

**ROMAA LLC**

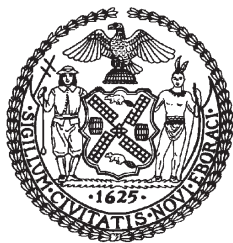
**78-82 E. 4<sup>TH</sup> STREET  
NEW YORK, NEW YORK 10003**

MANHATTAN COMMUNITY BOARD 3  
SLA COMMITTEE MEETING  
JULY 14, 2025

**QUESTIONNAIRE FOR ON-PREMISES LIQUOR LICENSE APPLICATION**

- FLOOR PLAN
- PHOTOGRAPHS OF PREMISES
- PROPOSED MENU
- AREA SURVEY
- OUTREACH TO COMMUNITY GROUPS
- 2022 CB3 STIPULATION

**BERNSTEIN REDO SAVITSKY PC**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100  
[www.brpclaw.com](http://www.brpclaw.com)



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: 06/30/2025

Is location currently licensed? ☒ Yes ☐ No    Type of license: Ted Arto Inc.

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Currently a restaurant and performance space

Corporation and trade name of current license: Ted Arto Inc / Ella Funt

**APPLICANT:**

Premise address: 78-82 E. 4th Street, New York, New York 10003

Cross streets: On E. 4th Street between 2nd Ave & Bowery

Name of applicant and all principals: Romaa LLC

Reginald Robson, Lounes Mazouz, Ronald Castellano

Trade name (DBA): Ella Funt & The 82 Club Theater

**PREMISE:**

Type of building and number of floors: Mixed use building, ground floor and cellar

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 1st Floor 160 / Cellar 150

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): C2-5

**PROPOSED METHOD OF OPERATION:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Monday through Friday: Noon - 4:00am

Saturday and Sunday: 11:00am - 4:00am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☒ Yes ☐ No

If yes, please describe what type: Theatrical performances and related ticket sales

Number of indoor tables? 79 (16 on 1st Fl, 63 in Cellar) Total number of indoor seats? 174 (42 on 1st Fl, 132 in Cellar)

How many stand-up bars/bar seats are located on the premise (number, length, and location) Two

(1) 1st Floor, 24' Irregular Bar, and (2) Cellar, 24' Rectangle Bar / 8 bar stools at bar, 16 stools at counter/ (11' Cellar Service Bar)

*(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) N/A

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu Modern French Cuisine, steak, cod, burgers, salads, cheese plates.

What are the hours the kitchen will be open? Food available all hours

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

How many employees will there be? Approximately 40 in total

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 1 Projector in Cellar

Will premise have music? ☒ Yes ☐ No \* DJ for daily for performances in cellar under control of sound technician or musical director

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

If other type, please describe Live music is part of theatrical performances and accompanying films.

What will be the music volume? ☒ Background (conversational) ☒ Entertainment (live music venue

level) Please describe your sound system: Theatrical system in cellar with directional speakers / small ambiance speakers in restaurant

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? Daily theater performances and screenings of independent and old films.

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Applicant will have marketing operated in-house. Theater troupes will also promote their own shows.

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

Please attach plans. (Please do not answer "we do not anticipate congestion.") Security to guide patrons to exit toward second avenue, cars drop off and pick up passengers on 2nd avenue. First floor becomes waiting area after 1:00am

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) One outside premises at least one hour before a performance until closing, and otherwise from 9pm until closing. One security personnel may also be used inside theater during certain performances

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

Please attach plans. Premises will be operated in same manner it was previously, staff will monitor to be sure guests are respectful of

Is sound proofing installed? ☒ Yes ☐ No neighbors, especially guests leaving. Applicant will close all doors and windows when music is playing.

If not, do you plan to install sound proofing? ☐ Yes ☐ No N/A

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:

N/A

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Jockey Hollow LLC, 100 Lafayette Street LTD, Bon LLC

Address: 171 E. Broadway / 100 Lafayette St / 32 Mulberry St. Community Board # CB3

Dates of operation: 2008 - 2018

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

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name, address and describe the business Messrs Robson and Mazouz currently consult for Ella Funt and are involved in Cinema Village  
Mr. Castellano has operated an architecture studio in CB3 for decades and was previously involved in licensed premises

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? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 20

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)  
modern French restaurant with a theater 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 Noon to 4:00am; Tue Noon to 4:00am; Wed Noon to 4:00am;  
Thu Noon to 4:00am; Fri Noon to 4:00am; Sat 11:00am to 4:00am;  
Sun 11:00am to 4:00am. (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: 9:00pm until closing, and an hour before any performance
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 2 private parties per month
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 \_\_\_\_\_.
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: Reginald Robson

Phone Number: 9147465009

### **Reginald Robson**

Born in London, Reginald began his career in the film industry directing music videos and short films. As his career progressed his love for theatre and live performance art became more prominent. He began to work with prestigious London based theater and hospitality organisations as a freelance Artistic and Creative Director. Reginald has created shows with Punch Drunk, Secret Cinema, You Me Bum Bum Train, Parc Chinois, Proud Cabaret and was Creative Director of Cafe De Paris till 2020. Since moving to New York in 2021 he has partnered with the producers of EMURSIVE at the Mckittrick Hotel and has created a new show called HYPNOTIQUE which ran at the Mckittrick for two years and is slated to launch at The Club 82 Theatre in 2026. He has also been an Associate Director on two of New York's biggest immersive theatre shows - Sleep No More and Life & Trust through 2023-2025.

### **Lounez Mazouz**

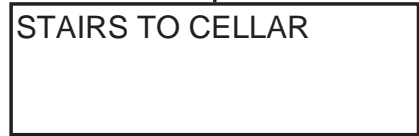
Lounez Mazouz is an entrepreneur and a space creator. Throughout his career, he took every role at restaurants starting as a waiter in his family restaurants and bars (Momo, Sketch and Au Bascou) then worked across different markets in London, Paris and the UAE (Dubai and Abu Dhabi) gaining experience as a manager and operator. He moved to the US to pursue his graduate studies at Cornell University's S.C. Johnson College of Business. He currently manages the restaurant Ella Funt and is working tirelessly to realise the Club 82 Theater project with his partners.

### **Ron Castellano**

Ron Castellano has been a leader and prominent figure in the revitalization of the Lower East Side, as a developer, architect and operator with a special focus on historically significant buildings. Castellano began his career with Eisenman Architects in New York City before joining the venerated architectural firm Richard Meier and Partners. In recent years Ron has been responsible for several hospitality establishments including the restoration of 9 Orchard Hotel and The Garfield Building as architect and operator.

## FLOOR PLAN

Ground Floor  
Tables - 16  
Seats - 42  
Stand-Up Bar - 1  
Stools at Bar - 8



CELLAR

Seats - 132

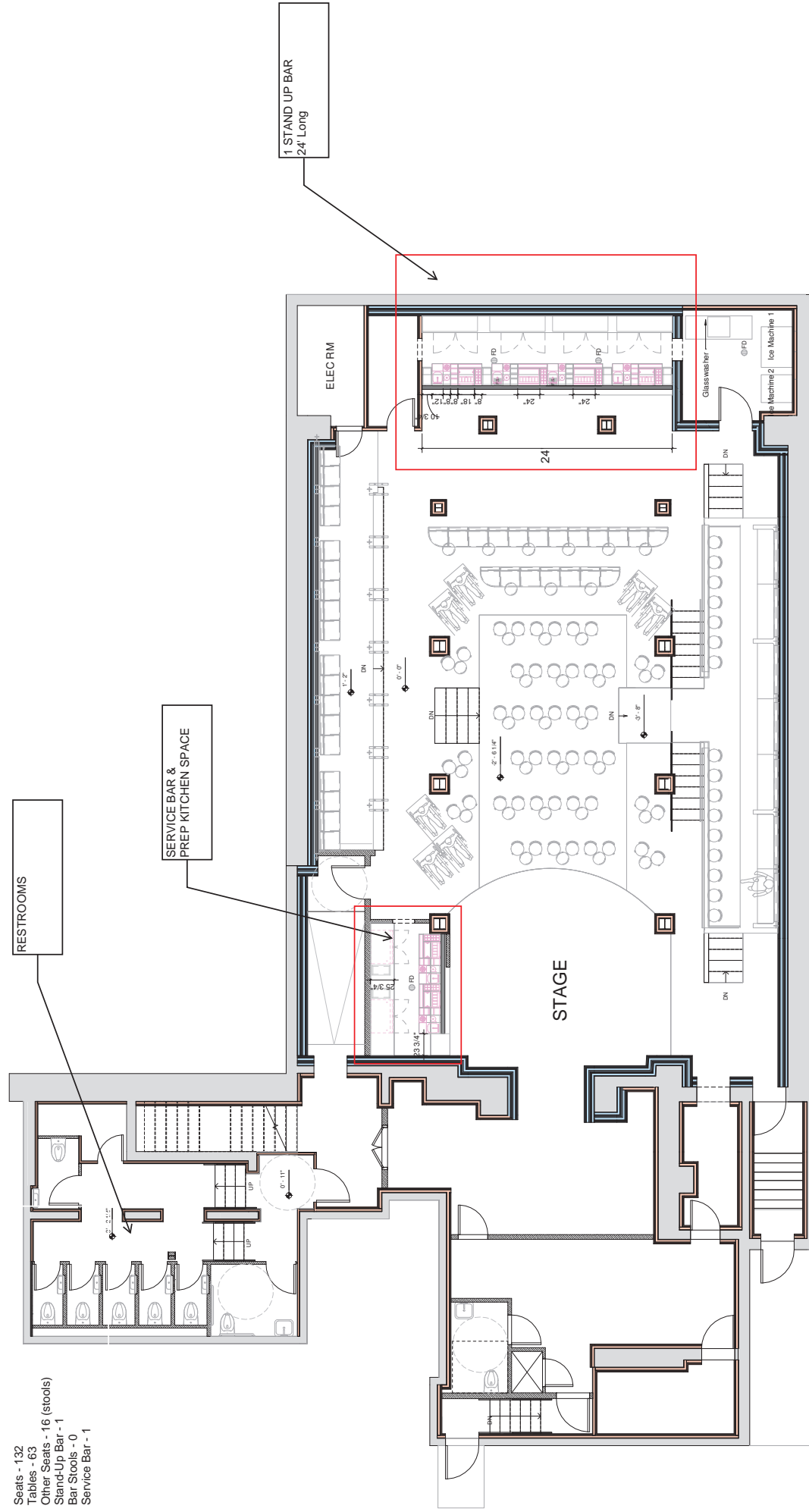
Tables - 63

Other Seats - 16 (stools)

Outer Seats - 16  
Stand-Up Bar - 1

Stand-Up Bar - 1  
Bar Stools - 0

Service Bar - 1



1 Cellar - Floor Plan  
1 1/4" = 1'-0"

## PHOTOGRAPHS OF PREMISES

Romaa LLC  
78-82 E. 4th Street, New York, New York 10003  
On-Premises Liquor License Application



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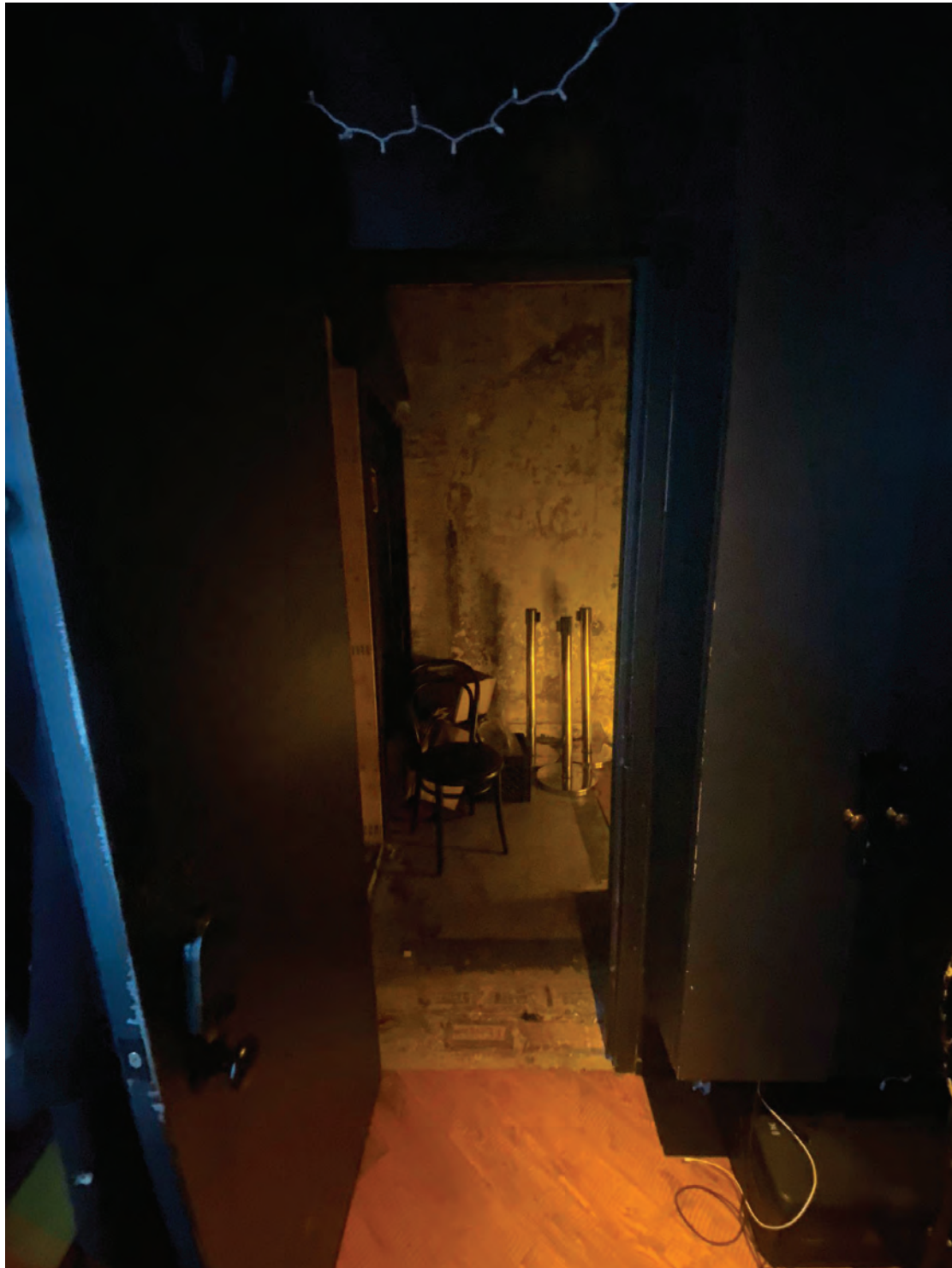
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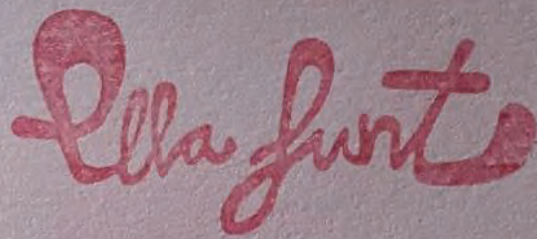
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On-Premises Liquor License Application



## PROPOSED MENU



Sourdough flatbread made in house, smoked olive oil, sea salt 9

Charred shishito peppers 10

Cheese plate, our seasonal pick, honey, jam 24

Gem lettuce, house vinaigrette, parmesan 20

Watermelon salad, feta, avocado, fresh cilantro 22

Fluke ceviche, citrus juices, cucumber, onion, herbs, serrano 24

Prime angus beef tartare, egg yolk, fresh horseradish, mustard greens 24

IPA braised baby back ribs, red beet + orange crust 19

Ella Burger, wagyu double patty, aged cheddar, brioche, hand cut frites 35

Cod with tomato vinaigrette, fresh basil 34

Steak frites au poivre, NY Strip steak 52



## Dessert

Chocolate mousse, valrona chocolate, vanilla beans, olive oil sea salt 14

(pair it with our Tawny port +12)

Key Lime pie, sesame Chantilly 14 (pair it with our NY State sweet white +12)



## COCKTAILS

### PEAR SPICY MEZCAL MARG \$21

Yola mezcal, chile arbol syrup, pear,  
lime + agave

### SOTOL NAKED & FAMOUS \$19

Sotol Cardenxe, aperol, suze, lime

### MAGIC TEA \$26

Agua Magica Mezcal, Herbal Tea syrup,  
lime

### IRISH SOUR \$20

Lost Irish whiskey, lemon, egg  
white

### NEW YORK NOIR \$22

Bourbon, Amaro Nonino, Sweet  
vermouth, Chocolate Bitters, Dark  
chocolate

### SIEMPRE MANDARINO \$25

Siempre blanco Tequila, mandarin  
juice, alma finca, orange wine

## \*\*\*\*\* MARTINIS \*\*\*\*\*

### PICKLE MARTINI \$19

Community vodka, Pickle juice, dry  
vermouth,

### LEMON MARTINI \$20

Las californias gin, lemon infused  
dry vermouth, akvavit

### FILTHY MARTINI \$24

Belvedere vodka, dry vermouth,  
olive brine, olives

### MARTINI FLIGHT \$32

all 3 martinis mini format

## NONALCOHOLIC

### VIRGIN PALOMA \$15

Grapefruit juice, Lime, Agave,  
Non-alcoholic liquor, Grapefruit soda

## BEERS

Monopolio Lager \$10

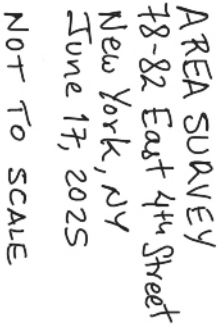
Narangsett \$10

IPA \$10

Athletic Brewing N/A Free Wave Hazy IPA  
\$10



East 6<sup>th</sup> Street



## Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (917) 975-5218  
E-mail: landess@att.net  
landessphotographers.com

### Re: 78-82 East 4<sup>th</sup> Street

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1. The Scratcher - 209 East 5<sup>th</sup> Street - (498')
2. Fish Bar - 237 East 5<sup>th</sup> Street - (318')
3. Coopers - 87 2<sup>nd</sup> Avenue AKA 239 East 5<sup>th</sup> Street - (340')
4. The Cock - 93 2<sup>nd</sup> Avenue - (401')
5. Wonderland Bar - 96 2<sup>nd</sup> Avenue - (455')
6. Bar Snack - 92 2<sup>nd</sup> Avenue - (434')
7. Frank - 88 2<sup>nd</sup> Avenue - (387')
8. Rynn - 309 East 5<sup>th</sup> Street - (419')
9. Via Della Pace - 87 East 4<sup>th</sup> Street - (54')
10. New York Comedy Club - 85 East 4<sup>th</sup> Street - (66')
11. KGB Bar - 85 East 4<sup>th</sup> Street - (72')
12. Phebe's - 359-361 Bowery - (481')
13. 355 Short Stories - 355 Bowery - (466')
14. Double Zero - 65 2<sup>nd</sup> Avenue - (81')
15. Plant Made - 65 2<sup>nd</sup> Avenue - (98')
16. The Gray Mare - 61 2<sup>nd</sup> Avenue - (112')
17. Whiskey Town - 29 East 3<sup>rd</sup> Street Store 2 - (191')
18. Monseior - 84 East 4<sup>th</sup> Street - (221')
19. The Boiler Room - 45 2<sup>nd</sup> Avenue - (349')
20. Gemma - 4 East 3<sup>rd</sup> Street - (486')

### Schools & Churches

1. Second Avenue Church - 76 2<sup>nd</sup> Avenue - (207')
2. East Side Church of Christ - 56 2<sup>nd</sup> Avenue - (236')

Phebe's 359-361 Bowery
Residential
Hair Salon
Boutique
Nail Salon
Gallery
Food Store
Commercial Coffee Store
Gallery
Commercial
Theater
Dance School
Commercial
La Mama Experimental Theater Club (wine, beer)
Alley
Clothing
APPLICANT
Residential
Residential
La Vera Pizza (Food only)

East 4<sup>th</sup> Street

NOT TO SCALE

BLOCK PLAT  
78-82 East 4<sup>th</sup> Street  
New York, NY  
June 17, 2025

Bowery
Residential
Community Center
Fast Food
Gallery
Copy Center
Perfumes
Hat Store
Photo Studio
Print Shop
Residential
Guitar Store
Sushi by M (Food only)
Juice Bar
Piccola Strada (Food only)
Gift Shop
Horse Trade Theatre Workshop (wine, beer)
Commercial
Theatre
KGB Bar 85 E. 4 <sup>th</sup> St.
New York Comedy Club 85 E. 4 <sup>th</sup> St.
Residential
Via Della Pace 87 East 4 <sup>th</sup> St.
Dokodemo (wine, beer)
Residential
Groceries
2 <sup>nd</sup> Avenue

## COMMUNITY GROUP OUTREACH

## Outreach

Bowery Alliance of Neighbors: [ban62007@gmail.com](mailto:ban62007@gmail.com)

East 5th Street Block Association: [east5thstreetblockassociation@gmail.com](mailto:east5thstreetblockassociation@gmail.com)

Bowery Block Association: [mitchellgrubler@yahoo.com](mailto:mitchellgrubler@yahoo.com)

East 4th St and Lower Ave B Residents Association: [mhannay@igc.org](mailto:mhannay@igc.org)

All The Way East 4th Street Block Association: [ayoharrington@gmail.com](mailto:ayoharrington@gmail.com)

Friends of the Lower East Side: [friendsoftheles@gmail.com](mailto:friendsoftheles@gmail.com)

Loisaida United Neighborhood Gardens: [ck@wingflix.com](mailto:ck@wingflix.com)

East 3rd Street Block Association: [sudhasahai1@gmail.com](mailto:sudhasahai1@gmail.com)

East Village Community Coalition: [info@evccnyc.org](mailto:info@evccnyc.org)

Fourth Arts Block aka FABnyc: [dakota@fabnyc.org](mailto:dakota@fabnyc.org)

## Ben Savitsky

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**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:57 PM  
**To:** dakota@fabnyc.org  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon FABnyc:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

The proposed space will continue the operations of Ella Funt as a restaurant and performing arts space that hosts immersive theatrical shows, film screenings, poetry readings and stand-up comedy. The name, Ella Funt, will not change and the theater space is expected to be called The 82 Club Theater in the cellar. The restaurant on the ground floor will continue to serve modern French cuisine with a menu that features steak and cod prepared in a kitchen on site.

The proposed hours of operation for the premises will remain the same (a 4:00am closing hour option) and will open at noon during the week and 11:00am on Saturday and Sunday. Music will primarily be recorded background music on the ground floor, with the cellar theatrical performances using recorded, DJ, and live music under the control of a sound technician. This application does not have any outdoor space associated with it, and the operators have a plan to allowing queueing for theatrical performances inside the building to respect neighbors. As noted above, this space is currently licensed as Ella Funt and the proposed new application will continue the same method of operation.

Again, please let us know if you would like to discuss this application.

Thank you,

**Benjamin Savitsky**  
**BERNSTEIN REDO & SAVITSKY PC**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, New York 10036  
Office: 212.651.3100  
**Direct: 917.620.3255**  
[ben@brpclaw.com](mailto:ben@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

### NOTICE

This transmittal is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient or the employee or agent responsible for delivering the transmittal to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Thank you.

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## Ben Savitsky

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**To:** info@evccnyc.org  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

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[ben@brpclaw.com](mailto:ben@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

### NOTICE

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## Ben Savitsky

---

**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:56 PM  
**To:** sudhasahai1@gmail.com  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon East 3<sup>rd</sup> Street Block Association:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

The proposed space will continue the operations of Ella Funt as a restaurant and performing arts space that hosts immersive theatrical shows, film screenings, poetry readings and stand-up comedy. The name, Ella Funt, will not change and the theater space is expected to be called The 82 Club Theater in the cellar. The restaurant on the ground floor will continue to serve modern French cuisine with a menu that features steak and cod prepared in a kitchen on site.

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Again, please let us know if you would like to discuss this application.

Thank you,

**Benjamin Savitsky**  
**BERNSTEIN REDO & SAVITSKY PC**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, New York 10036  
Office: 212.651.3100  
**Direct: 917.620.3255**  
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## Ben Savitsky

---

**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:55 PM  
**To:** ck@wingflix.com  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon LUNGs:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

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Again, please let us know if you would like to discuss this application.

Thank you,

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## Ben Savitsky

---

**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:54 PM  
**To:** friendsoftheles@gmail.com  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon Friends of the Lower East Side:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

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Again, please let us know if you would like to discuss this application.

Thank you,

**Benjamin Savitsky**  
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## Ben Savitsky

---

**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:53 PM  
**To:** ayoharrington@gmail.com  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon All The Way East 4<sup>th</sup> Street:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

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Again, please let us know if you would like to discuss this application.

Thank you,

**Benjamin Savitsky**  
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1177 Avenue of the Americas, 5<sup>th</sup> floor  
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Office: 212.651.3100  
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## Ben Savitsky

---

**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:52 PM  
**To:** mhannay@igc.org  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon East 4<sup>th</sup> Street & Lower Ave B Residents Association:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

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Thank you,

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## Ben Savitsky

---

**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:51 PM  
**To:** mitchellgrubler@yahoo.com  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon Bowery Block Association:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

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Again, please let us know if you would like to discuss this application.

Thank you,

**Benjamin Savitsky**  
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1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, New York 10036  
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## Ben Savitsky

---

**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:50 PM  
**To:** east5thstreetblockassociation@gmail.com  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon East 5<sup>th</sup> Street Block Association:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

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Again, please let us know if you would like to discuss this application.

Thank you,

**Benjamin Savitsky**  
**BERNSTEIN REDO & SAVITSKY PC**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
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## Ben Savitsky

---

**From:** Ben Savitsky  
**Sent:** Monday, June 30, 2025 3:48 PM  
**To:** ban62007@gmail.com  
**Subject:** New Liquor License Application: Romaa LLC / 78-82 E. 4th Street

Good afternoon Bowery Alliance of Neighbors:

Our office represents Romaa LLC, an applicant that is looking to take over and continue the operation of the restaurant and performing arts space at 78-82 E. 4<sup>th</sup> Street. We are reaching out because our application for a liquor license will be considered by Manhattan CB3 on July 14, 2025, and we wanted to connect with interested community groups. Below, please find a description of our proposed operation and space, which we would be happy to discuss further.

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Again, please let us know if you would like to discuss this application.

Thank you,

**Benjamin Savitsky**  
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# 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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

## Community Board 3 Liquor License Stipulations

I, Charalambos Nicolaou, Lounes Mazouz, Reginald Robson, as a qualified representative of RoMaA LLC, located at 78-82 East 4th Street, 10003 (cellar level and first floor), New York, NY agree to the following stipulations:

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) \_\_\_\_\_ restaurant, or  
☒ I will operate a Modern French restaurant with a performing arts and film theatre  
☒ 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 opening no later than 5:00 P.M. all days and closing by 4:00 A.M. on all days.  
after 1:00 A.M. it will only use the first floor as a waiting area for ticketholders (no other patrons), who may be seated until 2:30 A.M.  
(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) which prohibits use of alcohol outside 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: 9:00 P.M. until closing and starting an hour prior to any scheduled performance
6. ☒ I will install soundproofing, as necessary in coordination with a sound engineer to ensure no sound is audible or vibrations felt in surrounding residences
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 live performances or televised sports. ☐ 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, or during unamplified live performances or televised sports.
8. I will not have ☐ DJs, ☐ live music, ☐ promoted events, ☐ any event at which a cover fee is charged, ☐ scheduled performances, ☐ more than \_\_\_\_\_ DJs per \_\_\_\_\_, ☒ more than 2 private parties per \_\_\_\_\_ month (may have DJs curating music during private parties)  
a sound technician to curate music for performances, and it may have promoted events, scheduled performances and events at which a cover fee will be charged, in conjunction with its business as a live performance and movie theatre
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 \_\_\_\_\_.
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: Charalambos Nicolaou Phone Number: (646) 592-5833

18. ☒ I will: play ambient background music only on the first floor and that I play entertainment level music in the cellar, consisting of recorded music and live music as part of theatrical performances and live film music scores.

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

Signed

Sworn to this

22

day of

September 2022

Dated

09/22/2022

Notary Public

Ganesh Ram Junior  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01RA6418262  
Qualified In Queens County  
Commission Expires June 7, 2025