



135 Division LLC

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

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New York, NY 10007

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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

Check if either of these apply:

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

Today's Date: 06/24/2026

Is location currently licensed? ☐ Yes ☒ No Type of license: NA

If alteration, describe nature of alteration: NA

Previous or current use of the location: Restaurant - Parkside 3 NYC LLC , Serial No. 6003226

Corporation and trade name of current license: NA

APPLICANT:

Premise address: 135 Division Street, Store A

Cross streets: Canal Street / Allen Street

Name of applicant and all principals: 135 Division LLC

Trade name (DBA): Le Wine

PREMISE:

Type of building and number of floors: Mixed, 8 Floors

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 40

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): C6-2

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) _____

Monday: 3pm - 2am; Tuesday - Wednesday: 3pm - 2am; Thursday - Friday: 3pm - 2am; Saturday: 12pm - 2am; Sunday: 12pm - 2am

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

If yes, please describe what type: NA

Number of indoor tables? 1* Total number of indoor seats? 25*

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

1 Customer bar located on the ground floor with 7 seats. Length: 18'

(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 _____

What are the hours the kitchen will be open? During all hours of operation

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? TBD

How many employees will there be? 10

Do you have or plan to install ☐ French doors ☐ accordion doors or ☒ windows?

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 _____

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

level) Please describe your sound system: Sonos sound system; there will be sound abatement panels in the space

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

***The premises has 20 wall counter seating**

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? NA

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.") _____

We will run a waitlist to avoid any pedestrian congestion

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 1 security personnel

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. Sound abatement panels inside the business. We will not allow crowds to form on outside.

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:

Sidewalk Cafe

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: See rider

Address: See rider Community Board # See rider

Dates of operation: See rider

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.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name, address and describe the business See rider

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? 11

How many On-Premise (OP) liquor licenses are within 500 feet? 18

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) _____ restaurant, or
☒ I will operate a Tavern _____
☐ 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 3pm- 2am; Tue 3pm-2am; Wed 3pm-2am;
Thu 3pm-2am; Fri 3pm-2am; Sat 12pm-2am;
Sun 12pm- 2am. (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, ☐ dancing, ☐ more than _____ DJs 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 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: Craig Atlas

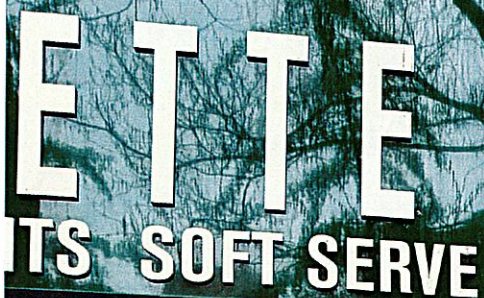
Phone Number: 917-502-2034



& NEIGHBORS
135 DIVISION LLC dba Le Wine
Company Name/Nombre de la Empresa
Plans to open a
TAVERN
at the following location
135 DIVISION ST. STORE A
This establishment is seeking a license to serve
BEER, WINE AND CIDER
There will be an opportunity for public comment at the
CB 3 SLA Licensing & Outdoor Dining Committee Meeting on
Monday, July 13, 2026 at 6:30pm
Online: <https://www.issmgov.com/j/1615486316>
see www.cb3manhattan.org for meeting details
135DIVISIONLLC@GMAIL.COM
mad31@nyc.gov www.cb3manhattan.org

**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**
135 DIVISION LLC dba Le Wine
Company Name/Nombre de la Empresa
Plans to open a
TAVERN
at the following location
135 DIVISION ST. STORE A
This establishment is seeking a license to serve
BEER, WINE AND CIDER
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135DIVISIONLLC@GMAIL.COM
mad31@nyc.gov www.cb3manhattan.org

**ATTENTION RESIDENTS & NEIGHBORS
致 社区居民 邻居**
135 DIVISION LLC dba LE WINE
Company Name/Nombre de la Empresa
Plans to open a
TAVERN
at the following location
135 DIVISION ST. STORE A
This establishment is seeking a license to serve
BEER, WINE AND CIDER
There will be an opportunity for public comment at the
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ETTE

ITS SOFT SERVE



135-A
DIVISION ST

DIVISION STREET TOWN

135



Kalamata Olives 5

Spicy Peanuts 4

Homemade Focaccia 7

Cheese Board 26

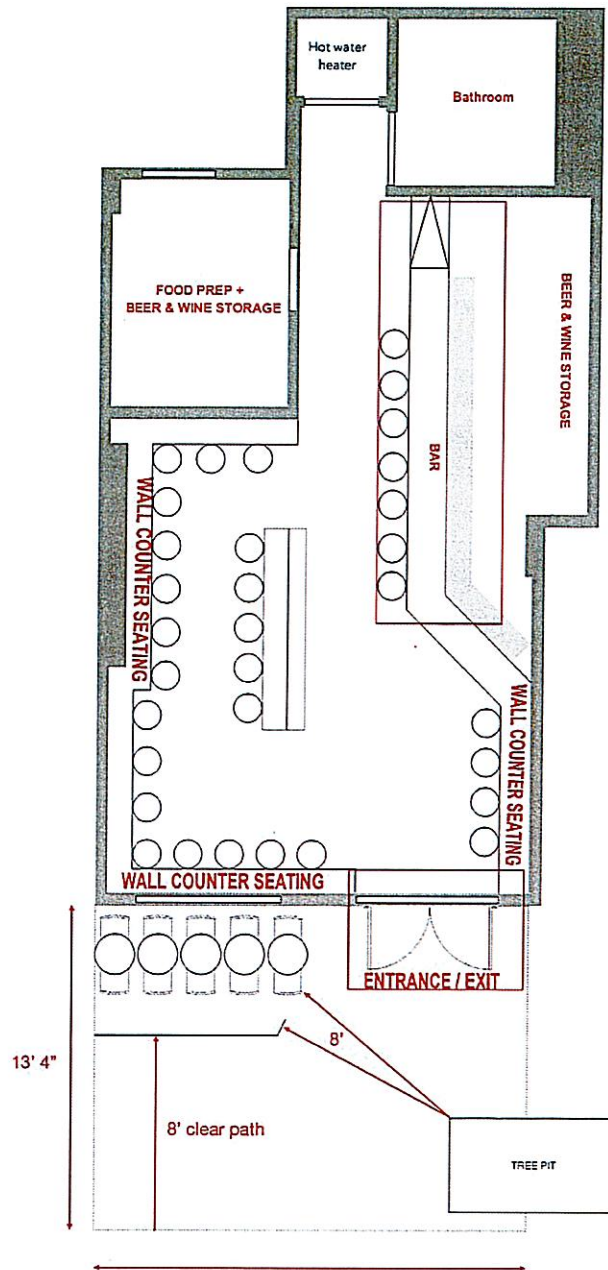
Charcuterie Board 26

Shishito Peppers 10

Duck Liver Tartine 15

Grilled Cheese Sandwich 13

Pulled Pork Sandwich 15





Carolina Marciano <carolina@pb.law>

----- Forwarded message -----

From: **Jon Neidich** <jon@goldenagehospitality.com>
Date: Mon, Jul 6, 2026 at 1:14 PM
Subject: 135 Division Street
To: Emma Culbert <emma.culbert@pcinetworks.com>

Hi Emma,
I hope you're doing well.

I wanted to reach out because we're opening a small wine bar at 135 Division Street, and I'd really appreciate the chance to meet and walk you through what we're planning for the space and hear any thoughts you may have. If you have time this week, I'd be happy to connect whenever works best for you.

Thanks again, and I look forward to connecting.

Best,
Jon

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Petition to Support Proposed Liquor License

Date: 7/8/26

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Beer and Wine

to the following applicant/establishment (company and/or trade name) 135 Division LLC dba Le Wine

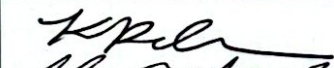
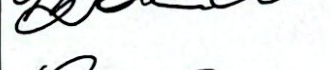
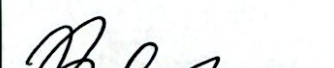
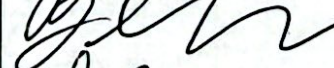
Address of premises: 135 DIVISION ST, STORE A, NEW YORK, NY 10002

This business will be a: (circle) ☒ Bar ☐ Restaurant Other: _____

The hours of operation will be: _____

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license: _____

Name	Signature	Address and Apt # (required)
Karsen Palmer		26 Canal #2
Fatherine Cifuentes		20 Canal St #3
Tyler Sr Zalamis		26 Canal St #3
Briana Cook		25 Orchard St Apt 302
Ruby Archbold		115 Division St Apt 7
Maddy Mario		115 Division St Apt 7
Bennett Pompei		35 Canal St #2
Olive Leatherwood		54 Allen St 7B

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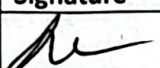
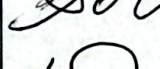
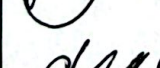
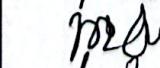
Address of premises: 135 DIVISION ST, STORE A, NEW YORK, NY 10002

This business will be a: (circle) ☒ Bar ☐ Restaurant ☐ Other: _____

The hours of operation will be: _____

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license: _____

Name	Signature	Address and Apt # (required)
Sammy Levin		owner Zaidi's NYC (139 Division St. (Zaidi's))
SOPHIA VELTA		139 Division St. (Zaidi's)
Dominique Shatkin		26 CANAL # 2
SE CHING		139 Division St (Zaidi's)
DEE MYLES		139 DIVISION ST #4A
CORA LEMU		135 DIVISION ST #4C
Jesse Bishop		138 Division St. 7C
Mh		135 Division St 4D
Dillon Wilson		135 Division St 2B
Israel Weather		135 Division St. Apt 7B
Angie Yu		135 Division St 7D
Nathan Doss		133 Division St. Apt 6D
Pui Man Lee		135 Division St. Apt. 6D
Kin Yip Yu		135 Division St. Apt. 8A