

HELBRAUN LEVEY

94 AVENUE A BAR LLC
109 LUDLOW STREET
NEW YORK NY 10002

MANHATTAN COMMUNITY BOARD 3

helbraunlevey.com
40 Fulton Street, Floor 28
New York, NY 10038
212-219-1193



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
AND ST-PERMIT

Check if either of these apply:

- ☐ sale of assets ☐ upgrade (change of class) of an existing liquor license

Today's Date: 06/23/25

Is location currently licensed? ☐ Yes ☒ No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: RESTAURANT SERVING FULL LIQUOR

Corporation and trade name of current license: MPDRAW LLC; dba LOS FELIZ (0340-18-100844)

APPLICANT:

Premise address: 109 LUDLOW STREET, NEW YORK, NY 10002

Cross streets: RIVINGTON AND DELANCEY STREET

Name of applicant and all principals: APPLICANT: 94 AVENUE A BAR LLC

PRINCIPAL: PHILIP DIZARD & MERCURY TIN

Trade name (DBA): PENDING

PREMISE:

Type of building and number of floors: MIXED-USE (COMMERCIAL & RESIDENTIAL); 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 PENDING

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): C4-4A

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) SUN - WED: 11am - 12am

THURS - SAT: 11am - 2am

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

If yes, please describe what type: N/A

Number of indoor tables? 29 Total number of indoor seats? 119

How many stand-up bars/bar seats are located on the premise (number, length, and location) THERE WILL BE TWO STAND UP BARS, ONE ON THE GROUND FLOOR AND ONE ON THE LOWER LEVEL (16 SEATS)

(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

SHANGHAISE DUMPLINGS/CUISINE; PLEASE SEE APPLICANT'S MENU ATTACHED

What are the hours the kitchen will be open? DURING ALL HOURS OF OPERATIONS; 11AM-2AM

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? PRINCIPALS WILL MANAGE

How many employees will there be? PENDING

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NO

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

Will premise have music? ☒ Yes ☐ No

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

If other type, please describe APPLICANT WILL HAVE BACKGROUND MUSIC ONLY

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: STANDARD RESTAURANT SPEAKERS THROUGHOUT PREMISES

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? NO

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

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.") _____

PLEASE SEE PLAN ATTACHED

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

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

Please attach plans. PLEASE SEE THE ATTACHED

Is sound proofing installed? ☒ Yes ☐ No APPLICANT WILL BE WORKING WITH SOUND ENGINEER TO ADD ADDITIONAL SOUNDPROOFING TO PREMISES

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:

N/A, NO OUTDOOR SEATING

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

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 N/A

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? 7 ACTIVE LICENSES LOCATED ON SAME BLOCK AS PROPOSED PREMISES

How many On-Premise (OP) liquor licenses are within 500 feet? 37- PER LAMP

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) _____ 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 11AM-12AM; Tue 11AM-12AM; Wed 11AM-12AM;
Thu 11AM-2AM; Fri 11AM-2AM; Sat 11AM-2AM;
Sun 11AM-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 _____ private parties per 10-20 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 _____.
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: PHILIP DIZARD
- Phone Number: 917-916-4848

Regarding Plan to Manage Cleanliness of the Sidewalk Space:

- No smoking will be allowed in front of premise.
- Owner/manager will ensure that deliveries occur quickly and efficiently to prevent congestion. Boxes are not left sitting at the curb, brought straight in to premise.
- If trash is not picked up in a timely manner, staff will bring trash bags/debris back into premise until pickup can occur.
- Will use garbage bags that will not allow liquids to spill out onto the sidewalk in addition to garbage bins with lock lids.
- Sidewalk space will be swept and kept clean of food waste and debris throughout the shift and upon closing.
- Any sidewalk seating will be kept clean and organized and kept within the permitted boundary of the seating area. It will be kept up against the façade.

Regarding Plan to Manage Noise:

- No music will be played outdoors.
- There will be a manager and/or owner on duty at all times, who will be able to make sure that there is no excessive noise coming from the premises. This person will make sure that the premises does not become disorderly.
- The owner/manager are the only people with access to operate/change the sound system.
- Will provide contact information to local residents in case there are complaints or concerns.

Regarding Plan to Manage Traffic:

- No lines will be formed outside.
- There will be a reservation system and an area to wait inside of the premises.
- The business is a short walk from multiple subway and bus routes and the majority of guests will arrive on foot, public transportation or taxi.

Security Plan and Procedures:

- Staff will check ID's for any order containing an alcoholic beverage to ensure guests are 21 years of age or older.
- This is a restaurant concept, there will be no security personnel. However, applicant will have security cameras inside and outside of the premises.

HIRING PLAN AND PROCEDURES

This document may be updated or modified over time, based on management observations and experiences as well as input from local Police and Fire Departments and the local Community Board.

HIRING NEEDS

Positions will be newly formed. The management staff will meet to generate a prioritized list of job requirements including special qualifications, characteristics, and experience wanted from a candidate. A clear and concise job description will exist for every position available. The agreed-upon job requirements form the basis for the job description. Other necessary information includes essential functions to be performed in the role and the advantages of working for the company (i.e., workplace environment, compensation and benefits, perks, etc.). Implementation will be at the advice of our legal counsel on Human Resources. Positions include but are not limited to: sous chef, line cook, porter, steward, bartender, barback, captain, runner, busser, maître d', sommelier, host.

PLAN

Management agrees to the hiring process, steps, and communication channels to be used. The plan will include a timeline, recruitment plan, criteria for initial candidate screening, selection committee, interview questions, and instructions for taking notes. The company will be looking to fill upwards of 35 full-time positions. Within the first year of operation we hope to have upwards of 50 full-time positions.

JOB OPENINGS

The job listing will be advertised internally so current employees can apply and make referrals. Other avenues for promotion are the company's website, online job boards, social media, job fairs, and industry publications. Beyond passive recruitment via job posts, the hiring staff should seek out qualified candidates via LinkedIn, social media, and industry events. This will ensure that some applications from potential candidates who are not actively searching for new jobs but who may be perfect for the role are received. Special attention to "local" qualified candidates will be given by posting job notices in neighborhood organizations.

APPLICANT SCREENING

As job applications arrive by email, job boards, or in person, the hiring staff will review résumés/CVs and cover letters based on the criteria established in the planning steps. Unqualified candidates' applications are withdrawn from the applicant pool. Qualified candidates are informed of next steps beginning with a screening interview. Initial interviews with applicants will be phone calls with HR

representatives and management. These interviews determine if applicants have the qualifications needed to do the job and serve to further narrow the pool of candidates. HR may also explain the interviewing process during this step.

INTERVIEWS

- Early interviews are typically in-person, one-on-one interviews with applicants and management. The focus is on applicants' experience, skills, work history, and availability.
- Additional meetings with management, staff, executives, and other members of the organization can be one-on-one or panel interviews, formal or relaxed, on-site, off-site, or online (Skype, Google). These interviews are more in-depth; each interviewer focuses on a specific subject or aspect of the job being filled to avoid overlap between interviews and to discover more about the applicants.
- Final interviews might be conducted by the company's senior leadership or an interviewer from a previous round of interviews. These latter-stage interviews are generally extended to a very small pool of top candidates.

Before, during, or after interviews, hiring staff often assign applicants one or more standardized tests to assess talent, physical suitability for the job, cognition, and/or emotional intelligence. We may also require certain applicants to take tests or complete assignments to demonstrate professional skills applicable to the open position.

REFERENCE CHECKS

One of the final steps prior to making a job offer is conducting background checks to verify employment history and eligibility. We will also check social media accounts (Facebook, Twitter, etc.) to make sure potential employees are likely to represent the company in a professional manner. Once a candidate has reached this stage, his or her professional references will be contacted. Reference checks will verify candidates' employment details including job performance, strengths, and weaknesses. A typical question to ask references is "Would you rehire this person?"

DECISION AND JOB OFFER

The hiring staff confers and evaluates applicants based on the interviews, job experience, skills and talent assessments, and all other relevant information (recommendations, e.g.). A top choice should be identified and agreed on. A backup candidate selection should be made, as well. If no candidates meet the hiring criteria, the hiring process should start over. Offering the job includes providing an offer letter stating the position's salary, start date, and other terms and conditions of employment that are based on the agreement between the company and the candidate. It should be clear that the candidate understands

the terms of the offer. The candidate may agree and sign, initiate negotiations (typically focusing on salary), or turn down the offer.

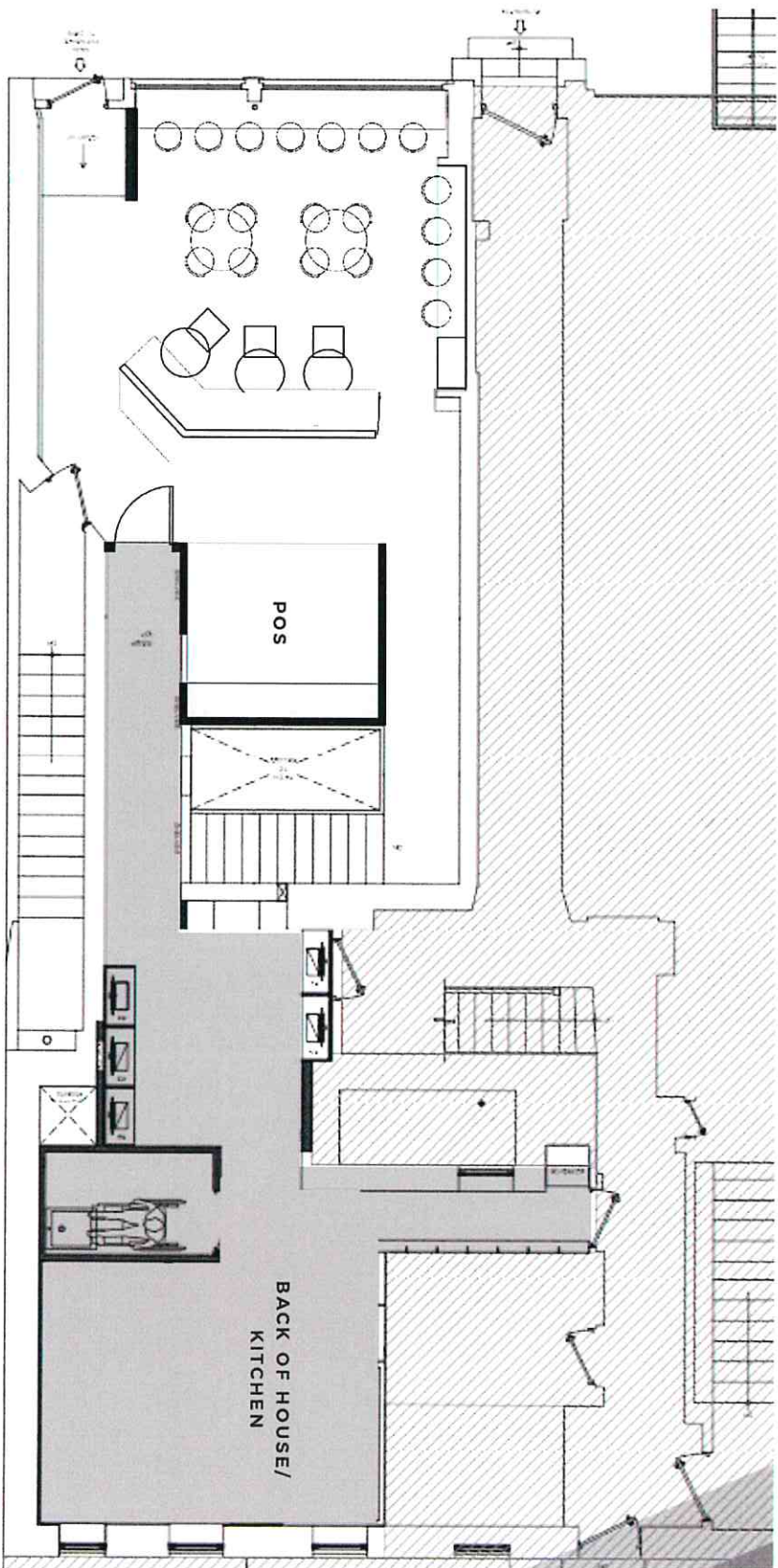
HIRING AND ON-BOARDING

Once the candidate accepts the job offer, he or she is hired. This kicks off a phase of filling out and filing paperwork related to employment including eligibility to work forms, tax withholding forms, and company specific forms. A comprehensive on-boarding process is a crucial step in the hiring process. This involves making the new employee feel welcome even before he or she officially joins the organization. This process includes preparing his or her workspace, providing necessary access credentials, and outlining an orientation and training schedule.

HUMAN RESOURCES

Management is actively sourcing qualified Human Resources services to represent 94 Ave A Bar LLC and its partners. This would include on-line job posting, cloud-based on-boarding, and access to all relevant employee manuals and training materials. The HR company retained will be ahead of the curve on the rapid changes that take place in HR. This not only includes staffing services, but also the tools and systems to ensure that we are compliant with the ever-changing labor laws, healthcare regulations, and general best practices for managing employees.

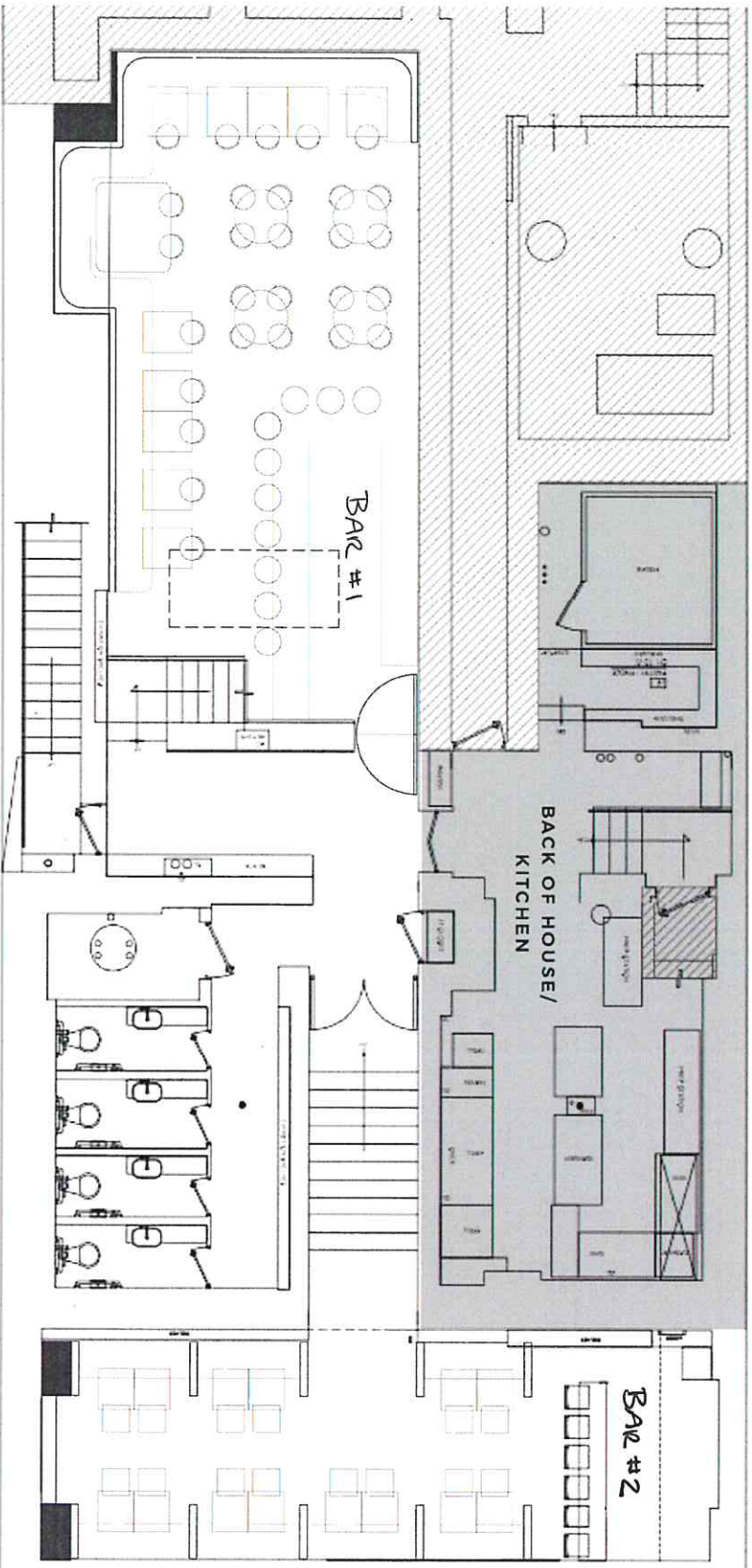
Ground Floor Diagram



Basement / Cellular Diagram

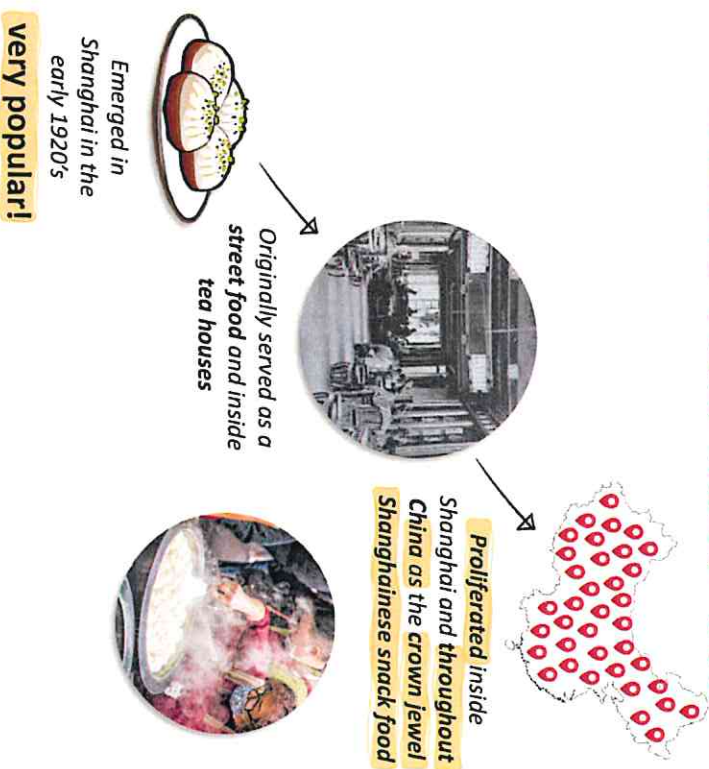
LOWER FLOORS - RESTAURANT AND BAR

TIN 5
PRELIM LAYOUTS



HOW WE ARRIVED AT OUR KEY FOOD OFFERING “SJB”

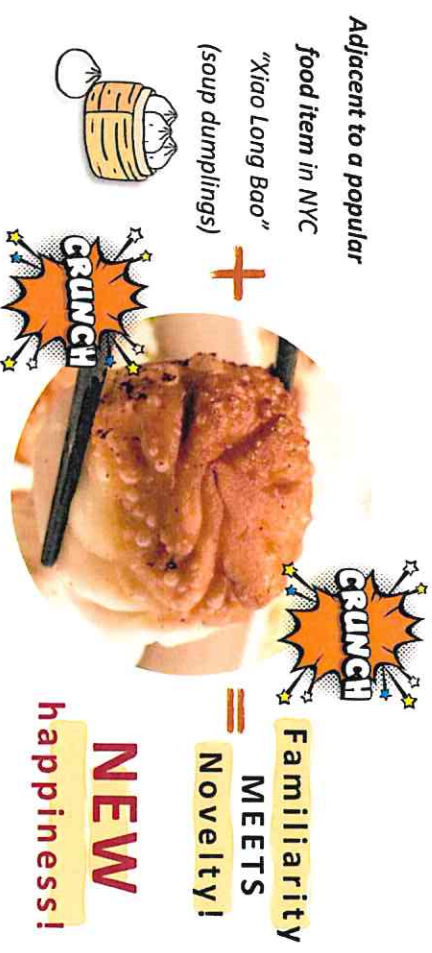
HISTORY OF SHENG JIAN BAO / “SJB”



WHAT WE SEE HERE

- Underrepresentation of quality Shanghainese cuisine in the U.S. market, especially NYC
 - Few exceptions in Flushing, Queens offer sub par quality
- Authenticity and worldliness as a theme continue to grow inside the US food & beverage space, especially NYC

WHY WE FEASURE SJB



OUR CREATIVE & DELICIOUS FOOD OFFERING

Sheng Jian

Our signature Shanghai-style crispy pork soup dumpling (3pc) \$9.88

Ya She

Duck tongues marinated in peppercorn and Shanghai zao lu rice wine \$16.88

Cong You Ban Mian

Classic scallion oil and soy noodle \$16.88

Add La rou (spicy pork neck ragu) + \$8.88

Qing Mangguo Shala

Green mango salad w/ lime, chili & li hing mui \$16.88

Bao Zi Ganlan

Brussel sprouts w/ rose sausage, cracklin, fish sauce \$16.88

Cong You Niu Niu

Scallion pancake twists \$16.88

Chuan-Er

Pork belly skewers (5pc) w/ osmanthus honey mustard \$18

La Zi Ji

Ma la popcorn chicken w/ Shanghai ranch \$28

Soan La Mien

Spicy and sour dry noodle w/ peanut and cilantro + cup o soup \$28

La Rou Frito Pie

Frito Scoops, spicy pork neck ragu, cheese curds, Shanghai ranch dressing \$28

Youtiao Sundae

Chinese donut w/ toppings \$28

Osmanthus honey ice cream, miso butterscotch, double chocolate, sesame peanut, pandan coconut, saffron mango, strawberry milk, pork floss, yogurt boba, oreos, candied osmanthus flower



AUTHENTICITY BROUGHT FROM WHERE IT IS FROM

We have partnered with “A DE Sheng Jian” for training and recipe, one of the top SJB restaurants in Shanghai to deliver unseen true authenticity

- Having tasted over a dozen of the most renowned SJB players in Shanghai with multiple visits, we selected A DE.
- The SJB from A DE has a brilliant balance of flavor and texture, bringing the whole food journey to another level!

Delicate top	Satisfying crispiness	Tender but structural filling
Abundant soup with impeccable broth aroma		Sesame & scallion finally serving a true purpose



TIN'S X A DE



CO-FOUNDERS



PHILIP
DIZARD



Native New Yorker
(with a detailed and comprehensive understanding of the local hospitality landscape)



15 years of full spectrum F&B experience including self-side



Director of operations at 1 Michelin star "Noda"



Awarded 2022 Michelin award for Exceptional Cocktails
(the first recipient in Michelin NYC history)



Management experience at NYC's top restaurant groups: *Altamarea*, *Quality Branded*, *Starr*, etc.



Certified sommelier (CMS)



Expert in leveraging marketing tools including cross-collab, brand partnerships, seasonal programming, and social media



Extensive team management skills with world class staff training experience and communication ability



MERCURY
TIN



Native from Shanghai
(born and raised)



In NYC since 2014
(with a strong understanding of the restaurant scene)



Avid food and culinary art lover, running social media account "Chez Mercury"



Master of Business Administration (MBA) from Columbia Business School



Master of Laws (LLM) from University of California, Berkeley



Ex-attorney and ex-investment banker

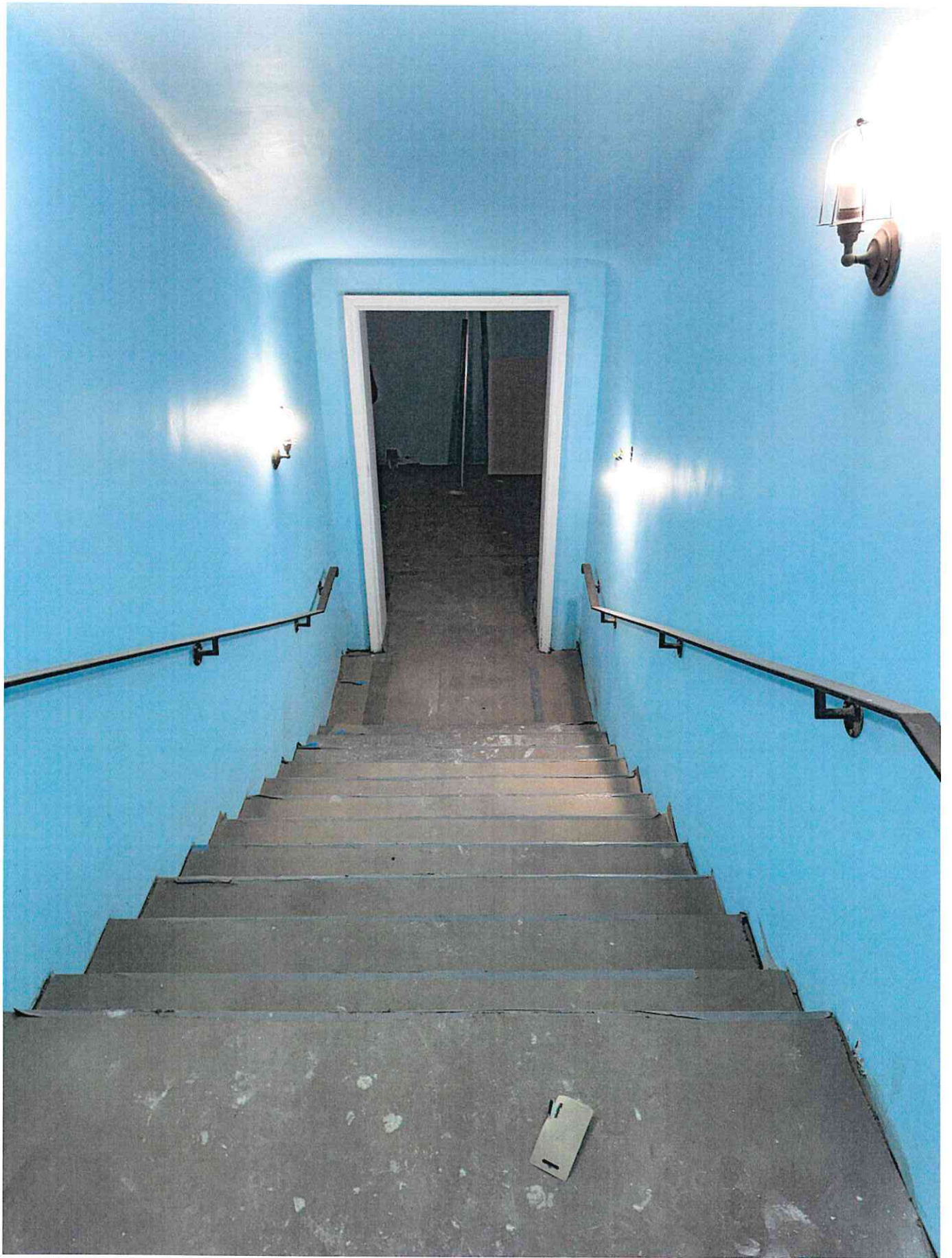


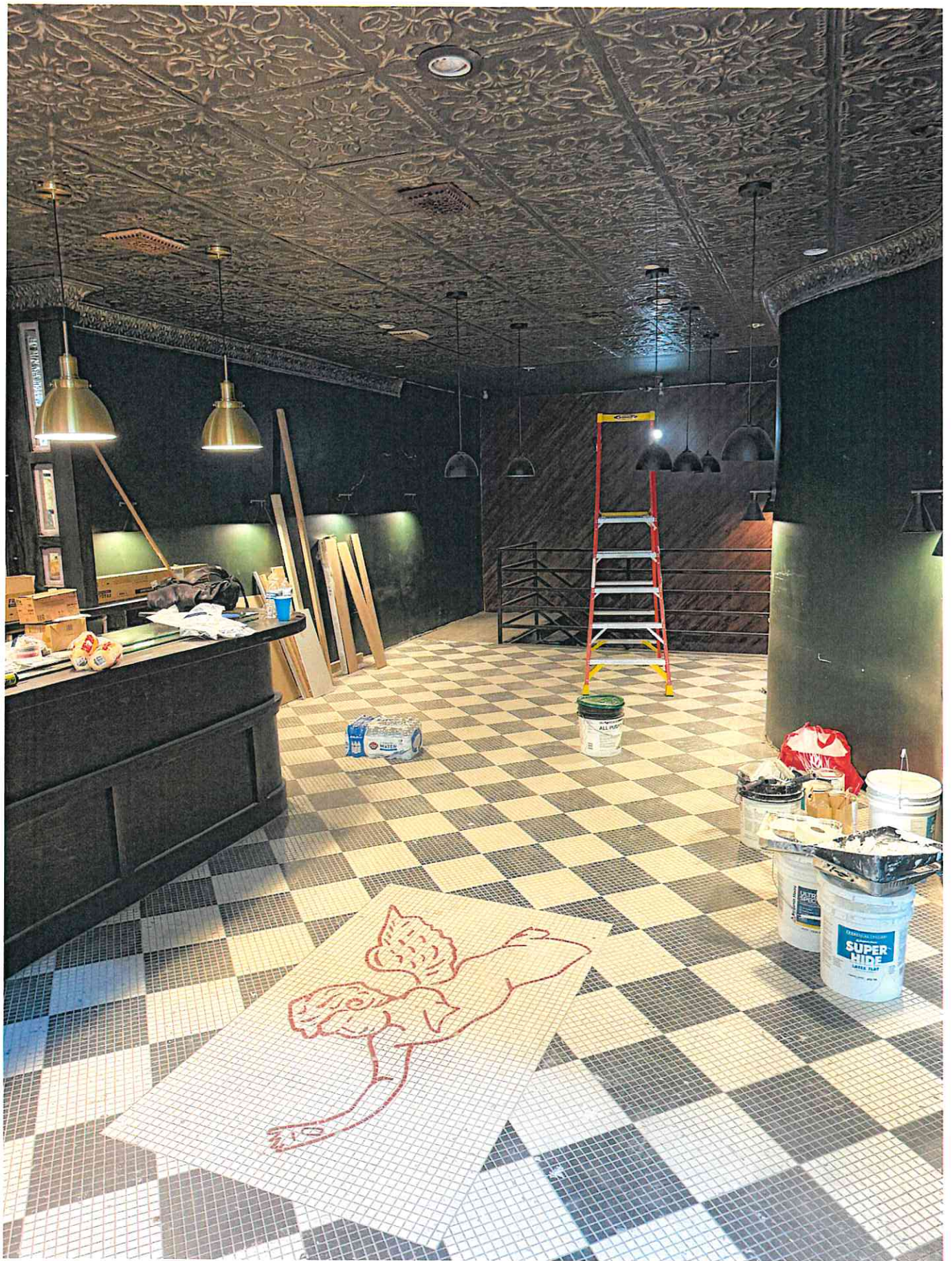
Currently working as the commercial VP for North America at a global chemical company with 3000+ FTEs globally

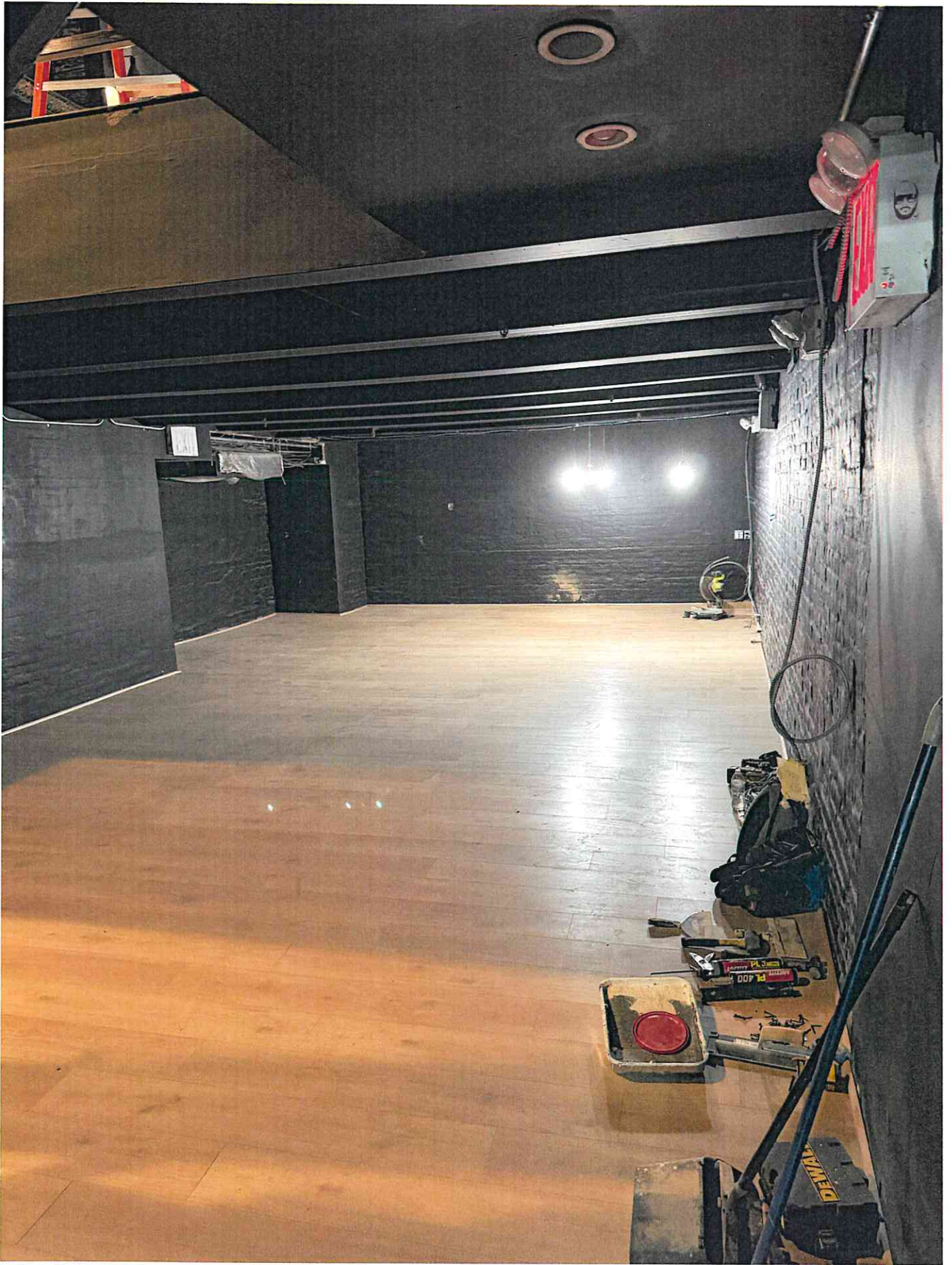


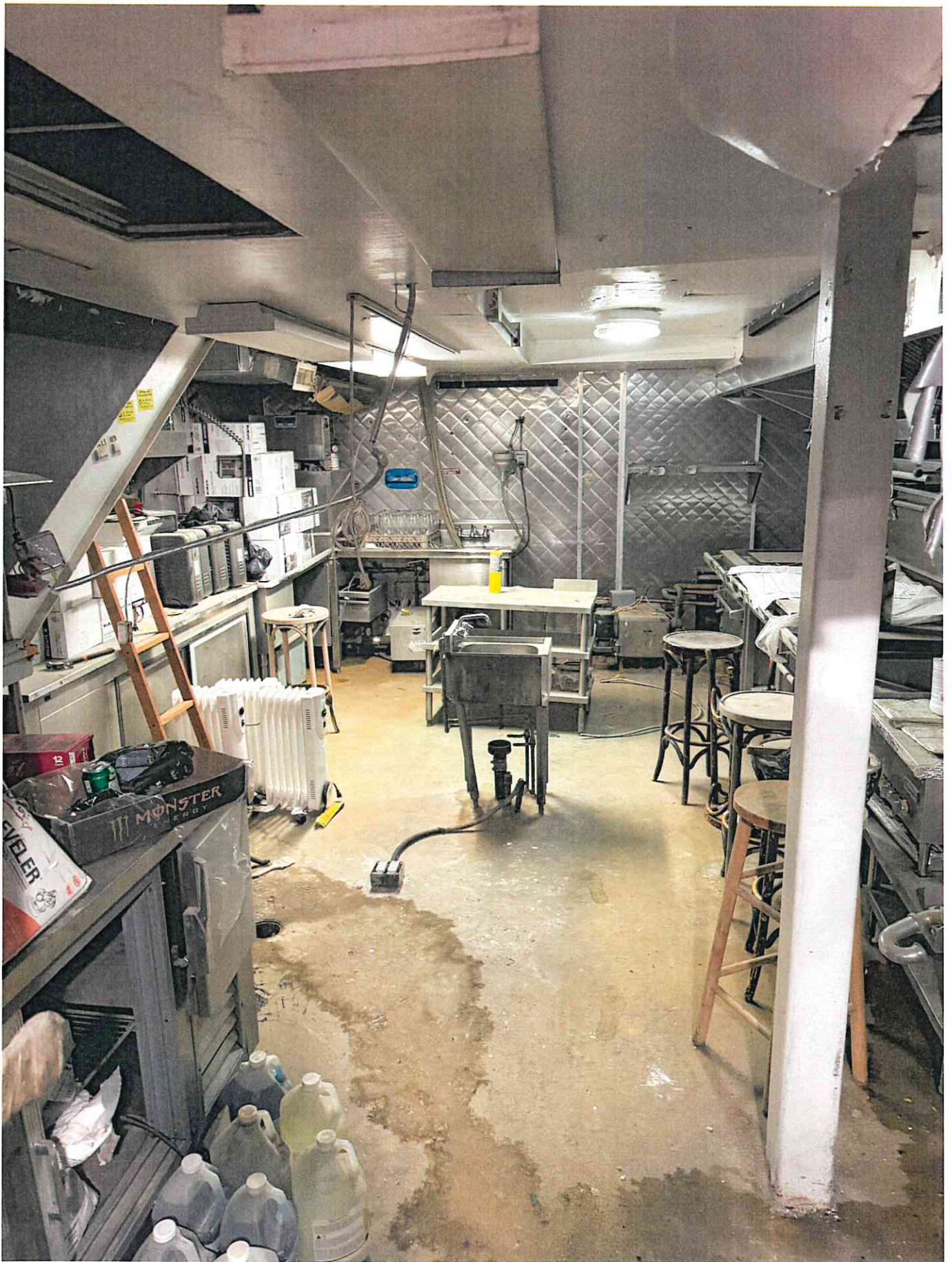






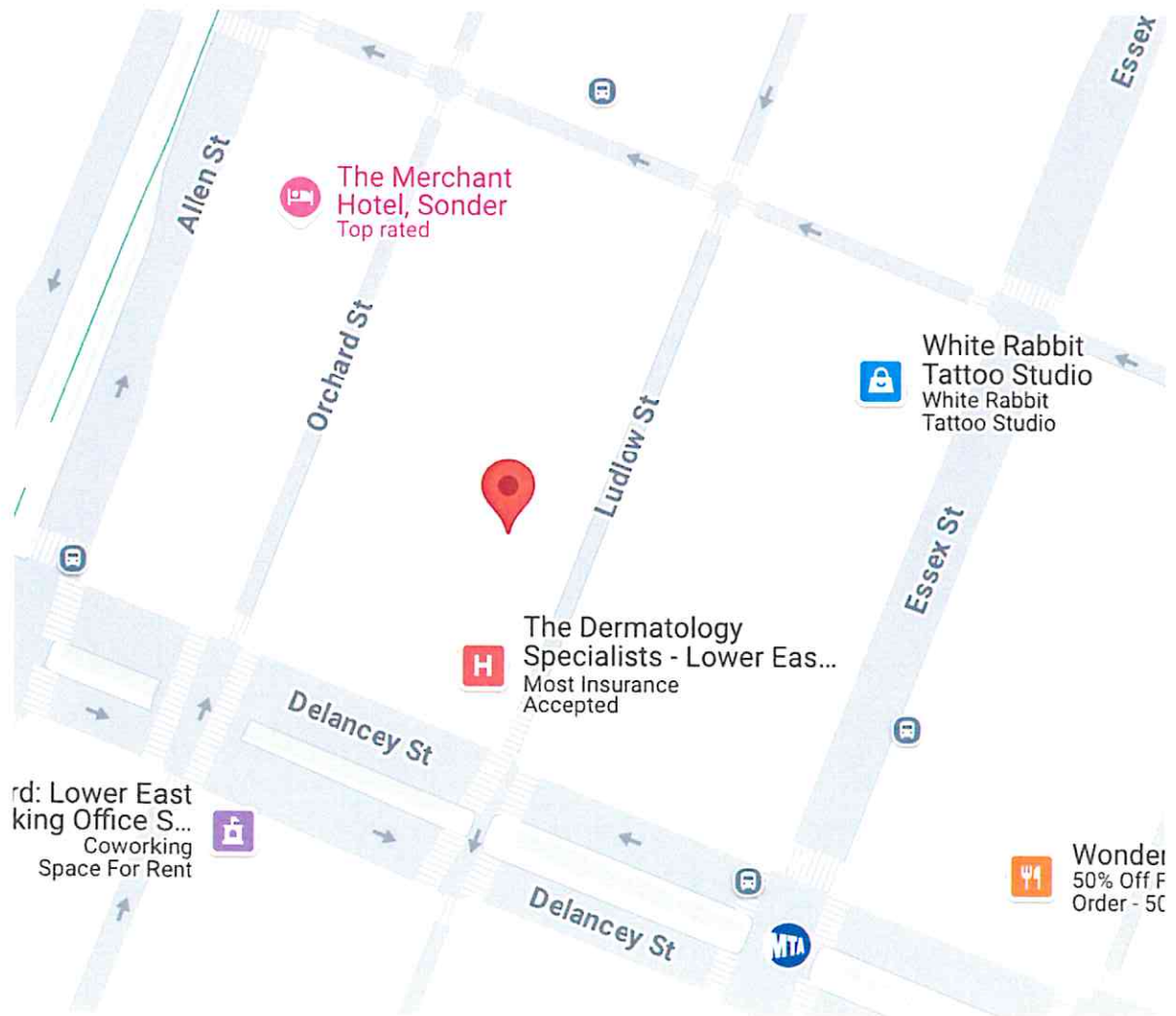




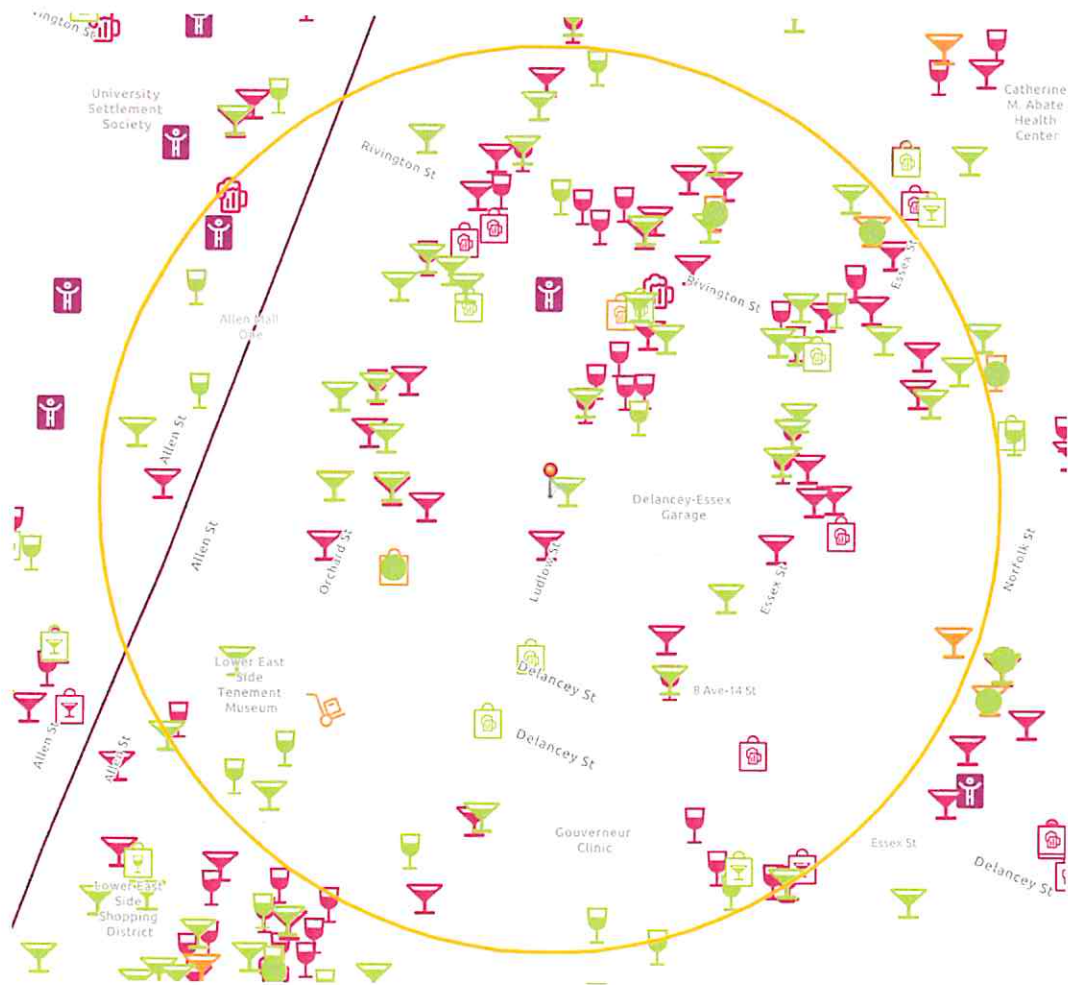


HELBRAUN | LEVEY

NEIGHBORHOOD MAP



500 FOOT MAP



GREEN MARTINI= OP LICENSE

PINK MARTINI= INACTIVE OP LICENSE

GREEN WINE= TW/ RW LICENSE

PINK WINE= INACTIVE TW/ RW LICENSE

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	109 Ludlow St, New York, New York, 10002
Geocode	Latitude: 40.71938 longitude: -73.98882
Report Generated On	6/18/2025

8 Closest Liquor Stores		
Name	Address	Distance
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	458 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	532 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	572 ft
ORANGE GLOU LLC License ID: 0091-21-121837 Legacy Serial No.: 1330686	264 BROOME ST NEW YORK, New York 10002	608 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	761 ft
EAST VILLAGE WINE & LIQUORS INC License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	1,041 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	1,078 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	1,226 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
First Roumanian American Congregation	226 ft
The Church Of Grace To Fujianese	473 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Zodiac Club LLC Application ID: NA-0340-25-113640	119 Orchard St New York, NY 10002	240 ft
133 ESSEX ASSOCIATES LLC Application ID: NA-0340-24-142520	133 Essex St New York, NY 10002	465 ft
DOUBLE SUMMON LLC Application ID: NA-0340-24-115842	107 NORFOLK ST NEW YORK, New York 10002	475 ft
LASCONTENTAS II INC Application ID: NA-0340-24-132084	106 Norfolk St., Storefront 2 New York, NY 10002	535 ft
LASCONTENTAS I INC Application ID: NA-0340-24-131943	102 Norfolk St Storefront A New York, NY 10002	536 ft
Cadillac Ranch NYC LLC Application ID: NA-0340-24-103642	86 Orchard St New York, New York 10002	648 ft
Jazz Genius Corporation Application ID: NA-0340-24-120475	151 Essex St New York, NY 10002	663 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BG BAR INC License ID: 0370-23-127248 Legacy Serial No.: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, New York 10002	21 ft
JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601	121 LUDLOW ST NEW YORK, New York 10002	113 ft
Arpeggio1 Hospitality LLC License ID: 0370-25-107108 Legacy Serial No.: 6056625	120 Orchard St New York, NY 10002	177 ft
FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614	127 ORCHARD ST NEW YORK, New York 10002	194 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, NY 10002	219 ft
Fan Szechuan Cuisine Inc License ID: 0340-25-113842 Legacy Serial No.: 6063490	103 Essex St New York, New York 10002	225 ft
GOOD THANKS CAFE LLC License ID: 0370-23-139414 Legacy Serial No.: 1331880	131 ORCHARD ST NEW YORK, New York 10002	229 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942	127 LUDLOW ST NEW YORK, New York 10002	235 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 1278006		
SWEATSHOP LES LLC License ID: 0370-24-102404 Legacy Serial No.: 6010373	110 DELANCEY ST BASEMENT NEW YORK, New York 10002	239 ft
GRIFFON Q LLC & ZODIAC CLUB LLC License ID: 0343-23-112346 Legacy Serial No.: 1339607	119 ORCHARD ST AKA 120 ALLEN ST NEW YORK, New York 10002	240 ft
CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883	140 142 ORCHARD ST NEW YORK, New York 10002	251 ft
ALPHA 129 REST LLC License ID: 0370-24-130743 Legacy Serial No.: 6039429	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, New York 10002	260 ft
ESSEX CHICKEN LLC License ID: 0340-25-101914 Legacy Serial No.: 6051347	115 Essex St New York, NY 10002	261 ft
A HALIBUT INC License ID: 0340-23-134703 Legacy Serial No.: 1270101	138 ORCHARD ST NEW YORK, New York 10002	275 ft
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	280 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC; ATELIER HOSPITALITY INC License ID: 0343-25-100684 Legacy Serial No.: 6050095	139 ORCHARD ST NEW YORK, New York 10002	289 ft
121 Three Group Hospitality LLC License ID: 0370-24-133811 Legacy Serial No.: 6042603	121 Essex St New York, New York 10002	292 ft
BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911	143 ORCHARD ST NEW YORK, New York 10002	298 ft
Kooking NYC LLC License ID: 0340-25-109044 Legacy Serial No.: 6058605	111 Rivington St New York, NY 10002	308 ft
Cactus Wren LLC License ID: 0340-25-105715 Legacy Serial No.: 6055211	98 Rivington St New York, NY 10002	316 ft
EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454	113 Rivington St New York, NY 10002	321 ft
KELTIC LOUNGE INC License ID: 0370-23-160789 Legacy Serial No.: 6003151	132 LUDLOW ST NEW YORK, NY 10002	349 ft
CAMILLE PRODUCTIONS LLC License ID: 0340-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	351 ft
GOOD PAL CHANTELE CORP License ID: 0340-22-111037 Legacy Serial No.: 1329790	92 LUDLOW ST NEW YORK, New York 10002	359 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	387 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Barnorth Group LLC License ID: 0340-22-106693 Legacy Serial No.: 1261959	77 DELANCEY ST NEW YORK, New York 10002	391 ft
PENNSYLVANIA JAYCOX INC License ID: 0370-23-128544 Legacy Serial No.: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002	411 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	417 ft
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	420 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	434 ft
RIVINGTON CAFE CORP License ID: 0370-24-134450 Legacy Serial No.: 6043247	123 RIVINGTON STREET NEW YORK, New York 10002	436 ft
JOHANNGPRO LLC License ID: 0340-22-114896 Legacy Serial No.: 1289900	96 ORCHARD ST NEW YORK, New York 10002	452 ft
EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518	115 ALLEN ST NEW YORK, New York 10003	465 ft
FOUNDATION LOUNGE CORP License ID: 0370-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	472 ft
122-124 RIVINGTON CORP License ID: 0340-23-132657 Legacy Serial No.: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, New York 10002	476 ft
DSA PHASE 1 BEER HALL LLC License ID: 0370-23-159806 Legacy Serial No.: 6002154	115 DELANCEY ST AKA 81 NORFOLK STREET NEW YORK, NY 10002	499 ft
REGAL CINEMAS, INC License ID: 0340-23-130209 Legacy Serial No.: 1313783	115 DELANCEY ST NEW YORK, New York 10002	499 ft
CONGEE VILLAGE RESTAURANT & BAR INC License ID: 0340-24-110409 Legacy Serial No.: 6018522	98 100 ALLEN ST NEW YORK, NY 10002	500 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	513 ft
Winhall Station LLC License ID: 0370-24-131796 Legacy Serial No.: 6040502	154 Orchard St Stores C & D New York, New York 10002	527 ft
NORFOLK HOSPITALITY INC License ID: 0370-23-139176 Legacy Serial No.: 1333691	106 NORFOLK ST NORTH STORE NEW YORK, New York 10002	535 ft
INWANY INC License ID: 0340-23-129129 Legacy Serial No.: 1357394	65 RIVINGTON ST NEW YORK, New York 10002	546 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TWIN EAGLES, LLC License ID: 0340-24-118036 Legacy Serial No.: 6026376	252 BROOME ST NEW YORK, New York 10002	549 ft
INTERNATIONAL CENTER OF PHOTOGRAPHY CORP License ID: 0346-24-124153 Legacy Serial No.: 6032653	79 Essex St 3rd Floor New York, New York 10002	555 ft
GUTTER BAR LES LLC THE License ID: 0370-24-120381 Legacy Serial No.: 6028759	242 BROOME ST BASEMENT LEVEL NEW YORK, New York 10002	557 ft
L E S RESTAURANT CORP License ID: 0340-21-118985 Legacy Serial No.: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, New York 10002	562 ft
PROLETARIAT V, INC License ID: 0370-23-134488 Legacy Serial No.: 1157183	98 102 NORFOLK AKA 138 DELANCY RIVINGTON ST & DELANCY STREET NEW YORK, New York 10002	597 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	598 ft
OWLINGS INC License ID: 0370-24-133643 Legacy Serial No.: 6042430	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	598 ft
BARRIO CHINO LLC License ID: 0340-23-127288 Legacy Serial No.: 1136284	253 BROOME STREET ORCHARD & LOUDLOW NEW YORK, New York 10002	605 ft
SUNDAY TO SUNDAY CAFE INC License ID: 0340-24-133667 Legacy Serial No.: 6042456	253-257 Broome St NEW YORK, New York 10002	619 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	623 ft
White Horse Hospitality Group LLC License ID: 0340-25-107904 Legacy Serial No.: 6057444	162 Orchard Street New York, NY 10002	623 ft
XLR8 LLC License ID: 0370-23-138312 Legacy Serial No.: 1271863	266 BROOME ST NEW YORK, New York 10002	627 ft
HERMES B NY LLC License ID: 0340-23-133927 Legacy Serial No.: 1287964	95 ALLEN ST NEW YORK, New York 10002	654 ft
New Copper & Oak LLC License ID: 0370-25-100410 Legacy Serial No.: 6049811	157 159 Allen Street Store 1 New York, NY 10002	656 ft
ALLEN HOTEL INC, THE License ID: 0370-24-137853 Legacy Serial No.: 6046716	88 ALLEN ST NEW YORK, New York 10002	670 ft
TWO BIKES LLC License ID: 0340-22-107132 Legacy Serial No.: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, New York 10002	673 ft
158 LUDLOW REST LLC License ID: 0370-24-130274 Legacy Serial No.: 6038945	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	676 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ORCHARD 85 CORP License ID: 0340-23-134406 Legacy Serial No.: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, New York 10002	679 ft
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	688 ft
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	691 ft
Gala Dinners LLC License ID: 0340-24-115330 Legacy Serial No.: 6023607	85 ORCHARD ST NEW YORK, NY 10002	705 ft
169 ORCHARD ST PARTNERS, INC. License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	718 ft
ATTABOY COCKTAILS LLC License ID: 0340-22-111553 Legacy Serial No.: 1280838	134 ELDRIDGE ST NEW YORK, New York 10002	719 ft
95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	722 ft
DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083	117 STANTON ST NEW YORK, New York 10002	735 ft
SOCIETY OF THE EDUCATIONAL ARTS INC License ID: 0340-23-137879 Legacy Serial No.: 1326289	107 SUFFOLK ST NEW YORK, New York 10002	743 ft
TTBEL HOLDINGS INC License ID: 0370-23-138320 Legacy Serial No.: 1322687	51 53 DELANCEY ST NEW YORK, New York 10002	747 ft

1 of 1

MPDRAW LLC | InActive

Previous Details

Previous Name

MPDRAW LLC

DBA

MPR LLC

License ID

0140181201844

Legacy Serial No.

12218370

Category

On Premises Liquor

Description

RESTAURANT

Address

109 LUDLOW STREET
BROOKLYN, NY 11201
NEW YORK, New York 10012
New York County

License Details

Lic Type

1

Lic Class

340

Lic Exp Date

6/30/2020

Lic Eff Date

7/1/2018

Lic Res Date

6/7/2018

Lic Orig Date

6/7/2018

Status

InActive

Principal(s)

Not Available for Display

Disciplinary History

MPDRAW LLC | InActive

1 of 1

PREVIOUS LICENSE HISTORY



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Introducing Tin's -- Community Outreach

Philip Dizard <prd@shnyhg.com>
To: prd@shnyhg.com

Mon, Jun 23, 2025 at 4:08 PM

Tin's

Sheng Jian Bao • Cocktails • Love
109 Ludlow St
New York, NY 10002
Prd@shnyhg.com
(917) 916-4848

Dear reader,

My name is Philip Dizard, and I'm writing to introduce *Tin's*, a new cocktail bar and restaurant coming soon to [109 Ludlow street](#) in the heart of the lower east side. I've spent over 15 years working in New York City's restaurant and bar scene as a manager, sommelier, and bartender. As a native Manhattanite and longtime Nolita resident, this neighborhood is not just where I live — it's where I've grown up, built a life, and found love.

Tin's is that love, turned into a business.

Co-owned with my wife and partner, Mercury Tin — a native of Shanghai — this project is, in many ways, a personal love letter between us. Our goal is to bridge the cities we come from, New York and Shanghai, through the lens of shared passion: food, film, design, and culture. The aesthetic of Tin's is heavily inspired by the dreamy romanticism of filmmaker Wong Kar Wai and the bold geometry of Art Deco as seen in both cities. It's a space designed to feel both cinematic and neighborly.

At its heart is one of Shanghai's most beloved street foods: **Sheng Jian Bao**. These crispy-bottomed, juicy soup dumplings are virtually absent from New York's culinary landscape — and we aim to change that. We'll be serving them throughout the day at affordable prices (around \$10 per order), making Tin's an accessible and delicious neighborhood resource for everyone from students and families to late-night wanderers.

In the evening, Tin's transforms into a refined cocktail bar, rooted in precision and hospitality. Our beverage program reflects my years behind the bar — including receiving a **Michelin Award for Cocktails in 2022** — and is designed to complement the richness of our menu with elegance and approachability.

We're not just opening a business — we're joining the fabric of this community. Our goal is to be a place that brings people together and adds to the dynamism that makes the lower east side one of the most globally vibrant and locally grounded places in the world.

We would love to connect with you and ensure that we are operating in the most community-conscious way possible. If you have any questions or would like to meet in person, we'd be honored to share more of our story and our plans.

With gratitude and excitement,

Philip
Co-Owner, Tin's
Prd@shnyhg.com

--

Regards,

菲 菲 Philip Dizard

SH NY Hospitality Group

Begin forwarded message:

From: Dimes Square Block Association <hello@dsba.nyc>

Date: July 11, 2025 at 11:30:48AM EDT

To: slachair@cb3manhattan.org, SSleizer@cb.nyc.gov, "MCB3, ChairPerson [CB]" <cb3chair@cb.nyc.gov>

Subject: SLA Item # 5 - 94 Avenue A Bar LLC (109 Ludlow)

*SUPPORT FROM
DIMES SQUARE
BLOCK ASSOCIATION*

Hello,

We are writing regarding the new liquor license application, SLA Item # 5 at this month's meeting, for 94 Avenue A Bar LLC (109 Ludlow).

This applicant has gone above and beyond what we typically see in terms of good-faith attempts at community engagement. We, and we believe other block associations, have gotten at least three emails from the principals explaining their plans and offering their time for meetings. We spoke to one of the principals for more than 30 minutes and they have been very responsive to email follow ups. The principals have also been spending time daily outside the locations trying to meet members of the community. We really have not seen this level of engagement from an applicant that we can recall.

In discussing the plans with the applicant is it clear that they understand that the committee and some members of the community are concerned about this location. They are aware of the history and are planning a concept that is a distinct break from that. They are clearly passionate about the idea and intend it to be a real break from the prior use of the space—which has been the concern expressed with previous applications.

Our group ultimately decided not to take a position on this application because it is outside our typical area and none of our members currently live in the immediate vicinity. But we thought it was important to recognize the efforts and intent of the applicant.

We also think the committee needs to decide if it is ever willing to allow a business to open on this space. The space has been vacant for more than 5 years. There have been three prior applications that have either been denied or were withdrawn before an imminent denial. If the committee is ever going to approve another license here and allow this to be anything but a vacant storefront, this seems like an application to grant. If the committee is not willing to do so, it needs to recognize that vacant storefronts are a blight on the community and take active steps to promote alternate plans for spaces like this that it is unwilling to reopen.

Best,

DSBA

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

94 Avenue A Bar LLC

NAME

109 Ludlow Street, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	#	SIGNATURE
6/23/25	Josephine Gagnon	147 Madison	#	Josephine Gagnon
6/25/25	William Graham	197 Madison	#	William Graham
6/23/25	Lulu Chen	109 Ludlow St	#	Lulu Chen
6/23/25	Alexia Desjardins	96 Orchard St	#	Alexia Desjardins
6/23/25	Dylan Lundberg	241 E 14th Street	#	Dylan Lundberg
6/23/25	Alyson Hart	143 Ludlow St	# 5A	Alyson Hart
6/23/25	Stephan Immanuel	101 Ludlow St	# 617	Stephan Immanuel
6/23/25	Nic Davis	101 Ludlow St	# 1112	Nic Davis
6/23/25	Xi Wang	838 5th Avenue	#	Xi Wang
6/23/25	Paul Kelly	101 Ludlow	#	Paul Kelly
6/23/25	Eric Kelly	Ludlow Street	#	Eric Kelly
6/23/25	Kevin	101 Ludlow St	#	Kevin
6/23/25	Ray Tsusini	109 Ludlow Street	# 25	Ray Tsusini
6/23/25	Michael Regier	101 Ludlow St.	# 1204	Michael Regier
6/23/25	David	165 E 2nd St	#	David

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

6/23 Jay Bordin

725 E 8th St

8/2

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

NAME
94 Avenue A Bar LLC

ADDRESS
109 Ludlow Street, New York, NY 10002

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	SIGNATURE
6/23	Mid Formicola	290 E. Howard St NY #	
6/23	Julia Choi	88 Livingston St # 5	
6/23	Ally Hinson	88 Livingston St # 5	
6/23	Clara McTresh	106 Norfolk # 14	
6/23	Henry Gonyea	106 Norfolk # 14	
6/23	Hilly Long	109 Ludlow #	
6/23	Andrea Giunivazzo	247 Centre St. #	
6/23	AND GIUNIVAZZO	247 CENTRE ST. # 2ND	
6/23	Fara Parsons	188 Ludlow St. #	
6/23	Hanna Greene	109 Ludlow St #	
6/27	Adrian Shum	71 Ludlow St #	
6/23	THEAN YOUNG	115 Ludlow #	
6/23	Vincent Polling	27 Commerce St. # 16	
6/23	Twistle Jackson	101 Webster St # 18	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE


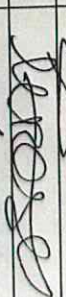














The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

NAME
94 Avenue A Bar LLC

ADDRESS
109 Ludlow Street, New York, NY 10002

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	#	SIGNATURE
6/23	Daniel Goldinger	457 EDR Drive	#	
6/23	Stacy Sackel-bithorns	131 Allen St.	#	
6/23	Mara Ross	20 Stuyvesant Hall	#	
6/11	Isyle Lee	181 Ludlow St	#	
6/23	Andrew Lafferty	166 Orchard St	#	
6/23	Alex Varghese	117 Ludlow St	#	
6/23	Alexandra A Macchella	38 Lydell St	#	
6/23	Melissa Aguirre	160 Orchard St	#	
6/23	Flourishing Gentrifiers	180 Brown St	#	
6/23	Thomas Sanders	123 Ludlow St.	#	
6/23	Joe Davis	106. Avenue St	#	
6/23	MATT Neudorfer	100 Livingston St	#	
6/23	CM COMEDIC	180 NORFOLK ST	# 5	
6/23	Jack Chacotte	102 Delancey St	# 17	
6/23	Mara Young	104 Ludlow St	# 3	
6/23	Tim Davis	105 Ludlow St	# 3	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

NAME
94 Avenue A Bar LLC
 ADDRESS
109 Ludlow Street, New York, NY 10002

Regarding the interior space: This will be a **RESTAURANT w/ CUSTOMER BAR** This will be operating until: **Mon-Sun: 2am**
 Regarding the outside space: There will be **NO OUTSIDE SPACE** This will be operating until: **N/A**

DATE	NAME	ADDRESS	#	SIGNATURE
7/8/25	Lucas Pang	109 Ludlow Street	# 20	<i>Lucas Pang</i>
7/8	Gerard Lee	"	# 9	<i>Gerard Lee</i>
7/8	Julie Kivaro	"	#	<i>Julie Kivaro</i>
7/8/25	Clanissa Cennunon	5855 79th Ave	#	<i>Clanissa Cennunon</i>
7/8/25	Liz Statteny	242 Broom St.	# 14a	<i>Liz Statteny</i>
7/8/25	Spencer Wright	196 Oxford St	# 4R	<i>Spencer Wright</i>
7/8/25	Mia Saha	385 Grand St	# 8	<i>Mia Saha</i>
7/8/25	Amanda Sbert	153 Ludlow Street	# 14	<i>Amanda Sbert</i>
7/8/25	Mohamed Bannoun	243 Grand St	# 8 D	<i>Mohamed Bannoun</i>
7/8/25	Amelia Vong	64 Essex St	#	<i>Amelia Vong</i>
7/18/25	Alvin P. Bishop	143 Ludlow St, NY, NY	#	<i>Alvin P. Bishop</i>
7/8/25	Kelvin Kelly	123 Ludlow St, NY, NY	# 22	<i>Kelvin Kelly</i>
7/8/25	Barry Lee	141 Ludlow St, NY, NY	#	<i>Barry Lee</i>
7/8/25	Michael Bonas	164 Allen St, 3B NY, NY 10005	#	<i>Michael Bonas</i>
7/8/25	John Corina	145 Ludlow, NY, NY 10002	#	<i>John Corina</i>

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

94 Avenue A Bar LLC

109 Ludlow Street, New York, NY 10002

NAME ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 2am
Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	#	SIGNATURE
7/8/25	DINA DAGA	536 E 5th St, NY	# 17	<i>[Signature]</i>
7/8/25	Jimmy Della	101 Ludlow	# 101	<i>[Signature]</i>
7/8/25	Gia Grier	617 Deatur Street	# 1	<i>[Signature]</i>
7/8/25	Jordan Dora	324-10 Jamaica Ave	# 21	<i>[Signature]</i>
7/8/25	Jennifer Wilson	109 Ludlow St	# 23	<i>[Signature]</i>
7/8/25	Jake Warden	104 Huger St	# 11	<i>[Signature]</i>
7/8/25	Tawny Trevany	112 Suffolk St.	# 18	<i>[Signature]</i>
7/8/25	Gabriel Carpenter	112 Suffolk St	# 18	<i>[Signature]</i>
7/8/25	Olivia Raphael	606 Livingston St	# 10	<i>[Signature]</i>
7/8/25	Dreshon M. Moore	90-11 Northern Blvd	# 409	<i>[Signature]</i>
7/8/25	Michael Brennan	49 Ludlow St	# 3D	<i>[Signature]</i>
7/8/25	Mica Juvanti	603 Ludlow St	# 5	<i>[Signature]</i>
7/8/25	Chloe McCathin	13 Essex St	# 6	<i>[Signature]</i>
7/8/25	Tom Van Der	109 Ludlow	# 21	<i>[Signature]</i>
7/8/25	Riley Wild	123 Ludlow St	# 6	<i>[Signature]</i>

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

94 Avenue A Bar LLC

NAME

109 Ludlow Street, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	#	SIGNATURE
4/18	John Blum	417 Grand St	# 6110	<i>John Blum</i>
7/18	Fuqin Pan	165 Broome St	# 98	<i>Fuqin Pan</i>
7/18	Lauren Furcell	109 Ludlow	# 14	<i>Lauren Furcell</i>
7/18	Talia Skollar	186 Orchard	#	<i>Talia Skollar</i>
7/18	Grace Miron	78 Bowery	# 5	<i>Grace Miron</i>
7/18	Britney Eng	78 Bowery	# 5	<i>Britney Eng</i>
7/18	McKenzie Triplett	109 Ludlow St.	# 11	<i>McKenzie Triplett</i>
7/18	Pamela Caputo	117 Ludlow St.	#	<i>Pamela Caputo</i>
7/18	Natlie Fomen	119 Ludlow St	#	<i>Natlie Fomen</i>
7/18	FABIO OLIVERA	96 Orchard	# 405	<i>FABIO OLIVERA</i>
7/18	Lin Rui Zhou	127 Allen street	# A6	<i>Lin Rui Zhou</i>
7/18	Juvia Knutson	77 Ludlow St.	# 6N	<i>Juvia Knutson</i>
7/18	Mitch Mulsins	172 Orchard St	# 18	<i>Mitch Mulsins</i>
7/18	Reid Kellam	155 Allen St	# 3	<i>Reid Kellam</i>
7/18	Daniel Long	123 Ludlow St	# 14	<i>Daniel Long</i>

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment.

94 Avenue A Bar LLC

109 Ludlow Street, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE. This will be operating until: N/A

[illegible]

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property.

94 Avenue A Bar LLC

109 Ludlow Street, New York, NY 10002

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 7am
Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

[illegible]

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

94 Avenue A Bar LLC

NAME

109 Ludlow Street, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR. This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	SIGNATURE
7/9	Elijah Melia	123 Henry St #	E. Melia
7/9	DAVID WANDER	453 Grand St #	David Wander
7/9	KIRRA WINAM	109 WOLLOW ST. # 24	Kirra
7/9	Miguel Taneras	190 Forsyth St 3C NYC #	Miguel
7/9	FIN FITZPATRICK	81 Rivington, 2B #	Fin
7/9	David Levine	1143 Greene Ave #	David
7/9	Marcelo Baez	119 Ludlow St #4C #	Marcelo
7/9	Valina Encinas	119 Ludlow St # 4C #	Valina
7/9	Daniella Danisi	324 Grand St # 6B # 6B	Daniella
7/9	Rosamaria Garces	2825 West 20th St # 2F	Rosamaria
7/9	NATASHA GILFILLAN	11/1 LAURISTON PARK EH395A #	Natasha
		#	
		#	
		#	
		#	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

Do not ship liquids, blood, or clinical specimens in this packaging.

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

94 Avenue A Bar LLC

NAME

109 Ludlow Street, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/CUSTOMER BAR This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	SIGNATURE
7/10/25	Sara Gared	127 Ludlow #3A	[Signature]
7/10	Michelle Dzung	63 Ludlow St #3	[Signature]
7/10/25	WEIJUN TANG	78 Ludlow St #504	[Signature]
7/10/25	Elise White	123 Ludlow St #	[Signature]
7/10/25	Chen Shander	71 Clinton Street #	[Signature]
7/10/25	Victoria Zmijewski	2956 Avenue B #	[Signature]
7/10/25	Kelly Townsend	117 Ludlow Street #2A	[Signature]
7/10/25	Kyle Robinson	702 1st Ave #19	[Signature]
7/10/25	Zoya Fasihuddin	101 Ludlow St #901	[Signature]
7/10	Raksh Anandhanam	117 Ludlow St #2B	[Signature]
7/10	Ryan Chung	92 Rivington St #3	[Signature]
7/10	Bryan Camp	47 Delancey St #205	[Signature]
7/10	Indi Summers	101 Chrystie St #14	[Signature]
7/10	Ashliere McHenry	300 E 4th St #3C	[Signature]
7/10	Shreni Sharma	66th Rivington St #15	[Signature]
7/10	Brent Murphy	179 Ludlow St #24	[Signature]

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

Do not place liquids, blood, or clinical specimens in this packaging.

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

94 Avenue A Bar LLC


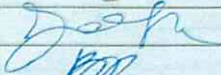

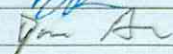
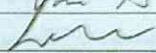
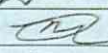








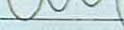
NAME

109 Ludlow Street, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/CUSTOMER BAR This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	SIGNATURE
7/8	Carmen Lim	127, Ludlow Street #APT. 5B	
8 July 25	Joseph Nields	125 Delancey St #2501	
7/8	Brian Roballos	109 Ludlow St #10	
7/8	Daniel A.	163 Eldredge St #	
7/10	Joshua J. N.	34 Central Ave #	
7/10	Bowman Hopkins	54 Broome #	
7/10	Son Denise	54 Broome #	
7/10	Ronald Moran	90 Stanton #5B	
7/10	Victor Paulino	141 Norfolk St #2C	
7/10	Azida Gonet	127 Ludlow St #	
7/10	Jeff Romano	127 Ludlow St #	
7/10	Joseph Baboia	129 Allen St #2C #	
7/10	Leon Lopez	127 Ludlow St #	
7/10	Shirley Marie	72 Orchard Street #	
7/10	On No	127 Ludlow St #3a	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

Do not place liquids, blood, or clinical specimens in this packaging.

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

94 Avenue A Bar LLC

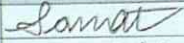
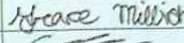


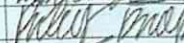







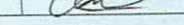
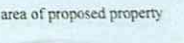

NAME

109 Ludlow Street, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS		SIGNATURE
7/10	Samantha Ross	400 Broome St.	# 705	
7/10	Grace Millich	400 Broome St.	# 706	
7/10	Emily Haber	400 Broome St.	# 705	
7/10	Olivia Naim	400 Broome St.	# 706	
7/10	Morgan Richards	400 Broome St.	# 706	
7/10	Riley Knapp	25 Union Square W	# 1A	
7/10	Kiya Danner	121 Ludlow St	# 1F	
7/10	Yoshinori Morada	121 Ludlow St	# 1F	
7/10	David Cantor	121 Ludlow	#	
7/10	KEVIN SUAREZ	121 Ludlow	#	
7/10	YOUTH LEUNG	117 Ludlow	# B1	
7/10	Daisy Coleman	180 Broome St.	# 704	
7/10	Reuel Charles	180 Broome St.	# 704	
7/10	LEON STANLEY	704 Grand Street	#	
7/10	Winnica	215 Cherry Street	# 12D	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

* POSTED ON 6/24 *

ATTENTION RESIDENTS & NEIGHBORS

94 AVENUE BARA LLC, d/b/a PENDING

Company Name and Contact Person for Questions

Plans to open a

RESTAURANT, NO OUTDOOR SEATING

(Please check Bar, Restaurant, Club and indicate if there will be a license to sell or buy alcohol on the premises)

at the following location

109 LUDLOW STREET, NEW YORK, NY

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER, WINE, AND LIQUOR

(Beer & Wine or Beer, Wine & Liquor)

There will be an opportunity for public comment on

Monday, July 14, 2025 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

see www.cb3manhattan.org for zoom meeting details

Event Name Selection

PHILIP DIZARD # 917-916-4848

31 COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
m03@cb3nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

94 AVENUE BARA LLC, d/b/a PENDING

公司名字 (Company) and/和聯繫人姓名 (Contact Info)

Plans to open a (以上的店主要想在第3社區申請生意相關牌照經營生意)

RESTAURANT, NO OUTDOOR SEATING

(請選擇/please choose) 酒館 (Bar)/餐館 (Restaurant) 戶外座位 (Outdoor Seating) or 酒廊 (Lounge/Club) (Check all that apply)

109 LUDLOW STREET, NEW YORK, NY

Address (住家地址)

seeking a license to serve (以上的店主要想請以下相關酒牌開)

BEER, WINE, AND LIQUOR

(酒選擇/please choose) 啤酒和葡萄酒 (Beer & Wine) or 酒廊 (Lounge/Club) (Check all that apply)

Public meeting for comments

第3社區的居民有權利提出自己的意見和建議

(CB3 SLA & DCA Committee Meeting)

紐約市第3社區委員會

酒牌和酒稅的諮詢與開小區業源開會

Monday, July 14, 2025 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

see www.cb3manhattan.org for zoom meeting details

時間 (Time) 和地點 (Location)

m03@cb3nyc.gov - www.cb3manhattan.org

PHILIP DIZARD # 917-916-4848

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

94 AVENUE BARA LLC, d/b/a PENDING

Company Name and Contact Person for Questions

Plans to open a

RESTAURANT, NO OUTDOOR SEATING

(Please check Bar, Restaurant, Club and indicate if there will be a license to sell or buy alcohol on the premises)

at the following location

109 LUDLOW STREET, NEW YORK, NY

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER, WINE, AND LIQUOR

(Beer & Wine or Beer, Wine & Liquor)

There will be an opportunity for public comment on

Monday, July 14, 2025 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

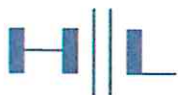
see www.cb3manhattan.org for zoom meeting details

Event Name Selection

PHILIP DIZARD # 917-916-4848

31 COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
m03@cb3nyc.gov - www.cb3manhattan.org

PHILIP DIZARD # 917-916-4848



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Tin's Deck

* TIME STAMP FOR NOTICE POSTINGS *

Philip Dizard <prd@shnyhg.com>

Tue, Jun 24, 2025 at 2:32 PM

To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Cc: Heather Kirk <heather@helbraunlevey.com>

Adrianna,

Please find attached photos of 109 Ludlow St, as well as photos of our posting and the signatures. I will forward you the floorplans now in a separate email.

Thanks!

Philip

[Quoted text hidden]

12 attachments



IMG_6353.HEIC
1866K



IMG_6350.HEIC
1698K



IMG_6351.HEIC
2127K