



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

Check if either of these apply:

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

**Today's Date:** \_\_\_\_\_

Is location currently licensed?  Yes  No    Type of license: On-Premises

If alteration, describe nature of alteration: Addition of rear yard, updating seating layouts and bar shapes (length and width to remain the same), security guards

Previous or current use of the location: On-Premises

Corporation and trade name of current license: Wallabout Entertainment LLC d/b/a Pinky Swear

**APPLICANT:**

Premise address: 167 171 Chystie Street, New York, NY 10002

Cross streets: Rivington and Delancey

Name of applicant and all principals: Ryan Kupchik, Ian Kupchik

Trade name (DBA): Pinky Swear

**PREMISE:**

Type of building and number of floors: 16 story residential building with ground floor commercial use

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 150

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): C6-3A

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**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) 4pm-2am Monday to Friday, 11am-2am Saturday and Sunday

rear yard: close 10pm Sunday to Thursday; 11pm Friday and Saturday

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

If yes, please describe what type: \_\_\_\_\_

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Number of indoor tables? 32 Total number of indoor seats? 91+12 bar stools

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_

1) Ground fl. Customer Bar 17', Straight 2) Ground fl. Customer Bar 23' Straight

*(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 \_\_\_\_\_

Menu attached

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What are the hours the kitchen will be open? All hours of operation

Will a manager or principal always be on site?  Yes  No If yes, which? Manager

How many employees will there be? 18

Do you have or plan to install  French doors  accordion doors or  windows?

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2

Will premise have music?  Yes  No

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

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (conversational)  Entertainment (live music venue level) Please describe your sound system: 8 JBL speaker sound system

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

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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.") There is a waiting area inside the premises to allow patrons to wait for pick-up or to be seated. We have reservations and walk-in system so patrons do not idle outside

Will there be security personnel?  Yes  No (If Yes, how many and when) 3-4 times per week

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

Please attach plans. Door to rear yard to remain closed except for entry and exit

Is sound proofing installed?  Yes  No

If not, do you plan to install sound proofing?  Yes  No See information enclosed

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: Pinky Swear

Address: 167 171 Chrystie Street Community Board # 3

Dates of operation: \_\_\_\_\_

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 \_\_\_\_\_

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? Approximately 6

How many On-Premise (OP) liquor licenses are within 500 feet? 16

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) continental 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: \*opening no later than 4pm (Mon-Fri) and 11am (Sat-Sun)  
Mon 4pm-2am; Tue 4pm-2am; Wed 4pm-2am;  
Thu 4pm-2am; Fri 4pm-2am; Sat 11am-2am;  
Sun 11am-2am. (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 \_\_\_\_\_
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: \_\_\_\_\_

Phone Number: \_\_\_\_\_

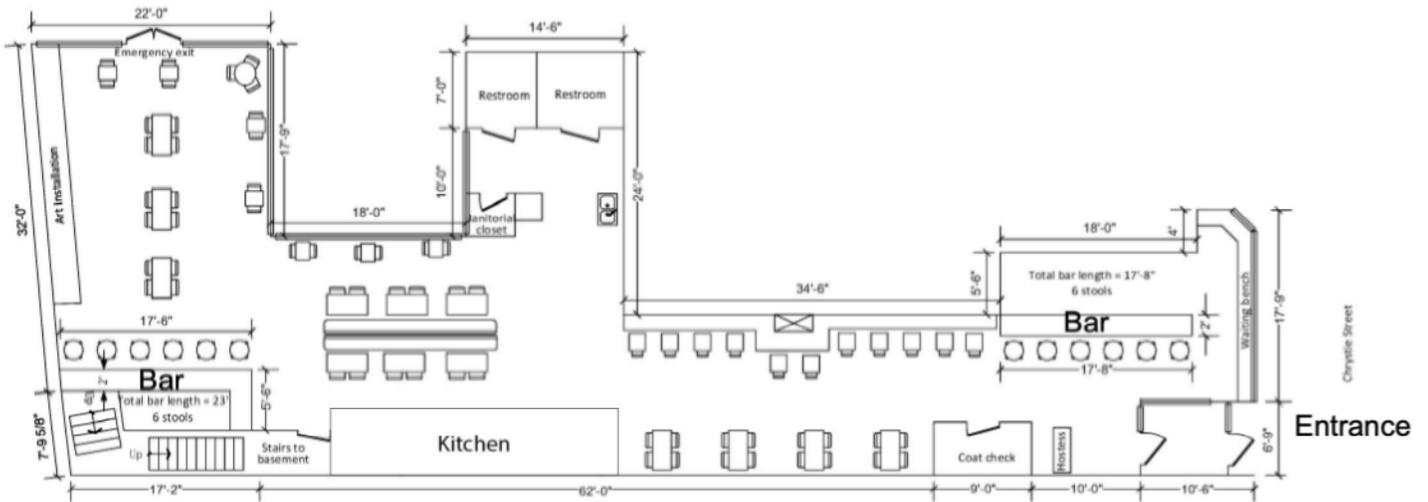
Wallabout Entertainment LLC  
Pinky Swear

Current Ground Floor

Interior

32 tables, 91 seats

2 stand-up bars, 12 bar stools



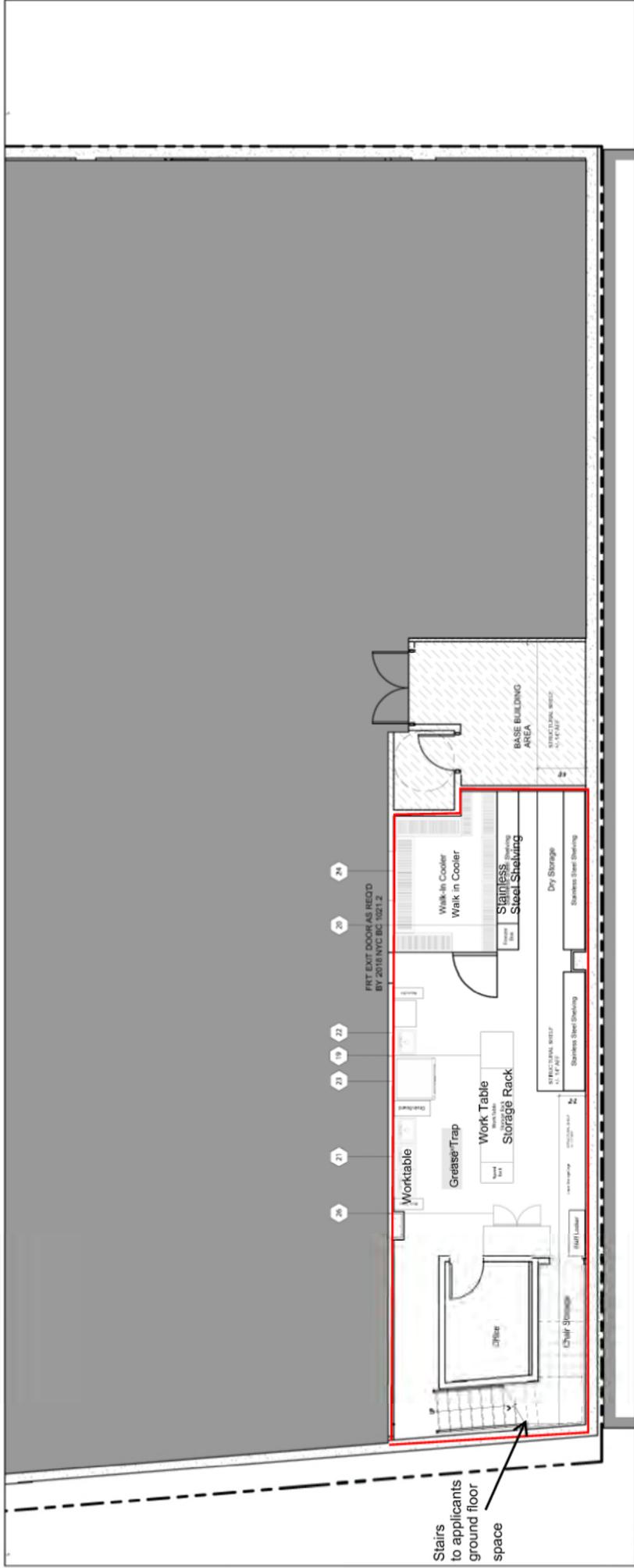
32 tables/91 seats

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)



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

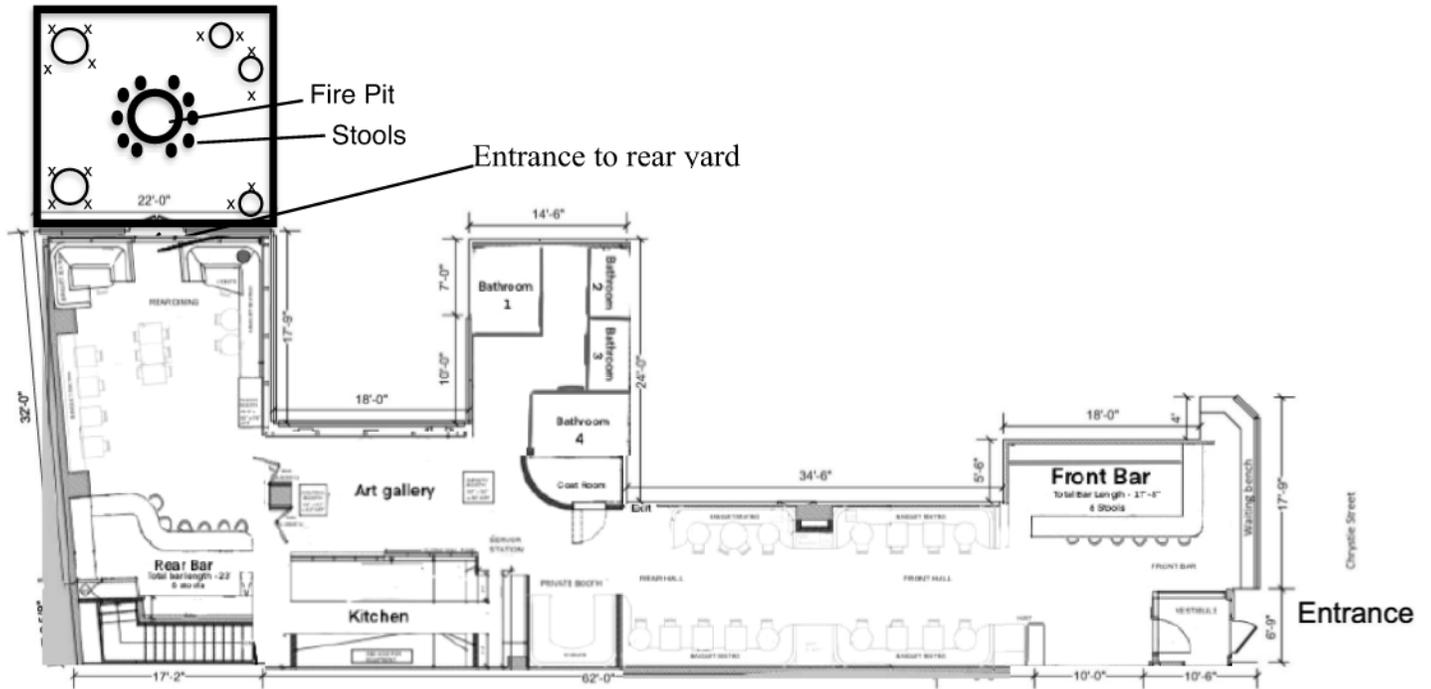
PINKY SWEAR  
 171 CHRYSTIE ST  
 CELLAR LEVEL - SCHEMATIC LAYOUT

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

## Small Plates

### **CAVIAR • 35**

crème fraiche gelato, dutch osetra platinum caviar, kelp wafer cone

### **SPRING CRUDITÉ • 16**

pistachio avocado mousse, lemon, market vegetables

*vegan, gluten free*

### **PORK BELLY & SQUASH • 17**

koginut squash, mace, chimichurri

### **TUNA CRUDO • 17**

montauk yellowfin tuna, champagne grape, smoked thyme, dill, creme fraiche, spiced rice cracker

*gluten free*

### **CHARGRILLED OYSTERS • 19**

lightly charred peconic oysters, curried miso, foie gras, pineapple

*gluten free*

### **RAZOR CLAMS • 18**

mango, smoked trout roe, mint

*gluten free*

### **GRILLED KALE SALAD • 19**

pear, goat gouda, rosemary, currant, honey sage dressing

*vegan, gluten free*

### **DOUGHNUTS • 17**

CHOOSE 3 OPTIONS:

#### **BLUE CRAB**

boursin, sweet potato, chive blossom

#### **SMOKED LAMB**

calabrian chili, fennel, rosemary, pecorino

#### **ROASTED MUSHROOM**

butternut squash, smoked ricotta

## Large Plates

### **DRY-AGED BRISKET BURGER & FRIES • 26**

benton's bacon, onion, pickle, aioli, everything milk bun

ADD HOMEMADE CHEESE WHIZ +2

### **CHICKEN TENDERS • 21**

corn flake, parmesan, summer truffle, cured lemon, pickled chili

### **LEMON BUCATINI • 30**

lamb pancetta, pecorino, pepper, rosemary, thyme

### **SMOKED TILEFISH • 34**

dijon, cucumber, fennel, dill

*gluten free*

### **SHORTRIB PASTRAMI • 46**

fennel, mustard seed, coriander, dill, kraut, chestnut beurre blanc, fresh masa tortillas

*gluten free*

## Sides

### **CAROLINA GOLD**

### **RICE & QUINOA • 12**

*vegetarian, gluten free*

### **GRILLED SWISS CHARD • 11**

*vegan, gluten free*

### **SHOESTRING FRIES • 10**

## Desserts

### **S'MORES • 16**

homemade marshmallows, graham, pecorino, dark chocolate

### **SESAME SUNDAE • 18**

tahini gelato, chocolate mousse, strawberry, salted caramel, toasted coconut, potato chips

### **CHOCOLATE LAVA CAKE • 16**

dark chocolate, creme anglaise, pistachio whipped cream

ADD PISTACHIO GELATO +3



## Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

### Re: 167-171 Chrystie Street

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1. Outer Heaven - 191 Chrystie Street - (461')
2. The Box - 189 Chrystie Street - (411')
3. Freeman's - 191 Chrystie Street AKA 2 Freeman Alley - (426')
4. Katra - 217 Bowery - (385')
5. Loreley - 7 Rivington Street - (206')
6. Ray's - 177 Chrystie Street - (157')
7. Dixon Place - 161 Chrystie Street - (94')
8. Tampico Tequila Bar - 10 Delancey Street - (254')
9. The Bowery Ballroom - 6-8 Delancey Street - (269')
10. Citizen - 185-191 Bowery - (305')
11. Sweet & Vicious - 5 Spring Street - (481')
12. Sel Rose - 1-3 Delancey Street - (426')
13. The Boil - 139 Chrystie Street - (427')

### Schools & Churches

1. Great Oaks Charter School - 38 Delancey Street - (341')
2. Templo Adventista del Septimo Dia - 126 Forsyth Street - (497')

Rivington Street

Ray's 177 Chrystie St.

Residential

Commercial  
Construction

Vacant

Residential

APPLICANT

Vacant

Residential

Dixon Place 161 Chrystie St.

Residential

Vacant

Residential

Vacant

Residential

Vacant

Clothing

Delancey Street

Chrystie Street

NOT TO SCALE

BLOCK PLOT  
167-171 Chrystie Street  
New York, NY  
May 16, 2022

Sara D.  
Roosevelt  
Park



