



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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, CHASE SINZER, as a qualified representative of Penny SP LLC located at 90 East 10th Street, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant... Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be: Mon NOON - MIDNIGHT; Tue NOON - MIDNIGHT; Wed NOON - MIDNIGHT; Thu NOON - MIDNIGHT; Fri NOON - MIDNIGHT; Sat NOON - MIDNIGHT; Sun NOON - MIDNIGHT.
3. 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.
4. I will close any front or rear facade doors and windows at 10:00 p.m. every night or when amplified sound is playing... I will have a closed fixed facade with no open doors or windows except my entrance door will close by 10:00 p.m.
5. 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.
6. I will play ambient recorded background music only. number of TVs.
7. 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.
8. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
9. I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
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 limitations OR I will have happy hour and it will end by. Please indicate one of the above.
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: CHASE SINZER Phone Number: 973-902-5011

16. I will:

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

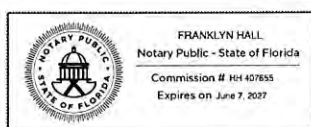
Signed Florida Broward Dated

Sworn to this 27th day of August 2024 Chase Arthur Sinzer Franklyn Hall

Notarized remotely online using communication technology via Proof.

Notary Public Franklyn Hall

Personally Known OR Produced Identification Type of ID Produced - Driver License





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Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: August 30, 2024

APPLICANT

1. Name of applicant and principle(s): Penny SP LLC, Principles: Chase Sinzer and Joshua Pinsky
2. Premise address: 90 East 10th Street, 1st Floor, New York, NY 10003
3. Cross streets: Between 4th Ave and 3rd Ave
4. Trade name (DBA): Penny
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: _____
7. Is location currently licensed? Yes No
8. Type of license: Tavern Wine license
9. Previous or current use of the location: Tavern selling beer and wine
10. Corporation and trade name of current location: Penny SP LLC d/b/a Penny
11. Type of building and number of floors: Mixed Use 3 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? 74 *LNO
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): C6-2A
15. How many licensed establishments are within 1 block? 5
16. How many On-Premise (OP) liquor licenses are within 500 feet? 20
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: Tavern wine serving seafood
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): Noon to Midnight, all days
22. Total number of table: 1 23. Total number of seats: 31 (6 at table, 25 at bar)
24. How many stand-up bars / bar seats are located on the premise? 1

(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): 45ft long, Rectangular
26. Does premise have a full kitchen? Yes No *Food prep area
27. What are the hours kitchen will be open? All hours of operation
28. What type of food is available for sale? See Menu attached
29. Will a manager or principal always be on site? Yes No If yes, which? Chase Sinzer and Joshua Pinsky
30. How many employees will there be? 15
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? _____
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: _____
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: Bose System - low wattage 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? _____
Reservations are taken to avoid any lines or crowds
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? _____
Applicant will train staff to ensure that noise volume is in compliance with all local laws and regulations.
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): Chase Sinzer and Joshua Pinsky
45. Address: 90 East 10th Street, 1st Floor & Basement 45a. Community Board 3
46. Dates of operation: August 2022 - Present
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: Sabo SP LLC d/b/a Claud , Restaurant
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

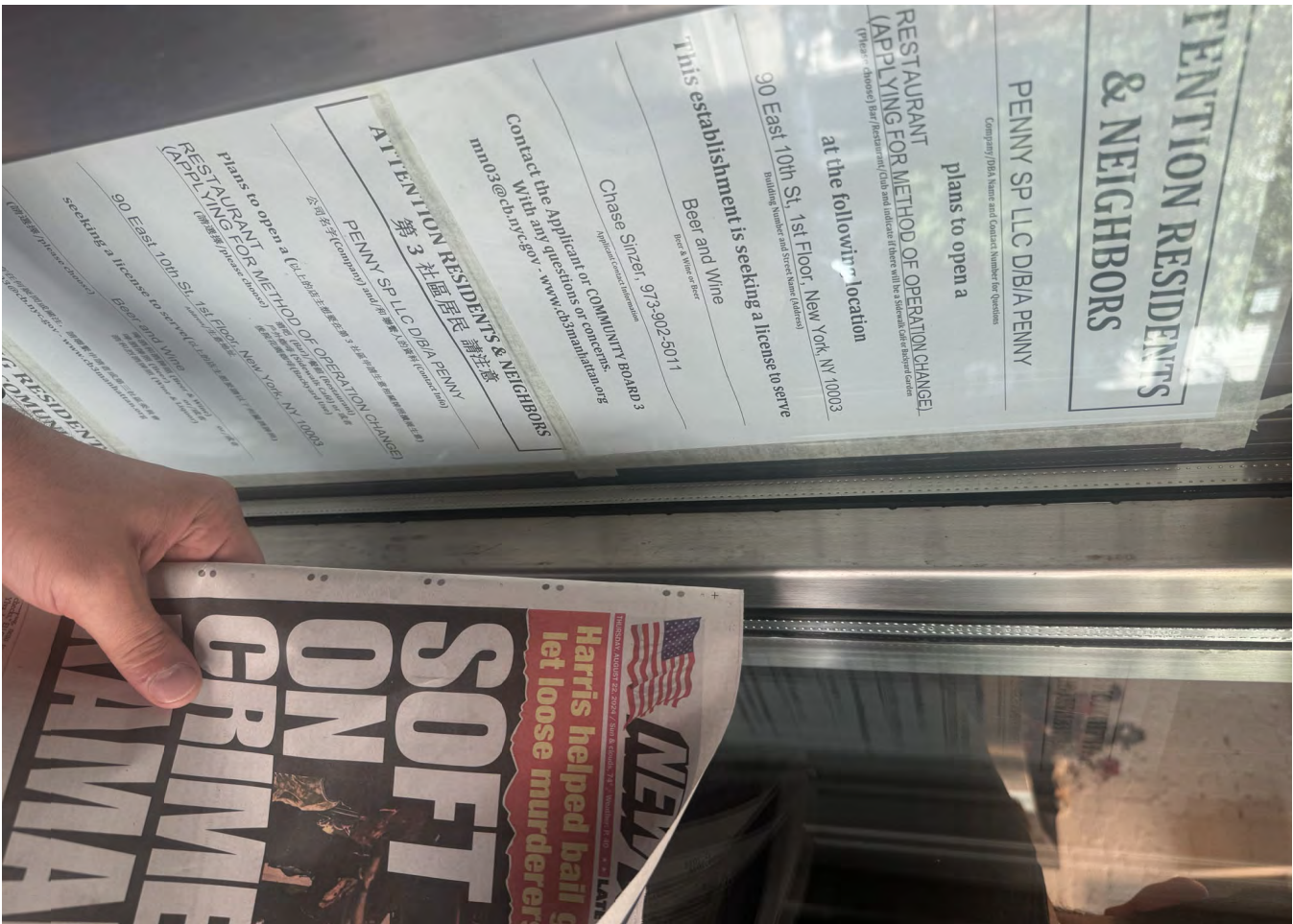
Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.

PENNY SP LLC - MENU

Oysters	3.75/pc
Countneck Clams	3.25/pc
Dressed Razor Clams	21
Shrimp Cocktail	22
Ice Box	39
Oysters / Countnecks / Shrimp / Mussels / Scallop	
Ice Box Plus	98
Periwinkles / Lobster / Vichyssoise	
<hr/>	
Sesame Brioche + Butter	8
+ Anchovies	6
Octopus + Potato Salad	18
Tuna Carpaccio	29
Confit Oysters	19
Stuffed Squid	19
Trout + Lovage	33
Swordfish + Jimmy Nardellos	35
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Ice Cream Sandwich	9
Chocolate Mousse	12

Daily

Cucumbers + Smoked Eel	16
Lettuces + Mustard Vinaigrette	17
Grilled Mackerel + Long Hots	24
Chilled Corn Soup + Shrimp	19
1.5 lb Maine Lobster	MP



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