



CRISPY

2:13

PM

Mar 31, 2025

Mon

55 Market St, New York, NY 10002-7203

Photo by

Timemark

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

WOLF AND BEAR LLC

Please to open a

Residential

to open a new or existing business in the following location:

Working a business to serve

to business for new

WOLF AND BEAR LLC

Public meeting

Public meeting

Monday, April 14, 2025 at 6:00pm

Location: <https://wolfandbear.com/02/00040110001/>

For more information, please visit <https://wolfandbear.com/02/00040110001/>

or call 212-696-1111

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# ATTENTION RESIDENTS & NEIGHBORS

WOLF AND BEAR LLC

Please to open a

Residential

at the following location:

to open a new or existing business in the following location:

This establishment is seeking a license to serve

WOLF AND BEAR LLC

There will be an opportunity for public comment on

Monday, April 14, 2025 at 6:00pm

Location: <https://wolfandbear.com/02/00040110001/>

For more information, please visit <https://wolfandbear.com/02/00040110001/>

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2:14 PM | Mar 31, 2025  
Mon

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Photo by  
Timemark



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PM | Mar 31, 2025  
Mon

55 Market St, New York, NY 10002-7203

Photo by  
**Timemark**





CRISPY

41 Monroe St.

11:14

AM

Apr 01, 2025

Tues

55 Market St, New York, NY 10002

Photo by

Timemark

© WR2DU4433R2KY4 Timemark Verified

**ATTENTION RESIDENTS & NEIGHBORS**  
**HELP AND RESOLVE LLC**  
 1000 10th Ave, 10th Floor  
 New York, NY 10018  
 Tel: (212) 697-1234  
 Fax: (212) 697-1235  
 Email: info@helpandresolve.com  
 Website: www.helpandresolve.com  
 We are a non-profit organization dedicated to helping residents and neighbors resolve their disputes. We provide a free, confidential, and impartial service to help you resolve your dispute. We have a team of experienced mediators who can help you resolve your dispute in a fair and equitable manner. We can help you resolve your dispute in a way that is best for you and your neighbors. We can help you resolve your dispute in a way that is best for you and your neighbors. We can help you resolve your dispute in a way that is best for you and your neighbors.

**NEIGHBORING RESIDENTS**  
**VECINOS DE LA COMUNIDAD**  
 1000 10th Ave, 10th Floor  
 New York, NY 10018  
 Tel: (212) 697-1234  
 Fax: (212) 697-1235  
 Email: info@helpandresolve.com  
 Website: www.helpandresolve.com  
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11:14 AM | Apr 01, 2025  
 Tues  
 55 Market St, New York, NY 10002

Photo by  
**Timemark**

© 2025 D3KWWJBC-1NM Timemark Verified



41 Monroe St.



11:14

AM | Apr 01, 2025

Tues

55 Market St, New York, NY 10002

Photo by  
**Timemark**

Photo by TIMINGHAWT3162UY Timemark Verified

Petition to Support Proposed Liquor License

Date: March 31, 2025

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full - liquor

to the following applicant/establishment (company and/or trade name) Wolf and Bear LLC

Address of premises: 55 Market St AKA 41 Monroe St NY, NY 10002

This business will be a: (circle) Bar Restaurant - Other: \_\_\_\_\_

The hours of operation will be:  
10AM - 1AM - ALL DAYS

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Nico Santos		31 Market St. (Dali NYC)
Rafael Morais		388- PEARL ST 10035 - APT-106
Danny Richards		54 Catherine St
Lauren Cristiani		40 Monroe St 4C
Michael White		46 Monroe St
Clayton Mallee		23 Market Street Apartment 2
LIO MONTE		41 - MONROE 3
EFRAIN COTRUCH		180 South St 4D
Willmet Santiago		180 South St r. 1
Somany		55 Market ST 3D

# Petition to Support Proposed Liquor License

Date: March 31, 2025

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full - Liquor

to the following applicant/establishment (company and/or trade name) Wolf and Bear LLC

Address of premises: 55 Market St. AKA 41 Monroe St. NY NY, 10002


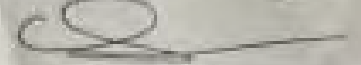
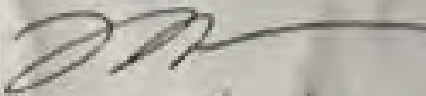
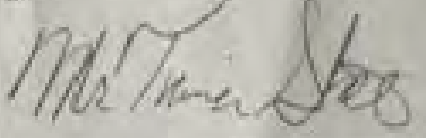





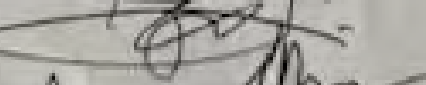
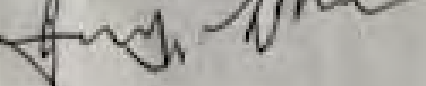
This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:

10 AM - 1 AM. ALL DAYS.

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Matthew Magaz		14 Madison St Apt 11
RUFINO HIRAO		47 MARKET ST
MICHAEL LUU		41 MONROE ST.
TANIA Street		38 Monroe St
LIZ MARANO.		34. MONROE ST
JOESAMOLE		110 Madison St.
Tom Martorell		514 PEARL ST 5
THEO DART		104 MADISON ST 8APT
HEINZ LU		30 monroe st
Lt. Kgen Chan		424 MADISON
Coenec Robinson		21 Henry ST NYC



Petition to Support Proposed Liquor License

Date: March 31st 2025

The following undersigned residents of the area support the following liquor license (Indicate the type of license such as full-liquor or beer-wine) Full-liquor

to the following applicant/establishment (company and/or trade name) Wolf and Bear LLC



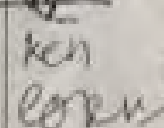

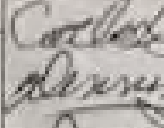







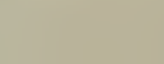
Address of premises: 55 Market St. AKA 41 Monroe St. NY NY 10002

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:  
10AM - 1AM. ALL DAYS

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Sandy A. DABRE		40 Adge Apt 11
Leandre molten Lee		43 Monroe Apt 2
KEN Zhang		32 miken
Coline S. 110		34 Monroe
Eugene Lomnick		12 Monroe St
CARLOS J. Hernandez		2402 Atlantic Ave/1002
DENNIS CHINNIC		46 Pick St
Agustin Hernandez		65 Pick St
Gus Kechione		38 Monroe St
BLAIR CHRISTOPHER		24 Monroe St
Gino Valentino		46 Market St
Sam Hartley		107 MADISON ST
Luke Gubman		87 LUDLOW ST
Heater Rodriguez		124 Madison Ave
Andrew Maguire		95 Allen St
Joseph Spaduto		108 Madison St
		16 Monroe St. Apt 60
		41 Monroe 2L 10002

Petition to Support Proposed Liquor License

Date: March 31st 2025

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full - liquor

to the following applicant/establishment (company and/or trade name) Wolf and Bear LLC

Address of premises: 55 Market St AKA W Monroe St NY, NY 10002

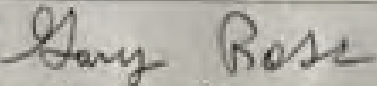










This business will be a: (circle) Bar ☒ Restaurant Other: \_\_\_\_\_

The hours of operation will be:

10PM - 1AM. ALL DAYS

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
GARY ROSS		30 MONROE P.H.G.
Dedan Eskandari		182 South St
NICK P BROCATO		31 MONROE ST NYC
Jimmy Halsey		45 Pike Street
Prima		75 Market St
Lydia Beltran		31 Monroe St
Fabrizio Bennis		10 Monroe Hq
Eleanor Tripoulas		30 MONROE
Dion Isel		40 Monroe St SI
Felix		180 South St
JULIAN		31 MONROE

# Petition to Support Proposed Liquor License

Date: March 31, 2025

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor

to the following applicant/establishment (company and/or trade name) Wolf and Beer LLC

Address of premises: 55 Market St AKA 41 Monroe St NY, NY 10002

This business will be at (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:

10 AM - 11 PM

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
<u>Sandy</u>	<u>[Signature]</u>	<u>49 Market St</u>
<u>Carlos Sotomayor</u>	<u>[Signature]</u>	<u>10002</u>
<u>Roberta Fryer</u>	<u>[Signature]</u>	<u>244 Market St</u>
<u>Aneuris Perea</u>	<u>[Signature]</u>	<u>10002</u>
<u>Galene Jones</u>	<u>[Signature]</u>	<u>65 Pike St</u>
<u>Erasmus Queral</u>	<u>[Signature]</u>	<u>10002</u>
<u>Carlos</u>	<u>[Signature]</u>	<u>82 Rutgers St, Apt 1A</u>
<u>[Signature]</u>	<u>[Signature]</u>	<u>31 Monroe St</u>
<u>[Signature]</u>	<u>[Signature]</u>	<u>12F</u>
<u>[Signature]</u>	<u>[Signature]</u>	<u>10 Catherine St</u>
<u>[Signature]</u>	<u>[Signature]</u>	<u>4F</u>
<u>[Signature]</u>	<u>[Signature]</u>	<u>108 Madison St</u>
<u>[Signature]</u>	<u>[Signature]</u>	<u>Apt 3B</u>

588 2nd St



Petition to Support Proposed Liquor License

Date: March 31st 2015

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor

to the following applicant/establishment (company and/or trade name) Wolf and Bear LLC

Address of premises: 55 Market St AKA 41 Monroe St. NY, NY, 10002

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:

10AM-1AM. All days

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
GROVER GUINTA	Grover Guinta	25 MADISON ST #2
Jaime Bolder	Jaime Bolder	18 Madison St
Amy Sierras	Amy Sierras	49 Monroe St #1
<del>XXXXXXXXXXXX</del>	<del>XXXXXXXXXXXX</del>	49 Monroe St #1
PAUL SIERRAS	Paul Sierras	49 Monroe St #2
Miriam Joseph	Miriam Joseph	49 Monroe St
STEVE PERLE	Steve Perle	68 Henry St
Tammy Lin	Tammy Lin	68 Henry St
Angelina L	Angelina L.	54 Henry St.
Sandy Truong	Sandy Truong	54 Henry St.
Ricky Chapman	Ricky Chapman	68 Henry St.
TYLER A	Tyler A	33 CATHERINE
Mika	Mika	56 Henry
TATE RIESELMANN	Tate Rieselmann	33 CATHERINE ST.
MAY LOU	May Lou	18 Henry
JACK CHOW	Jack Chow	44 MONROE ST. G/F



Eleanor Shotton <[eleanor@pb.law](mailto:eleanor@pb.law)>

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## community introduction - Wolf and Bear LLC at 55 Market St

1 message

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Seran <[seranlee1224@gmail.com](mailto:seranlee1224@gmail.com)>

Mon, Mar 31, 2025 at 9:34 AM

To: [abbysierros@gmail.com](mailto:abbysierros@gmail.com)

Cc: Eleanor Shotton <[eleanor@pb.law](mailto:eleanor@pb.law)>, [nyamaa80@gmail.com](mailto:nyamaa80@gmail.com)

Dear friends of two bridges

Greetings,

Our names are **Nyamsuren Unurbayan** and **Seran Lee**, and we are the owners of **Wolf and Bear LLC**, a new restaurant and bar opening at **55 Market Street**. We're excited to share that our establishment will be the **first and only Mongolian restaurant/bar in New York City**, dedicated to bringing an **authentic and unique cultural experience** to the neighborhood.

We take great pride in offering **traditional Mongolian cuisine**, a welcoming **cultural ambiance**, and **exceptional hospitality** to residents and visitors alike.

As part of our efforts to open responsibly and in collaboration with the community, we will be **applying for a liquor license** and attending **next month's meeting of Manhattan Community Board 3** to present our application and answer any questions.

Here's a brief overview of our method of operation:

- **Hours of Operation:**  
Sunday – Saturday, **10:00 AM – 1:00 AM**
- **Music:**  
**Recorded background music only** (no live or amplified sound)

We would be happy to speak with you prior to the meeting — either in person or virtually — if you have any questions or would like to get to know us and our plans for the space.

Additionally, given your longstanding connection to the neighborhood, we would greatly appreciate any recommendations for individuals or community groups who might be interested in connecting with us before the Community Board meeting. If you're able to share names or contact information, we would be very grateful.

Thank you for your time and for welcoming us to the neighborhood. We look forward to meeting you and becoming a part of this vibrant community.

Warm regards,

**Nyamsuren Unurbayan & Seran Lee**

Wolf and Bear LLC

Nyamsuren Unurbayan 415-316-6841, [nyamaa80@gmail.com](mailto:nyamaa80@gmail.com)/ Seran Lee 929-888-4566, [seranlee1224@gmail.com](mailto:seranlee1224@gmail.com)



Eleanor Shotton <eleanor@pb.law>

---

## community introduction - Wolf and Bear LLC at 55 Market Street

2 messages

Seran <seranlee1224@gmail.com>

Mon, Mar 31, 2025 at 9:31 AM

To: savetwobridgesnyc@gmail.com

Cc: Eleanor Shotton <eleanor@pb.law>, nyamaa80@gmail.com

Dear Resident of two bridges

Greetings,

Our names are **Nyamsuren Unurbayan** and **Seran Lee**, and we are the owners of **Wolf and Bear LLC**, a new restaurant and bar opening at **55 Market Street**. We're excited to share that our establishment will be the **first and only Mongolian restaurant/bar in New York City**, dedicated to bringing an **authentic and unique cultural experience** to the neighborhood.

We take great pride in offering **traditional Mongolian cuisine**, a welcoming **cultural ambiance**, and **exceptional hospitality** to residents and visitors alike.

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Warm regards,

**Nyamsuren Unurbayan & Seran Lee**

Wolf and Bear LLC

Nyamsuren Unurbayan 415-316-6841, [nyamaa80@gmail.com](mailto:nyamaa80@gmail.com)/ Seran Lee 929-888-4566,  
[seranlee1224@gmail.com](mailto:seranlee1224@gmail.com)



---

**Residents of Two Bridges Association** <savetwobridgesnyc@gmail.com>

Sat, Apr 5, 2025 at 10:19 PM

To: Seran <seranlee1224@gmail.com>

Cc: Eleanor Shotton <eleanor@pb.law>, nyamaa80@gmail.com, Christina Zhang <c.zhang07@gmail.com>, Christine Young <christineyy@netscape.net>, Jessica Metz <jessicasarahmetz@gmail.com>

Hi Seran,

Thanks for your reply! My neighbor Christine reached out to CB3 and Max on your end also replied that your hours of operation would be from 10am to 12am daily. That differs from the 10am-1am hours you're requesting below. As Monroe St residents, we'd much prefer to support a midnight closing daily as originally requested. There are neighbors living above and adjacent to your location on this quiet stretch of the block who would appreciate it also! We hope you can consider 12am daily closing instead.

Thanks!

~Jenny Yu

RoTB

[Quoted text hidden]



Eleanor Shotton <[eleanor@pb.law](mailto:eleanor@pb.law)>

---

**Fwd: community introduction - Wolf and Bear LLC at 55 Market Street**

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**From:** Seran <[seranlee1224@gmail.com](mailto:seranlee1224@gmail.com)>  
**Date:** April 7, 2025 at 7:47:27 AM EDT  
**To:** [savetwobridgesnyc@gmail.com](mailto:savetwobridgesnyc@gmail.com)  
**Subject:** Re: community introduction - Wolf and Bear LLC at 55 Market Street

Hi Jenny,

We apologize for any misunderstanding regarding our proposed hours. To clarify, our last call would be at 12 AM, and we would close by 1 AM.

As a small business, having the option to stay open until 1 AM would make a meaningful difference for us—not only to serve people who work late and are looking for a calm, friendly place to unwind before heading home, but most importantly, to support our financial sustainability. Our goal is to create a peaceful, welcoming environment where people can relax and de-stress—not a loud or disruptive space.

We also want to reassure you that if we are granted an outdoor seating permit in the future, we fully understand and respect that outdoor use must end by 10 PM. Having worked in the industry for many years, we are very familiar with these guidelines and have successfully managed similar situations in the past. We are fully committed to being mindful of our neighbors and doing everything we can to maintain the quiet, residential character of Monroe Street.

We're more than happy to continue the conversation.

Sincerely,

Seran

Sent from my iPhone

On Apr 5, 2025, at 10:19 PM, Residents of Two Bridges Association  
<[savetwobridgesnyc@gmail.com](mailto:savetwobridgesnyc@gmail.com)> wrote:

Hi Seran,

Thanks for your reply! My neighbor Christine reached out to CB3 and Max on your end also replied that your hours of operation would be from 10am to 12am daily. That differs from the 10am-1am hours you're requesting below. As Monroe St residents, we'd much prefer to support a midnight closing daily as originally requested. There are neighbors living above and adjacent to your location on this quiet stretch of the block who would appreciate it also! We hope you can consider 12am daily closing instead.

Thanks!

~Jenny Yu  
RoTB

On Mon, Mar 31, 2025 at 9:31 AM Seran <[seranlee1224@gmail.com](mailto:seranlee1224@gmail.com)> wrote:

Dear Resident of two bridges

Greetings,

Our names are **Nyamsuren Unurbayan** and **Seran Lee**, and we are the owners of **Wolf and Bear LLC**, a new restaurant and bar opening at **55 Market Street**. We're excited to share that our establishment will be the **first and only Mongolian restaurant/bar in New York City**, dedicated to bringing an **authentic and unique cultural experience** to the neighborhood.

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Thank you for your time and for welcoming us to the neighborhood. We look forward to meeting you and becoming a part of this vibrant community.

Warm regards,

**Nyamsuren Unurbayan & Seran Lee**

Wolf and Bear LLC

Nyamsuren Unurbayan [415-316-6841](tel:415-316-6841), [nyamaa80@gmail.com](mailto:nyamaa80@gmail.com)/ Seran Lee [929-888-4566](tel:929-888-4566), [seranlee1224@gmail.com](mailto:seranlee1224@gmail.com)