

PABLO A FLORES
Notary Public - State of New York
No. 01FL0044437
Qualified in New York County
My Commission Expires Dec. 08, 2029



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 for Administrative Approval

Today's Date: 7/28/26

APPLICANT

1. Name of applicant and principle(s): CHIPPES EAST 7TH LLC - PATRICIA HOWARD + ED SZYMANSKI
2. Premise address: 21-23 E 7TH ST, NEW YORK, NY 10003
3. Cross streets: 2ND AVE + 3RD AVE
4. Trade name (DBA): PENDING
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: N/A
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: BEER/WINE
9. Previous or current use of the location: PREVIOUSLY A RESTAURANT
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: MIXED-USE (RESIDENTIAL + COMMERCIAL) - 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): R8B
15. How many licensed establishments are within 1 block? ABOUT 6
16. How many On-Premise (OP) liquor licenses are within 500 feet? 20
17. Is premise within 200 feet of any school or place of worship? ☒ Yes ☐ No

SEE ATTACHED

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: RESTAURANT WITH FULL KITCHEN
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): 12PM - 12AM ALL DAYS - NO OUTDOOR SPACE
22. Total number of table: 11 23. Total number of seats: 28 + 10 BAR SEATS
24. How many stand-up bars / bar seats are located on the premise? 2 CUSTOMER BARS (ONE WITH 10 SEATS + (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.) NO SEATS AT THE OTHER) NO SERVICE BARS

SEE DIAGRAM ATTACHED

PRIMARY ORDERING COUNTER 118" x 32"

L-SHAPED WINE BAR 212.5" x 75"

25. Describe all bars (length, shape, and location): _____
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? DURING ALL HOURS OF OPERATION
28. What type of food is available for sale? FISH + CHIPS, SANDWICHES, AND BRITISH SEAFOOD
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? MANAGER
30. How many employees will there be? 10
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows N/A
32. Will there be TVs / monitors? ☐ Yes ☒ No If Yes, how many? N/A
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: STANDARD RESTAURANT SPEAKERS CONTROLLED BY MANAGEMENT
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? MOST PATRONS WILL ARRIVE ON FOOT OR PUBLIC TRANSIT.
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? BACKGROUND MUSIC ONLY CONTROLLED BY MANAGEMENT WITH EXISTING SOUND-PROOFING.
42. Do you have sound proofing installed? ☒ Yes ☐ No
43. If not, do you plan to install sound-proofing? ☐ Yes ☐ No N/A

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? ☒ Yes ☐ No If yes, please indicate name of establishment(s): SEE ATTACHED FOR ALL ACTIVE LICENSES
45. Address: SEE ATTACHED 45a. Community Board SEE ATTACHED
46. Dates of operation: SEE ATTACHED
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. SEE ATTACHED
48. Does any principal have other business in the area? ☐ Yes ☐ No If yes, give trade name and describe type of business: ALL LICENSES LOCATED IN MANHATTAN CB 2
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. N/A

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.

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	21 E 7th St, New York, New York, 10003
Geocode	Latitude: 40.72870 longitude: -73.98937
Report Generated On	7/28/2026

8 Closest Liquor Stores		
Name	Address	Distance
MRN LIQUOR INC License ID: 0100-21-115430 Legacy Serial No.: 1284586	16 ST MARKS PL NEW YORK, New York 10003	96 ft
S & P LIQUOR & WINE CORP License ID: 0100-22-117172 Legacy Serial No.: 1281498	89 2ND AVE NORTH STORE NEW YORK, New York 10003	665 ft
SAKAYA INC License ID: 0100-22-116932 Legacy Serial No.: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, New York 10003	755 ft
PURE WINE NYC LLC License ID: 0100-22-117302 Legacy Serial No.: 1341685	86 E 10TH ST NEW YORK, New York 10003	793 ft
MIAT LIQUORS INC License ID: 0100-22-118312 Legacy Serial No.: 1023526	166 2ND AVE NEW YORK, New York 10003	928 ft
ASTOR WINES & SPIRITS INC License ID: 0100-23-124648 Legacy Serial No.: 1023515	399 LAFAYETTE STREET NEW YORK, New York 10003	975 ft
GB LICENSE, LLC License ID: 0100-22-116692 Legacy Serial No.: 1342380	735 BROADWAY NEW YORK, New York 10003	1,144 ft
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	1,272 ft

Schools within 500 feet		
Name	Address	Distance
SAINT GEORGE ACADEMY	215 E 6TH ST NEW YORK, NY 10003	252 ft
LA SALLE ACADEMY	215 E 6TH ST NEW YORK, NY 10003	252 ft

Churches within 500 feet	
Name	Distance
St Georges Ukrainian Catholic Church	149 ft
First Ukrainian Assembly Of God	195 ft
CityVine Church	195 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Soundview Horizons LLC Application ID: NA-0340-26-108104	8 Stuyvesant St New York, New York 10003	399 ft
THE CLOISTER EAST INC. Application ID: NA-0340-25-138198	236-238 E 9th St New York, New York 10003	463 ft
Tangny Inc Application ID: NA-0340-25-136253	97 2nd Ave New York, New York 10003	542 ft
Happy Lyre LLC Application ID: NA-0340-26-120752	41 Saint Marks Pl New York, New York 10003	635 ft
88 2nd Ave Buenavista Restaurant & Bar LLC Application ID: NA-0340-26-105037	88 2nd Ave New York, New York 10003	692 ft

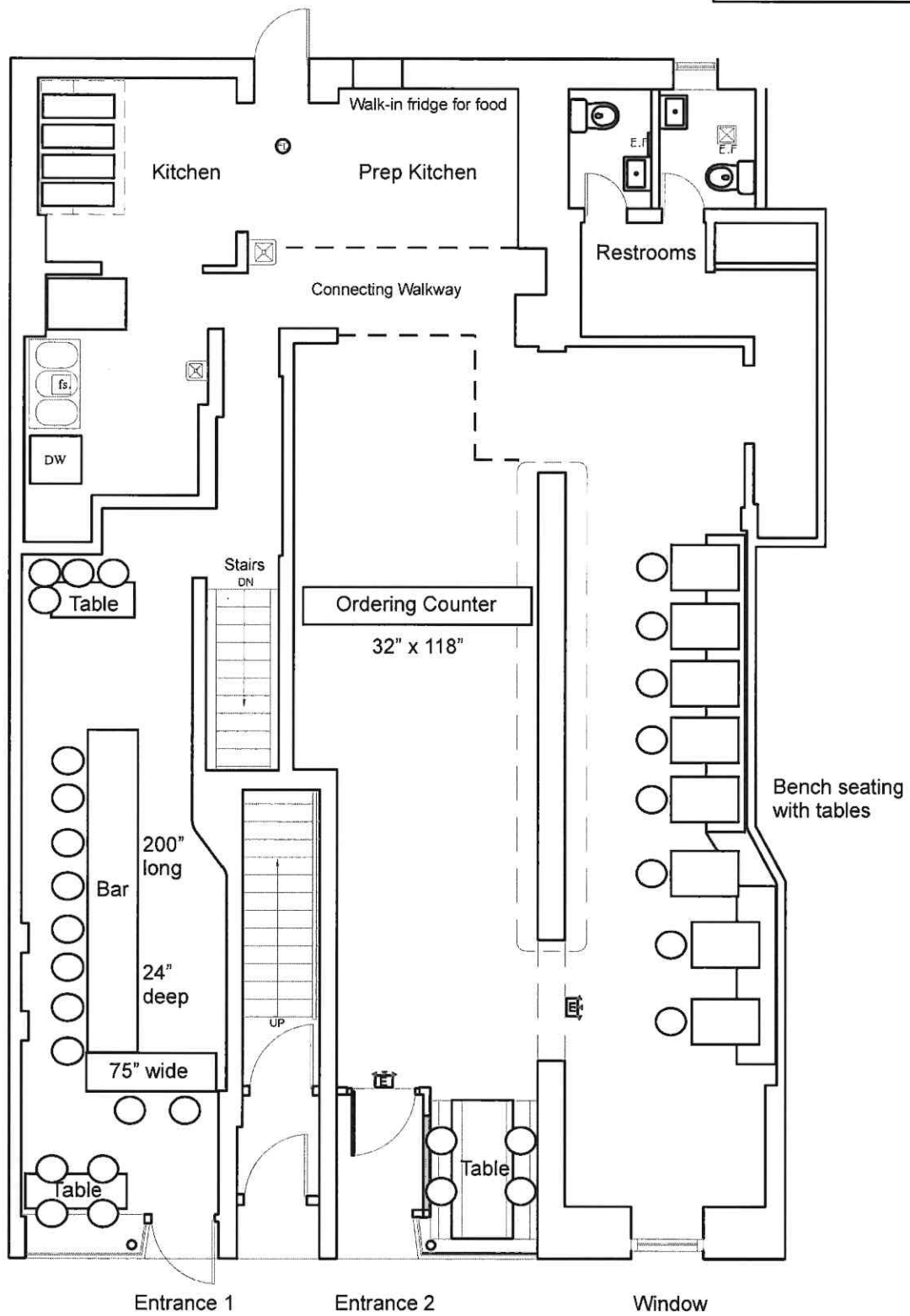
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BARCADE DOWNTOWN LLC License ID: 0370-23-136756 Legacy Serial No.: 1316575	6 SAINT MARKS PL NEW YORK, New York 10003	192 ft
TASTY TAIWAN LLC License ID: 0340-25-109424 Legacy Serial No.: 6058989	26 Saint Marks Pl New York, New York 10003	211 ft
CLINTON CRAFT LLC License ID: 0370-26-143175 Legacy Serial No.: 6093753	41-43 E 7TH ST BASEMENT, LOWER LEVEL NEW YORK, New York 10003	259 ft
Kasame Inc. License ID: 0340-25-128184 Legacy Serial No.: 6078478	7 Saint Marks Pl New York, New York 10003	259 ft
TAISHO INC License ID: 0340-23-127025 Legacy Serial No.: 1141078	9 ST MARKS PLACE 2ND & 3RD AVENUES NEW YORK, New York 10003	274 ft
HINOMARU INC License ID: 0340-22-105956 Legacy Serial No.: 1145016	25 ST MARKS PLACE 2ND & 3RD AVENUES NEW YORK, New York 10003	298 ft
M & Y CATERING INC License ID: 0340-22-109150 Legacy Serial No.: 1308912	31 SAINT MARKS PL WEST GROUND STORE NEW YORK, New York 10003	320 ft
29 ST MARKS PLACE REST INC License ID: 0370-23-131309 Legacy Serial No.: 1024431	29 ST MARKS PLACE NEW YORK, New York 10003	322 ft
YPB CORP License ID: 0370-24-104451 Legacy Serial No.: 6012443	125 2ND AVE NEW YORK, New York 10003	381 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
EVIR CORP License ID: 0340-25-109332 Legacy Serial No.: 6058896	117 2ND AVE NEW YORK, New York 10003	387 ft
TSAMPA INC License ID: 0340-22-107228 Legacy Serial No.: 1024414	212 E 9TH ST NEW YORK, New York 10003	391 ft
949 GRAND BAR LLC License ID: 0370-23-138078 Legacy Serial No.: 1336060	155 2ND AVE NEW YORK, New York 10003	393 ft
Toraji Resort Inc License ID: 0340-25-110653 Legacy Serial No.: 6060270	218 E 9th St New York, New York 10003	414 ft
HASAKI RESTAURANT INC License ID: 0340-22-106971 Legacy Serial No.: 1024242	210 E 9TH STREET NEW YORK, New York 10003	425 ft
9TH STREET VENTURE LTD License ID: 0370-23-131260 Legacy Serial No.: 1024461	232 E 9TH STREET NEW YORK, New York 10003	434 ft
TOKYO MAMA INC License ID: 0340-22-106844 Legacy Serial No.: 1024390	240 E 9TH STREET NEW YORK, New York 10003	443 ft
TOKYO MAMA INC License ID: 0340-22-113419 Legacy Serial No.: 1308766	230 E 9TH ST NEW YORK, New York 10003	447 ft
Norigami Inc License ID: 0340-25-115401 Legacy Serial No.: 6065055	103 2nd Ave New York, New York 10003	454 ft
SCRATCHER CAFE INC,THE License ID: 0370-23-131642 Legacy Serial No.: 1024383	209 EAST 5TH ST NEW YORK, New York 10003	476 ft
COOPER AB LLC & Ironwave Hospitality LLC as Mgr License ID: 0343-21-110697 Legacy Serial No.: 1258483	25 33 COOPER SQ NEW YORK, New York 10003	493 ft
ROBATAYA NY LLC License ID: 0340-22-106257 Legacy Serial No.: 1311089	231 E 9TH ST NEW YORK, New York 10003	526 ft
HOST 132 LLC License ID: 0340-25-101060 Legacy Serial No.: 6050475	132 2nd Ave New York, New York 10003	548 ft
UKI FREEDOM LLC License ID: 0340-23-137460 Legacy Serial No.: 1313706	136 2ND AVE NEW YORK, New York 10003	568 ft
575 PUB ON SECOND INC License ID: 0340-22-104585 Legacy Serial No.: 1288774	93 2ND AVE CELLAR NEW YORK, New York 10003	575 ft
ROSS KELLY INC License ID: 0370-23-161893 Legacy Serial No.: 6004261	237 E 5TH ST NEW YORK, New York 10003	581 ft
J & K RES ENTERPRISES INC License ID: 0340-22-107051 Legacy Serial No.: 1149917	140 142 2ND AVENUE MAIN FLOOR NEW YORK, New York 10003	591 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
REINS INTERNATIONAL NEW YORK INC License ID: 0340-23-134445 Legacy Serial No.: 1160779	34 COOPER SQUARE EAST 4TH ST & ASTOR PLACE NEW YORK, New York 10003	600 ft
PARADISE LOST LLC License ID: 0340-23-136432 Legacy Serial No.: 1355910	100 2ND AVE NEW YORK, New York 10003	605 ft
VESELKA ENTERPRISES LTD. License ID: 0340-26-146274 Legacy Serial No.: 6096921	144 2ND AVENUE NEW YORK, New York 10003	629 ft
TRIM CASTLE CORP License ID: 0340-23-132238 Legacy Serial No.: 1255774	87 2ND AVE AKA 239 E 5TH ST NEW YORK, New York 10003	630 ft
ST MARKS INC & TOMORROW ST MARK LLC License ID: 0340-23-133232 Legacy Serial No.: 1189562	41 ST MARKS PLACE 2ND AVENUE & 1ST AVENUE NEW YORK, New York 10003	635 ft
FEICHANGCHENG GONG INC License ID: 0340-24-131675 Legacy Serial No.: 6040378	96 2nd Ave New York, New York 10003	636 ft
149 SECOND AVE REST INC License ID: 0340-22-104336 Legacy Serial No.: 1237783	149 2ND AVENUE NEW YORK, New York 10003	641 ft
MSB RESTAURANTS LLC License ID: 0340-22-112872 Legacy Serial No.: 1278473	151 2ND AVE NEW YORK, New York 10003	651 ft
HONEY RYDER LLC License ID: 0340-22-103354 Legacy Serial No.: 1262045	147 149 2ND AVE NEW YORK, New York 10003	656 ft
BYTELOGICS INC License ID: 0340-21-120328 Legacy Serial No.: 1304247	304 E 6TH ST NEW YORK, New York 10003	659 ft
EK FOOD SERVICES INC License ID: 0340-23-128701 Legacy Serial No.: 1346444	92 2ND AVE SOUTH STORE NEW YORK, New York 10003	662 ft
IOM 92 Second Ave, LLC License ID: 0370-25-112273 Legacy Serial No.: 6061912	92 2nd Ave North Store New York, New York 10003	662 ft
KITCHEN TABLE INC License ID: 0340-23-128171 Legacy Serial No.: 1102529	88B 2ND AVE NEW YORK, New York 10003	690 ft
NEW YORK SHAKESPEARE FESTIVAL & Hudson Yards Catering/ MGR License ID: 0340-23-131212 Legacy Serial No.: 1024317	425 LAFAYETTE ST NORTH STORE NEW YORK, New York 10003	712 ft
NEW YORK SHAKESPEARE FESTIVAL License ID: 0370-23-115935 Legacy Serial No.: 1034151	425 LAFAYETTE STREET NEW YORK, New York 10003	715 ft
FUN HAT LLC License ID: 0340-23-137888 Legacy Serial No.: 1335682	306 308 E 6TH ST NEW YORK, New York 10003	718 ft
NGE NYC LLC License ID: 0340-24-109360 Legacy Serial No.: 6017431	308 E 6TH ST New York, New York 10003	718 ft

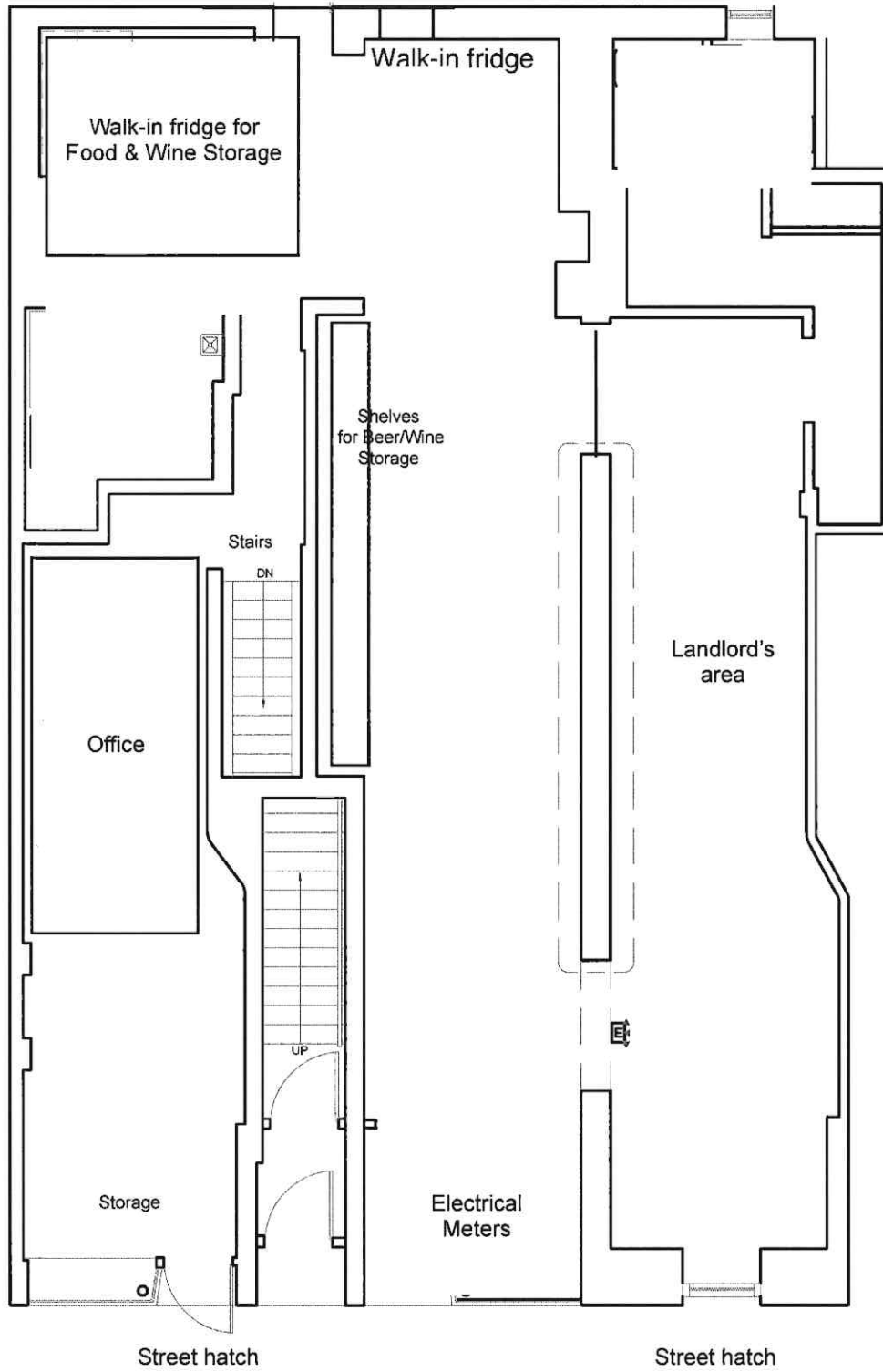
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TEMAKASE NYC LLC License ID: 0370-23-137988 Legacy Serial No.: 1333140	157 2ND AVE NEW YORK, New York 10003	723 ft

Ground Floor
Chippies East 7th LLC
21 E 7th Street NY NY 10003



East 7th Street

Basement
Chippies East 7th LLC
21 E 7th Street NY NY 10003



East 7th Street

APPLICANT'S LICENSES

Entity: PESH LLC

Dbas: DAME

Address: 87 MACDOUGAL St, New York, NY 10012

License ID 0340-23-139277

Community Board: M2

License Exp Date: 4/30/2027

Entity: DAMSELLE LLC

Dbas: LORD'S

Address: 506 LAGUARDIA PL, New York, NY 10012

License ID 0340-23-136030

Community Board: M2

License Exp Date: 4/30/2027

Entity: CREVETTE LLC

Dbas: CREVETTE

Address: 10 Downing St 1-2, New York, NY 10014

License ID 0340-25-111361

Community Board: M2

License Exp Date: 4/30/2027

About Us

We (Ed Szymanski and Patricia Howard) met in 2017 while working at the Beatrice Inn and immediately bonded over our shared love of food, travel, and wine. The visions for our businesses have been molded by countless meals in New York City and avid exploration of restaurants around the world.



Ed Szymanski began his culinary training at Pitt Cue in London under Tom Adams (while completing his degree at the London School of Economics) before crossing the pond in 2014 to work for April Bloomfield at the Spotted Pig. He rose through the ranks of the New York City dining scene, becoming the Executive Chef at Cherry Point, where he earned a rave two-star *New York Times* review and garnered local and national press for his modern English cooking. Ed has cooked in some of the world's best restaurants, having staged at Quintonil in Mexico City and Lyle's in London. As the Chef and Owner of Dame, Lord's and Crevette, Ed will continue to serve as Executive Chef of all restaurants, though he will be the opening chef of Chippy's, working the line each night to make sure it is built on a strong foundation. Ed has been named a Best New Chef by Food & Wine Magazine and has been nominated for Best Chef: New York State by the James Beard Foundation.

Patricia Howard's start in the restaurant industry came with the Metric Group, as Executive Assistant to the owners, keeping their three venues (The Monarch Room, Gilded Lily, and The Wayfarer) organized, and eventually becoming their Events Director. She spent two and a half years working for Chef Angie Mar, dividing her time between operations of the Beatrice Inn and managing Angie's personal brand. She was integral to the daily oversight of the restaurant -- including hiring, budgeting, event planning, ingredient procurement, public relations and systems implementation. Patricia cooked in the kitchen of Chef Jean-Georges Vongerichten's ABCV. She has a degree in Creative Writing from Columbia University and has worked as a food photographer and social media consultant. In 2019, she opened Red Gate Bakery with Greg Rales in the East Village. Previously the General Manager of both Dame and Lord's, she now oversees the accounting, social media, marketing, and

design of new concepts - while spending lots of time with their daughter Clementine and baby sister due in October.

Evan Baldwin grew up in a family of hospitality entrepreneurs, gaining firsthand experience in hotels and restaurants from an early age. After earning his bachelor's degree from the University of Colorado, he moved to New York City to pursue a master's degree in Hospitality Finance from NYU, while working in restaurants. He began a career in hotel revenue management and rose to Director of Revenue, overseeing pricing and commercial strategy for multiple hotels generating more than \$25 million in combined annual revenue. He later returned to Colorado to lead hotel and restaurant operations within his family's business, adding operational leadership to his revenue management expertise. After years of developing the Chippy's concept with Ed and Patricia during family holidays, Evan returned to New York with his wife Susan and their two children to launch Chippy's.