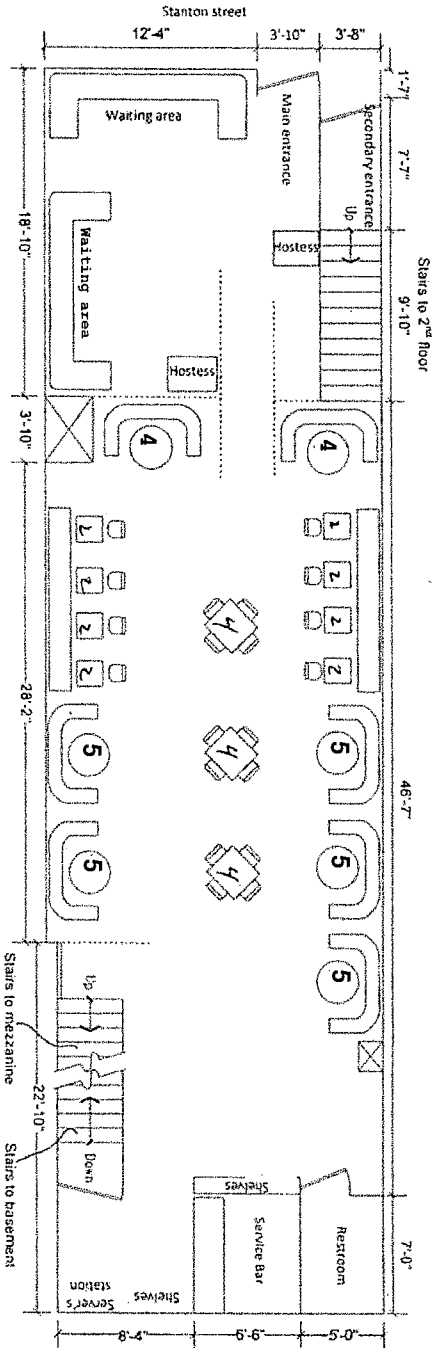
Groceries

APPLICANT

Exotic Snacks

Residential

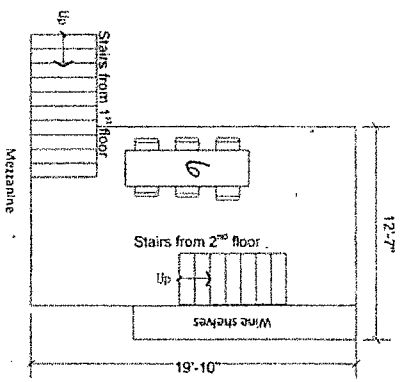
Smoke  
Shop

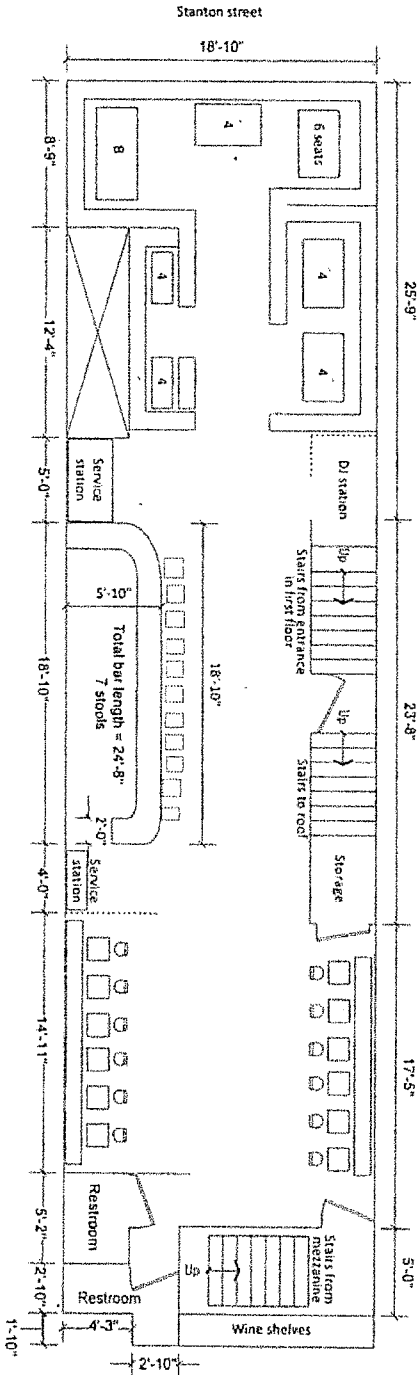


First Floor: 16 Tables/60 Seats  
Mezzanine: 1 Table/6 Seats

INTERIOR DIAGRAM - 1<sup>st</sup> FLOOR  
99 Stanton Street  
New York, NY

NOT TO SCALE

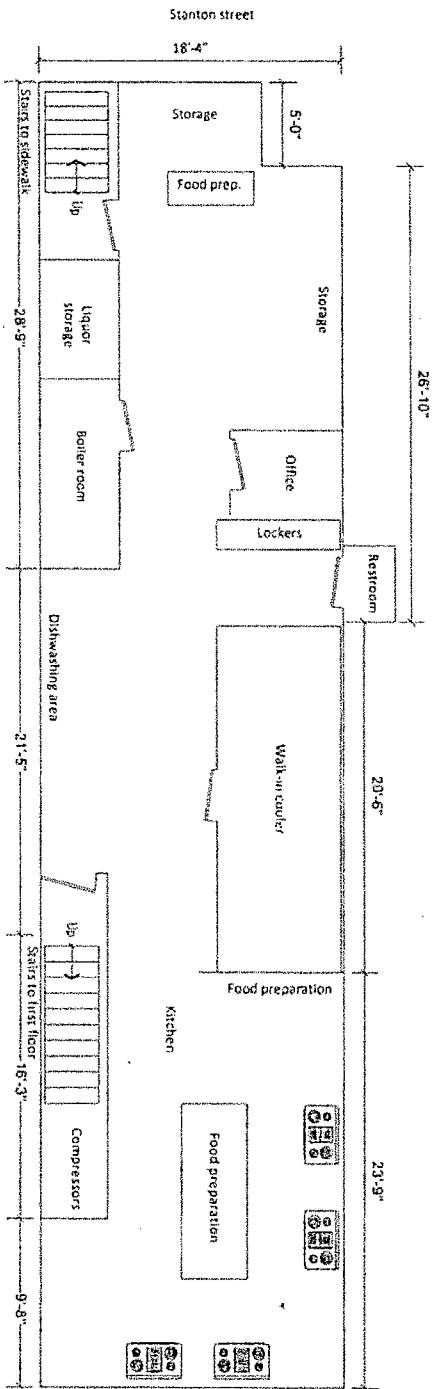




2nd Floor: 19 Tables/58 Seats  
11 Bar Stools

INTERIOR DIAGRAM - 2nd Floor  
99 Stanton Street  
New York, NY

NOT TO SCALE



INTERIOR DIAGRAM - Basement  
 99 Stanton Street  
 New York, NY

NOT TO SCALE