



OFFICE USE ONLY	
<input type="radio"/> Original	<input type="radio"/> Amended
Date	IAN 22 2026



by Community Board 3, Man.

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

18

1. Date Notice Sent:  1a. Delivered by:

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:

New Application  Removal  Class Change

FEDEX 888095830715

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:

**Applicant/Licensee Information:**

4. Licensee License ID (if applicable):  Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  , NY Zip Code:

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

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:

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  
 Sidewalk Cafe  Other (specify):

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16. List the floor(s) of the building that the establishment is located on: 2nd floor

17. List the room number(s) the establishment is located in within the building, if appropriate: N/A

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:

<u>N/A</u>	<u>N/A</u>
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: Allen Realty Associates LLC

23. Building Owner's Street Address: 2050 Center Avenue

24. City, Town or Village: Fort Lee State: New Jersey Zip Code: 07024

25. Business Telephone Number of Building Owner: 201-592-6262

**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: Benjamin Savitsky, Bernstein Redo & Savitsky PC

27. Representative/Attorney's Street Address: 1177 Avenue of the Americas - 5th Floor

28. City, Town or Village: New York State: New York Zip Code: 10036

29. Business Telephone Number of Representative/Attorney: 2126513100

30. Business E-mail Address of Representative/Attorney: ben@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: Jason Pomeranc Title: Member

Principal Signature: 

Date: 1/20/20

**BERNSTEIN REDO & SAVITSKY, P.C.**  
-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

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January 21, 2026

**Sent via Federal Express:**

**888095830715**

Manhattan Community Board Three  
59 E. 4<sup>th</sup> Street  
New York, New York 10003  
Attention: Edwin Chan, Community Associate

Re: Orchard Street Restaurant LLC & Cosmic Debris LLC  
Make Believe, Blue Ribbon Sushi Izakaya, Blue Ribbon Kanpai Garden  
190 Allen Street, New York, New York 10002  
Alteration: 30 Day Advanced Notice for OP License  
0340-23-132646, 0423-23-132615, 0423-23-132647

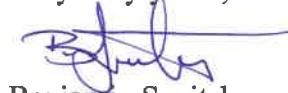
Dear Mr. Chan:

We represent the above-referenced entity which intends to file an Alteration Application with the New York State Liquor Authority for its existing On-Premises Liquor license.

The proposed Alteration Application contemplates reallocating the certain existing food and beverage outlets within the hotel from this On-Premises Liquor license (0340-23-132646) in the building to the Hotel Liquor license (0343-22-127335), also existing in the building. Specifically, the 7<sup>th</sup> and 3<sup>rd</sup> floor food and beverage outlets are currently operated by a third-party under the On-Premises Liquor license but, after approval of this Alteration Application, will become a part of the Hotel Liquor license. A separate Alteration Application will be filed to add the 7<sup>th</sup> floor and 3<sup>rd</sup> floor to the Hotel Liquor license. To be clear, the Hotel Liquor license and On-Premises Liquor license will both still operate in the building and the hotel guests and public will likely not notice any changes to the operations within the hotel building. The proposed alteration is identified on the floor plans annexed hereto.

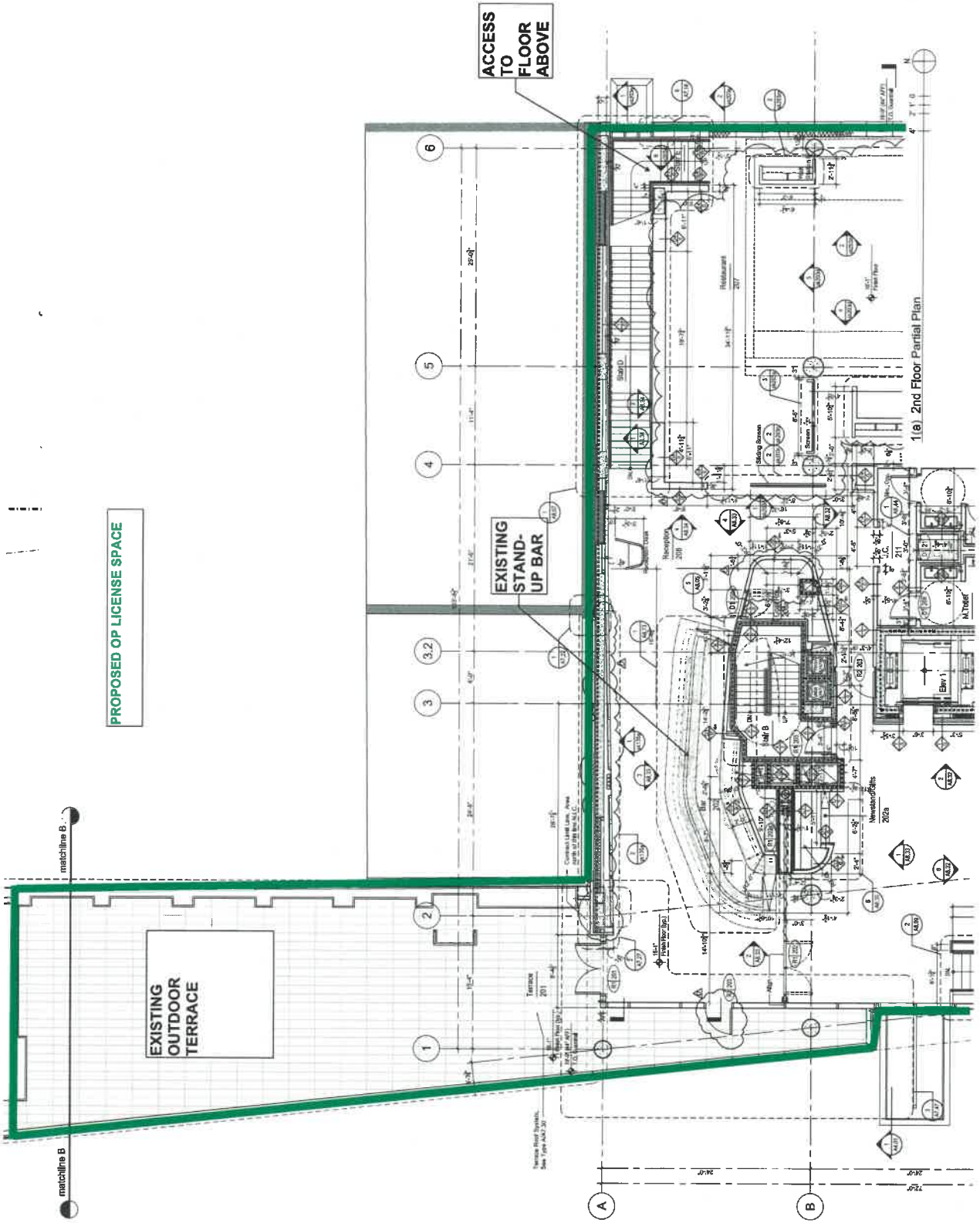
Please contact our office by phone or e-mail ([ben@brpclaw.com](mailto:ben@brpclaw.com)) with any questions concerning this application.

Very truly yours,



Benjamin Savitsky

Enclosure: 30 Day Advanced Notice



**PROPOSED OP LICENSE SPACE**

**EXISTING OUTDOOR TERRACE**

**ACCESS TO FLOOR ABOVE**

**EXISTING STAND-UP BAR**

1(a) 2nd Floor Partial Plan

**Allen & Orchard**

200 Allen Street  
New York, New York 10002

Architect  
Rovellage Architecture PC  
327 Soames Street, 2nd Fl.  
New York, NY 10011  
212.692.0710 Tel.  
212.692.2473 Fax

Interior Designer  
MDO BSA  
110 West 20th Street, 6th Fl.  
New York, NY 10011  
212.258.7771 Tel.  
212.258.7772 Fax

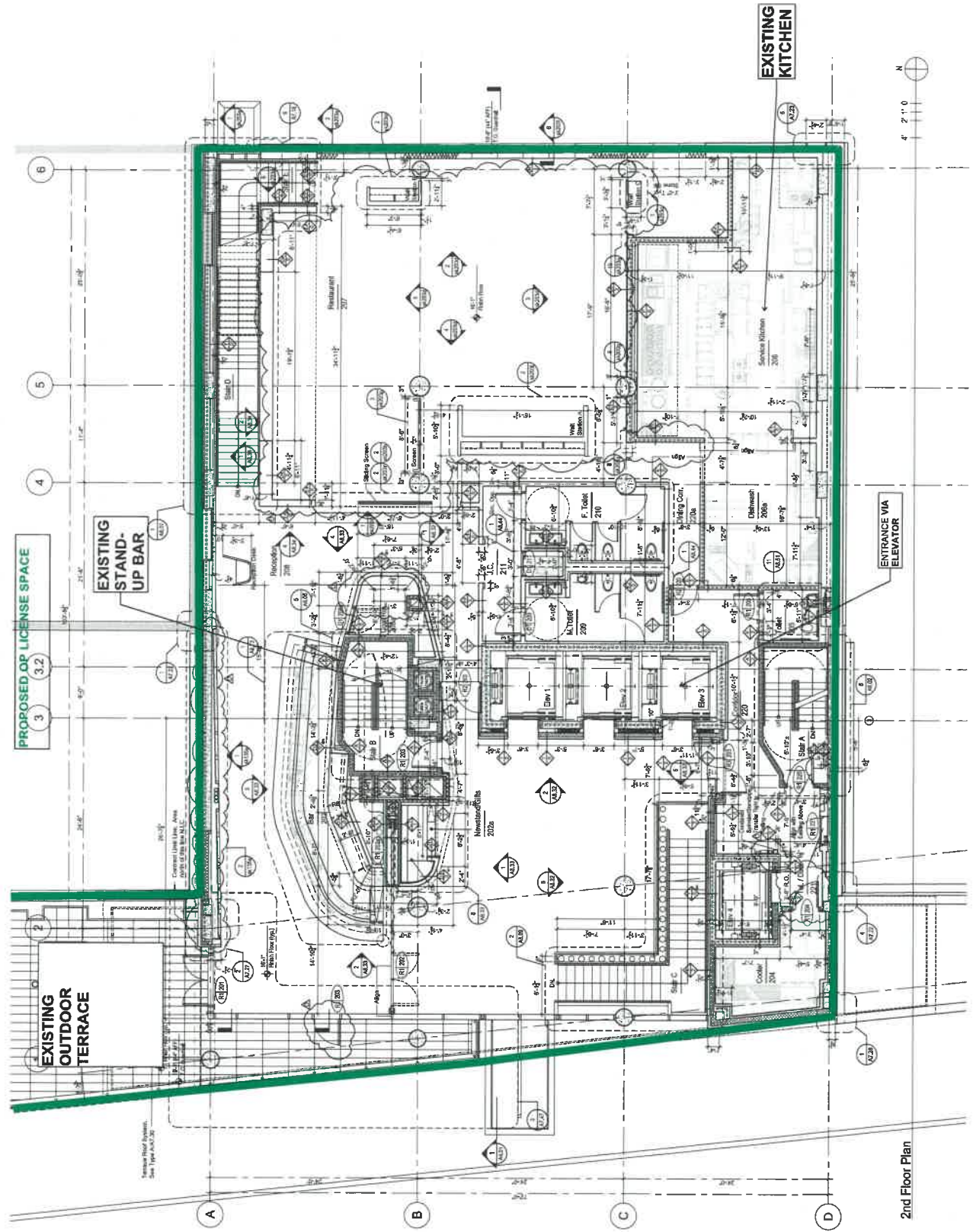
Structural Engineer  
Robert Blanton Associates  
60 University Place  
New York, NY 10003  
212.693.7970 Tel.  
212.693.1877 Fax

Mechanical Engineer  
Laudis Inc. Mechanical Engineering PC  
40 West 20th Street  
New York, NY 10011  
212.643.1444 Tel.  
212.643.3496 Fax

Date: \_\_\_\_\_  
Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_

**2nd Floor Plan**  
Scale: As Noted

**A1.02**



**Allen & Orchard**  
 300 Allen Street  
 New York, New York 10002

**Headingle architects PC**  
 237 Broome Street, 2nd Fl  
 New York, New York 10011  
 212.627.2413 Fax

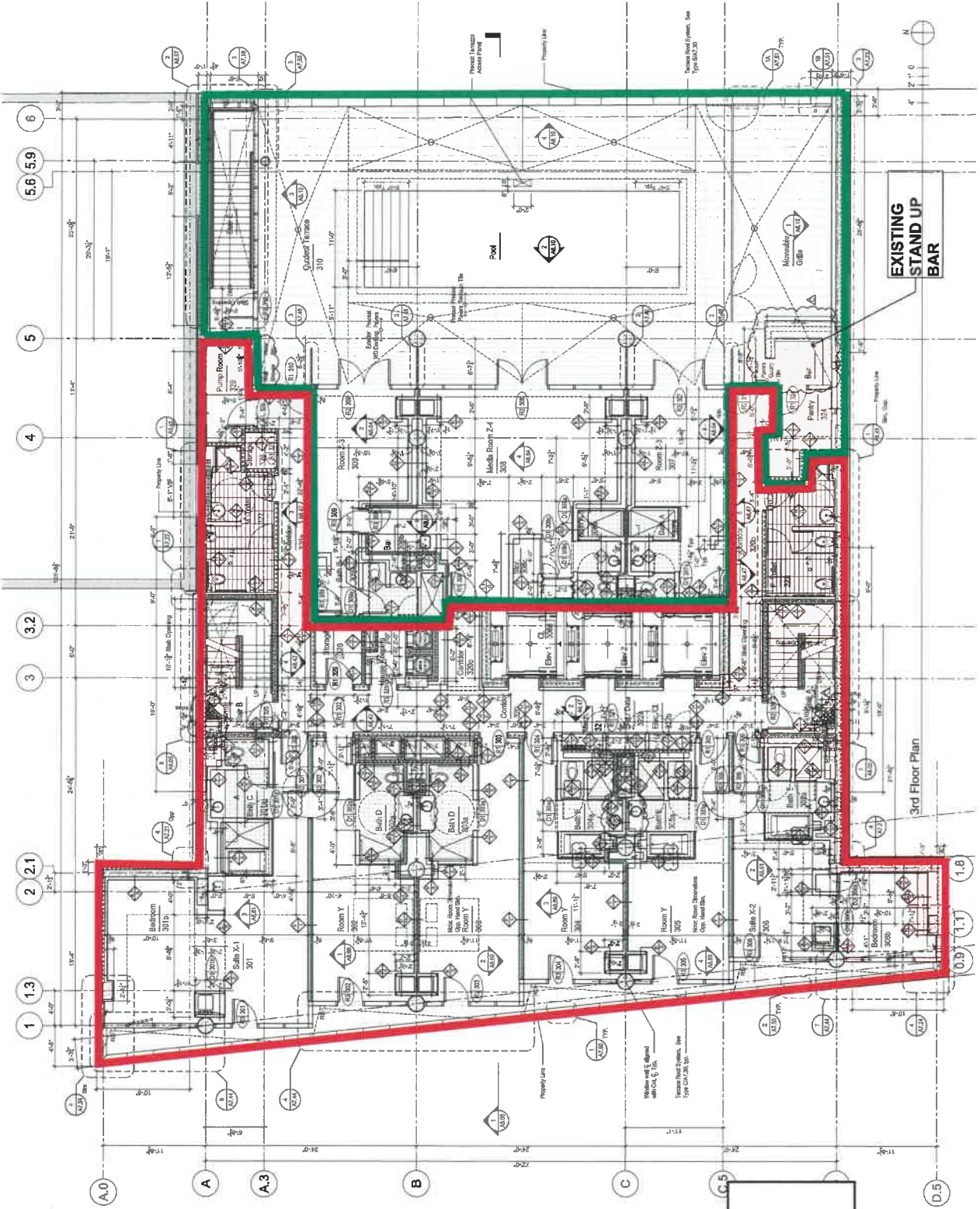
**MD/MSA**  
 118 West 23rd Street, 6th Fl  
 New York, New York 10011  
 212.220.1712 Fax

**Robert Billone Associates**  
 88 Lefferts Place  
 New York, New York 10003  
 212.200.1517 Fax

**Lanuso Institute Engineer PC**  
 45 West 9th Street  
 New York, New York 10018  
 212.643.4458 Fax

**DATE:** 12/05/05  
**ISSUE:** P&S-C

**3rd Floor Plan**  
 Scale: As Noted  
**A1.03**



**3rd Floor**  
 EXISTING HL LICENSE  
 REMOVED OP LICENSE  
 SPACE

**EXISTING STAND UP BAR**

3rd Floor Plan