

WOLF AND BEAR LLC
d/b/a Bolzot

Community Board SLA License Questionnaire

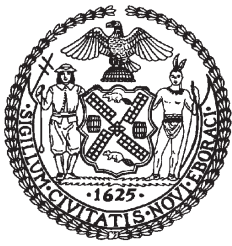
Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law



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 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 Wednesday 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: March 28, 2025

Is location currently licensed? ☐ Yes ☒ No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant - Crispy New York

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 55 Market Street aka 41 Monroe Street, New York, NY 10002

Cross streets: Between Monroe Street and Madison Street

Name of applicant and all principals: Nyamsuren Unurbayan, Seran Lee

Trade name (DBA): Bolzot

PREMISE:

Type of building and number of floors: Mixed use building with 6 floors

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 74

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): R7-2

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) 10AM -- 12AM, Sunday - Thursday; 10AM -- 1AM Friday and Saturday

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? 6 Total number of indoor seats? 16

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 stand-up bar on ground floor, approx 18FT. 3 seats at window counter, 11 seats at bar, and 6 seats at kitchen-viewing counter

(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 Traditional

Mongolian food - menu attached

What are the hours the kitchen will be open? All hours of operation

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager and principals will alternate

How many employees will there be? 3

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

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) _____

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: Standard restaurant quality speakers for quiet background music

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? As requested; no more than 5 per year.

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.") We will use a reservation system to control number of patrons at the premises at any given time and will also provide information about nearby parking prior to patron arrivals. We also intend to install a bike rack in front of the premises.

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) _____

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

Please attach plans. We will place a "Polite Notice, please respect our neighbors and keep noise to a minimum" sign inside the restaurant and in the window. We will also turn the music down even further after 10PM, daily.

Is sound proofing installed? ☐ Yes ☒ No

If not, do you plan to install sound proofing? ☒ Yes ☐ No

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: _____

Address: _____ Community Board # _____

Dates of operation: _____

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. **Applicant principals' resumes attached.**

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? 1

How many On-Premise (OP) liquor licenses are within 500 feet? 2

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)
Mongolian 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 10AM - 12AM; Tue 10AM - 12AM; Wed 10AM - 12AM;
Thu 10AM - 12AM; Fri 10AM - 1AM; Sat 10AM - 1AM;
Sun 10AM - 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
☒ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. ☐ I will employ a doorman/security personnel: _____
6. ☒ I will install 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 5 private parties per year
9. ☒ I will play ambient recorded background music only.
10. ☒ 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.
11. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ 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 6PM.
15. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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: Nyamsuren Unurbayan

Phone Number: (415) 316-6841

WOLF AND BEAR LLC

PROPOSED MENU

Appetizers

- **Bansh** – Small boiled or fried dumplings filled with minced meat and onions.
- **Khuushuur** – Deep-fried meat pasties with a crispy outer shell.
- **Boortsog** – Traditional Mongolian fried dough, slightly sweet and served as a snack.
- **Aaruul** – Dried curd cheese made from fermented milk, a classic Mongolian treat.
- **Mantuu** – Soft, steamed Mongolian bread, often served as a side or snack.
- **Mantuun Buuz** – Steamed, fluffy meat-filled buns

Salads

- **Potato Salad** – A creamy and hearty potato salad with boiled eggs, carrots, and mayonnaise.
- **Thinly Sliced Cabbage & Carrot Salad** – A fresh and crunchy salad with shredded cabbage and carrots, lightly dressed with vinegar and oil.
- **Assortment of Pickled Vegetables** – A tangy mix of pickled cucumbers, carrots, cabbage, and other seasonal vegetables, adding a refreshing touch to any meal.

Soups & Stews

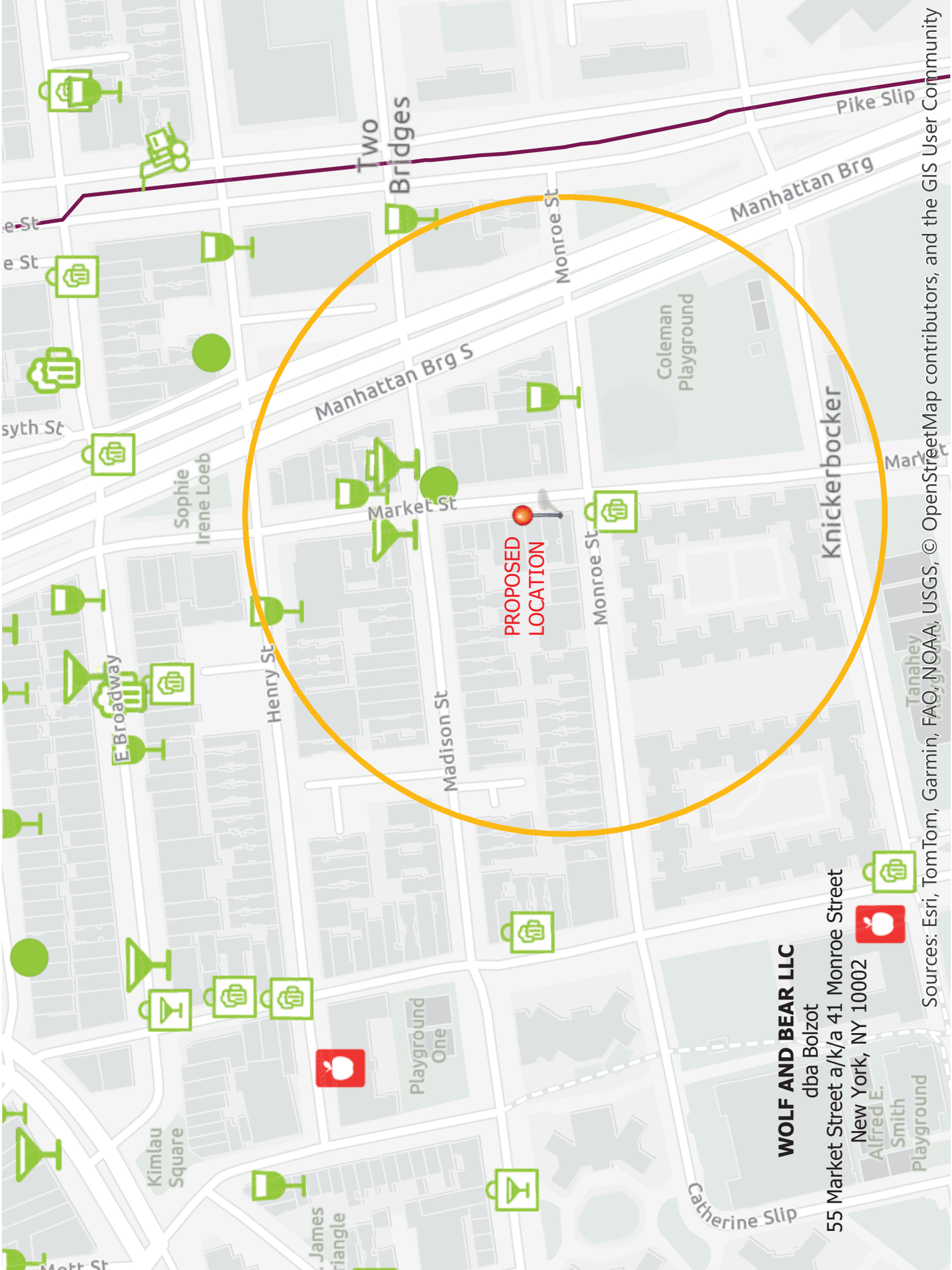
- **Guriltai Shul** – Hearty noodle soup with beef or mutton, vegetables, and handmade noodles (Vegetarian option available)
- **Bantan** – A thick, porridge-like soup made from flour crumbs and meat broth.
- **Chanasan Makh** – Simply boiled mutton or beef, served with broth and salt.

Main Courses

- **Buuz** – Steamed dumplings filled with seasoned minced meat, a Mongolian classic.
- **Tsuivan** – Stir-fried hand made noodles with meat, mixed with vegetables (vegetarian option available)
- **Khorkhog** – Traditional Mongolian barbecue, made by cooking meat and vegetables with heated stones inside a sealed pot.
- **Boodog** – Whole goat or marmot stuffed with hot stones and roasted from the inside.
- **Eleg** – Seared liver, often served with onions and a simple seasoning of salt and pepper, highlighting the rich, iron-packed flavor of Mongolian liver dishes.

Desserts

- **Boortsog** – Fried dough biscuits, commonly served with tea and jam.
- **Chatsargana Cake** – A rich and tangy cake made from sea buckthorn berries, offering a perfect blend of sweet and sour flavors.
- **Urum** – Mongolian clotted cream, often spread on bread or served with tea.



WOLF AND BEAR LLC

dba Bolzot
55 Market Street a/k/a 41 Monroe Street
New York, NY 10002

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:

Location **55 Market St, New York, New York, 10002**

Geocode **Latitude: 40.71170**
longitude: -73.99440

Report Generated On **3/26/2025**

8 Closest Liquor Stores

Name	Address	Distance
CHIN KONG INC License ID: 0100-21-114840 Legacy Serial No.: 1023498	17 23 EAST BROADWAY STORE #104 NEW YORK, New York 10002	995 ft
MADISON WINE AND LIQUOR LLC License ID: 0100-21-115568 Legacy Serial No.: 1264145	45 MADISON ST NEW YORK, New York 10038	1,062 ft
MADISON LIQUOR INC License ID: 0100-23-126603 Legacy Serial No.: 1253651	195 MADISON ST NEW YORK, New York 10002	1,209 ft
YEE FUNG CORP License ID: 0100-23-126723 Legacy Serial No.: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	1,341 ft
MARKS WINE & SPIRITS LTD License ID: 0100-23-125353 Legacy Serial No.: 1023591	53 MOTT STREET NEW YORK, New York 10013	1,836 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	2,068 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	2,134 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	2,244 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
House Church In New York Building not exclusively used as a church; 26 residential units.	132 ft
Cemc Building not exclusively used as a church; 28 residential units.	178 ft
Chinese Conservative Baptist Church	355 ft

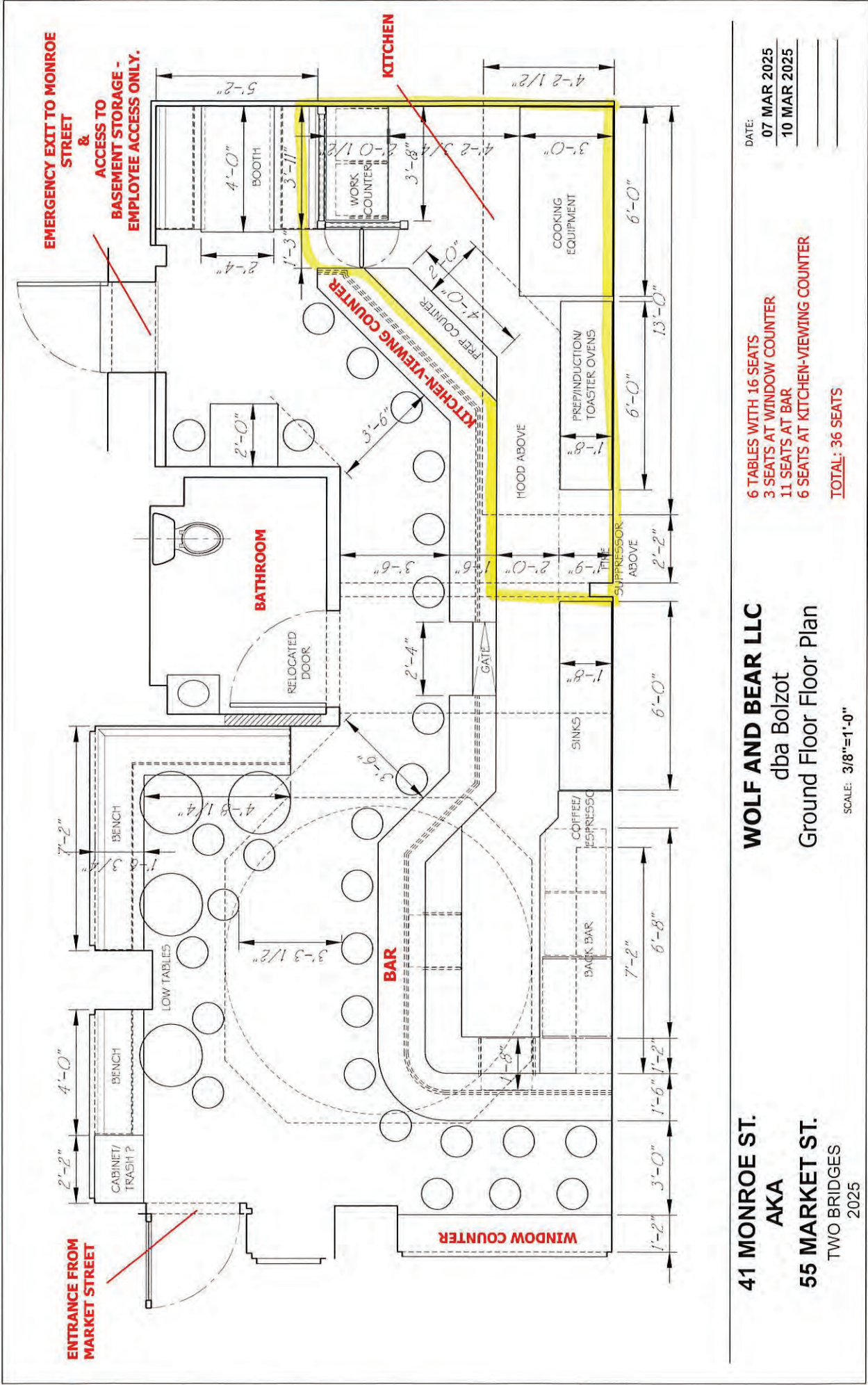
Churches within 500 feet	
Name	Distance
Chinese Evangel Mission Church	401 ft
Cemc	401 ft
American Buddhist Association	428 ft
Bing	456 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet			
Name	Address		Distance
DALI NYC LLC License ID: 0340-22-112008 Legacy Serial No.: 1340202	37 MARKET ST NEW YORK, New York 10002	OP-Restaurant	266 ft
MR FONG'S LLC License ID: 0370-23-139405 Legacy Serial No.: 1281381	40 MARKET ST AKA 123 MADISON ST NEW YORK, New York 10002	OP-Tavern	275 ft

Active Beer/Wine and Grocery Store Licenses within 750 feet

MONROE F&H GOURMET DELI CORP Active	72.9 ft	Grocery Store
DARKHORSE CONCEPTS LLC Active	188.22 ft	Tavern Wine
BANH CAKE LLC Active	202.38 ft	B/W Temporary Permit
123 MADISON LLC Active	279.77 ft	Restaurant Wine
NF CELLAR INC Active	317.43 ft	Tavern Wine
DREAMERS COFFEE LLC Active	471.8 ft	Tavern Wine
MANHATTAN HOTEL MANAGEMENT LLC Active	524.22 ft	Hotel Wine
CSEN INC Active	608.19 ft	B/W Temporary Permit
SHUN LE INC Active	658.34 ft	Grocery Store
CHANG SHUN MARKET INC Active	674.56 ft	Grocery Store
EAST BROADWAY TOWER CORP Active	675.46 ft	Hotel
NEW YORK SUPERMARKET EAST BWY INC Active	720.31 ft	Grocery Store
HAPPY GARDEN PALACE INC Active	748.97 ft	Tavern Beer



Nyamsuren Unurbayan

916 Carroll St 6H, Brooklyn NY 11225

Phone: (415) 316-6841 E-Mail: nyamaa80@gmail.com

Objective

Full time or part time serving and bartending position.

Experience

- **BARTENDER, REVELIE, SEP 2024 - Present New York, NY** working as a bartender at a french influenced dining place in SOHO. offering cocktails and beers with extensive knowledge.
- **MANAGER, THREE OF CUPS, MARCH 2021 - AUG 2024 New York, NY** worked as a manager at a busy restaurant/bar in SOHO. while managing both front and back of the house, generated daily sheet, created food/cocktail items and offered great customer service.
- **SERVER/ BARTENDER, KUBEH, FEB 2018 - MARCH 2019 New York, NY** worked as a server/bartender in a Middle Eastern restaurant in West Village. Served over 200 people drinks and waited tables. Take great care of customers with depth of knowledge in food and cocktails.
- **MANAGER, GINGER JAN 2017- JAN 2018 Ulan Bator, MONGOLIA** Managed busy hotpot restaurant in capital city. Scheduling, accounting and ordering supplies among responsibilities along with kitchen prep help.
- **SERVER/ BARTENDER, DOMA NA ROHU APR 2015 - AUG 2016 New York, NY** See previous experience below*
- **SERVER, GALLO NEGRO AUG 2014 - MAR 2015 San Juan, PR** Worked as a waitress in hip Caribbean fusion restaurant in the heart of the art district of Santurce in San Juan, Puerto Rico. Intense cocktail menu, daily specials, serving tables, busing and expediting.
- **SERVER/ BARTENDER, DOMA NA ROHU FEB 2011- SEP 2013 New York, NY** *Worked bar and waitress shifts in popular West Village eastern European restaurant/coffee shop. Extensive knowledge of eastern European Beers, coffee drinks, serving tables, busing and expediting. Closing, cash, stocking and cleaning bar & service area.
- **SERVER/ BARTENDER, LOUNGE 47 JUN 2006- DEC 2011 New York, NY** Bartending shifts along with weekend brunch service at busy local pub for 5+ years. Basic cocktails, serving tables, busing and expediting. Closing, cash, stocking bar & service area.
- **SERVER/ HOSTESS, CARIBBEAN BREEZE OCT 2005- APR 2006 Arlington, VA** Welcome customers, describe menu items/ daily specials, handle cash, and input menu items.

Education

University BA, Shenyang, China SEP 2000 - JUN 2004

ALCC MAY 2006 - JAN 2009 Studied English as a second language

MIE/ Manhattan Institute of Marketing and Economics MAR 2009 - APR 2010 Studied marketing towards Masters degree

Skills

Ability to multitask and keep cool under work pressure. Good memory skills, resulting accurate order placement. Great ability to work as part of team. History of maintaining very clean working and dining areas.

Languages English, Mongolian, Russian, Chinese(Mandarin)

References: Thomas Morrison - Owner/Manager - Doma na Rohu (212) 929-4339

Seran Lee

245 E110 St, New York, NY 10029

(929)888-4566

Email : Seran1224@gmail.com

Profile

Highly organized and personable server with experience providing exceptional customer service in establishments ranging from casual cafes and fine-dining restaurants.

Skills

Capable of managing large sections and large parties with speed and accuracy. Quick decision making. Ability to work under pressure. Knowledge of beers, wines. Great communication and people skills. Exceptional at maintaining customer relations. Experience with multiple POS systems and generating daily sales reports.

Experience

Anatoli 56, NY Dec. 2024 - present

Server/ Bartender

Authentic Greek restaurant in Midtown East. Rotating the shifts between serving and bartending. Strong knowledge of cocktails, wines and Greek cuisine while delivering outstanding customer service in a fast-paced environment.

Let's Talk Soho, NY Aug.2024 - Nov. 2024

Server/ Bartender

Healthy Urban dining in Soho with a great selection of wine and beer. Responsible for training all the front of house staff. Capable of managing high volume customers while providing excellent customer service.

Three of Cups, NY Aug. 2022 - Aug, 2024

Manager

New York style bistro in Soho. a friendly neighborhood establishment with over 45 seats. Responsible for the customer as well as employee training related to high volume kitchen work, POS training, opening/closing of the restaurant, generating sales reports.

Kubeh, NY Sep.2018 - Sep. 2022

Server/ Bartender

Middle Eastern Cuisine Restaurant located in West Village. Over 60 seat establishment serving over 200 covers average. Maintained full product knowledge of menu and specials. Rotating the shift between serving and bartending. Responsible for generating daily sales report.

Doma Na Rohu Restaurant, NY 2012 - Dec.2018**Head Server/Bartender/Barista**

Central European cuisine restaurant/cafe located in the West Village. A 45 seat establishment serving over 100 covers on busy evenings. Service involves presenting specials, a frequently changing beer selection as well as running food, bartending, making coffee drinks and bussing.

Kori Tribeca, NY Jan 2018 - Dec 2018**Server**

Fusion Korean restaurant located in Tribeca. A fast paced casual dining. Responsible for ordering beverages. Taking delivery orders, reservations.

Doma Gallery and Cafe, NY 2008-20012**Server/Barista/Bartender**

American Cuisine restaurant/cafe located in the West Village. Position involves

Sushi Mambo, NY 2007-2012**Server**

Japanese cuisine restaurant located in the West Village. A 70 seat establishment serving over 140 covers on a busy evening. Position involves handling large parties, presenting special, taking orders, running food and bussing.

Education

Baruch College, New York, NY Bachelor's in Finance 2016

Laguardia Community College, New York, NY Associate degree in Business Admin 2012

References available upon request.



Eleanor Shotton <eleanor@pb.law>

Re: 55 Market St. Liquor License App - What are your hours of operation?

1 message

Max Bookman <max@pb.law>

Fri, Mar 28, 2025 at 12:55 PM

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

Cc: "seran1224@gmail.com" <seran1224@gmail.com>, "nyamaa80@gmail.com" <nyamaa80@gmail.com>, "Stetzer, Susan (CB)" <sstetzer@cb.nyc.gov>, Eleanor Shotton <eleanor@pb.law>

Hi there - The CB questionnaire is not due to the CB until 3/31. However, to answer your question, the closing hours will be 12 am, all days.



Max Bookman, Esq.

Partner

Pesetsky & Bookman PC

212-513-1988 / max@pb.law

325 Broadway, Suite 501, New York, NY 10007

[Representing New York's Hospitality Industry for Over 35 Years](#)

CONFIDENTIALITY NOTICE

This electronic message, including any attachments, is confidential and may contain attorney-client privileged and/or work product communications. If you are not the intended recipient, viewing, copying or forwarding is prohibited. If you receive this e-mail in error, please contact me at 212-513-1988 immediately and delete or destroy this e-mail and any attachments from your system.

On Fri, Mar 28, 2025 at 12:27 PM Residents of Two Bridges Association <savetwobridgesnyc@gmail.com> wrote:

Hi,

Our neighbors have brought your establishment's liquor license application to our attention and we noticed there are no hours of operation indicated. This is important information not to include as neighbors want to know if your hours will cause disruption caused by crowds and noise, as there are residences above and adjacent to your store front.

Would you mind providing that information along with any relevant documents, business plans, etc. where we can learn more about the kind of value you will be bringing to our neighborhood?

Appreciate any information you can provide!

Best Regards,
Jenny Yu



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 area of 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 [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

For more information, please visit [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

For more information, please visit [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

For more information, please visit [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

ATTENTION RESIDENTS & NEIGHBORS

WOLF AND BEAR LLC

Please to open a

Residential

to open a new or existing business in the area of 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 [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

For more information, please visit [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

For more information, please visit [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

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 area of 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 [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

For more information, please visit [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

For more information, please visit [www.wolfandbear.com/02/00040110001](https://wolfandbear.com/02/00040110001)

2:14 PM | Mar 31, 2025
Mon

55 Market St, New York, NY 10002-7203

Photo by
Timemark



2:14

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 1st Ave. 10th Floor
 New York, NY 10002
 Tel: (212) 691-1234
 Fax: (212) 691-1235
 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 1st Ave. 10th Floor
 New York, NY 10002
 Tel: (212) 691-1234
 Fax: (212) 691-1235
 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.

11:14 AM | Apr 01, 2025
 Tues
 55 Market St, New York, NY 10002

Photo by
Timemark

© 2025 D3KWWJBC-13NM Timemark Verified

41 Monroe St.



11:14

AM | Apr 01, 2025

Tues

55 Market St, New York, NY 10002

Photo by
Timemark

PHOTO BY 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 COTRICH		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


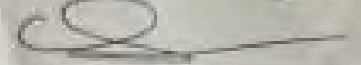
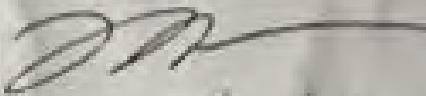
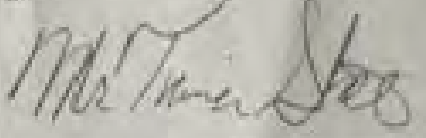





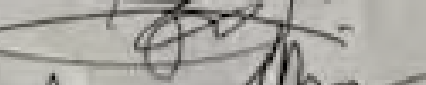
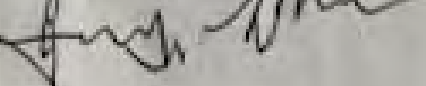
This business will be a: (circle) Bar Restaurant Other: _____

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
Guineo 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 Aftab		40 Adge Apt 11
DABRE Leonide		43 Monroe Apt 2
Molten Lee		32 miken
KEN Zhang	ken	34 Monroe
Colin Saffo	colin	12 Monroe St
Eugene Lomnick	E. Lomnick	2402 Atlantic Ave/1002
CARLOS J. Hernandez	Carlos Hernandez	46 Pike St
DENNIS CHINNIC	Dennis Chin	65 Pick St
Augusta Hernandez	Augusta Hernandez	38 Monroe St
Gus Kechione	Gus Kechione	24 Monroe St
BLAIR CHRISTOPHER		46 Market St
Gino Valentino		107 MADISON ST
Sam Hartley		87 LUDLOW ST
Luke Gubman	Luke Gubman	124 Madison Ave
Heater Rodriguez	Heater Rodriguez	95 Allen St
Andrew Maguire	Andrew Maguire	108 Madison St
Joseph Spaduto	Joseph Spaduto	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 ST
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 10002</u>
<u>Carlos Sotomayor</u>	<u>[Signature]</u>	<u>244 Market St 10002</u>
<u>Roberta Fryer</u>	<u>[Signature]</u>	<u>65 Pike St 10002</u>
<u>Aneuris Perea</u>	<u>[Signature]</u>	<u>82 Rutgers St, Apt 1A 31 Monroe St 12F</u>
<u>Calene Jones</u>	<u>[Signature]</u>	<u>10 Catherine St 4F 108 Madison St Apt 3B</u>
<u>Erasmus Queral</u>	<u>[Signature]</u>	
<u>Carlos</u>	<u>[Signature]</u>	
<u>[Signature]</u>	<u>[Signature]</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
PAUL SIERRAS	Paul Sierras	49 Monroe St #1
PAUL SIERRAS	Paul Sierras	49 Monroe St #1
Miriam Joseph	Miriam Joseph	49 Monroe St #2
STEVE PERLE	Steve Perle	49 Monroe St
Tammy Lin	Tammy Lin	68 Henry St
Angelina L	Angelina L.	68 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>

community introduction - Wolf and Bear LLC at 55 Market St

1 message

Seran <seranlee1224@gmail.com>

Mon, Mar 31, 2025 at 9:34 AM

To: abbysierros@gmail.com

Cc: Eleanor Shotton <eleanor@pb.law>, 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/ Seran Lee 929-888-4566, 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.

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/ Seran Lee 929-888-4566,
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>

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

From: Seran <seranlee1224@gmail.com>
Date: April 7, 2025 at 7:47:27 AM EDT
To: 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> 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> 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.

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



Eleanor Shotton <eleanor@pb.law>

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

Seran <seranlee1224@gmail.com>

Mon, Apr 14, 2025 at 3:34 PM

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

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

Hi, Jenny.

Thank you so much for your message.

While we would of course love the opportunity to stay open until 1AM throughout the week, we completely understand and respect the character of the neighborhood and the concerns of the community. With that in mind, we're happy to agree to the hours you've suggested - closing at 12AM Sunday through Thursday, and at 1AM on Fridays and Saturdays.

We appreciate the opportunity to be part of this neighborhood and look forward to being a considerate and positive addition to the community.

best regards,
Seran

On Sun, Apr 13, 2025 at 9:52 PM Residents of Two Bridges Association <savetwobridgesnyc@gmail.com> wrote:
Hi Seran,

Would you be amenable to 12AM closing Sunday through Thursday, and 1AM on Friday and Saturdays? Our neighbors would be more supportive of these hours rather than a 1AM on all nights as this is still a very residential and quiet street with few businesses opening later than 10pm (Deli across the street from you).

~Jenny Yu
RoTB

On Mon, Apr 7, 2025 at 7:47 AM Seran <seranlee1224@gmail.com> wrote:

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> 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> 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.

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