



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

1. Date Notice Sent: 11/10/2025 1a. Delivered by: Via Federal Express

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

☐ New Application ☐ Removal ☐ Class Change

NOV 12 2025

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

by Community Board 3, Man.

☐ 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): 0340-24-132010 Expiration Date (if applicable): 9/30/2026

5. Applicant or Licensee Name: Wallabout Entertainment LLC

6. Trade Name (if any): Pinky Swear

7. Street Address of Establishment: 167 171 Chrystie Street

8. City, Town or Village: New York, NY Zip Code: 10002

9. Business Telephone Number of applicant/ Licensee: (646) 596-2922

10. Business E-mail of Applicant/Licensee: ryankupchik@wallaboutentertainment.com

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: Restaurant and Bar

☐ 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: (check all that apply) ☐ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure  
☐ Sidewalk Cafe ☒ Other (specify): Rear Yard

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16. List the floor(s) of the building that the establishment is located on: Ground and basement
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:
- |      |                   |
|------|-------------------|
|      |                   |
| 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: 167-171 Chrystie LP
23. Building Owner's Street Address: 123 5th Avenue, 4th floor
24. City, Town or Village: New York State: NY Zip Code: 10003
25. Business Telephone Number of Building Owner: (646) 918-6161

**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: Donald M. Bernstein c/o Bernstein Redo & Savitsky P.C.
27. Representative/Attorney's Street Address: 1177 Avenue of the Americas, 5th floor
28. City, Town or Village: New York State: NY Zip Code: 10036
29. Business Telephone Number of Representative/Attorney: (212) 651-3100
30. Business E-mail Address of Representative/Attorney: Donald@brpclaw.com

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: Ryan Kupchik Title: Member

Principal Signature: Ryan Kupchik

Date: 11/11/25

BERNSTEIN REDO & SAVITSKY PC  
-ATTORNEYS AT LAW-

1177 AVENUE OF THE AMERICAS, 5<sup>TH</sup> FL  
NEW YORK, NEW YORK 10036  
TEL (212) 651-3100

DONALD M. BERNSTEIN  
MARTHA M. REDO  
BENJAMIN S. SAVITSKY

November 11, 2025

Federal Express  
Manhattan Community Board 3  
59 East 4<sup>th</sup> Street  
New York, New York 10003  
Attention: Edwin Chan, Community Associate

Re: Wallabout Entertainment LLC  
Pinky Swear  
161-171 Chrystie Street, New York, New York 10002  
0340-24-132010

Dear Edwin,

We represent Wallabout Entertainment LLC for an on-premises license. Attached please find a statutory Thirty-Day Advanced Notice form of our intention to file an alteration application with the New York State Liquor Authority at the above referenced address. The alteration is to add the rear yard to the licensed premises, update the interior seating layout and add two additional restrooms. There will also be an addition of security guards.

If you have any questions or need anything further, please contact our office.

Thank you.

Very truly yours,

*Emily Jedda*

Emily Jedda  
Licensing Specialist

Enclosure

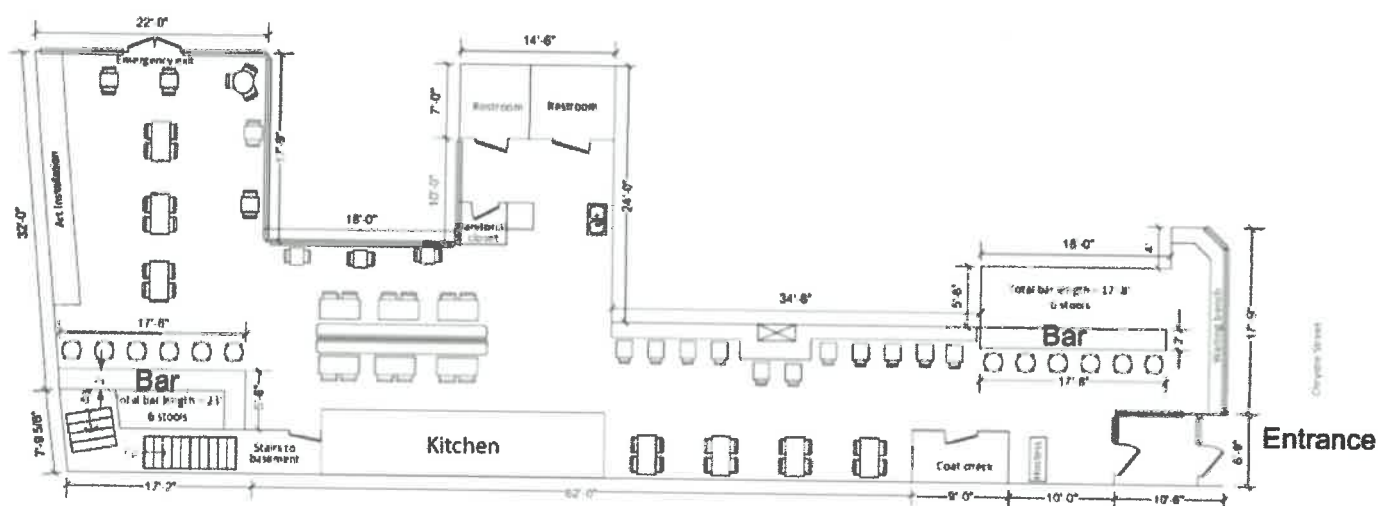
Wallabout Entertainment LLC  
Pinky Swear

## Current Ground Floor

## Interior

32 tables, 91 seats

2 stand-up bars, 12 bar stools



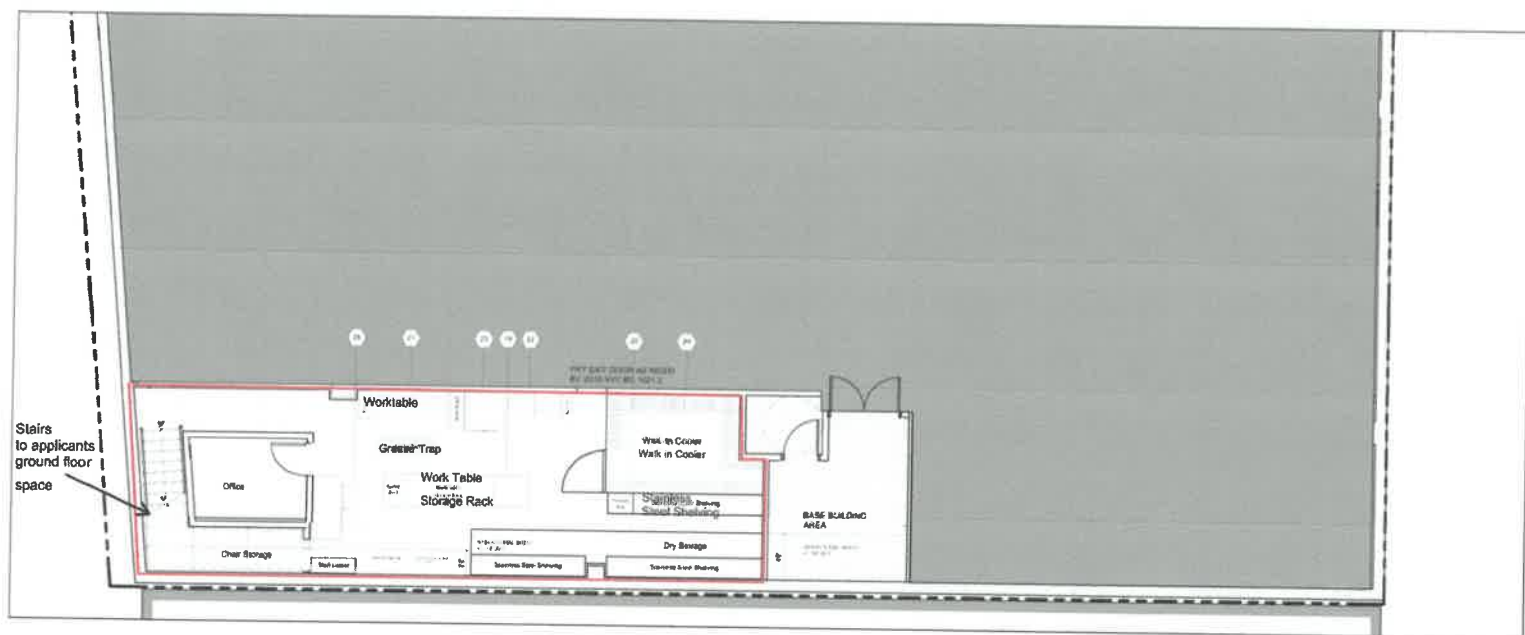
12 12/11/2011 10:41

INTERIOR DIAGRAM - 1<sup>st</sup> Floor  
(Proposed)  
167-171 Chrystie Street  
New York, NY  
May 16, 2022

NOT TO SCALE

Wallabout Entertainment LLC  
Pinky Swear

Cellar (no changes)



sebastian quinn  
building workshop  
1000 10th Ave NW, Suite 1000, Seattle, WA 98107  
206.461.1000

**PINKY SWEAR**  
171 CHRYSTIE ST  
CELLAR LEVEL - SCHEMATIC LAYOUT

JUNE 27, 2022  
2210 - SQ/BM  
1/8" = 1'-0" SCALE  
SCHEMATIC A-02

Wallabout Entertainment LLC  
Pinky Swear

### Proposed Ground Floor

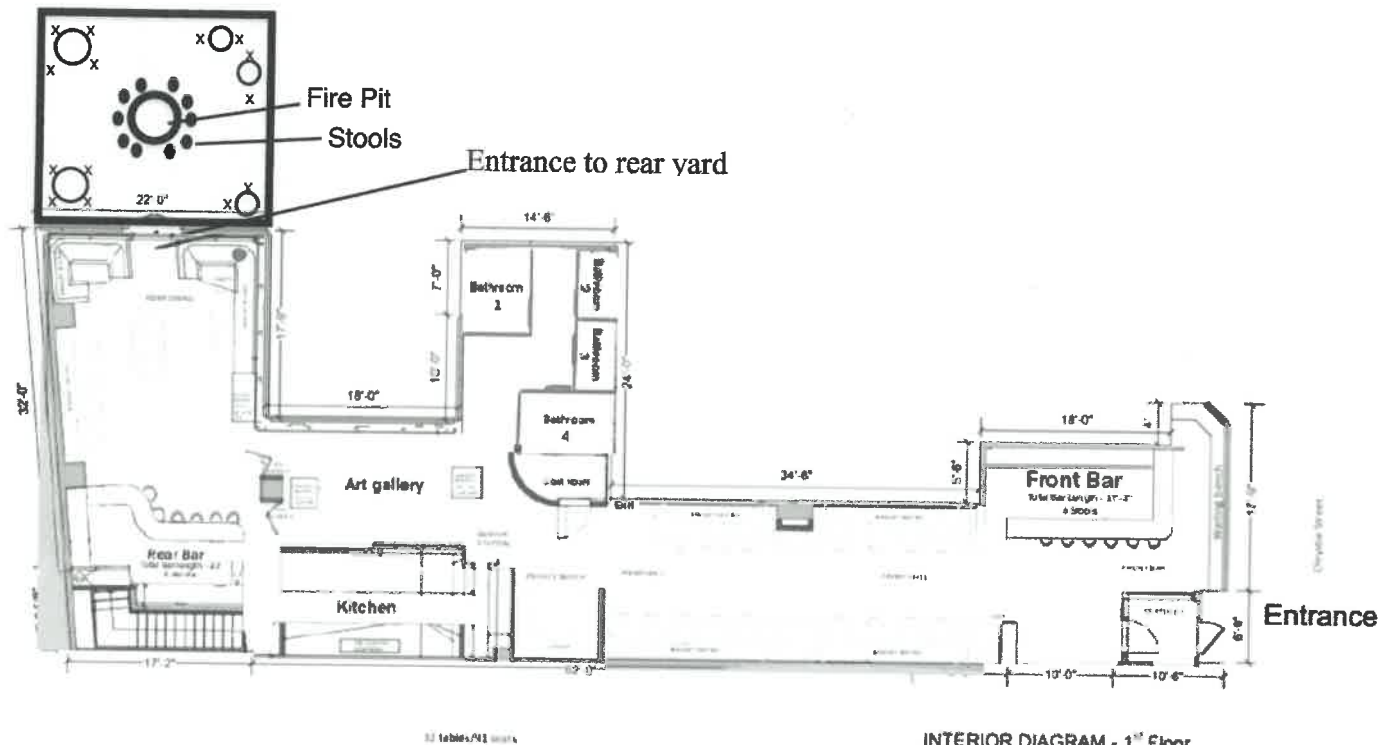
#### Interior

32 tables, 91 seats

2 stand-up bars, 12 bar stools

#### Rear Yard

5 tables, 24 seats



INTERIOR DIAGRAM - 1<sup>st</sup> Floor  
(Proposed)  
167-171 Chrystie Street  
New York, NY  
May 16, 2022

NOT TO SCALE