

LW Restaurant Projects LLC

dba Recente

182 Second Avenue / New York, New York 10003

## Questionnaire for Applications for a Transfer of a Liquor License and Temporary Retail Permit

1. Diagrams
2. Photographs
3. Menu
4. Area Survey
5. NYC Department of Buildings Letter of No Objection

**BERNSTEIN REDO & SAVITSKY PC**

1177 Avenue of the Americas, 5<sup>th</sup> floor

New York, NY 10036

Tel. 212.651.3100

[www.brpclaw.com](http://www.brpclaw.com)



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

**and Temporary Retail Permit**

Check if either of these apply:

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

Today's Date: March 30, 2026

Is location currently licensed?  Yes  No    Type of license: On-premises full liquor

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Currently a restaurant

Corporation and trade name of current license: Peprico Inc dba Cacio E Pepe operating since 2004  
**See enclosed CB Resolutions and Stipulations**

**APPLICANT:**

Premise address: 182 Second Avenue / New York, NY 10003

Cross streets: East 11th Street and East 12th Street

Name of applicant and all principals: LW Restaurant Projects LLC

Willem Hock and Lukas Canan

Trade name (DBA): Recente

**PREMISE:**

Type of building and number of floors: 5 story residential building with ground floor commercial space

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 Under 75

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): R7A / C1-5

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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) Proposed interior hours are 11am-12am Sunday to Monday, 11am-1am Tuesday to Wednesday and 11am-2am Thursday to Saturday. Exterior backyard 11am-10pm seven days a week.

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

If yes, please describe what type: N/A

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Number of indoor tables? 18 Total number of indoor seats? 49

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

One 12'-9" customer bar with no bar stools in the middle of the premises

(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 \_\_\_\_\_

Upscale Italian menu.

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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? Principals

How many employees will there be? 10 employees per shift

Do you have or plan to install  French doors  accordion doors or  windows? To closed by 10pm

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

Will premise have music?  Yes  No

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

If other type, please describe Live music limited to one musical instrument

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What will be the music volume?  Background (conversational)  Entertainment (live music venue

level) Please describe your sound system: Two Sonos speakers located within the main dining room

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.") **Staff will manage guests to make sure crowds to not linger outside and cars dropping off guests do not linger.**

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_

How do you plan to manage noise inside and outside your business so neighbors will not be affected?  
**The space will utilize soft furnishings and sound-absorbing FF&E including upholstered**

Please attach plans. **furnishings. The speakers are positioned inward from shared walls.**

Is sound proofing installed?  Yes  No

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

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: \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

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. **See enclosed work histories.**

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? 7 establishments

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

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)

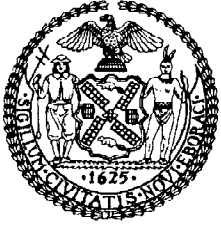
***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

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) Upscale Italian restaurant 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:  
Mon 11am-12am; Tue 11am-1am; Wed 11am-1am;   
Thu 11am-2am; Fri 11am-2am; Sat 11am-2am;   
Sun 11am-12am. (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 2 private parties per month
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: **Willem Hock**

Phone Number: **917 225 5822**



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300 - Fax (212) 533-3659  
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

June 3, 2014

Ms. Kerri J. O'Brien  
Deputy Commissioner  
New York State Liquor Authority  
80 South Swan Street, Suite 900  
Albany, New York 12210-8002

Re: Peprico Inc.  
d/b/a Cacio e Pepe  
182 Second Avenue, New York, NY 10003

Dear Ms. O'Brien:

At its May 2014 monthly meeting, Community Board 3 passed the following motion:

**VOTE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

To deny the application for a change in class of the existing wine beer license to a full on-premise liquor license for Peprico Inc., doing business as Cacio e Pepe, for the premise located at 182 Second Avenue, between East 11th Street and East 12th Street, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that:

- 1) it will operate as a full-service Italian restaurant, with a kitchen open and serving food to within one hour of closing,
- 2) its hours of operation will be 11:00 A.M. to 12:00 A.M. Sundays through Thursdays and 11:00 A.M. to 2:00 A.M. Fridays and Saturdays,
- 3) it will play ambient background music only, consisting of recorded music, and not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 4) it will close any façade doors and windows at 10:00 P.M. every night,
- 5) it will commercially operate its backyard from 5:00 P.M. to 12:00 A.M. all days,
- 6) it will not apply for an alteration of its method of operation without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it may have "happy hours" to 7:00 P.M.,
- 9) it will insure that there are no wait lines outside, and
- 10) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

If you have any questions, please contact the community board office.

Sincerely,

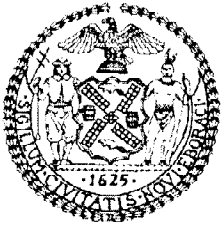
*Gigi Li*

Gigi Li, Chair  
Community Board 3

*Alexandra Militano*

Alexandra Militano, Chair  
SLA & DCA Licensing Committee

Cc: Michael Kelly, Applicant's Representative  
Joseph Flasz, NY State Liquor Authority  
Saundra Williams, NY State Liquor Authority



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Gigi Li, Board Chair  
Manager

Susan Stetzer, District

Community Board 3 Liquor License Stipulations

1. GIUSTO PRIOLA as a qualified representative of Peperico Inc.  
located at 182 Second Avenue, New York, NY agree to the following stipulations

1.  My hours of operation will be 11:00 A.M. to 12:00 A.M. Sundays through Thursdays,  
11:00 A.M. to 2:00 A.M. Fridays + Saturdays.  
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour)
2.  I will not use outdoor space for commercial use outside my back porch 5:00 P.M. to 12:00 A.M. -  
Monday
3.  I will operate my sidewalk cafe no later than \_\_\_\_\_
4.  I will operate a full-service restaurant, specifically a (type of restaurant) Italian  
with a kitchen open and serving food to within \_\_\_\_\_ hour(s) of closing every night  during all hours of operation.
5.  I will employ a doorman/security personnel on the following days: \_\_\_\_\_
6.  I will install soundproofing.
7.  I will close doors and windows by 10:00 P.M. every night.  I will not have French doors or windows
8. I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs' promoted events 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 agreed to by this stipulation without first coming before CB 3.
11.  I will not seek a change in class to a full on-premise liquor license.
12.  I will not participate in pub crawls or have party buses come to my establishment.
13.  I will not have a happy hour.  Happy hour will end by 7:00 P.M.
14.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
15.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors

Name: GIUSTO PRIOLA Phone Number: 917 6978610

16.  I will: \_\_\_\_\_

STATE OF NEW YORK  
COUNTY OF NEW YORK  
NOTARY PUBLIC

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Giusto Priola

Dated 5/13/14

Sworn to this 13 day of May 2014

B. Palermo  
Notary Public

BETH PALERMO  
Notary Public, State of New York  
No. 214769175  
Qualified in Rockland County  
Expiration Date 11/30/17

Community Board 3 requests that the SLA add this stipulation to the license of the above-mentioned applicant.

REV. 01 2014

## **Work History for Applicants for LW Restaurant Projects LLC**

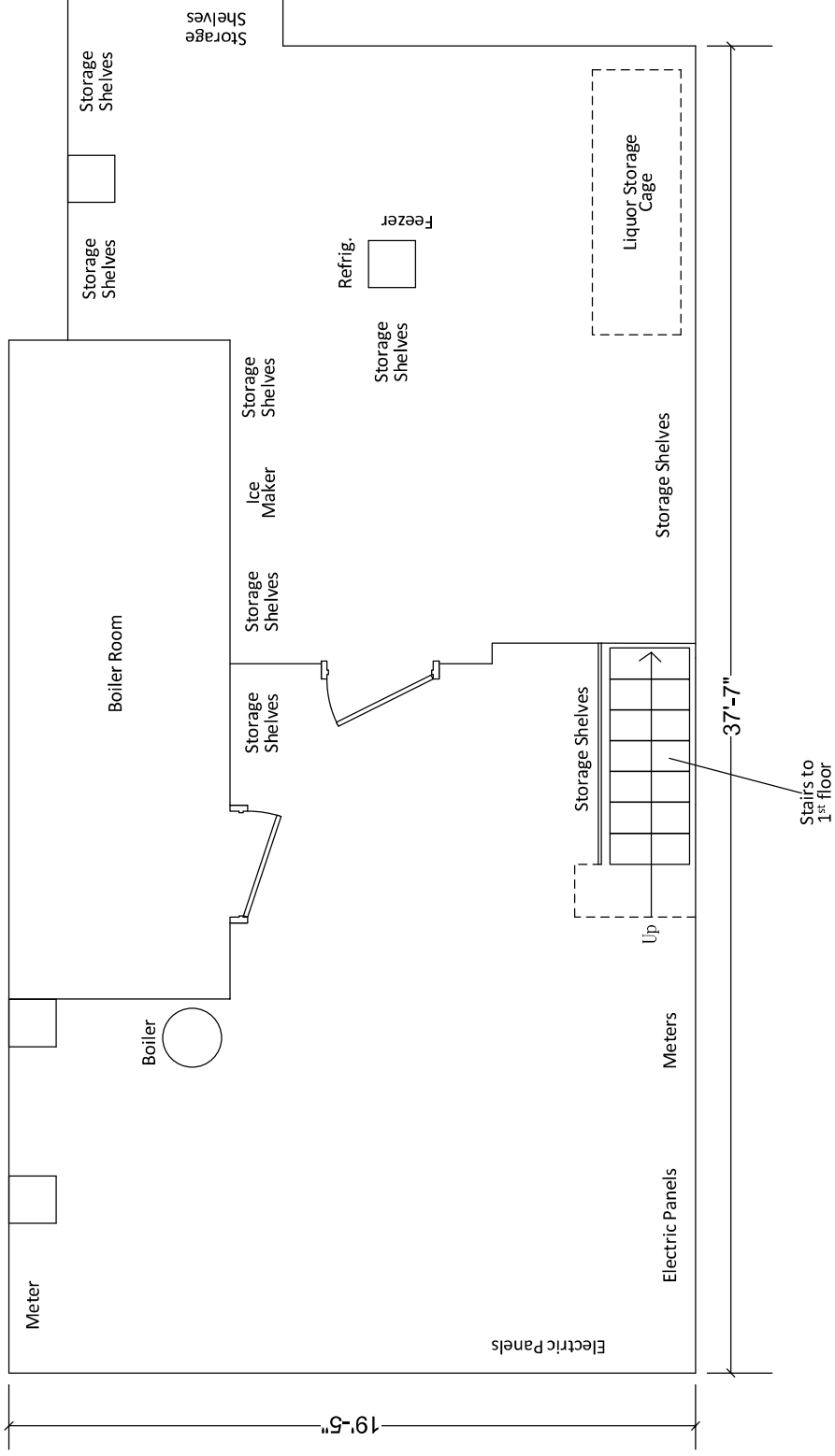
The owners of the applicant are Willem Hock and Lukas Canan who have extensive experience in the hospitality industry. Mr. Hock has worked as a general manager at Dante NYC restaurant from December 2017 to December 2021. He also was the director of guest relations for Golden Age Hospitality from September 2022 to January 2026 overseeing three venues in Manhattan: The Nines tavern, Bar Bianchi restaurant and Le Dive tavern.

Mr. Canan worked as a bartender at Dante NYC from September 2017 to December 2019. He worked as a beverage director at Sovereign Remedies in North Carolina from January 2014 to December 2020 and as the bar manager at the Freehand Hotel in Manhattan from October 2021 to February 2023.

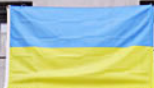


**LW Restaurant Projects LLC dba Recente / 182 Second Avenue, New York, NY 10003**

**Cellar is not for patron use / 605 square feet**



LW Restaurant Projects LLC  
dba Recente  
182 Second Avenue  
New York, New York 10003



182

Cacio e Pepe

212.505.5931

182



LW Restaurant Projects LLC  
dba Recente  
182 Second Avenue  
New York, New York 10003



LW Restaurant Projects LLC  
dba Recent  
182 Second Avenue  
New York, New York 10003



LW Restaurant Projects LLC  
dba Recente  
182 Second Avenue  
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**LW Restaurant Projects LLC**  
**dba Recente**  
**182 Second Avenue**  
**New York, New York 10003**

## **Recente Proposed Menu**

Focaccia with Whipped Cod Roe & Sorrel

Petrossian Caviar 'Bruschetta'

Oysters with Prosecco Mignonette

Pickled Mussels with Fennel Confit and Meyer Lemon

Broccolini with Almonds, Golden Raisins, and Herbs

Tomato & Peach Salad with Shiso & Verbena Vinaigrette

Insalata al tonno with crispy shallots, Endive & Plum

Whipped Cod Roe with Potato Fritti.

Fritto misto al grande

Spaghetti Al Burro Diretta

Pappardelle XO Tail Ragu, Vacche Rossa & Chives

Venetian Spice Chicken with Roasted Potatoes & Cavolo

Nero

Skull Island Tiger Prawn Saltimbocca

Manuka Honey Crema Bruciata

Crostoli with Ricotta Gelato



AREA SURVEY  
 182 2nd Avenue  
 New York, NY  
 March 2, 2026  
 NOT TO SCALE

Re: 182 2<sup>nd</sup> Avenue

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1. Temakase - 157 2<sup>nd</sup> Avenue - (474')
2. The Long Pour - 155 2<sup>nd</sup> Avenue - (495')
3. Sushi Lab - 320 East 11<sup>th</sup> Street - (354')
4. OPS - 176 2<sup>nd</sup> Avenue - (76')
5. Pangea - 178 2<sup>nd</sup> Avenue - (49')
6. Bar Veloce - 175 2<sup>nd</sup> Avenue - (101')
7. Madame Vo - 212 East 10<sup>th</sup> Street - (468')
8. John's - 302 East 12<sup>th</sup> Street - (146')
9. 12 Street Ale House - 192 2<sup>nd</sup> Avenue - (154')
10. Juke Bar - 196 2<sup>nd</sup> Avenue - (212')
11. Ace's - 197 2<sup>nd</sup> Avenue - (246')
12. Jazba - 207 2<sup>nd</sup> Avenue - (372')
13. Jack Daw - 213 2<sup>nd</sup> Avenue - (444')
14. Oudre - 199 2<sup>nd</sup> Avenue - (265')

### Schools & Churches

1. Third Street Music School - 235 East 11<sup>th</sup> Street - (291')
2. Saint Marks Church in the Bowery - 131 East 10<sup>th</sup> Street - (373')

## Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (917) 975-5218  
E-mail: landess@att.net  
landessphotographers.com

### Re: 182 2<sup>nd</sup> Avenue (Wine, Beer)

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1. Little Poland - 200 2<sup>nd</sup> Avenue - (209)
2. Love Mama - 174 2<sup>nd</sup> Avenue - (108)
3. Divin Wine Bar - 170 2<sup>nd</sup> Avenue - (188)
4. Shabu Tatsu - 216 East 10<sup>th</sup> Street - (497)
5. Prince Tea House - 204 East 10<sup>th</sup> Street - (439)
6. Uluh - 204 2<sup>nd</sup> Avenue - (498)
7. Kano Yama - 175 2<sup>nd</sup> Avenue - (137)
8. Mimi Cheng's - 179 2<sup>nd</sup> Avenue - (104)
9. Citadel Cinemas - 181-189 2<sup>nd</sup> Avenue - (115)

Coffee Store

Citadel  
Cinemas  
(wine, beer)

Locksmith

Commercial

Mimi Cheng's  
(wine, beer)

Bar Veloce  
245 E. 11th St.  
AKA 175 2nd Ave.

Barber  
Kano Yama  
(wine, beer)

Saint Marks Church  
in the Bowery  
139 E. 10th St.

12 Street Ale House  
192 2nd Ave.

East 12th Street

Fast Food  
Residential  
Thrift Shop  
Bagel Store

APPLICANT

Residential

Vacant

Panged 178 2nd Ave.

Residential

OPS 176 2nd Ave.

Residential

Love Mama  
(wine, beer)

East 11th Street

Pivin (wine, beer)

2nd Avenue

BLOCK PLOT  
182 2nd Avenue  
New York, NY  
March 2, 2026

NOT TO SCALE



NYC Department of Buildings  
280 Broadway, New York, NY 10007  
Patricia Lancaster, FAIA, Commissioner  
(212) 566-5000, TTY: (212) 566-4789

Christopher M. Santulli, P.E.  
Deputy Borough Commissioner, Manhattan  
Phone: (212) 566-0021  
Fax: (212) 566-5575  
E-mail: christophers@buildings.nyc.gov

October 28, 2004

The Department of Public Health  
125 Worth Street  
New York, New York 10013

RE: LETTER OF NO OBJECTION  
182 SECOND AVENUE  
Block #: 53; Lot #: 5  
Manhattan

To Whom It May Concern:

The Department has No Objection to an Eating and Drinking Establishment, Use Group 6, for less than Seventy-Five (75) persons on the First (1<sup>st</sup>) floor of the above referenced premises.

However, any new construction, kitchen equipment and fire protection system must be filed with this department. Also, any new rear yard dining with seating arrangement must be filed under Alteration Type I Application for new use and to verify egress for new use.

This is based upon department records; Block #: 53; Lot #: 5 Alteration # 103841032.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Santulli".

Christopher M. Santulli, P.E.  
Deputy Borough Commissioner  
Manhattan

CMS/lc

Cc: Laura V. Osorio, R.A., Borough Commissioner-Ma  
Ginio Topino, Plan Examiner  
LNO File  
Premises File