



Cache SP LLC

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 Stipulations for Administrative Approval

I, Chase Sinzer, as a qualified representative of Cache SP LLC,
located at 139 East 12th Street, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon ~~4pm - 12am~~ 12pm - 12am ; Tue ~~4pm - 12am~~ 12pm - 12am ; Wed ~~4pm - 12am~~ 12pm - 12am ;
Thu ~~4pm - 12am~~ 12pm - 12am ; Fri 12pm - 12am ; Sat 12pm - 12am ; Sun 12pm - 12am .
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
3. ☐ I will not use outdoors commercially.
4. ☒ I may apply for sidewalk and/or roadbed dining as allowed but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop.
5. ☒ I will close any front or rear façade doors and windows at 10:00 p.m. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 p.m. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
6. 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 _____.
7. ☒ I will play ambient recorded background music only. _____ number of TVs.
8. ☒ 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.
9. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3 and after one year of operation.
10. ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
11. ☒ I will not participate in pub crawls or have party buses come to my establishment.
12. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
13. ☒ 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** -
14. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
15. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
16. ☒ 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

17. ☐ I will: _____

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

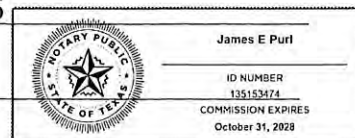
Signed Chase Arthur Sinzer
Notary Public, State of Texas Tarrant County

Sworn to this 24th day of April 24th

James E Purl

James E Purl Notary Public

Dated 4/24/25





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

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 4/29/2025

APPLICANT

1. Name of applicant and principle(s): Cache SP LLC; Chase Sinzer and Joshua Pinsky
2. Premise address: 139 E 12th Street
3. Cross streets: 3rd and 4th Avenue
4. Trade name (DBA): Cache
5. Check which you are applying to: ☒ New liquor license ☐ Alteration of an existing license ☐ Sale of assets *Beer and Wine
6. If alteration, describe nature of alteration: _____
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: N/A
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: El Puesto de Tacombi 12 LLC d/b/a Tacombi East Village
11. Type of building and number of floors: 2 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? _____
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? 4
16. How many On-Premise (OP) liquor licenses are within 500 feet? 12
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
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): 12pm - 12am all days
22. Total number of table: 4 23. Total number of seats: 14
24. How many stand-up bars / bar seats are located on the premise? 1 bar, 4 seats

(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): 1 bar - L shaped - length: TBD
26. Does premise have a full kitchen? ☒ Yes ☐ No
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? TBD
30. How many employees will there be? 12
31. Do you have or plan to install? ☒ French doors ☒ accordion doors ☒ windows Already installed
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: n/a
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Ojas 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? _____
No lines will be formed outside to keep sidewalks clear of congestion.
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): Sabo SP LLC & Penny SP LLC - SEE RIDER ATTACHED -
45. Address: - SEE RIDER ATTACHED - 45a. Community Board Manhattan CB 3
46. Dates of operation: - SEE RIDER ATTACHED -
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's and Penny SP LLC d/b/a Penny
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.

Rider to Manhattan Community Board No 3 Questionnaire for Administrative Approval
Applicant: Cache SP LLC

Applicant History

- Entity Name: Sabo SP LLC d/b/a Claud's
License ID: 0240-24-107439
Legacy Serial #: 6015469
License Type: Restaurant Wine (beer and wine only)
Address: 90 E 10TH ST, NEW YORK, New York 10003
Applicant Principals: Chase Sinzer and Joshua Pinsky
Operating Since: 09/2023 – Present
- Entity Name: Penny SP LLC d/b/a
License ID: 0267-24-124457
Legacy Serial #: 6032966
License Type: Tavern Wine (beer and wine only)
Address: 90 E 10th St., 1st Floor, NEW YORK, New York 10003
Applicant Principals: Chase Sinzer and Joshua Pinsky
Operating Since: 3/2024 – Present

Cache SP LLC

EAST VILLAGE, NEW YORK CITY

MENU

Bread

Marinated Artichokes

Robiola

Tomme

Saucisson Sec + Bordier Butter

Coppa + Roasted Peppers

Vegetable Terrine

Fennel Salad

Ouefs Meurette

Espresso Granita + Whipped Cream

ATTENTION RESIDENTS & NEIGHBORS

An entity to be formed by Chase Siner
Contact number: 973-702-5011
Company Name and Contact Number for Questions

Plans to open a

Tavern Wine

at the following location
139 East 12th Street, New York, NY 10003
Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER AND WINE
Beer & Wine or Beer

ChaseSiner@gmail.com
Applicant Email Address

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

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

An entity to be formed by Chase Siner
Contact number: ChaseSiner@gmail.com 973-702-5011
Company Name and Contact Info

Plans to open a:

Tavern Wine

Please identify the Applicant and address with Neighbors and

139 East 12th Street, New York, NY 10003
Address

Seeking a license to serve

En búsqueda de una
licencia para servir:

BEER AND WINE
Beer & Wine or Beer/Wine & Liquor

AL COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o
la Junta Comunitaria 3.
mn03@ch.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

An entity to be formed by Chase Siner
Contact number: 973-702-5011
公司名字 (Company) and 聯繫人的資料 (Contact Info)

Plans to open a (以上酒店/餐館在第三社區申請生意許可牌照時請注意)

Tavern Wine

(酒樓/餐廳/餐館) (Restaurant)
戶外咖啡 (Outdoor Cafe) or 酒吧
(Bar/Liquor)

139 East 12th Street, New York, NY 10003
地址 (Address)

seeking a license to serve (以上酒店/餐館請以下列牌照類別)

BEER AND WINE

(酒樓/餐廳/餐館) (Beer & Wine) or 酒吧
(Bar/Liquor)

如有任何疑問或疑慮，請聯繫申請人或第三社區委員會
mn03@ch.nyc.gov - www.cb3manhattan.org