

# **COMMUNITY BOARD**

# HELBRAUN || LEVEY

Entity to be formed by Thomas Chen  
540 East 5<sup>th</sup> Street  
New York, NY 10019

MANHATTAN COMMUNITY BOARD 3



# 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: 6/16/25

Is location currently licensed? ☒ Yes ☐ No    Type of license: beer and wine

If alteration, describe nature of alteration: N/A

Previous or current use of the location: food service establishment

Corporation and trade name of current license: Opulent 536 Corp - Le Burger (0240-23-142382)

### APPLICANT:

Premise address: 540 East 5th Street

Cross streets: Avenue A / Avenue B

Name of applicant and all principals: Thomas Chen (Entity to be formed)

Trade name (DBA): pending

**PREMISE:**

Type of building and number of floors: MIXED USE - 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): R7B

**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 - THUR 12PM-12AM / FRI & SAT 12PM-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? 8 Total number of indoor seats? 24

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 BAR, 5 SEATS / RECTANGULAR / GROUND FLOOR (APPROX. 15 FEET)

(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 SEE ATTACHED

What are the hours the kitchen will be open? UNTIL 1 HOUR OF CLOSING

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? \_\_\_\_\_

How many employees will there be? 6-7 ON AVERAGE

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 N/A

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: PENDING; BACKGROUND ONLY AT AMBIENT LEVEL

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 THE 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

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram:

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: TUN LLC - TUOME 0240-22-100834

Address: 536 E 5TH ST STORE 2 Community Board # CB3

Dates of operation: 2018- PRESENT

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 SEE ABOVE FOR DETAILS

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? 12

How many On-Premise (OP) liquor licenses are within 500 feet? 12

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 COCKTAIL BAR SERVING FOOD,  
☐ 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 12PM - 12AM; Tue 12PM-12AM; Wed 12PM-12AM;  
Thu 12PM-12AM; Fri 12PM-2AM; Sat 12PM-2AM;  
Sun 12PM-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 <sup>N/A</sup> 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 10-20 private parties per YEAR
9. ☒ I will play ambient recorded background music only.
10. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ I will not have a happy hour or drink specials with or without time restrictions OR ☒ I will have happy hour and it will end by TUES-THURS: 5-7PM  
FRI-SAT: 2-7PM
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: ANDREW LAKIN

Phone Number: 914 393 9758

#### **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.

#### **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 business plays piped in music only, with no amplified music, live music or DJ.
- 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.
- There will be no security personnel due to the small occupancy. However, applicant will have security cameras inside and outside of the premises.

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**\*CURRENT LICENSE  
AT PROPOSED PREMISES\***

(1 of 6)

**OPULENT 536 CORP | Active**

**Premises Details**

Premises Name	OPULENT 536 CORP
DBA	LE BURGER
License ID	0240-23-142382
Legacy Serial No.	1349952
Category	On Premises Wine
Description	Restaurant
Address	540 E 5TH ST NEW YORK, New York 10009 New York County

**License Details**

Lic Type	1
Lic Class	240
# of Additional Bars	0
Lic Exp Date	7/31/2025
Lic Eff Date	8/16/2023

[Zoom to](#)

(3 of 6)

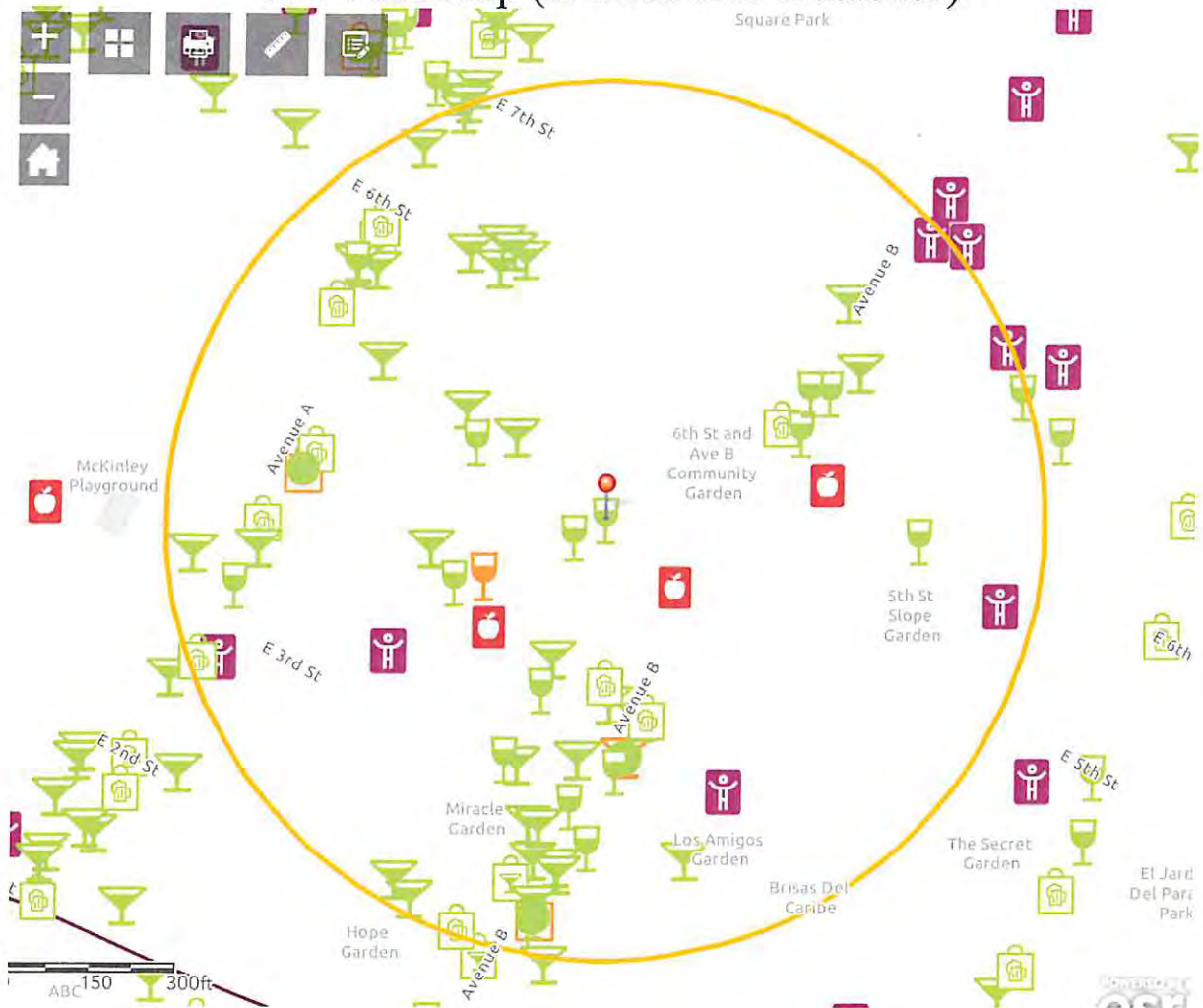
**Community Board: 3**

**Community Board Details**

Borough	Manhattan
Neighborhoods	Tompkins Square, East Village, Lower East Side, Chinatown, Two Bridges
Telephone	212-533-5300
Website	<a href="https://www1.nyc.gov/site/cau/community-boards/manhattan-boards.page">https://www1.nyc.gov/site/cau/community-boards/manhattan-boards.page</a>
Community Board	3

[Zoom to](#)

## 500 Foot Map (SLA LAMP Database)



Green wine glass: wine/beer license

Green martini glass: full liquor

Red apple: school/preschool

Purple person: church/place of worship

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	540 E 5th St, New York, New York, 10009
Geocode	Latitude: 40.72406 Longitude: -73.98275
Report Generated On	6/16/2025

8 Closest Liquor Stores		
Name	Address	Distance
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, NY 10009	630 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	773 ft
EAST VILLAGE WINE CORP License ID: 0100-21-113865 Legacy Serial No.: 1260885	100 AVENUE C NEW YORK, New York 10009	1,051 ft
EAST HOUSTON STREET WINE & LIQUOR INC License ID: 0100-24-100179 Legacy Serial No.: 6008088	253 E HOUSTON ST NEW YORK, New York 10002	1,101 ft
SFDW INC License ID: 0100-22-115633 Legacy Serial No.: 1339790	24 AVENUE C NEW YORK, New York 10009	1,143 ft
RAGING SKILLET LLC, THE License ID: 0101-24-111545 Legacy Serial No.: 6019705	335 E Houston St New York, New York 10002	1,177 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,407 ft
TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455	28 30 CLINTON ST STORE B NEW YORK, New York 10002	1,411 ft

Schools within 500 feet		
Name	Address	Distance
NEW AMSTERDAM SCHOOL * NON - BONAFIDE (MIXED-USE) *	62 AVE B NEW YORK, NY 10009	165 ft
CONNELLY CTR EDUCATION/HOLY CHILD MIDDLE SCHOOL NOT WITHIN 200FT	220 E 4TH ST NEW YORK, NY 10009	269 ft
PS 64 ROBERT SIMON NOT WITHIN 200FT	600 E 6TH ST NEW YORK, NY 10009	383 ft

Schools within 500 feet		
Name	Address	Distance
TOMPKINS SQUARE MIDDLE SCHOOL	600 E 6TH ST NEW YORK, NY 10009	383 ft
EARTH SCHOOL	600 E 6TH ST NEW YORK, NY 10009	383 ft

Churches within 500 feet	
Name	Distance
Most Holy Redeemer Church	433 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
45 Avenue B Group Inc Application ID: NA-0340-25-101821	45 Avenue B New York, New York 10009	404 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
DESMO 916 CORP License ID: 0340-23-132594 Legacy Serial No.: 1229027	545 E 5TH ST AKA 76 AVE B AVENUES A & B NEW YORK, New York 10009	209 ft
GOSLING INC License ID: 0340-22-109096 Legacy Serial No.: 1309866	234 E 4TH ST WESTERLY STORE NEW YORK, New York 10009	254 ft
GREAT CABIN LLC, THE License ID: 0340-22-108985 Legacy Serial No.: 1311376	205 E 4TH ST NEW YORK, New York 10009	303 ft
THUNDERBOLT CORP License ID: 0370-23-131560 Legacy Serial No.: 1024675	531 E 5TH STREET NEW YORK, New York 10009	305 ft
GAMA LOUNGE LLC License ID: 0370-23-132883 Legacy Serial No.: 1340562	50 AVENUE B NEW YORK, New York 10009	315 ft
51 AVENUE B LLC License ID: 0340-24-102335 Legacy Serial No.: 6010304	51 AVENUE B NEW YORK, NY 10004	349 ft
SOHO PIG COLLECTIVE LLC, THE License ID: 0370-24-105300 Legacy Serial No.: 6013304	42 AVENUE B NEW YORK, New York 10009	413 ft
BOOK CLUB BAR LLC License ID: 0370-23-136119 Legacy Serial No.: 1346476	197 E 3RD ST NEW YORK, New York 10009	443 ft
PINEAPPLE CLUB LLC THE License ID: 0340-22-107448 Legacy Serial No.: 1321228	509 E 6TH ST NEW YORK, New York 10009	465 ft
ELLSFRED INC License ID: 0340-22-103615	520 E 6TH ST NEW YORK, New York 10009	469 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 1263574		
CORMAR INCORPORATED License ID: 0370-23-132733 Legacy Serial No.: 1208152	507 E 5TH ST AVENUE A & AVENUE B NEW YORK, New York 10009	472 ft
NOWON INC License ID: 0340-22-110468 Legacy Serial No.: 1340827	507 E 6TH ST NEW YORK, New York 10009	488 ft
FRENCH AVENUE B INC License ID: 0340-23-133791 Legacy Serial No.: 1280774	103 105 AVENUE B NEW YORK, New York 10009	500 ft
CORSICA ENTERTAINMENT INC License ID: 0370-24-101635 Legacy Serial No.: 6009582	505 E 6TH STREET AVENUES A & B NEW YORK, NY 10009	507 ft
BA VICTORY CORP License ID: 0340-23-134715 Legacy Serial No.: 1268813	513 E 6TH ST NEW YORK, New York 10009	515 ft
OYSTER CITY LLC License ID: 0340-23-133022 Legacy Serial No.: 1350376	200 E 3RD ST NEW YORK, New York 10003	534 ft
AH BUSINESS MANAGEMENT LLC License ID: 0340-23-138652 Legacy Serial No.: 1334462	34 AVENUE B NEW YORK, New York 10009	536 ft
AUGUST VAZAC RESTAURANT INC License ID: 0340-23-131610 Legacy Serial No.: 1028351	108 AVENUE B NEW YORK, New York 10009	551 ft
AVE A KARAOKE CORP License ID: 0340-23-128379 Legacy Serial No.: 1110686	81 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	584 ft
GALMAC LLC License ID: 0370-23-159780 Legacy Serial No.: 6002128	28-30 AVENUE B NEW YORK, NY 10009	593 ft
THAI TOMPKINS INC License ID: 0340-22-108083 Legacy Serial No.: 1337933	50 AVENUE A NEW YORK, New York 10009	597 ft
B M POST LLC License ID: 0340-23-139494 Legacy Serial No.: 1329963	217 E 3RD ST NEW YORK, New York 10009	597 ft
BECAF LLC License ID: 0340-23-134851 Legacy Serial No.: 1188694	29 AVENUE B A/K/A 33 AVE #3 CORNER OF AVE B & E. 3 ST. NEW YORK, New York 10009	598 ft
LOLLO LLC License ID: 0340-24-110078 Legacy Serial No.: 6018185	27 AVENUE B NEW YORK, NY 10009	608 ft
BALLINGERS EV LLC License ID: 0340-22-114226 Legacy Serial No.: 1317190	85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, New York 10009	612 ft
SOMTUM DER NYC INC License ID: 0340-24-109322 Legacy Serial No.: 6017393	85 AVENUE A STORE 1 NEW YORK, New York 10009	613 ft
BOGGY DEPOT INC License ID: 0370-23-161657 Legacy Serial No.: 6004022	85 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	613 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
25 B GROUP REST AVE LLC License ID: 0340-22-103811 Legacy Serial No.: 1245111	25 AVENUE B NEW YORK, New York 10009	666 ft
ILLB INC License ID: 0340-23-132156 Legacy Serial No.: 1314604	43 AVENUE A 141 E 3RD ST GND FL NEW YORK, New York 10009	707 ft
TEAM BODOR 3 LLC License ID: 0370-24-139069 Legacy Serial No.: 6047947	101 AVENUE A NEW YORK, New York 10009	710 ft
AND ANOTHER ONE INC License ID: 0340-22-111695 Legacy Serial No.: 1345607	190 E 2ND ST NEW YORK, New York 10009	710 ft
GERMAT OF NY INC License ID: 0340-22-108074 Legacy Serial No.: 1338768	192 E 2ND ST NEW YORK, New York 10009	725 ft
LE MIU CORP License ID: 0340-22-106348 Legacy Serial No.: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, New York 10009	739 ft

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## Google Map of Neighborhood:



## FOOD MENU

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### MILK BREAD

[chicken liver mousse, ny maple, granola] 17

### TARTARE

[flake, coconut vinaigrette, cucumber] 21

### THE GENERAL CHICKEN

[crispy chicken, sesame, aioli] 18

### SPRING ROLL

[shrimp, shishito aioli] 18

### BAO

[foie gras, duck confit, daikon relish] 22

### CHINESE SALAD

[gem lettuce, soy ginger vinaigrette, citrus] 17

### MAPO TOFU

[mushroom, pea leaves, rice] 23

### WAGYU BEEF & BROCC

[black pepper, chinese broccoli, noodle] 25

### CHOCOLATE

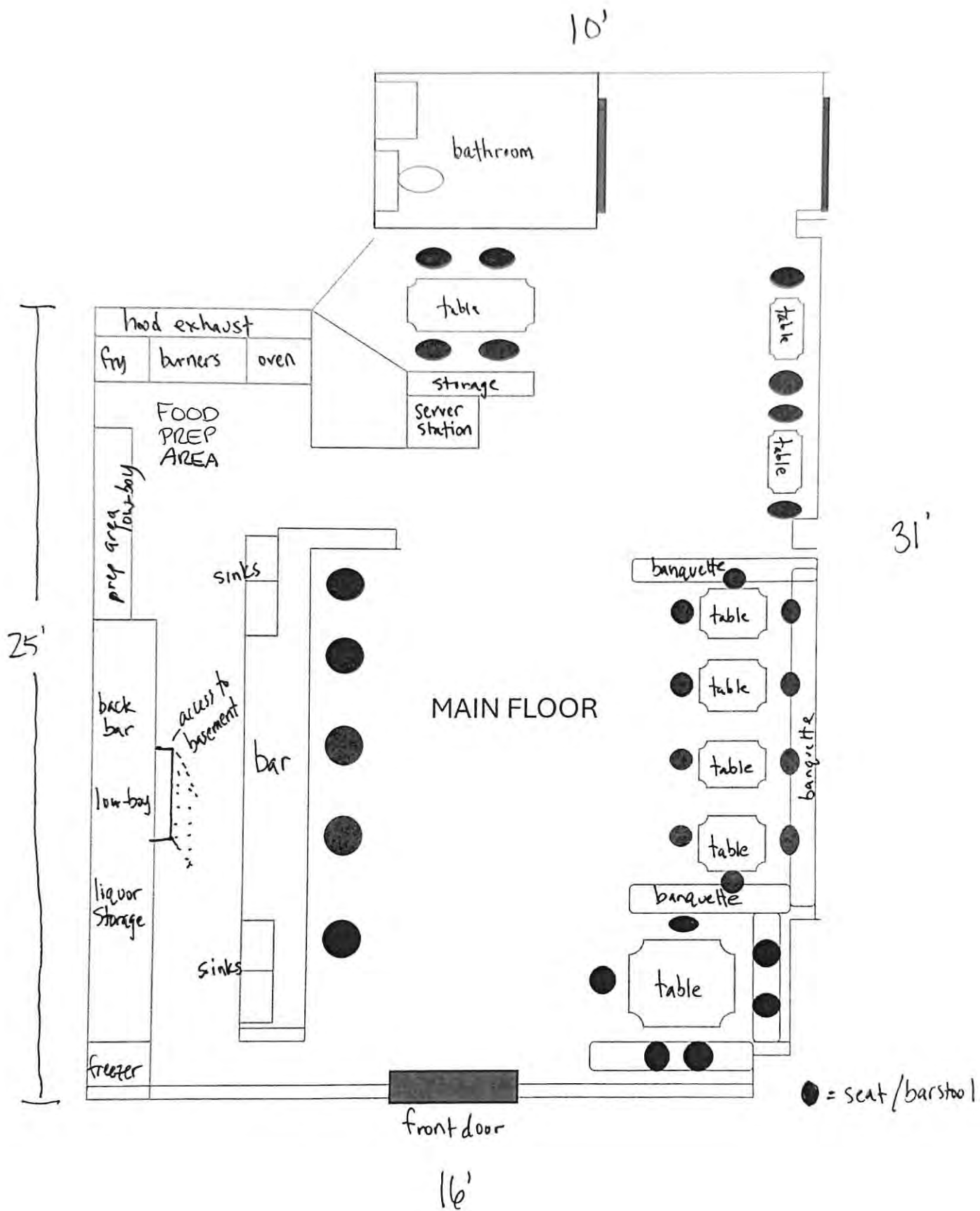
[mousse, honey comb, hazelnut] 13

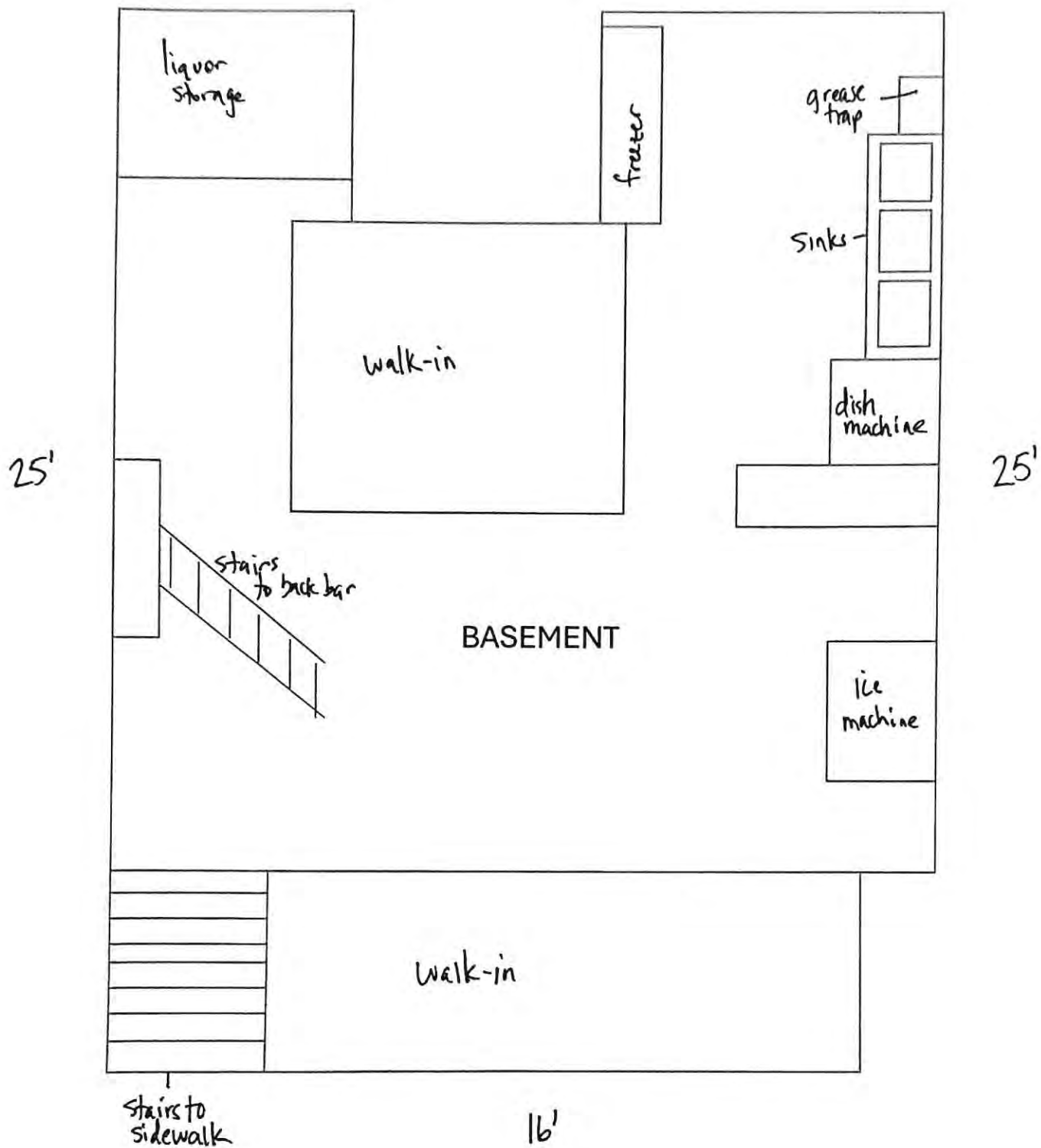
### COOKIES & CREAM

[banana, almond cookie, goat's milk caramel] 12

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Please let us know if you have any food allergies. Consuming raw or undercooked meats, poultry, seafood, or egg may increase your risk of foodborne illness.

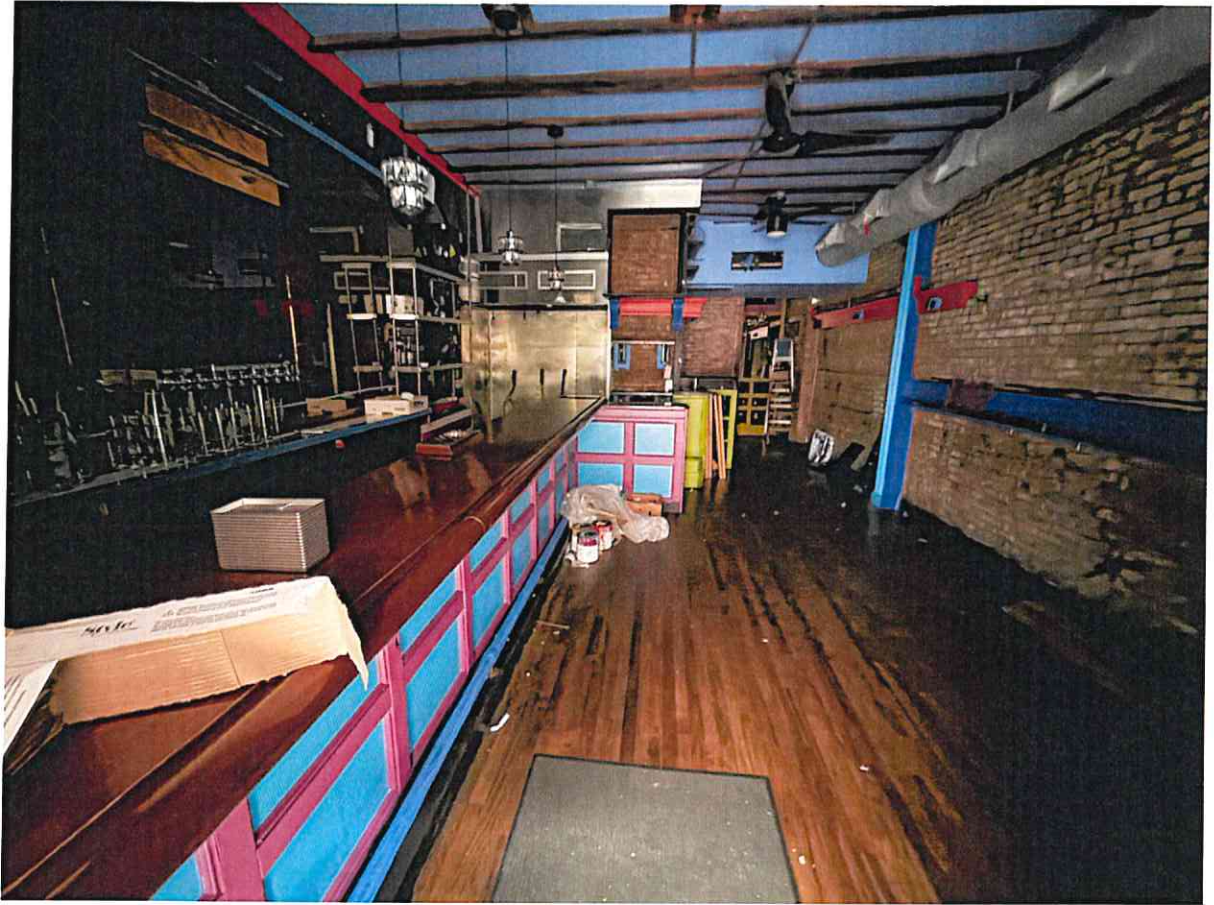


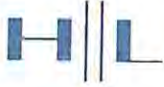


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Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

\*EMAIL SENT TO  
ALL BA GROUPS  
LISTED ON M3 WEBSITE\*

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## Introduction and Notice of Liquor License Application for New Cocktail Bar Concept

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Tommy Chen <tommycny@yahoo.com>

Sat, Jun 21, 2025 at 2:06 PM

Dear Neighbors,

I hope this message finds you well. My name is Thomas Chen, and I'm the owner of Tuome, a Michelin one-star restaurant that has proudly served the neighborhood for nearly 11 years at 536 East 5<sup>th</sup> Street, New York, NY 10009.

I'm writing to inform you that I am applying for a liquor license for a new bar I would like to open next door at 540 East 5<sup>th</sup> Street, New York, NY 10009. The concept is a cozy cocktail bar featuring a menu of carefully crafted drinks paired with Chinese-inspired small plates and snacks.

As part of the application process, I want to ensure the local community is informed and has the opportunity to share any thoughts or questions. Thank you for your time and consideration.

Please don't hesitate to reach out if you need any additional information.

Warm Regards,

Thomas Chen

<https://www.tuomenyc.com/>

[illegible]

Early life reports  
attacks overnight  
hours after Clinton  
targeted U.S. base

President Trump and his staff said they had never asked to obtain Clinton's logs following their first meeting, according to those who had a inside look at the deal's details. Clinton said she had a "verbal agreement" with the company to make her the subject of the ads.

By Stephen Kline,  
Lord of the Manor  
and Captain, 1st

In a verbal exchange just before the fight, Trump said that if he (Trump) agreed to a contract and later came to his senses, he would begin the process of the release of the prisoner. Trump's attorney, Michael A. Antonetti, said on 8 that he never would back his attorney's deal. Antonetti threatened to sue for \$1 million. President Trump, he said, would never back down and had brought up the issue of that deadline.

...to be an agreement on  
...of hospitals in  
...of the  
...of the

also posted that both  
and least had more to  
looking for a deal. The  
only came to town's  
by visited residents of  
the mission there too.

...continued over  
...Dinner time...  
...debates...  
...is there...  
...emergency...  
...and three...  
...is an...  
...early...  
...on...  
...1918

Featuring To Be Featured by Thomas M. Brown

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Due / To be paid in other ways

at the following location:

Full Page 5th Street Newspaper

This establishment is seeking a license to serve

THIS IS THE  
 THE LINE AND LINE  
 THE LINE AND LINE

There will be an opportunity for public comment on  
 June 18, 2013 at 4:00pm  
 CHS/14524611

Submitted by: [Name], Date: [Date]

Online: <http://www.stongre.com/1111344111>  
see [www.chiobanban.org](http://www.chiobanban.org) for more meeting details

*[Faint handwritten notes at the bottom of the page]*

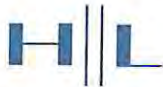
ALBANY COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
mca23@albany.gov - www.albany.gov

NEIGHBORING RESIDENTS  
DE LA COMUNIDAD

ATTENTION RESIDUAL  
第 3 社區

ENTRY TO BE FORWARDED

Place to open a (fill in blank)  
Bar / Tavern  
(fill in blank)



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

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## 540 East 5th Street- call recap

Thomas Chen <tachen1@gmail.com>

Tue, Jun 24, 2025 at 4:44 PM

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

Cc: Matthew Borowiec <matthew.borowiec@helbraunlevey.com>

Thanks. Please see attached petition and picture of notice flyer. Were you able to send someone from your team to do the measurements to the school?

Regards,  
Thomas

[Quoted text hidden]

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### 2 attachments



notice flyer.jpg  
202K



Petition.pdf  
2938K

# 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:

Entity to be formed by Thomas Chen

NAME

540 East 5th Street, New York, NY 10019


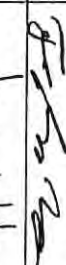








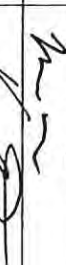


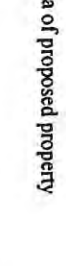

ADDRESS

Regarding the interior space: This will be a BARTAVERN

This will be operating until: Sun-Thurs: 12am & Fri-Sat: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE

This will be operating until: N/A

DATE	NAME	ADDRESS	#	SIGNATURE
5/20	Michael Mcderes	540 E 5th St	# 21	
5/20	Finch Hobart	540 E 5th St	# 21	
6/20	Jessica Wolfe	137 Ave C St	# 4	
6/20	audrey thorn	137 Ave C #4	# 4	
5/20	Alex Campos	535 E 5th St	# 4	
5/20	Donna Hart	535 E 5th St	# 4	
5/20	William Laguerre	535 E 5th St	# 4	
6/20	Erica Lynn	526 E 5th St	# N/A	
6/20	Nick Lucio	526 E 5th St	# "	
6/20	Nolan Hankins	526 E 5th St	# "	
6/20	Bella Lucio	526 E 5th St	# "	
6/20	Cory Bulthory	324 E 4th St	# 5B	
6/20	Manel Roberts	324 E 4th St	# 5B	
6/20	Karen Orey	340 E 5th St	# 13	
6/20	Aubrey Sullivan	340 E 5th St	# 13	

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:

Entity to be formed by **Thomas Chen**

NAME

**540 East 5th Street, New York, NY 10019**

ADDRESS

Regarding the interior space: This will be a **BAR/TAVERN**

This will be operating until: **Sun-Thurs: 12am & Fri-Sat: 2am**

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

DATE	NAME	ADDRESS	#	SIGNATURE
6-18-25	ANWAR HASSAIN	106 AVE-B	#	ANWAR HASSAIN
6/18	Rhodie Roman	536 E 5th	# 12	Rhodie Roman
6/16	Hope Thompson	540 E 5th	# 18	Hope Thompson
6/16	N. BIRD	107 E 3rd ST	#	N. BIRD
6/16	E NEARY	280 E 2nd	#	E NEARY
6/18	Mikaela Sibelin	540 East St	# 17	Mikaela Sibelin
"	SEUN SENTUR	"	# 11	SEUN SENTUR
6/18	Paul Wenzel	524 5th St	# 11	Paul Wenzel
6/18	Ava Finn	540 East 5th St	# 9	Ava Finn
6/18	Cheyanne Ollie	540 East 5th ST	# 11	Cheyanne Ollie
6/18	Ava Hennen	536 E 5th St	# 10	Ava Hennen
6/18	Mia Frank	536 E 5th St	# 12A	Mia Frank
6/18	Olivia D'Esposito	536 E 5th St	# 12A	Olivia D'Esposito
6/18	Sara Guerrero	536 E 5th St	# 12A	Sara Guerrero
6/18	Caeta Stantenbach	536 E 5th St	# 18	Caeta Stantenbach

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:

Entity to be formed by Thomas Chen

NAME

540 East 5th Street, New York, NY 10019

ADDRESS

Regarding the interior space: This will be a BARTAVERN

This will be operating until: Sun-Thurs: 12am & Fri-Sat: 2am

Regarding the outside space: There will be NO OUTSIDE SPACE

This will be operating until: N/A

DATE	NAME	ADDRESS	SIGNATURE
6/18	Seung Maury	846 E 5th St #	
6/18	Megan Okin	60 Ave B #	
6/18	Jordan Farrow	524 E 5th St #	
6/18	Levis Castro	183 E 2nd St #	
6/18	Regina Klose-Berganti	603 Ave A #	
6/18	Adina Alterman	536 E 5th St # 16	
6/18	Loren Griesenmark	584 E 5th St # 18	
6/19	Bradford Stankiewicz	126 E. 4th St. # 14	
6/19	Frederick Segurakovic	536 E 5th St # 9	
6/19	Naalie Gless	514 E 5th St # 13-14	
6/19	Isabelle Martin	540 E 5th St # 11	
6/19	Chloe Odabashian	540 E 5th St # 20	
6/19	Matt Rushakumar	62 Avenue B #	
6/19	Dimitri Katsaros	532 E 5th St # 5R	
6/19	Jacquelin Fallon	540 E 5th St # 10	

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:

Entity to be formed by Thomas Chen

NAME






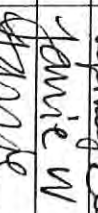
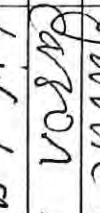


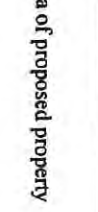





540 East 5th Street, New York, NY 10019

ADDRESS

Regarding the interior space: This will be a BARTAVERN

This will be operating until: Sun-Thurs: 12am & Fri-Sat: 2am

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

DATE	NAME	ADDRESS	#	SIGNATURE
6/19/25	Janina Mancini	632 E 5th Street	# 01-25	
6/20/25	Elizabeth Boariss	536 E. 5th St. #3	# 3	
6/20/25	Bella Ashlina	540 E 5th St #9	#	
6/20/25	Mary Petrino	546 E 5th St #9	#	
6/20/25	Roy R	195 STAUTON ST	# 46	
6/20/25	Shane R	310 E 2nd St	#	
6/20/25	Seneca Sere	540 E 5th St	#	
6/20	Sydney Brunsell	540 E 5th St	# Apt #118	
6/20	Jamie Winstlett	606 AVENUE A	# 21	
6/20	Jamie Spankeller	606 Ave A	# 21	
6/20	Carson Allstread	606 Ave A	# 21	
6/20	Liv Lamb	606 AVENUE A	# 21	
6/20	Jake Frederico	195 E. 4th St	# 61	
6/20	Isabella Sanchez Lopez	336 E 5th St	# 12	
6/20	William	540 E 5th St	# 21	

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