



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

18

1. Date Notice Sent: 09/11/2025 1a. Delivered by: Certified Mail Return Receipt Requested

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:
For premises outside the City of New York:

Received

SEP 18 2025

by Community Board 3 Man

☐ New Application ☐ Removal ☐ Class Change

For premises in the City of New York: (counties of Kings, New York, Bronx, Queens and Richmond):

☐ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal

☐ Class Change ☒ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Manhattan Community Board 3

Applicant/Licensee Information:

4. Licensee License ID (if applicable): 0340-23-136114 Expiration Date (if applicable): 03/31/2025

5. Applicant or Licensee Name: Next Best LLC

6. Trade Name (if any): Hi-Note

7. Street Address of Establishment: 188 Avenue B

8. City, Town or Village: New York , NY Zip Code: 10009

9. Business Telephone Number of applicant/ Licensee: 212-321-0013

10. Business E-mail of Applicant/Licensee: philip@hi-note.nyc

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☐ Full Food menu; full kitchen run by a chef/cook ☒ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Bar/Tavern

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation:
(check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☒ Security Personnel

☐ Other (specify): _____

15. Licensed Outdoor Area: ☐ None ☐ Patio or Deck ☐ Rooftop ☒ Garden/Grounds ☐ Freestanding Covered Structure
(check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): _____

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16. List the floor(s) of the building that the establishment is located on:
17. List the room number(s) the establishment is located in within the building, if appropriate:
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and ID number of the licensee:
- | | |
|-------------------------------|-------------------------------|
| <input type="text" value=""/> | <input type="text" value=""/> |
| Name | License ID Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:
23. Building Owner's Street Address:
24. City, Town or Village: State: Zip Code:
25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:
27. Representative/Attorney's Street Address:
28. City, Town or Village: State: Zip Code:
29. Business Telephone Number of Representative/Attorney:
30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature:



Date:



100 Meridian Centre Blvd.
Suite 300
Rochester, NY 14618
(585) 787-7000
FAX (585) 787-7007

September 15, 2025

VIA First Class Mail

The City of New York Manhattan Community Board 3
59 East 4th Street
New York, New York 10003

RE: Liquor License Application
Our Docket No.: 130358.0006
Licensee: Next Best LLC dba Hi-Note
Premise Location: 188 Avenue B, New York 12210-8002

Dear Sir/Madam:

This office represents **Next Best LLC** with respect to a method of operation change application with the liquor license.

Next Best LLC will be rebranding themselves with a name change (TBD) and opening later in the day for dinner and late-night cocktails. They will have a new menu and with extended food offerings. They are ceasing coffee and café services as they are no longer financially viable. The local community will be better served opening for the dinner hour with the flexibility to open earlier for special events going on in the neighborhood, or if they find the community demand warrants earlier hours of operation.

The changes are as follows: opening time 5:00 PM, with the flexibility to open earlier.

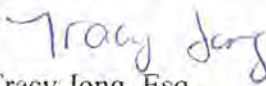
Menu change to be more meals instead of lite fare.

The rest of the method of operation to stay the same.

I have enclosed the new menu for your review with the municipal notice.

Thank you in advance for your assistance with this matter. We look forward to working with you on this application.

Very truly yours,


Tracy Jong, Esq.

Enclosures

COCKTAILS

All \$18// \$12 for N/A

Rubik [Gimlet]

Coconut Gin, Strawberry Koji, Lime, Mushroom Oil

Future Perfect [Manhattan]

Upcycled-Butter/Coconut Oil Rye, Clarified Coffee, Marigold, Passionberry Pepper

Pseudo-Banana Punch [Clarified Milk Punch]

Gin, Jicama, Mango Brandy, Lime, Grapefruit Oil, Milk Sugar

Rare Earth [Screwdriver/Sidecar]

Turmeric Spirit (Vodka), Orange Rind, Yellow Pepper

Redshift [Negroni]

Palo Santo, Mezcal, Campari, Peach, Lime Leaf

Infinite Loop [Dry Martini]

Hazelnut Spirit, Quebranta Pisco, Whey Eau-De-Vie, White Vermouth

Outer Rim [Alaska]

Tequila, Spiced Honey, Apple, Kombu, Genepy, Fig Leaf

Cloud Chamber [Tom Collins]

Buttered Gin, Fresh Corn, Gynostemma Tea, Kelp, Co2 **(N/A Optional)**

Gravity Well [Daiquiri]

Blueberry, Lactic Acid, Whey, Cachaca, Lime, Oil **(N/A Optional)**

Light Breaker [Pisco Sour]

Pandan, Cane Spirit, Avocado (3 Ways), Lime

Perpetual Motion [Vesper]

Heirloom Tomato, Sunchoke Spirit, Seawater Vermouth, Peanut, Smoked Paprika Oil

Moon Unit [Espresso Martini]

Variety Coffee, Roasted Green Tea, Raspberry, Galangal

Antidote Hi-ball [Highball]

Cacao Butter Spirit, Rhubarb, Pink Peppercorn, Carbonation **(N/A Optional)**

Far Side [Margarita]

Dill/Tomatillo, Tequila, Pineapple Acid, Serrano, Cilantro Spirit **(N/A Optional)**

BEER

Monopolio Lager Clara (Can)

Blond Lager, 5% ABV – \$6

Test Brewery 'Eternal Echoes'

Barley/Wheat/Oat Double IPA, 8% ABV – \$10

Farm.One 'Yellow Leaves & Gossamer'

Lemon Basil Lager, 5% ABV – \$9

AI's (Can)

N/A Lager 0% ABV – \$6

WINE

All \$15

Oriol Rossell (Sparkling)

Cava Brut Nature Xarel-lo, Macabeau, Parellada, 2021 – Catalonia, SP

En Cavale (White)

Sauvignon Blanc, 2023 – Contra Costa County, CA

Jupiter Wine Co. 'Butterflies and Golden Lies' (Skin Contact)

Friulano, 2022 – Russian River Valley, CA

Blai (Rosé)

Txakoli Rosé, Hondarrabi Beltza, Hondarrabi Zuri, 2023 – Getaria, SP

Jupiter Wine Co. 'Alla Gocchia!' (Red)

Sonoma, Sangiovese Blend, 2023 – Sonoma, CA

Woody's (N/A)

Sparkling Blanc de Blancs – Healdsburg, CA

N/A Drinks

Tepache (House Made)

Pineapple Skins, Brown Sugar, Hibiscus, Lemon Verbena, Szechuan Pepper – \$9

Barley/Buckwheat Soda (House Made)

Hoja Santa Honey, Lemon Oil – \$8

Fiz Cola

Made in Rochester, NY — \$5

FOOD (by CITA)**Snacks****Tuna In Watermelon Aguachile**

W/ Mint & Thai Basil + Crunchy Tortilla Strips — \$12

Potato Flautas

Epazote-Steamed Potatoes in Fried Blue Corn Tortilla (3 Per Order) — \$12

Crispy Caulini

W/ Epazote Mayo, Urfa Chile & Fresh Herbs (Shareable Plate) — \$12

Tamarind-Persimmon Chicken

Crispy Boneless Chicken Bites W/ Cucumber & Chayote— \$14

Tacos**Vegan Chorizo Tacos**

Pinto Bean & Shiitake Chorizo (2 Per Order) — \$14

Adobado Tacos

Coconut & Chili-Braised Pork (2 Per Order) — \$14

Whey-Marinaded Fish Tacos

Hard-Shell Tacos W/ Epazote Mayo, Pickled Tomatoes & Fresh Herbs (2 Per Order) — \$14

Dessert**Lime Leaf Ice Cream**

W/ Toasted Masa Streusel — \$9