



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, Pasquale DeBenedictis, as a qualified representative of Avenue A Pizza LLC
located at 15 Avenue A, New York, NY agree to the following stipulations:

- 1. My license type is: [ ] beer & cider [ ] wine, beer & cider [x] liquor, wine, beer & cider
2. [ ] My License category is: [ ] New Application [ ] New Application and Temporary Retail Permit [ ] Temporary Retail Permit
[ ] Removal [ ] Class Change [x] Method of Operation [ ] Corporate Change [ ] Renewal [ ] Alteration
3. [x] I will operate a full-service restaurant, specifically a (type of restaurant) Singaporean
[x] Kitchen open and serving food every night during all hours of operation.
4. My hours of operation will be:
Mon 11AM - 12AM; Tue 11AM - 12AM; Wed 11AM - 12AM;
Thu 11AM - 12AM; Fri 11AM - 12AM; Sat 11AM - 12AM; Sun 11AM - 12AM
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
5. [x] 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.
6. [ ] I will close any front or rear facade 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 facade 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.
7. I will not have [x] DJs, [x] live music, [x] promoted events, [x] any event at which a cover fee is charged, [x] scheduled
performances, [x] Dancing [ ] more than private parties per
8. [x] I will play ambient recorded background music only. 0 number of TVs.
9. [x] 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.
10. [x] I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
11. [x] 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.
12. [x] I will not participate in pub crawls or have party buses come to my establishment.
13. [x] I will not have unlimited drink specials, including boozy brunches, with food.
14. [x] 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 -
15. [x] I will not have wait lines outside. [x] I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. [x] I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. [x] 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: Pasquale DeBenedictis Phone Number: (631) 766-2126
18. [ ] I will:

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

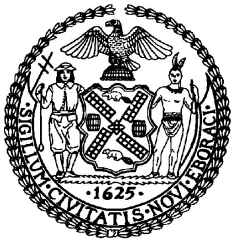
Signed

Sworn to this 27th day of April 2026

Dated 4-27-2026

Notary Public

FRANCINE S. ADLER
Notary Public, State of New York
No. 02AD6361743
Qualified in Nassau County
Commission Expires July 17, 2029



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

Today's Date: April 27, 2026

**APPLICANT**

1. Name of applicant and principle(s): Avenue A Pizza LLC: Pasquale DeBenedictis, Alexander Solovey, Brandon Hoy, Carlo Mirarchi
2. Premise address: 15 Avenue A, New York, NY 10009
3. Cross streets: East Houston Street & East 2nd Street
4. Trade name (DBA): Singapore Social
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: Change in cuisine and dba
7. Is location currently licensed?  Yes  No
8. Type of license: OP-Restaurant
9. Previous or current use of the location: OP-Restaurant
10. Corporation and trade name of current location: Avenue A Pizza LLC; Foul Witch
11. Type of building and number of floors: Mixed use building with 5 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? 74
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): C2-5
15. How many licensed establishments are within 1 block? 7
16. How many On-Premise (OP) liquor licenses are within 500 feet? 17
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: Full service Singaporean restaurant
19. Will any other business besides food or alcohol service be conducted at premise?  Yes  No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): N/A - no outdoor space
22. Total number of table: 11 23. Total number of seats: 44
24. How many stand-up bars / bar seats are located on the premise? 1

(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): 12FT, Rectangular, Ground Floor
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? All hours of operation
28. What type of food is available for sale? Singaporean
29. Will a manager or principal always be on site?  Yes  No If yes, which? Manager
30. How many employees will there be? 15
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: N/A
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: Basic Pendant Speakers 75W
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
See attached rider
40. Will there be security personnel?  Yes  No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? \_\_\_\_\_  
See attached rider
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): See attached rider
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: Foul Witch: a restaurant with Italian cuisine
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.

## **RIDER FOR MANAGEMENT OF NOISE CONTROL**

As previously stated, the applicant is currently operating as an Italian restaurant and has been a welcome member of the local community since December of 2022. To ensure noise control only recorded music is always played at background levels. Also, live music, dancing, karaoke, and juke boxes as well as the use of DJ's are not permitted at the premises, and the applicant will continue with this method of operation.

## **RIDER FOR MANAGEMENT OF VEHICULAR TRAFFIC AND CROWDS ON SIDEWALK**

The applicant is currently operating as a restaurant at the premises and will not be making any changes to the physical layout or the maximum occupancy of the premises. The current staff has also been trained to monitor the front exterior of the premises to ensure that patrons are not loitering on the sidewalk to avoid any disturbance to neighboring residents.

**RIDER FOR APPLICANT HISTORY  
AVENUE A PIZZA LLC**

<b>Licensee</b>	<b>Premises</b>	<b>Community Board</b>	<b>Active</b>
Avenue A Pizza LLC dba Foul Witch	15 Avenue A, New York, NY 10009	Manhattan CB3	12/2022-present
Severed Heads LLC dba Blanca	261 Moore St., Brooklyn, NY 11206	Brooklyn CB1	11/2012-present
So Goth LLC *	230 Park Ave., Stall 22, New York, NY 10169	Manhattan CB5	07/2015-present
Lurking Fear LLC*	570 Lexington Ave., New York, NY 10003	Manhattan CB5	04/2020-present
Grand St Pizza LLC*	266 Kent Ave., Retail #1, Brooklyn, NY 11249	Brooklyn CB1	09/2020-present
Nineteen Twenty Four Inc.*	43 Bogart Street, Brooklyn, NY 11206	Brooklyn CB1	04/2010-present
Fort Pond Pizza LLC	240 Fort Pond Rd., Montauk, NY 11954	Town of East Hampton	02/2023-present

\*dba Roberta's

# SINGAPORE SOCIAL

## APPETIZERS

### KAYA TOAST

Coconut egg jam on a toast with cold slab of butter

### CHICKEN SATAY

Chicken skewers, cucumber, red onion and housemade peanut sauce

### GADO GADO

Indonesian salad with long bean, bean sprouts, fried tempeh, potatoes, jammy egg and housemade peanut sauce

### PRATA WITH DAL

Pan fried roti with a side of dal curry

### PANGSIT GORENG

Fried Indonesian style wrapper with chicken mince

## DESSERTS

### CENDOL

Shave ice with coconut milk, pandan jelly, red beans & gula jawa

### PANDAN CHIFFON CAKE

Housemade chiffon cake with kaya

## MAINS

### NASI LEMAK AYAM BEREMPAH

Coconut rice with fried boneless chicken thigh that's marinated with spices, peanut, anchovy and sambal

### NASI LEMAK BEEF CHEEK RENDANG

Coconut rice with a slow braised beef cheek rich in coconut milk and spices, peanut, anchovy and sambal

### NASI LEMAK SAMBAL GORENG

Coconut rice with stir fried tempeh, tauhu and long bean, peanut and sambal

### ROASTED CHICKEN RICE

Chicken fat rice, roasted chicken and cucumber slices. Served with chilli, ginger scallion paste and a bowl of soup

### LAKSA

Noodles with a rich and spicy coconut broth, shrimp, tofu puff, bean sprouts and laksa leaves

### BAKMI KERITING

Indonesian housemade curly noodle, chicken, pangsit goreng, bok choy and spring onion

### CHICKEN CONGEE

Congee, shredded chicken, dough fritter and spring onion

### SOTO AYAM

Yellow noodle in a spiced chicken broth, shredded chicken and bean sprouts

### WANTON SOUP

Shrimp and chicken wonton, bok choy and chicken broth

# SINGAPORE SOCIAL

## COCKTAIL

### Singapore Sling

*gin, cointreau, DOM, cherry liqueur, lime juice, pineapple juice, grenadine, angostura bitters*

### Tamarind Sour

*bourbon, lemon juice, tamarind, sugar syrup*

### Kopi Martini

*Vodka, kahlua, kopi, sugar*

## BEER

Bottled Tiger, Lager, 330ML

## MOCKTAIL

### Asian Twist

*Pineapple, tamarind, ginger beer, soda*

### Mango Cooler

*mango juice, apple juice, lemon, soda,*

### Lychee Mint Frizz

*Lychee, sprite, mint leaves*

## HOUSEMADE

Kopi, Kopi O, Kopi C (Ice / Hot)

Teh, Teh O, Teh C (Ice / Hot)

MILO (Ice / Hot)

## JUICES & SOFT DRINKS

Apple | Orange

Coke | Coke Zero

Pokka Peach

Yeos Chrysanthemum tea

Saratoga Water, 500ML

Sparkling Water, 500ML

# **ATTENTION RESIDENTS & NEIGHBORS**

## **AVENUE A PIZZA LLC DBA SINGAPORE SOCIAL**

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

**15 AVENUE A**

Building Number and Street Name (Address)

This establishment is seeking a license to serve

**FULL LIQUOR**

Beer & Wine or Beer

**(631) 766-2126**

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

### AVENUE A PIZZA LLC DBA SINGAPORE SOCIAL (631) 766-2126

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)

### 15 AVENUE A

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)

### FULL LIQUOR

(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)

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

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

**AVENUE A PIZZA LLC  
DBA SINGAPORE SOCIAL**

**(631) 766-2126**

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

**15 AVENUE A**

address

dirección

**Seeking a license to serve**

**En búsqueda de una  
licencia para servir:**

**FULL LIQUOR**

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

**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.**

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**(631) 766-2126**

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

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(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)

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"All the News That's Fit to Print"

# The New York Times

VOL. CLXXV No. 60,867 MONDAY, APRIL 27, 2026 \$4.00

**GUNMAN AT GALA SCORNE TRUMP, AUTHORITIES SAY**

*Confusion and Fright Among Guests* *Inquiry and Writings* *Travels*

By MICHAEL S. GRYSBAUM  
 WASHINGTON — The spring pea and pasta appetizer course had been served and the White House Correspondents' Association dinner was in full swing when a small crowd of people gathered toward the Hilton ballroom on Saturday night.

It might have been a catering cart or perhaps a group of protesters. The officers began sprinting up the stairs toward the elevator where President Trump, along with Vice President JD Vance and the first lady, Melania Trump, had taken their seats just a few minutes earlier.

There were no announcements or cries of "get down." Instead, a sense of danger spread across the room like a wave. Hundreds of the country's top media executives, editors in chief and prominent television anchors, clad in tuxedos and evening gowns, instinctively dropped to the floor, crouching beside chairs and ducking under tables.

A massive silence descended, punctuated by small gasps and whimpers. The loudest sounds were those of the security officers racing — and in some cases leaping over chairs and guests — to evacuate senior administrative officials from the tightly packed ballroom.

No one had a hint as to what was going on — except that Mr. Trump had been rushed from the stage, which was now occupied by a pair of security officials brandishing large guns. (Later in the evening, an official said that an armed man had charged a security checkpoint and that a Secret Service officer had been shot.)

Violence in the States, and a history of the most to share before suspect, identified, ment officials as On her, 31, of Torture, messages in his role.

Where a Gunman Moved Inside The Washington Hilton Hotel

Security rushed the White House Correspondents' Association dinner stage on Saturday night as President Trump was evacuated.

**TERRACE LEVEL**  
 Hotel lobby one floor above  
 Suspect ran toward this security checkpoint.  
 Suspect was photographed here after being apprehended.

**CONCOURSE LEVEL**  
 Stairs connecting terrace and concourse levels  
 International Ballroom