



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, Sara Leveen, as a qualified representative of Solid Liquids LLC, located at 115 St Marks Place, 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) _____
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 4pm-12am; Tue 4pm-12am; Wed 4pm-12am; Thu 4pm-12am; Fri 4pm-12am; Sat 12pm-12am; Sun 12pm-12am.

(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 _____ private parties per _____.
- ☒ I will play ambient recorded background music only. _____ 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 7pm. - 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: Sara Leveen Phone Number: 443-822-1147

18. ☐ I will: _____

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

Signed

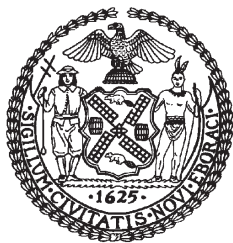
Sworn to this 04 day of Aug 2026 Flora B. Simonian

Dated

04 Aug 2026
FLORA B. SIMONIAN
Notary Public, State of New York
No. 01SI4934450

Notary Public

Qualified in Queens County
Certificate Filed in New York County
Commission Expires June 13, 2030



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: 08/04/2026

APPLICANT

1. Name of applicant and principle(s): Solid Liquids LLC. Sara Leveen, Ben Lowell and Eric Feldman
2. Premise address: 115 St. Marks Place
3. Cross streets: 1st Ave and Ave A
4. Trade name (DBA): _____
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: _____
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: Beer, Wine & Cider
9. Previous or current use of the location: Quick service restaurant
10. Corporation and trade name of current location: Solid Liquids LLC DBA Hanoi Soup Shop (no longer in operation)
11. Type of building and number of floors: 6 floors, mixed use
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? 21
16. How many On-Premise (OP) liquor licenses are within 500 feet? 25 (OP, excluding RW)
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 and Wine Bar
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): Inside: Mon-Fri 4pm - 12am. Sat & Sun 12pm - 12am. Outside: Mon-Fri 4pm - 10pm. Sat & Sun 12pm - 10pm.
22. Total number of table: 12 23. Total number of seats: 30
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): L-shaped 15 feet in total length in the rear-left corner of space
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? Mon-Fri 4pm - 12am. Sat & Sun 12pm - 12am.
28. What type of food is available for sale? Charcuterie, seafood, salads, breads, cheese, desserts
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager
30. How many employees will there be? 10 total, 3 working per shift
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: recorded played via smart phone
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: 2 Sonos Speakers
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? Wine dinners
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
Reservation-driven business. Resy waitlist offering text-when-ready messaging to avoid crowds or lines.
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? _____
Closing outside promptly at 10pm and ensuring music levels are always conversational.
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): Hanoi Soup Shop
45. Address: 115 St. Marks Place 45a. Community Board Manhattan CB3
46. Dates of operation: April 2019 - March 2020
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: Hanoi House - Full service Vietnamese restaurant
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.