

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Vanhook Holdings LLC, 787-881-1283
Copper Valley, CA 94551

Plans to open a: **Bar/Late without any outdoor space**

170 Avenue A aka 100 East 11th Street

Seeking a license to serve **Beer, Wine & Cider**

Public meeting for comments **Monday, December 8, 2025 at 6:30pm**

Online: <https://www.sosng.com/j/241548314>

See www.chthouston.org for more meeting details

AL COMMUNITY BOARD 3 **SLA & CCA Committee Meeting**

Meeting location: **170 Avenue A aka 100 East 11th Street**

Meeting time: **Monday, December 8, 2025 at 6:30pm**

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01 décembre 2025

NOTICE TO RESIDENTS

Dear neighbors,

We want to let you know that Vaidstone Holdings LLC will be filing applications for a beer, wine and cider license and temporary retail permit for the premises located at 170 Avenue A aka 500 East 11th Street (on the southeast corner of Avenue A and 11th St). The former business at the space was a 7-Eleven store that operated with a grocery store beer license from around 2014 to 2024.

The new venue will be a café and bookstore. It is inspired by Parisian book cafes that are gathering places for guests who want to participate in intelligent conversations about history, current events and great works of literature past and present. The venue will offer events such as book clubs and author readings.

The cafe menu will feature items such as (but not limited to) breakfast pastries, sandwiches, cheese and charcuterie boards, and desserts.

The venue will occupy the ground floor (2,684 square feet) and will have 8 tables and 16 seats, together with an 18-seat, 34 foot long customer bar, for a total of 34 seats.

Background music will be played throughout the day and acoustic live music will be played on occasion. There are no outdoor spaces, or doors or windows that open. The hours of operation are to be 8am to 12am Sunday to Wednesday, and 8am to 1am Thursday to Saturday.

The owner of the café and bookstore is Marianna Vaidman Stone, a life-long New Yorker who received a JD from NYU Law School and has held senior roles in NYC government as well as at a number of nonprofit organizations that advocate for a more livable New York. She is dedicated to making the café and bookstore a welcoming establishment in the neighborhood.

The application for the beer and wine license will be presented at the Community Board at its meeting of December 8, 2025.

If you would like more information on the application, please contact counsel's office at donald@brpclaw.com and jules@brpclaw.com

Thank you.

List of Residential Addresses Where the Notice to Residents were Left

436 E. 11th St.
434 E. 11th St.
432 E. 11th St.
171 Avenue A
167 Avenue A
286 E. 10th St.
279 E. 10th St.
273 E. 10th St.
278 E. 10th St.
276 E. 10th St.
293 E. 10th St.
295 E. 10th St.
297 E. 10th St.
299 E. 10th St.
301 E. 10th St.
170 Ave. A
500 E. 11th St.
502 E. 11th St.
504-508 E. 11th St.
512 E. 11th St.
517 E. 11th St.
522 E. 11th St.
164 Avenue A
174 Avenue B
172 Avenue B
170 Avenue B
168 Avenue B
167 Avenue B
169 Avenue B
171 Avenue B

From: Jules Vigh <Jules@brpclaw.com>

Sent: Monday, December 1, 2025 11:23 AM

To: Jules Vigh <Jules@brpclaw.com>

Cc: Marianna Vaidman Stone <marianna@stonerabbitnyc.com>; Erin Bellard <erin@e-barnyc.com>; Ethan Hunt <ethan@e-barnyc.com>; Emily Stone <emily@thestonerabbitnyc.com>

Subject: Vaidstone Holdings LLC / 170 Avenue A

Good morning,

We want to let you know that Vaidstone Holdings LLC will be filing applications for a beer, wine and cider license and temporary retail permit for the premises located at 170 Avenue A aka 500 East 11th Street (on the southeast corner of Avenue A and 11th St). The former business at the space was a 7-Eleven store that operated with a grocery store beer license from around 2014 to 2024.

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that advocate for a more livable New York. She is dedicated to making the café and bookstore a welcoming establishment in the neighborhood.

The application for the beer and wine license will be presented at the Community Board at its meeting of December 8, 2025.

Thank you,

Jules

Jules Vigh|Paralegal

BERNSTEIN REDO & SAVITSKY PC

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ www.brpclaw.com

List of Community Based Organizations Contacted for Vaidstone Holdings LLC for the Beer, Wine and Cider License Application located at 170 Avenue A aka 500 East 11th Street

A-1 East 10th Block Association Inc

Keith S. Canton, President

kcanton@msn.com

North Avenue A Neighborhood Association

Dale Goodson and Andrew Coamey

goodpoet@verizon.net and coamey@housingworks.org

9th Street A-1 Block Association

Judith Zaborowski and Kate Puls

9a1blockassociation@gmail.com

East 12th Street Block Association

Alexis Alder, President

alexisa1@mac.com

9BC Tompkins Square Block Association

Carolyn Ratcliffe, Chairperson and Laurel Van Horn, Secretary/Treasurer

carolynratcliffe@me.com

Seven Loaves dba GOH Productions

Bonnie Sue Stein, Executive Director

info@gohproductions.org

Loisaida United Neighborhood Gardens (LUNGS)

Charles Krezell

ck@wingflix.com

East Village Community Coalition
Laura Sewell, Executive Director
info@evccnyc.org

Fourth Arts Block aka FABnyc
Dakota Scott
dakota@fabnyc.org

Village Preservation
Andrew Berman, Executive Director
andrew@gvshp.org

13th and 14th Avenue B Association
Vito DiTomaso, President
vitoditomaso@gmail.com

Petition to Support Proposed Liquor License

Date: 11/20/2025

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) A beer, wine and cider license.

to the following applicant/establishment (company and/or trade name) The Stone Rabbit LLC

Address of premises: 170 Avenue A aka 500 East 11th Street













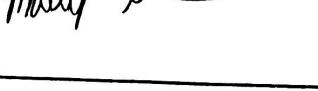


This business will be a: (circle) Bar Restaurant Other: Cafe with bookstore

The hours of operation will be:

Sunday to Wednesday 8am to 12am and Thursday to Saturday 8am to 1am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license: Live acoustic music on occasion

Name	Signature	Address and Apt # (required)
Caroline Devine		500 E 11th St. Apt 22
Dylan Toler		444 E 13th St. Apt 21.
TY Soderqvist		500 E 11th St Apt 25
Alden Foreman		500 E 11th Apt 25
Handwritten name		500 East 11th Apt 19
Mackenzie Swift		500 E 11th Apt. 19
Sopria Luzzza		500 E apt. 18
Henry Dunc		500 E 11th Apt 14
adam Smith		500 East 11th Apt. 14
Segeeth Sathish		500 E 11th Apt 10
Martha Wilding		500 E 11th Apt 10
Danny Bissom		500 E 11th St Apt 7
Grace Chen		506 E 11th Apt 7
Fath Zhang		500 E 11th St Apt 21
Molly Flanagan		

Petition to Support Proposed Liquor License

Date: 11/19/2025

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) A beer, wine and cider license.

to the following applicant/establishment (company and/or trade name) The Stone Rabbit LLC

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Other information regarding the license: Live acoustic music on occasion

Name	Signature	Address and Apt # (required)
BEN BERNER		633 East 11th Street Apt. 17
Hannah Howard		623 E 11th St 2W
Evie Wright		623 E 11th St 2W
THEO BERNER		174 AVENUE B 5W

Petition to Support Proposed Liquor License

Date: Nov 18, 2025

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) A beer, wine and cider license.

to the following applicant/establishment (company and/or trade name) The Stone Rabbit LLC

Address of premises: 170 Avenue A aka 500 East 11th Street

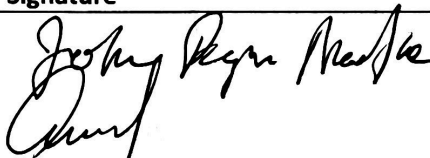

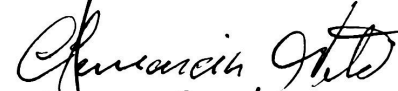





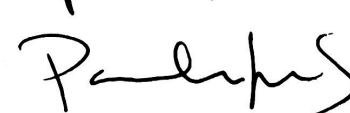

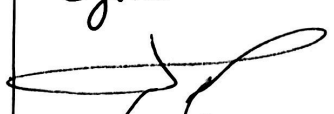

This business will be a: (circle) Bar Restaurant Other: Cafe with bookstore

The hours of operation will be:

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PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license: Live acoustic music on occasion

Name	Signature	Address and Apt # (required)
John McMonighe		169 500 E 11th St, APT 16 - NY NY 10009
Fariza Anwarbek		508 E 11th St. Apt. 2A 10009
Claraudia Wito		169 B B B B
Steph Stephen Poorten		608 E. 11th St., #6A 10009
Luis Centorreal		526 E 11th #3 10009
Sidarovich Dziyana		170 Ave C apt 8C
KIRK KELLY		198 AVE A APT. 5B
Josephine Gaglio		173 1st Ave #2A
Paulina Liffner von Sydow		438 E 12th street
Catherine Ziri		330 E. 11th St. #9
Mustapha DAK		364 EAST 11th St. #10
SHIRLEY HUANG		173 AVE A #19

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Other information regarding the license: Live acoustic music on occasion

Name	Signature	Address and Apt # (required)
Steven Ben		340 E 11th St NY NY 10003
Alphon Barry		646 982-5321
Chloe Imms		455-8075 on St
Jeff McMahon		544 E 11th St Apt 3B
Robert Flynn		512 E 11th St #4B
Alysa Hickey		512 E 11th St 4A
Sharon Kastrali		522 E 11th #10
Nelson Barreto		520 E 11th St apt 25
Rebecca Kelly		535 E 11th St NYC
Alexander Heller		500 E 11th St
Victoria McKenzie		500 E 11th St
Aiden O'Reilly		518 E 11th St
Zinou bouzid		634 E 11th St
		535 E 11th St

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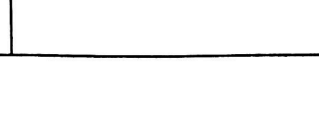
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Name	Signature	Address and Apt # (required)
Antonia Gutierrez Venezia church		301 E 10th 521 E 12th St
Jaime Motosini Rafael Viquez		520 E 14th St
NICK RAMOS		428 EAST 11th St
Ken Courtney		204 AVE A 5th
Shawn Liner		500 E 11th St #13
Anika Flik		325 E 14th St
P.J. Seymour		500 E 11th St Apt 22
Julio Fernandez		536 E 5th St. Apt 9
Ariana Gatto-Sandoria		516 E 12th St Apt 20
Kent H. Peterson		343 W 44th St #60
Lilac Emery		546 E 11th St #1A
		629 E 11th St #C4

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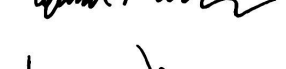




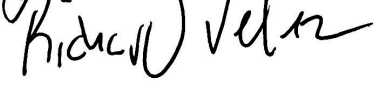
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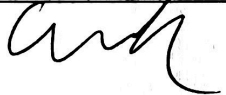
Other information regarding the license: Live acoustic music on occasion

Name	Signature	Address and Apt # (required)
Steve Yano		630 E 11 St NY NY 10007
Carlos Rodriguez	R. C.	610 E 15th St
Isabella Hartman		647 E 11th St. #21
Elizabeth R.		537 E 11 St. NY
Bethany Andr.		533 E 11 St NY NY 10009
Tobias Cohen		647 E 11th St.
Frank Zerilli		392 E 11th St. NY 10003
Larissa Woodall		326 E 11th St NY 10003
Alfred Heinenmann		534 E 11th St NY 10009
Kaitlin Kline		633 E 11th St NY 10009 #10
ALEXANDRA HOWARD		615 E 11th St NY NY 10009
PARIS DUKAKIS		516 E 11th St NY NY 10009
	JOSE CASTRO	508 E 11 St 10009
	Richard Velaz	535 E 11 St 10009

Date: Nov 17, 2023

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Name	Signature	Address and Apt # (required)
Emma Hansen		516 E. 11 th , #5B