

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 Stipulations for Administrative Approval

I, Vitor Mendes, as a qualified representative of JaraNYC LLC, located at 201 Allen Street, New York, NY agree to the following stipulations:

- My license type is:  beer & cider  wine, beer & cider  liquor, wine, beer & cider
- My License category is:  New Application  New Application and Temporary Retail Permit  Temporary Retail Permit  Removal  Class Change  Method of Operation  Corporate Change  Renewal  Alteration
- I will operate a full-service restaurant, specifically a (type of restaurant) Brazilian/Amazonian,  Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:  
 Mon 5pm - 11pm; Tue 5pm - 11pm; Wed 5pm - 11pm; Thu 5pm - 11pm; Fri 5pm - 11pm; Sat 5pm - 11pm; Sun 5pm - 11pm. (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
- I may apply for sidewalk and/or roadbed dining as allowed by the Dining Out NYC or Open Streets Program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop.
- 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.  
 I will have a closed fixed façade with no open doors or windows except my entrance door 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.
- I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  Dancing  more than 0 private parties per \_\_\_\_\_.
- I will play ambient recorded background music only. 0 number of TVs.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not apply for an upgrade to a full on-premises liquor license, a change to my method of operation, or alteration for at least two years after my operations begin.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- I will not have a happy hour or drink specials with or without time limitations OR  I will have happy hour and it will end by \_\_\_\_\_. - Please indicate one of the above -
- I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Vitor Mendes Phone Number: 862 230 8722

18.  I will: \_\_\_\_\_

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

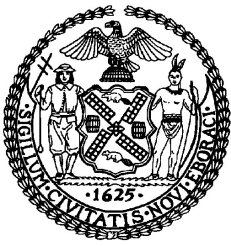
*Vitor Mendes*

Signed Dated

Sworn to this 27<sup>th</sup> day of March 19 2026

*[Signature]*

LUIS J. SAGBAY  
 Notary Public, State of New York  
 No. 01SA0025379  
 Qualified in Kings County  
 Commission Expires 05/30/28



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 59 East 4th Street - New York, NY 10003  
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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire for Administrative Approval**

Today's Date: 03/27/2026

**APPLICANT**

1. Name of applicant and principle(s): Vitor Mendes
2. Premise address: 201 Allen St, NY NY 10002
3. Cross streets: Allen St & Houston St
4. Trade name (DBA): IaraNYC LLC
5. Check which you are applying to:  New liquor license  Alteration of an existing license  Sale of assets
6. If alteration, describe nature of alteration: Full Liquor License - Beer, Wine and Liquor
7. Is location currently licensed?  Yes  No
8. Type of license: Beer and Wine
9. Previous or current use of the location: Japanese Restaurant
10. Corporation and trade name of current location: TOKA CHEF KITCHEN
11. Type of building and number of floors: Mixed-use building, 6 floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No 12a. What is the permitted occupancy indoors and outdoors? Indoors
13. Do you plan to apply for Public Assembly permit?  Yes  No
14. 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): C4-4A
15. How many licensed establishments are within 1 block? 3
16. How many On-Premise (OP) liquor licenses are within 500 feet? 31
17. Is premise within 200 feet of any school or place of worship?  Yes  No

**PROPOSED METHOD OF OPERATION**

18. Describe your method of operation: Restaurant with full kitchen, a la-carte menu.
19. Will any other business besides food or alcohol service be conducted at premise?  Yes  No
20. If yes, please describe what type: \_\_\_\_\_
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Monday through Sunday, 5pm to 11pm, no outdoor space.
22. Total number of table: 6 23. Total number of seats: 16
24. How many stand-up bars / bar seats are located on the premise? 16  
 (A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

25. Describe all bars (length, shape, and location): 19", L SHAPED, Main Dining Room
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? 5pm - 11pm
28. What type of food is available for sale? Modern Brazilian/Amazonian food, A La-Carte Menu to Share.
29. Will a manager or principal always be on site?  Yes  No If yes, which? Vitor Mendes
30. How many employees will there be? 10
31. Do you have or plan to install?  French doors  accordion doors  windows
32. Will there be TVs / monitors?  Yes  No If Yes, how many? \_\_\_\_\_
33. Will premise have music?  Yes  No 33a. If Yes, what type of music?  Live Music  Jukebox  
 DJ  Tapes / CDs / iPod
34. If other type, please describe: Background recorded music only.
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: In-house speaker system for low-volume background music only.
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?  
 Yes  No
38. If Yes, what type of events or performances are proposed and how often? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
The restaurant will operate with reservations only and managed walk-ins.
40. Will there be security personnel?  Yes  No 40a. If Yes, how many and when? \_\_\_\_\_
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? \_\_\_\_\_  
Background music kept at a low level, staff will monitor guest noise, doors and windows shut.
42. Do you have sound proofing installed?  Yes  No
43. If not, do you plan to install sound-proofing?  Yes  No

#### **APPLICANT HISTORY**

44. Has this corporation or any principal been licensed previously?  Yes  No If yes, please indicate name of establishment(s): \_\_\_\_\_
45. Address: \_\_\_\_\_ 45a. Community Board \_\_\_\_\_
46. Dates of operation: \_\_\_\_\_
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume.
48. Does any principal have other business in the area?  Yes  No If yes, give trade name and describe type of business: \_\_\_\_\_
49. Has any principal had SLA reports or action within the past 3 years?  Yes  No If yes, attach list of violations and dates of violations and outcomes.

#### **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.

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

IARANYC LLC

862 230 8722

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

RESTAURANT

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

207 ALLEN ST, NY, NY, 10002

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

LIQUOR, WINE, BEER, CIDER

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

VICTOR

MENDES.

862 230 8722

At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o  
la Junta Comunitaria 3.

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第3社區居民 請注意

IARANYC LLC - 862 230 8722

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第3社區申請生意相關牌照擴展生意)

RESTAURANT

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Café) or 或者  
後院花園咖啡 (Backyard Use)

201 ALLEN ST, NY, NY, 10002

Address/生意地址

seeking a license to serve (以上的店主想要請以下相關酒牌照)

LIQUOR, WINE, BEER, CIDER

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者  
啤酒牌照 (Beer) or/或者  
酒和烈酒牌照 (Wine & Liquor)

VIVOR MENDES - 862 230 8722

如有任何疑問或關注, 請聯繫申請者或第三社區委員會  
mn03@cb.nyc.gov - www.cb3manhattan.org

# ATTENTION RESIDENTS & NEIGHBORS

IARANYC LLC - 862 230 8722

Company/DBA Name and Contact Number for Questions

plans to open a  
RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

201 ALLEN ST., NY, NY 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

LIQUOR, WINE, BEER, CIDER

Beer & Wine or Beer

VIVOR MENDES - 862 230 8722

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

mn03@cb.nyc.gov - www.cb3manhattan.org



ATTENTION RESIDENTS & NEIGHBORS  
第3社區居民 請注意

IARANyc LLC - 862 230 8722  
公司名(Company) and/和聯繫人的資料 (Contact info)

Plans to open a (以上的店主要是在第3社區申請生意相關牌照開展生意)

RESTAURANT

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Cafe) or 或者  
後院花園咖啡 (Backyard Use)

201 ALLEN ST, NY, NY 10002  
Address/住家地址

seeking a license to serve (以上的店主要申請以下相關牌照)

Liquor, Wine, Beer, Cider  
(請選擇/please choose) 啤酒和酒類 (Beer & Wine) or 或者  
啤酒牌照 (Beer) or 或者  
酒和烈酒牌照 (Wine & Liquor)

Vitor Mendos - 862 230 8722  
如有任何疑問或關注，請聯繫申請者或第三社區委員會  
mm03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS  
& NEIGHBORS

IARANyc LLC - 862 230 8722  
Company DBA Name and Contact Number for Questions

plans to open a

RESTAURANT

(Please choose) Bar/Restaurant/Cafe and indicate if there will be a Sidewalk Cafe or Backyard Garden

at the following location

201 ALLEN ST, NY, NY 10002  
Building Number and Street Name (Address)

This establishment is seeking a license to serve

Liquor, Wine, Beer, Cider

Beer & Wine or Beer

Vitor Mendos - 862 230 8722  
Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

mm03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS  
VECINOS DE LA COMUNIDAD

IARANyc LLC - 862 230 8722  
Company Name/ Contact Info

Plans to open a:

RESTAURANT

(Please choose) Bar/Restaurant/Sidewalk Cafe/Backyard Use

201 ALLEN ST, NY, NY, 10002  
address

Seeking a license to serve

Liquor, Wine, Beer, Cider

Beer & Wine or Beer/Wine & Liquor

Vitor Mendos - 862 230 8722

AT COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3  
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Si hay preguntas o inquietudes favor de comunicarse con el solicitante o  
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mm03@cb.nyc.gov - www.cb3manhattan.org

205 Allen St

Tōka Chef Kitchen

NOTICE  
This property is subject to a  
Mortgage Lender's Lien.  
If you are a tenant, please  
contact your landlord for more  
information.  
If you are a homeowner,  
please contact your lender for  
more information.  
Thank you.

AD  
KITCHEN