



OFFICE USE ONLY
 Original Amended Date JAN 22 2026

by Community Board 3, Man.
**Standardized NOTICE FORM for Providing 30-Day Advance
 Notice to a Local Municipality or Community Board**

191

1. Date Notice Sent: 01/21/2026 1a. Delivered by: Overnight Mail, Tracking Number and Pro

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: FEDEX 888095753974

- 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): 0343-22-127335 Expiration Date (if applicable): 06/30/2026

5. Applicant or Licensee Name: ALLEN OPERATING COMPANY LLC & ORCHARD STREET RESTAURANT LLC

6. Trade Name (if any): Sixty LES

7. Street Address of Establishment: 190 Allen Street

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

9. Business Telephone Number of applicant/ Licensee: (212) 460-5300

10. Business E-mail of Applicant/Licensee: kkim@sixtyhotels.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: Hotel (requires full on premises restaurant open to the public)

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.): All types

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): Terrace on the 7th Floor, 3rd Floor Pool

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

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="N/A"/>	<input type="text" value="N/A"/>
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:

BERNSTEIN REDO & SAVITSKY, P.C.
-ATTORNEYS AT LAW-

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

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

January 21, 2026

Sent via Federal Express:

8880 9575 3974

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

Re: Allen Operating Company LLC & Orchard Street Restaurant LLC
Sixty LES
190 Allen Street, New York, New York 10002
Alteration: 30 Day Advanced Notice for HL License / 0343-22-127335

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 Hotel Liquor license.

The proposed Alteration Application contemplates reallocating the certain existing food and beverage outlets within the hotel from the On-Premises Liquor license (0340-23-132646) in the building to this Hotel Liquor license (0343-22-127335). Specifically, the 7th floor and 3rd 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 remove the 7th floor and part of the 3rd floor from the On-Premises Liquor license. The single stand-up bar for the Hotel Liquor license will now be the 7th floor stand-up bar. 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) with any questions concerning this application.

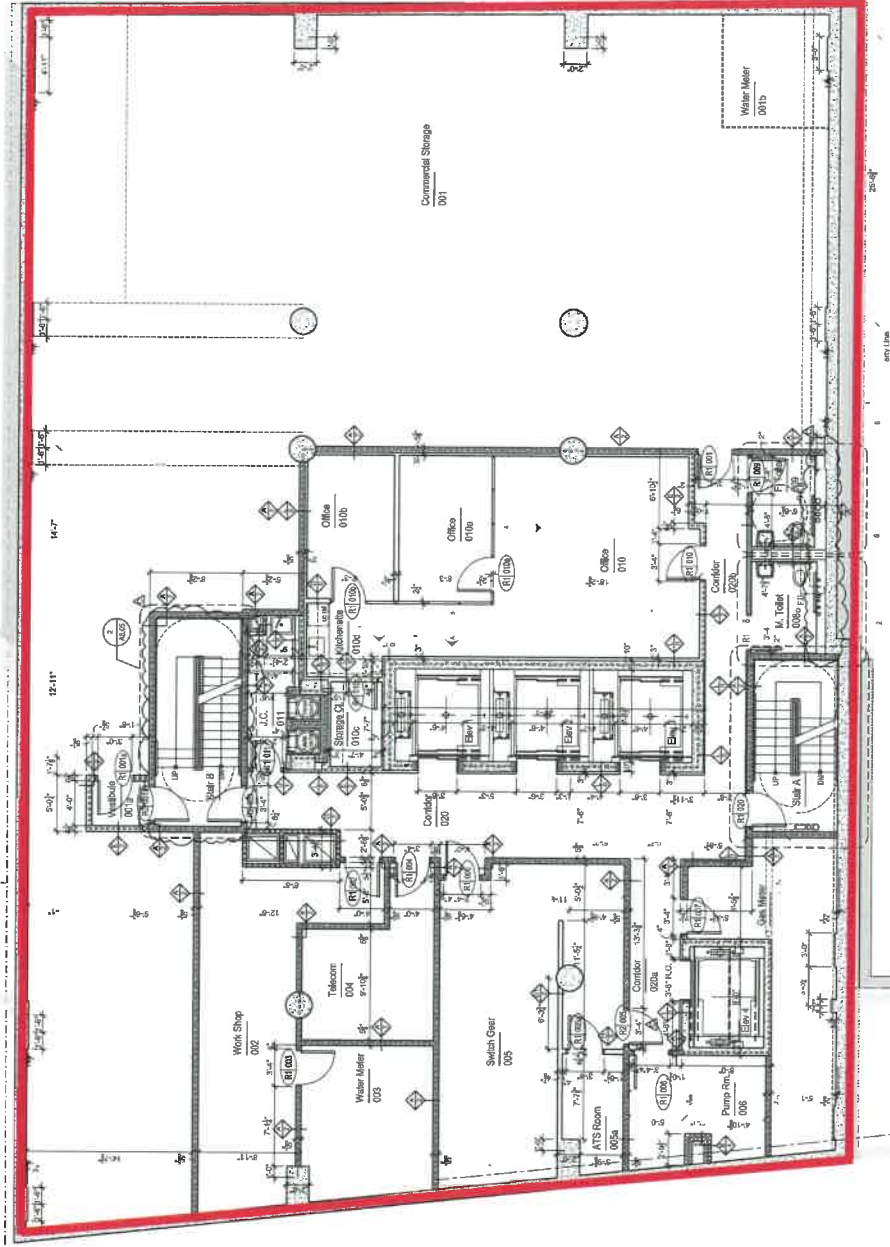
Very truly yours,



Benjamin Savitsky

Enclosure: 30 Day Advanced Notice

PROPOSED HOTEL LIQUOR LICENSE



Cellar Floor Plan

1.8

0.9

Allen & Orchard
 200 Main Street
 New York, New York 10002

Blawie Architects PC
 Architect
 327 Avenue Street, 200th Fl
 New York, NY 10011
 212.627.2110 Ext. 1011
 212.627.2473 Fax

MicroM
 Provider/Designer
 118 West 23rd Street, 5th Fl
 New York, NY 10011
 212.226.7111 Ext. 1011
 212.226.7172 Fax

Robert Weiss Associates
 Structural Engineer
 98 University Place
 New York, NY 10005
 212.207.7970 Ext. 1005
 212.207.8167 Fax

Luigi DeLuca Engineers PC
 MEP Engineer
 48 West 36th Street
 New York, NY 10018
 212.245.1444 Ext. 1009
 212.245.3295 Fax

Date:	Issue:
3/28/2010	1.0
	2.0
	3.0
	4.0
	5.0
	6.0
	7.0
	8.0
	9.0
	10.0

Cellar Floor Plan
 Scale As Noted
A1.0C

General Notes:
 1. Strip concrete topping slab to floor
 finish.

**Allen &
 Orchard**

200 Allen Street
 New York, New York 10002

Reviewed: *architect* PC
 Architect
 327 Broome Street, 2nd Fl
 New York, NY 10011
 212.627.2413 FAX
 212.627.2413 Tel

MECHANICAL
 Mechanical Designer
 116 West 23rd Street, 5th Fl
 New York, NY 10011
 212.206.7114 FAX
 212.206.7172 Tel

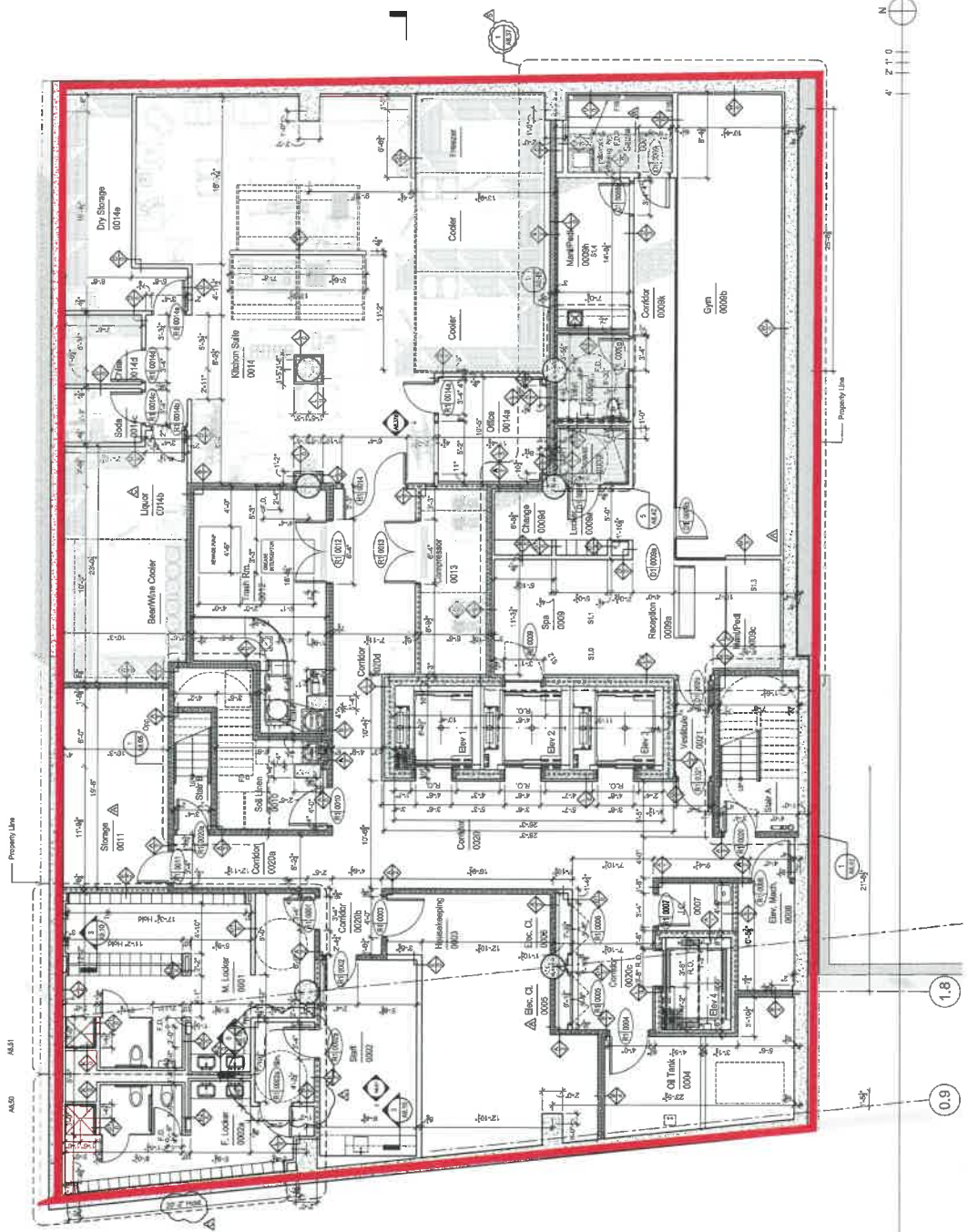
Robert Sklar Associates
 Structural Engineer
 88 University Place
 New York, NY 10005
 212.627.7870 FAX
 212.627.8157 Tel

Lead & Backup Engineer PC
 45 West 26th Street
 New York, NY 10016
 212.662.1444 FAX
 212.662.3466 Tel

DESK
 1.389.58
 1.389.58
 1.389.58

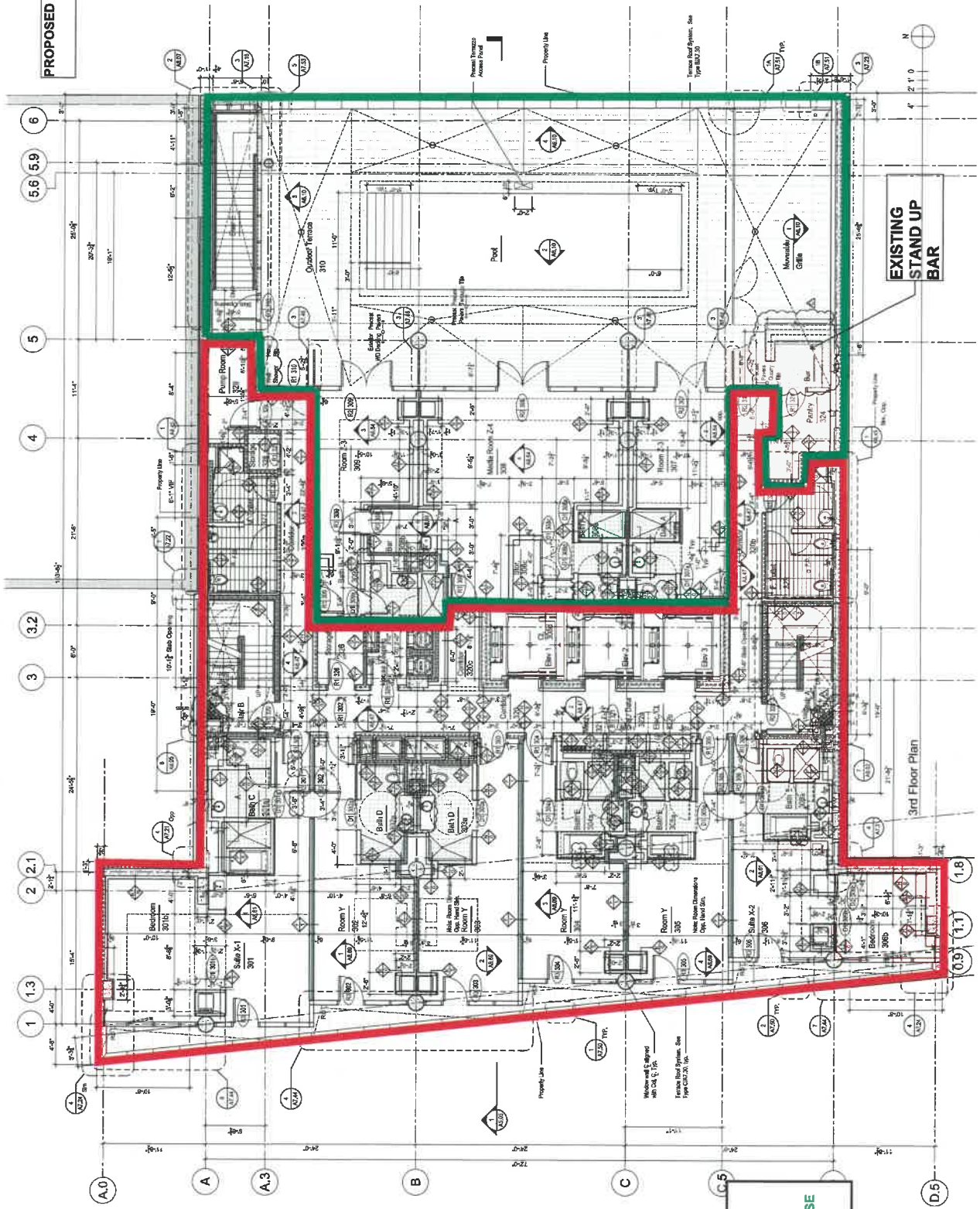
**Subcellar
 Floor Plan**
 Scale: As Noted
A1.SC

PROPOSED HOTEL LIQUOR LICENSE



Subcellar Floor Plan

PROPOSED HL LICENSE SPACE



**EXISTING
STAND UP
BAR**

3rd Floor
**EXISTING HL
LICENSE**
**NEW HL LICENSE
SPACE**

**Allen &
Orchard**
 300 Park Avenue
 New York, New York 10022

Headquarters architect PC
 337 Broome Street, 2nd Fl
 New York, New York 10011
 212.677.2473 Fax
 212.677.2473 Tel

MORRIS
 119 West 23rd Street, 6th Fl
 New York, New York 10011
 212.226.1772 Fax
 212.226.1772 Tel

Robert Gilman-Associate
 64 Broadway, 2nd Floor
 New York, New York 10003
 212.633.1571 Fax
 212.633.1571 Tel

Louis Rodak Engineer PC
 JPE Engineer
 110 West 23rd Street, 6th Fl
 New York, New York 10011
 212.633.1571 Fax
 212.633.1571 Tel

DATE:
 1/24/08
ISSUE:
 STAGE

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

PROPOSED HOTEL LIQUOR LICENSE

Allen & Orchard

210 Allen Street
New York, New York 10002

Principal Architect
207 Broome Street, 2nd Fl.
New York, New York 10011
212.677.7110 Fax
212.677.2423 Bx

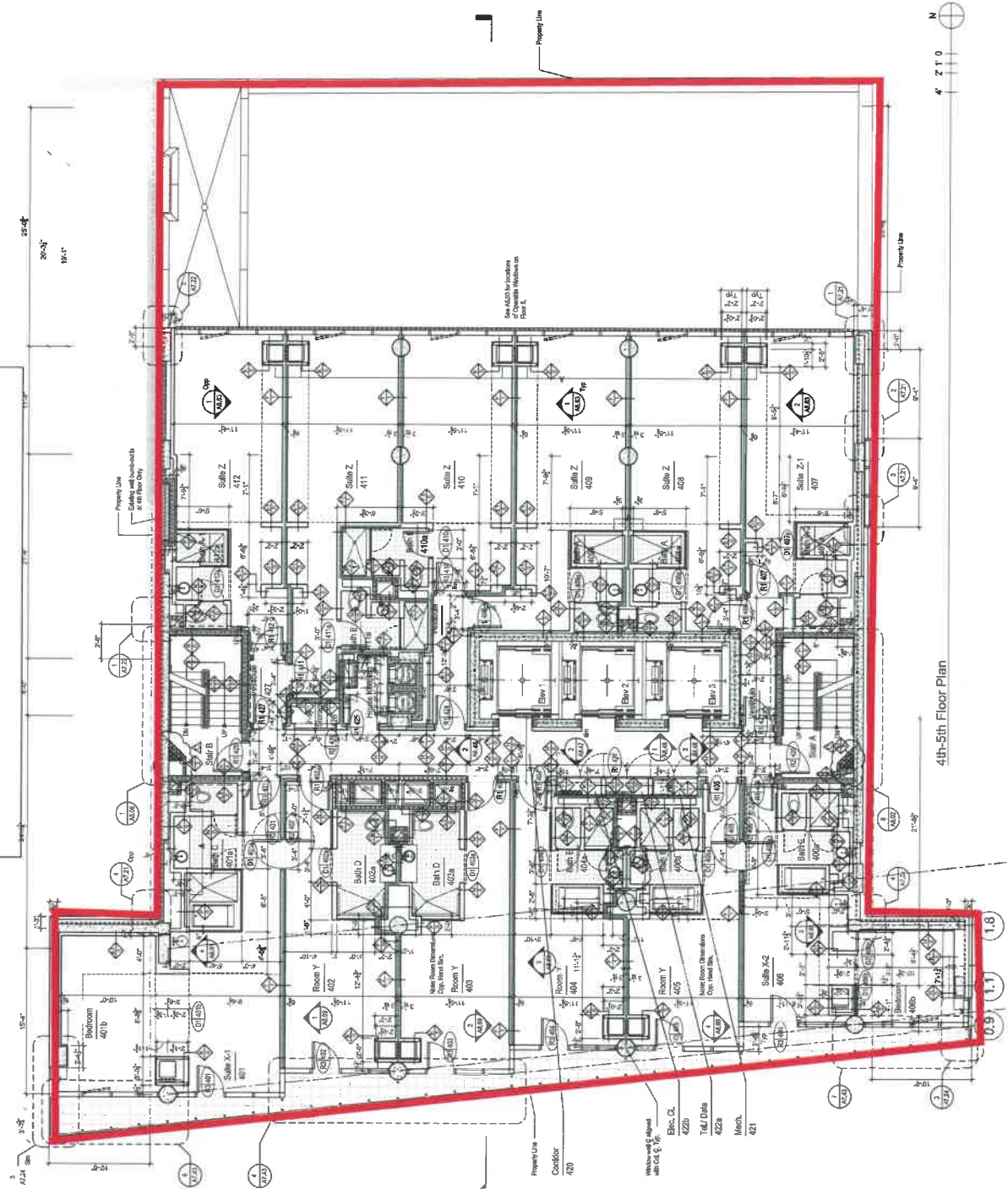
MEP/EL
Interior Designer
118 West 23rd Street, 3th Fl.
New York, New York 10011
212.252.7171 Fax
212.252.7172 Bx

Robert Wilton Associates
Structural Engineer
88 University Place
New York, New York 10003
212.607.7970 Fax
212.608.1817 Bx

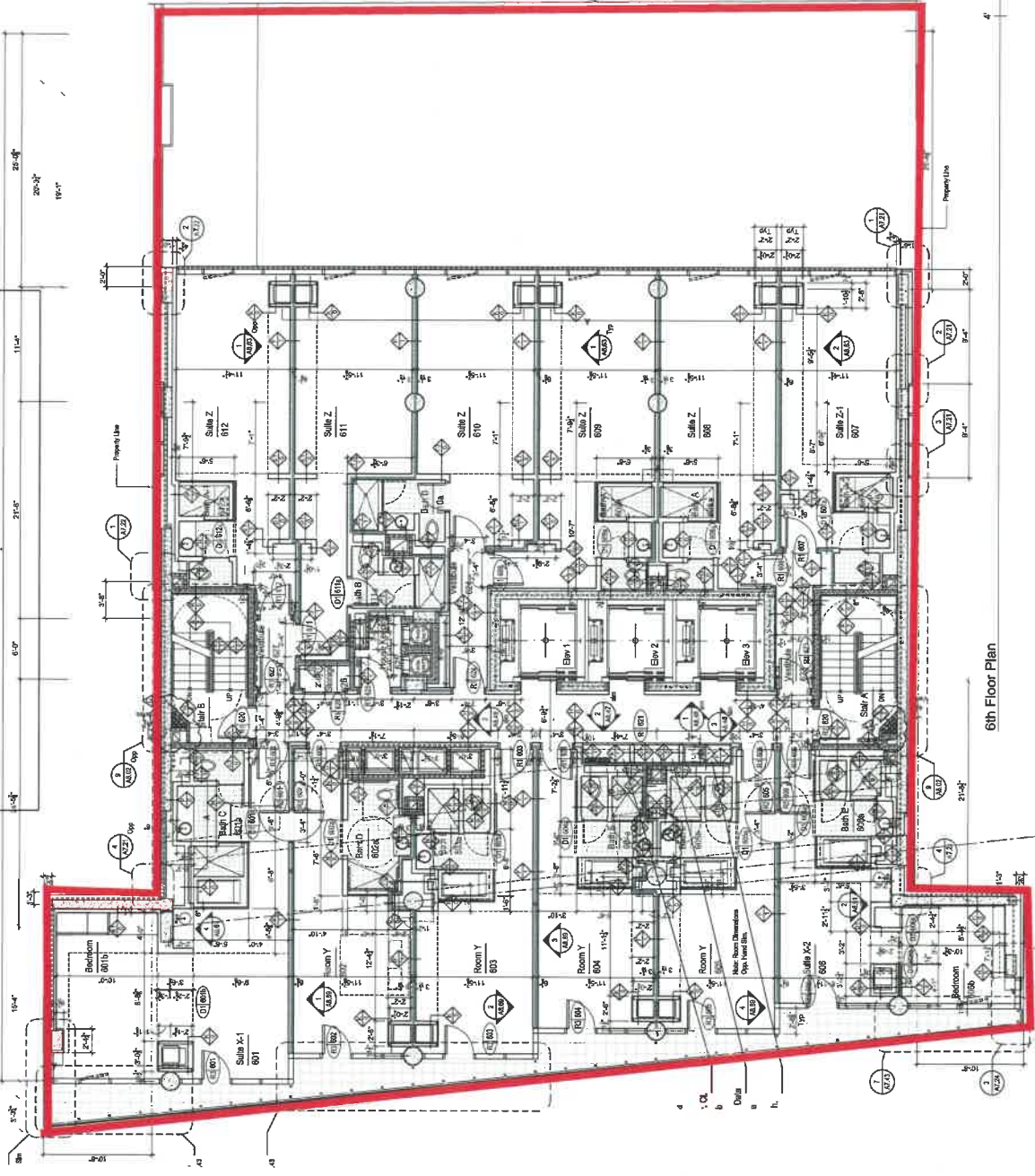
Louis Stucki Engineers PC
MEP Engineer
48 West 36th Street
New York, New York 10018
212.543.1444 Fax
212.543.3456 Bx

DATE
3/30/06
SCALE
AS SHOWN

4th-5th Floor Plan
Scale As Shown
A1.04



PROPOSED HOTEL LIQUOR LICENSE



6th Floor Plan

Allen & Orchard
 200 Allen Street
 New York, New York 10002

Reviews: www.aandor.com
 Architect

327 Broome Street, 2nd Fl
 New York, NY 10011
 212.627.2100 (M)
 212.627.2172 (E)

MEP/EA
 Interior Designer

116 West 23rd Street, 8th Fl
 New York, NY 10011
 212.228.7111 (M)
 212.228.7172 (E)

Robert Shimm Associates
 Structural Engineer

88 University Place
 New York, NY 10005
 212.693.7979 (M)
 212.693.8187 (E)

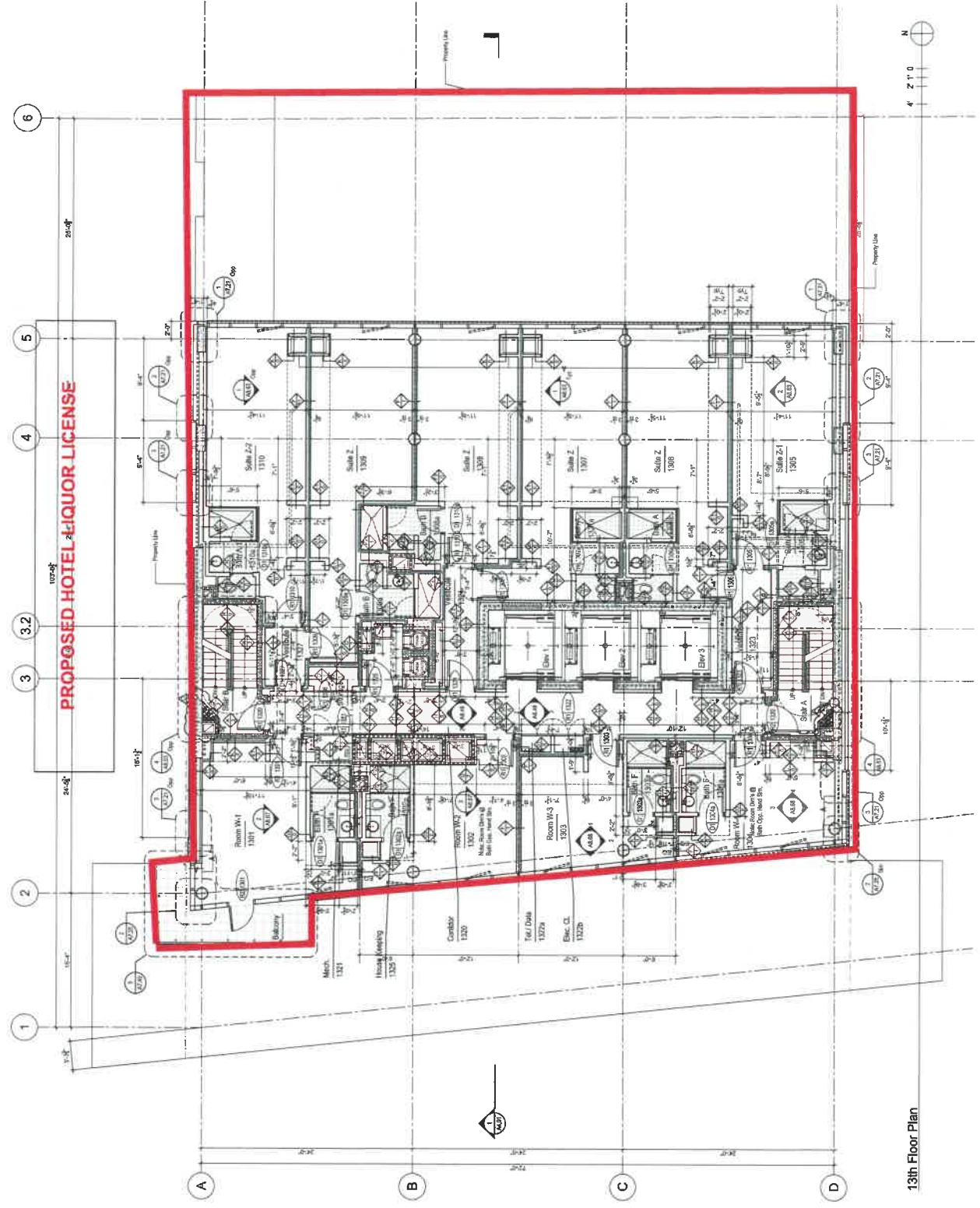
Leeds Beckett Engineers PC
 MEP Engineer

48 West 36th Street
 New York, NY 10018
 212.863.4444 (M)
 212.863.3458 (E)

Date: _____
 Issue: _____
 L10000 P10000

6th Floor Plan
 Scale: As Noted
A1.06

<p>Allen & Orchard 200 Allen Street New York, New York 10002</p>	<p>Drawings and/or notes at: 207 Avenue Street, 2501 PF New York, New York 10011 212.627.0110 Ext. 212.627.2943 Ext.</p>
	<p>MD-004 Architect/Designer 116 West 32nd Street, 5th Fl. New York, New York 10011 212.226.7111 Ext. 212.226.7172 Ext.</p>
<p>Robert Gilman Associates Structural Engineer 84 University Avenue, 10020 New York, New York 10003 212.620.7870 Ext. 212.620.1157 Ext.</p>	<p>Leads & Books Engineer PC MEP Engineer 42 West 36th Street, 10th Fl. New York, New York 10018 212.843.1444 Ext. 212.843.3050 Ext.</p>
<p>Date: _____ Drawn: JRM/SLA Scale: AS SHOWN</p>	<p>13th Floor Plan Scale: AS SHOWN A1.13</p>



13th Floor Plan

Allen & Orchard

207 Allen Street
New York, New York 10002

Professional seal/Stamp of
Architect
327 Broome Street, 2nd Fl.
New York, New York 10011
212.697.0110 M
212.697.2673 Fax

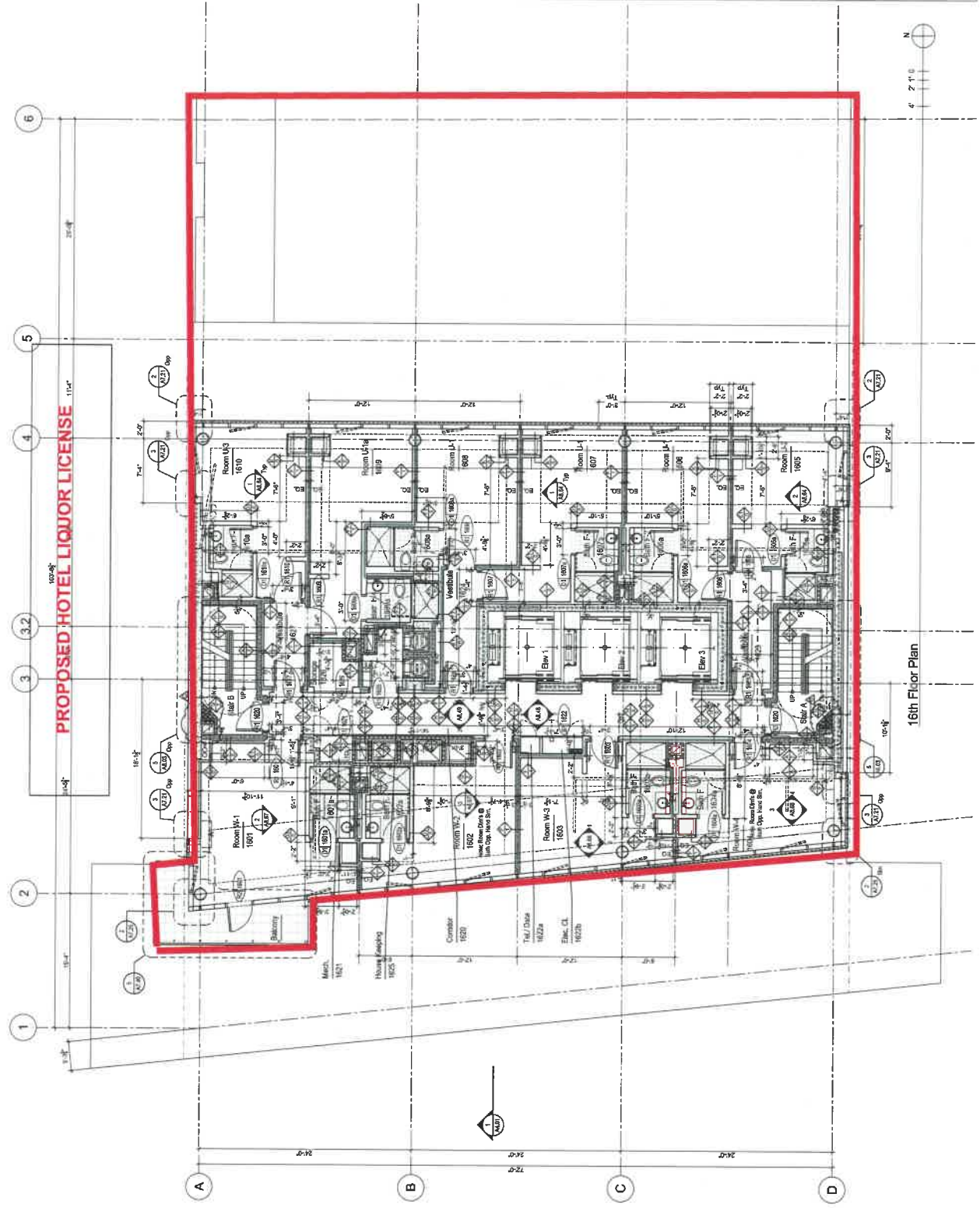
MEP/ENR
Architect Designer
118 West 23rd Street, 5th Fl.
New York, New York 10011
212.258.7171 M
212.258.7172 Fax

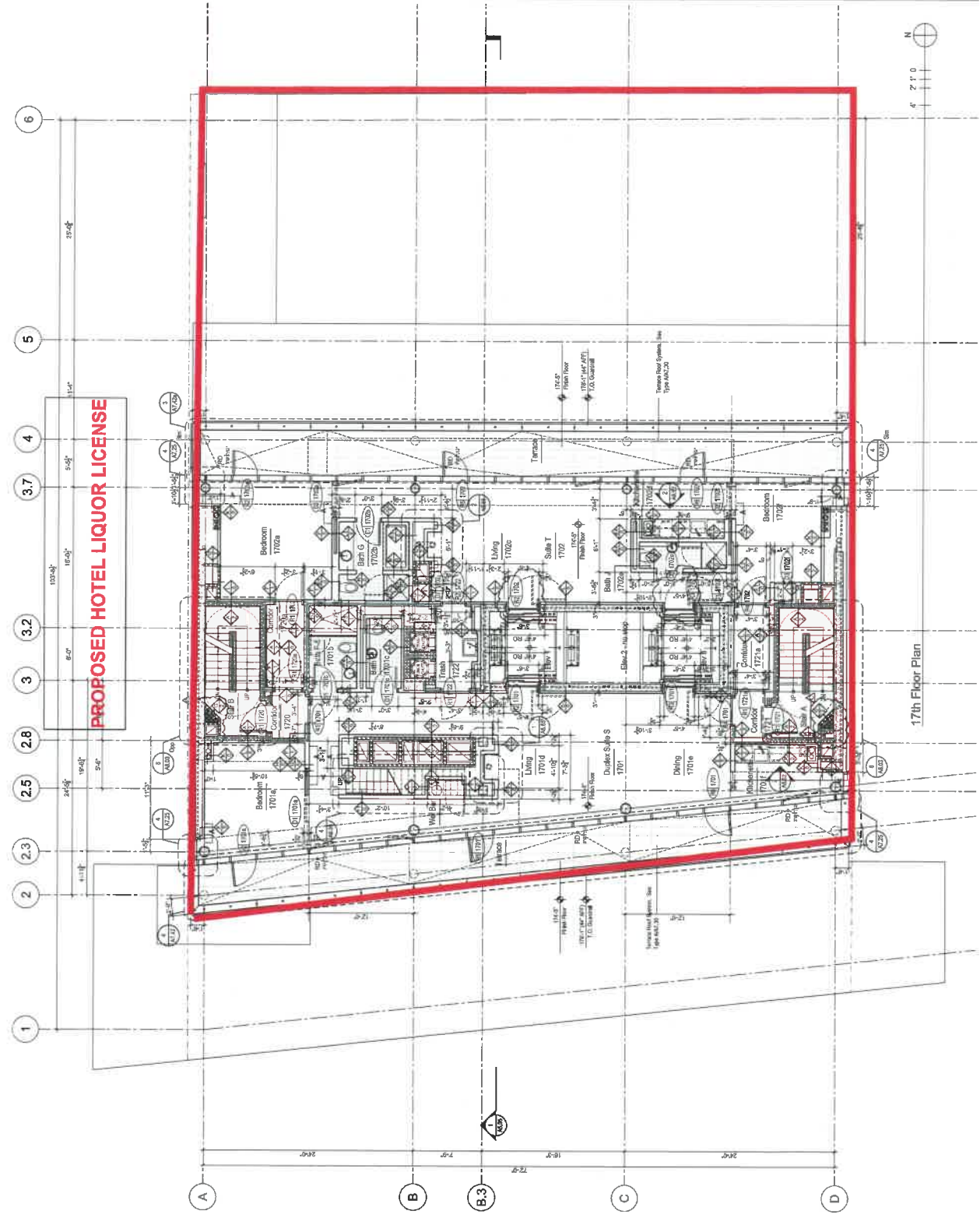
Robert Wilson Associates
Structural Engineer
88 University Place
New York, New York 10003
212.692.7970 M
212.692.5167 Fax

Leeds Riedel Engineers PC
MEP Engineer
48 West 38th Street
New York, New York 10018
212.643.1444 M
212.643.3498 Fax

DATE: _____
ISSUE: _____
SYMBOL: **TABLE**

16th Floor Plan
Scale: As Noted
A1.16





PROPOSED HOTEL LIQUOR LICENSE

N
1/8" = 1'-0"

17th Floor Plan

General Notes

- All equipment shall be 2" thick, heavy duty, supported equipment, sp. C.C. to confirm prior to installation.

Allen & Orchard
 200 Adam Street
 New York, New York 10022

Building Architect:
 337 Bowery Street, 2nd Flr
 New York, New York 10011
 212.627.0110 fax
 212.627.2473 fax

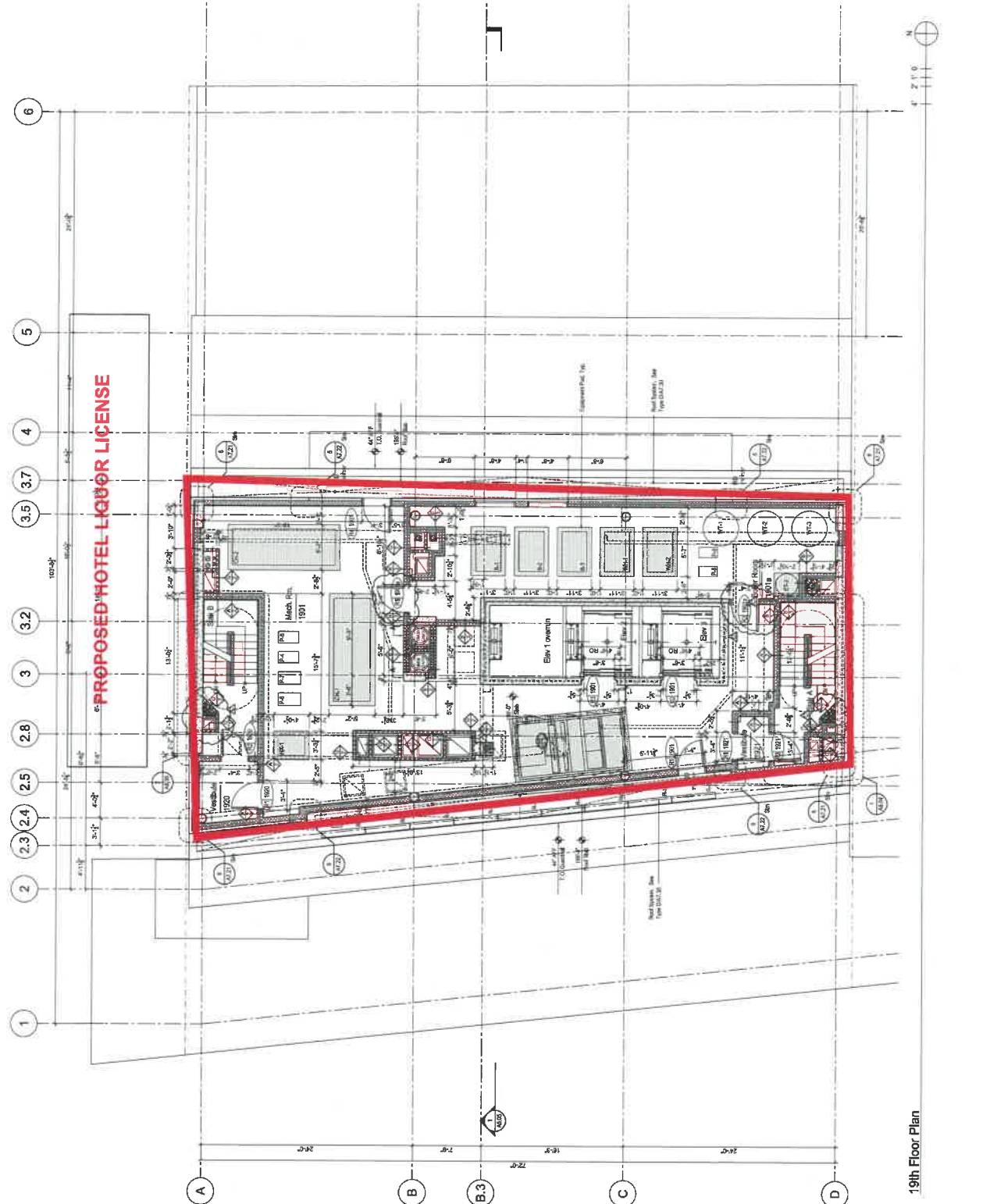
MECHANICAL:
 Interior Designer
 118 West 23rd Street, 2nd Flr
 New York, New York 10011
 212.226.7171 fax
 212.226.7172 fax

Structural Engineer:
 Robert Wilson Associates
 Structural Engineer
 88 University Place
 New York, New York 10003
 212.622.7170 fax
 212.622.8157 fax

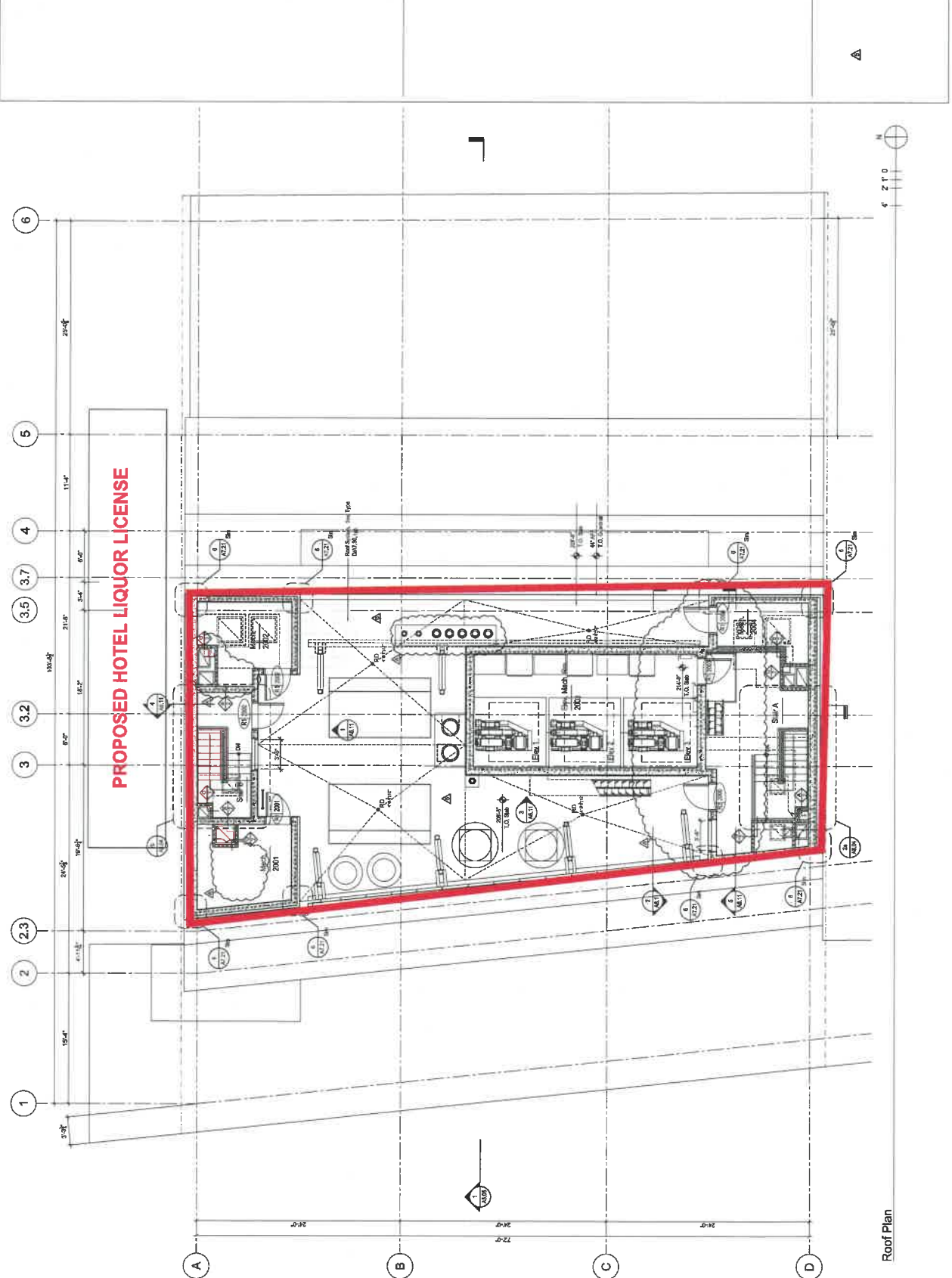
MEP Engineer:
 Leslie Shields Engineer PC
 45 West 39th Street
 New York, New York 10018
 212.643.1444 fax
 212.643.3466 fax

Client:
 JPMorgan Chase & Co.

19th Floor Plan
 Scale: As Noted
A1.19



19th Floor Plan



PROPOSED HOTEL LIQUOR LICENSE

Allen & Orchard
 180-184 Allen Street
 New York, New York 10002

Review: acw/azp/jc
 Architect
 100 West 30th Street
 New York, New York 10018
 212.627.9110 Ext.
 212.627.9170 Ext.

Dodd Mitchell Design
 Interior Designer
 8300 Avenue C Street
 New York, New York 10014
 333.655.2200 Ext. 4474
 333.655.0795 Ext.

Robert Bluma Associates
 Structural Engineer
 88 University Place
 New York, New York 10003
 212.620.7170 Ext.
 212.620.3107 Ext.

Leeds Stokes Engineer PC
 MEP Engineer
 45 West 98th Street
 New York, New York 10018
 212.643.1444 Ext.
 212.643.3496 Ext.

DATE: _____ ISSUE: _____
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 19240301 - 020825.S02
 19240301 - 020825.S03
 19240301 - 020825.S04
 19240301 - 020825.S05
 19240301 - 020825.S06
 19240301 - 020825.S07
 19240301 - 020825.S08

Roof Plan

Scale: As Noted

A1.20

Roof Plan