

Meeting Date: December 2023

APPLICANT INFORMATION:

Name of applicant(s): 770 Kitchen LLC

Trade name (DBA): Sweet Rehab

Premises address: 135 Sullivan Street South Store, New York, NY 10012

Cross Streets and other addresses used for building/premise:
Sullivan Avenue B/N Prince Street and West Houston Street

CONTACT INFORMATION:

Principal(s) Name(s): David Zaquine

Office or Home Address: 135 Sullivan Street

City, State, Zip: New York NY 10012

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: Vintage Group LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Please see attached</u>	<u>770 Kitchen LLC 135 Sullivan Street</u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
Bakery and confectionery serving light foods, sweets, and the like.

- David Zaquine
- Arthur Kevin Berry
- Dan Bentolila
- Serguei Aver
- Jacob Afriat
- Sam Chetrit
- Chaim T (Ben) Nash
- Yaakov Zar
- Josef Teplow
- Eric Reiner
- Patrick Finnegan

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

a new liquor license (Restaurant Tavern / On premise liquor Other)

an UPGRADE of an existing Liquor License

an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

a HOTEL Liquor License

a DCA CABARET License

a CATERING / CABARET Liquor License

a BEER and WINE License

a RENEWAL of an existing Liquor License

an OFF-PREMISE License (retail)

OTHER : Method of Operation change

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

If this is for a new application, please list previous use of location for the last 5 years:

Once Upon A Tart 2015 - 2019

Sushi Ikumi 2019 - 2020

Sweet Rehab 2022 - Present

Is any license under the ABC Law currently active at this location? yes no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

770 Kitchen LLC - 1346293 expiration: 2/28/2025

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes no

If yes, please list DBA names and dates of operation:

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 6 Year Built : 1900

Describe neighboring buildings:
Mixed use residential/commercial

Zoning Designation: R 7-2

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 517 / 1

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no

Is the premise located in a historic district? yes no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain : No exterior changes

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) no yes : explain Licensed outdoor area

What is the proposed Occupancy? 12

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes (LNO)

If yes, what is the maximum occupancy for the premises? 74

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted? yes no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no *✓*

Do you plan to file for changes to the Certificate of Occupancy? yes no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: _____)

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

9am to 12 am 9am to 12 am 9am to 12 am 9am to 12 am 9am to 12 am 9am to 12 am 9am to 12 am

Will the business employ a manager? no yes, name / experience if known : _____

Will there be security personnel? no yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? no yes

If yes, please describe : _____

Will you have TV's ? no yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: Live Music Live DJ Juke Box Ipod / CDs none

Expected Volume level: Background (quiet) Entertainment level Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no yes

IF YES, will you be using a professional sound engineer? _____

Please describe your sound system and sound proofing: Ipod generated small speakers

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no yes (if yes, please attach plans) One employee will be designated to control the exterior of these premises.

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? no yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

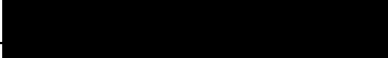
Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: David Zaquine Phone: 

Address: 135 Sullivan Street, New York, New York

Email: contact@sweetrehab NYC.com

Application submitted on behalf of the applicant by:

X Zaquine
Signature

Print or Type Name David Zaquine

Title Managing Member

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2,
Manhattan SLA Licensing Committee
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Robert Ely, Co-Chair

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Valerie De La Rosa, Second Vice Chair
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Community Board No. 2, Manhattan

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COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
 - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
 - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: 770 Kitchen LLC

Address of Premises: 135 Sullivan Street

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets):

_____ tables and _____ seats on _____ Street

_____ tables and _____ seats on _____ Street

Hours of sidewalk café: _____ to _____ .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

Roadbed will have no more than (If premises is located on a corner please indicate for both streets):

6 tables and 12 seats on Sullivan Street

_____ tables and _____ seats on _____ Street

Hours of roadbed: 9am to 11pm .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

Rear yard / Rooftop (circle) will have no more than _____ tables and _____ seats

Hours of rear yard / rooftop: _____ to _____ .

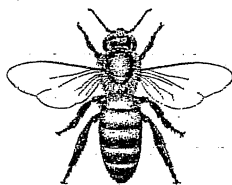
Does seating extend beyond the business frontage? No ___ Yes

Will outdoor dining structures on the sidewalk be enclosed on three (3) or more sides? ___ No ___ Yes

Will outdoor dining structures on the roadbed be enclosed on three (3) or more sides? ___ No Yes

Is there any outdoor music, speakers or TVs? No ___ Yes, please describe: _____

Will heating elements be used? ___ No Yes, please describe: _____



SWEET REHAB
NEW YORK

Le Miel - \$15.52

Crunchy almond dough base, soft pistachio biscuit, white chocolate orange blossom cream, and whipped honey from local New York farm, topped with honeycomb & orange zest

Lemon & Yuzu Tart - \$14.52

Crispy almond dough crust with smooth tangy lemon & yuzu custard, and soft pistachio biscuit, topped with fresh lemon/lime/mint jam, French meringue, micro-cilantro & lime zest

Chocolate Explosion - \$14.52

Multi-textured chocolate cake comprised of a chocolate brownie base, high grade salted 70% chocolate cream from Valrhona, and a silky salted dark chocolate ganache, topped with a mix of caramelized nuts & sea salt

Raspberry Tart - \$15.52

Crunchy almond dough tart shell, soft pistachio biscuit, mixed-berries orange blossom jam, and juicy raspberries, finished with a light vanilla/pistachio chantilly & micro-cilantro

Fig Tart - \$15.52

Crispy almond dough tart shell, soft pistachio biscuit, fig/mixed berries orange blossom jam, and fresh figs, finished with micro-cilantro

Dark Chocolate Eclair - \$14.52

Crunchy chocolate choux-pastry dough filled with high grade salted 70% chocolate cream from Valrhona, topped with a salted silky dark chocolate glaze & mix of toasted nuts

100% Vanilla Eclair - \$14.52

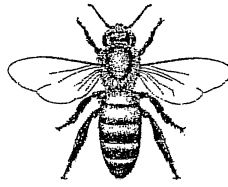
Choux pastry dough filled with 100% Tahitian vanilla cream, topped with lightly sweetened vanilla chantilly and almond dough pieces, sprinkled with vanilla powder

Mixed Berries Eclair - \$14.52

Choux pastry dough filled with 100% Tahitian vanilla cream and mixed berries orange blossom jam, topped with light vanilla chantilly, almond dough pieces, and fresh figs/raspberries

Mango Lime Mille Feuille - \$35.52

Crunchy puff pastry with lightly sweetened vanilla chantilly, mango compote and mango cubes, and mix of toasted nuts and almond dough, topped with micro-cilantro, and lime zest



SWEET REHAB
NEW YORK

Mixed Berries Mille Feuille - \$35.52

Crispy puff pastry with light vanilla chantilly, mixed berries orange blossom compote, pistachios, almond dough pieces, and fresh raspberries, topped with micro-cilantro

Fig Mille Feuille - \$35.52

Crunchy puff pastry with light vanilla chantilly, fig orange blossom compote, pistachios, almond dough pieces, and fresh figs, topped with micro-cilantro

Dark Chocolate Dulce de Leche Mille Feuille - \$35.52

Crispy puff pastry with high-grade salted 70% dark chocolate cream from Valrhona, light dulce de leche chantilly, and mix of toasted nuts and almond dough, finished with a drizzle of salted caramel, sea salt, and orange zest

Honey Orange Blossom Pistachio Mille Feuille - \$35.52

Crunchy puff pastry with sea salt honey, lightly-sweetened orange blossom chantilly, and pieces of soft pistachio biscuit and almond dough, topped with honeycomb, and orange zest

Lemon & Yuzu Mille Feuille - \$35.52

Crispy puff pastry with lemon & yuzu cream, light vanilla chantilly, French meringue, fresh lemon/lime/mint jam, and pieces of almond dough, topped with micro-cilantro, and lime zest

Jars

Dark Crunchy Chocolate Mousse - \$21.52

70% dark chocolate mousse with lightly-sweetened dulce de leche chantilly, and mix of toasted nuts and praline, topped with salted caramel sauce, sea salt, and orange zest

Addict Red Berries Cake - \$23.52

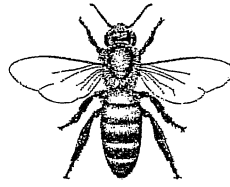
Lightly-sweetened vanilla chantilly with mixed berries orange blossom compote, pieces of soft pistachio biscuit and almond dough, and fresh raspberries

Fig Pistachio Cake - \$23.52

Lightly-sweetened vanilla chantilly with fig orange blossom compote, pieces of soft pistachio biscuit and almond dough, and fresh figs

Rehab Honey Mousse - \$21.52

Light orange blossom chantilly with whipped honey, and pieces of soft pistachio biscuit and almond dough, topped with honeycomb, sea salt honey, pistachios, and orange zest



SWEET REHAB
NEW YORK

Lemon & Yuzu Cake - \$25.52

Lemon and yuzu cream with fresh lime/mint jam, light vanilla chantilly, pieces of almond dough and soft pistachio biscuit, and French meringue, topped with lime zest

Mango Addict Cheesecake - \$21.52

French cheesecake with mango compote, lightly-sweetened vanilla chantilly, mix of toasted nuts and almond dough, finished with lime zest

Salty

Shiitake Mushroom Croque Monsieur - \$25.52

French emmental cheese, parmesan cheese, shiitake mushrooms, and grilled shallots served on crispy toasted French baguette

Salade de Chèvre Chaud au Miel - \$26.52

Lettuce, warm goat cheese, toasted French baguette, and walnuts drizzled with sea salt honey

Fresh Truffle Sandwich - \$29.52

Organic fresh mozzarella, mushrooms and truffle cream, French truffle oil, and organic arugula served on toasted French baguette

Salmon Club Sandwich - \$26.52

Smoked salmon, lettuce, cucumber, free range eggs, and salmon cream cheese served on toasted French baguette

Parisian Caviar Madeleines from Petrossian (sold by 3) - \$50.52

Salty honey madeleines infused with caviar butter, topped with Daurenki caviar from Petrossian. Served with a light lime mascarpone chantilly cream (zero added sugar).

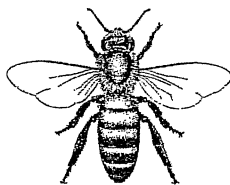
Parisian Black & White Truffle Madeleines (sold by 3) - \$38.52

Salty honey madeleines infused with homemade truffle butter from France and topped with fresh black & white Perigord truffle, a drizzle of salted honey, and sea salt.

Viennoiseries & cookies

Addict Brioche - \$45.52

6-person flaky and delicious brioche topped with glazed sugar.



SWEET REHAB
NEW YORK

Chocolat Brioche - \$50.52

6-person crispy and flaky croissant filled with 70% dark chocolate from Valrhona

Black & White Honey Truffle Brioche - \$90.52

6-person crispy and buttery brioche infused with homemade truffle butter from France, and topped off with fresh black and white Perigord truffle, and honeycomb.

Financier (sold in pairs) - \$12.52

Light buttery orange blossom cake with almonds and hazelnuts

Rehab Honey Madeleine (sold by 3) - \$12.52

Madeleines topped with honey comb and sea salt

Sweet Rehab Classic Cookie (sold by 5) - \$21.52

Triple dark & milk chocolate chip cookie with coconut sugar and sea salt

Pistachio White Chocolate Cookie (sold by 5) - \$24.52

White chocolate chip pistachio cookie

Caramel Dulce de Leche Cookie - \$11.52

Triple salted chocolate chip cookie topped with dulce de leche and vanilla chantilly, caramelized chocolate hazelnuts/pecans, salted caramel sauce, sea salt, and orange zest

Mixed Berries Pistachio Cookie - \$12.52

White chocolate pistachio cookie topped with pistachio chantilly, homemade mixed berries orange blossom compote, pistachios, and fresh raspberries/figs imported from Spain

French Mariage Frères Tea Menu

Price: Loose-leaf tins (100g) - \$39.52; Muslin tea bags (30 sachets) - \$42.52

Black Teas

Marco Polo - Fruity & flowery aromas

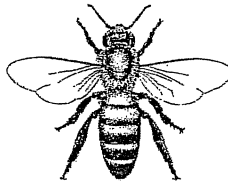
Earl Grey French Blue- Bergamot & royal blue flowers

Christmas Spirit - Sweet spices, cinnamon & spice

Wedding Imperial - Chocolate & caramel flavor English/French Breakfast Tea

Chai Chandernagor - Indian tea with imperial spices

Lapsang Chinbara - Smoky tea from China



SWEET REHAB
NEW YORK

Green Teas

Sakura, Sakura - Cherry blossom flavor

Thé à L'Opéra - Red fruits & vanilla flavor

Vert Provence - Scented with rose & lavender

Thé des Impressionnistes - Flowery vanilla taste

Jasmin Mandarin - Scented with jasmine flowers

Chamomilla (100% caffeine-free) - Artisanal herbal tea with chamomile flowers

Jasmin Tea flower - Jasmine & marigold flowers

Casablanca - Mint & bergamot flavor

Red Rooibos Tea (100% caffeine-free)

Rouge Métis - Flavored with citrusy, red & black flowers

Rouge Bourbon - Mellow French vanilla taste

Rouge Sahara - Aromatic notes of mint & rose petals

Rouge Casablanca - Notes of sweet mint & bergamot

Midnight in Paris - Tangy & fruity notes of vanilla & hibiscus flowers

IN LOVE COLLECTION

Jasmine in Love - Floral green tea with jasmine & rose

Earl Grey in Love - Blue tea scented with bergamot & rose petals

Paris in Love - Blue tea with flavors of rose & red fruits

Rouge in Love (100% caffeine-free) - Red tea Rooibos with strawberry, vanilla & rose petals



COMMUNITY BOARD NO. 2, MANHATTAN
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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by January 15, 2021

I, David Zaquine as a qualified representative of 770 Kitchen LLC d/b/a Sweet Rehab

Located at 135 Sullivan Street, South Storefront, New York, New York agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other: _____

Premise will be advertised and operated as a cafe serving desserts

Hours of operation:

Sunday:	9AM	to	10PM	Thursday:	9AM	to	10PM
Monday:	9AM	to	10PM	Friday:	9AM	to	11PM
Tuesday:	9AM	to	10PM	Saturday:	9AM	to	11PM
Wednesday:	9AM	to	10PM				

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- Will operate with less than a full service kitchen, but will serve food during all hours of operation.
- Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
- Will not have televisions.
- Will not operate a backyard garden or any outdoor area for commercial purposes.
- Sidewalk Cafe is not included in this application. Will not have a sidewalk cafe now or in the future.
- Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
- Will close all doors and windows at 9PM every night.
- Will not install or have French doors, operable windows or open facades.
- There will be one entrance from the sidewalk and any and all access, use or egress of hallway doors leading to the residential hallway will be strictly prohibited and signage will be posted to prevent such access, egress or use.
- There will be no commercial use of the residential hallway located between the north and south storefronts of 135 Sullivan Street.
- Will work with the landlord to have an alarmed panic device installed on the door leading to the residential hallway.
- Will use the sidewalk vault to access the basement at all times and will keep the sidewalk gate and vault closed when not actively in use.
- Will store all alcohol in the upstairs storefront location.
- Will not upgrade to a full on premise license at the premises in the future.
- Will not make changes to the existing facade except to change signage or awning.
- Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
- Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
- Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

Will not have: Dancing DJs Live Music Promoted Events Any event where cover fee is charged

Scheduled Performances Velvet ropes or metal barricades Security Personnel/Doorman.

Any sidewalk or roadbed seating ends by 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: DAVID ZAQUINE Phone Number: 347 233 8375

Signed Zaquine DAVID ZAQUINE 01/15/21
 Print Name Dated
 Sworn to this 15th day of January 2021 Jana R
 Notary Public

LAURA PHUNG
 Notary Public - State of New York
 NO. 019H637994
 Qualified in New York County
 My Commission Expires Aug 27, 2022

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

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	135 Sullivan St, New York, New York, 10012
Geocode	Latitude: 40.72672 Longitude: -74.00189
Report Generated On	

8 Closest Liquor Stores		
Name	Address	Distance
SOHO WINE & SPIRITS LTD Ser #: 1023583	459 W BROADWAY NEW YORK, NY 10012	446 ft
WINEHUT CORP, THE Ser #: 1234779	213B 6TH AVENUE KING ST & CHARLTON ST NEW YORK, NY 10013	460 ft
SOHO WINE GALLERY INC Ser #: 1023584	187 SPRING STREET NEW YORK, NY 10012	667 ft
K & S MARKETING COMPANY INC Ser #: 1109520	222 THOMPSON STREET NEW YORK, NY 10012	1,202 ft
SPIRITS OF CARMINE INC Ser #: 1023606	52 CARMINE ST NEW YORK, NY 10014	1,251 ft
JUST ADVENTURE INC Ser #: 1259996	315 6TH AVENUE NEW YORK, NY 10014	1,523 ft
HUDSON SQUARE LIQUORS INC Ser #: 1270829	80 92 VARICK ST STORE #3 NEW YORK, NY 10013	1,549 ft
VINOTHERAPY CO CORP Ser #: 1296821	51 DOMINICK ST NEW YORK, NY 10013	1,618 ft

Schools within 500 feet		
Name	Address	Distance
COOKE SCHOOL AND INSTITUTE	60 MACDOUGAL ST NEW YORK, NY 10012	371 ft

Churches within 500 feet		
Name		Distance
Saint Anthony's Convent		219 ft
Franciscan Friars		257 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
ZMZ SPRING TAVERN INC Ser #: 1336083	201 SPRING ST NEW YORK, NY 10012	657 ft

Active On Premises Liquor Licenses within 750 feet

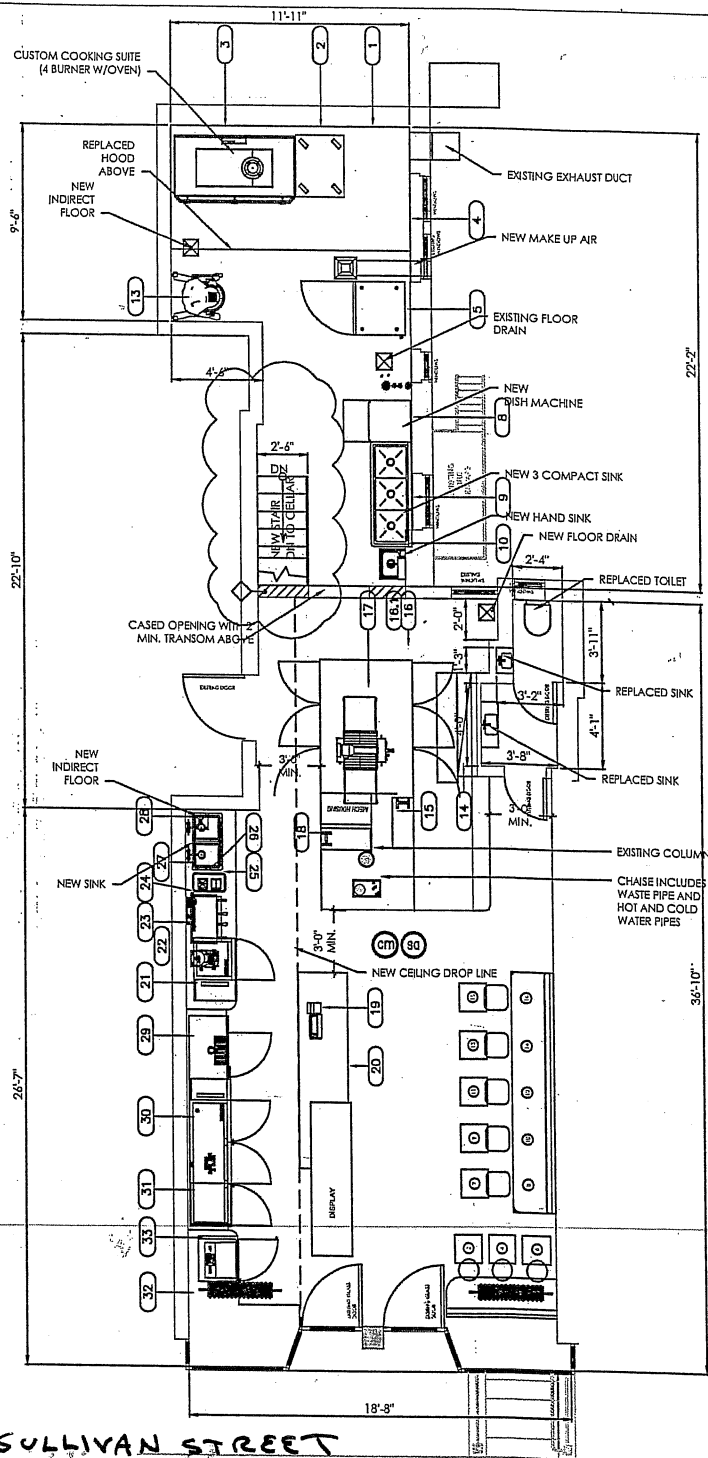
Name	Address	Distance
TH NYC RESTAURANT 1 LLC Ser #: 1298761	477 PRINCE ST NEW YORK, NY 10012	132 ft
PRINCE SULLIVAN LLC Ser #: 1236100	131 SULLIVAN STREET PRINCE & SULLIVAN NEW YORK, NY 10012	188 ft
PRINCIPÉSSA SOHO LLC Ser #: 1259036	199 PRINCE ST NEW YORK, NY 10017	235 ft
38 MAC DOUGAL LLC Ser #: 1190699	38 MAC DOUGAL STREET HOUSTON & PRINCE ST. NEW YORK, NY 10014	299 ft
KYOTO OMEN U-S A INC Ser #: 1025104	113 THOMPSON STREET NEW YORK, NY 10012	302 ft
CP PRINCE ST LLC Ser #: 1304802	160-166 PRINCE ST NEW YORK, NY 10012	309 ft
SULLIVAN STREET PARTNERS I LLC Ser #: 1266084	128 W HOUSTON ST NEW YORK, NY 10012	371 ft
PRINKIPAS LLC Ser #: 1317109	210 6TH AVE UNIT 1F NEW YORK, NY 10012	384 ft
GAMMA THOMPSON CORP Ser #: 1242679	108 W HOUSTON STREET NEW YORK, NY 10012	440 ft
169 THOMPSON RESTAURANT LLC Ser #: 1268793	169 THOMPSON ST NEW YORK, NY 10012	463 ft
BANTER HOSPITALITY GROUP LLC Ser #: 1299450	169 SULLIVAN ST NEW YORK, NY 10012	474 ft
KENNEDY ORGANICS LLC Ser #: 1268796	5 KING ST 1 FE NEW YORK, NY 10012	479 ft
WEST HOUSTON MACDOUGAL LLC Ser #: 1272798	146 W HOUSTON ST NEW YORK, NY 10012	483 ft
NEW JANE LLC Ser #: 1298523	100 W HOUSTON ST NEW YORK, NY 10012	501 ft
475 SOHO LLC Ser #: 1131102	475 477 WEST BROADWAY NEW YORK, NY 10012	509 ft
SOHO MARKET & BEER MERCHANTS INC Ser #: 1319173	213 6TH AVE NEW YORK, NY 10014	510 ft
RED CLAM LLC Ser #: 1025146	170 THOMPSON STREET NEW YORK, NY 10012	517 ft
MAJOR DOUGH SOHO 463 LLC Ser #: 1287177	463 W BROADWAY NEW YORK, NY 10012	523 ft
DIMUR ENTERPRISES INC Ser #: 1025071	94 WEST HOUSTON STREET NEW YORK, NY 10012	531 ft
BOX HILL LLC Ser #: 1295973	16 18 KING ST NEW YORK, NY 10014	532 ft
CRYSTAL ROOM L P, THE Ser #: 1025172	97 SULLIVAN STREET NEW YORK, NY 10012	554 ft

JW BUILDING CO.
FRONT ELEVATION

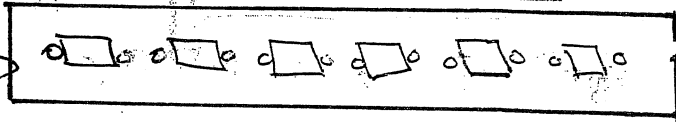
2x6 ROOF STRUCTURE w/ CORRUGATED GRAY POLYCARBONATE			
2x8 BEAM			
C/G	C/G	-	C/G
DESIGN		PLATFORM/DECKING	DESIGN

770 Kitchan LLC
135 Sullivan Street
Wh. 4th fl.

Indoor
 8 Tables
 16 Seats

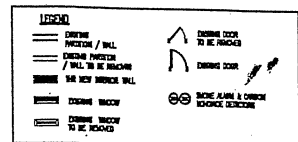


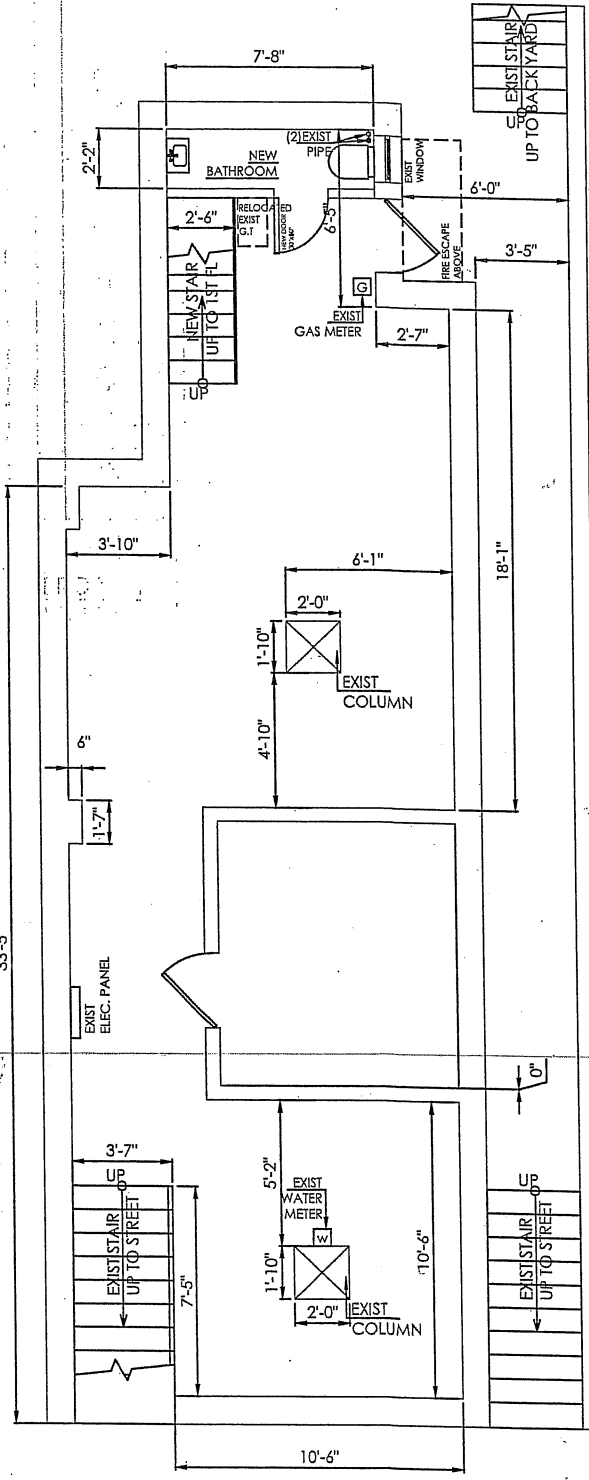
SULLIVAN STREET



COVID
 CURBSIDE
 6 Tables
 12 Seats

MONROE/EDWIN	STW 5303
CAMERO	R27148
BY OTHER	POE STATION
BY OTHER	MILLWORK BAR COUNTER
PERLICK	BES304R
MAZZER	KONY-E
WATC - 2 GROUPS	LA MARZOCCO
EVAPURE	EV9771-22
ESPRRESSO PARTS	ES21-1007
RUBBERWAD	EL243322
ELKAY	DD38-1-S
BEVERAGE-AR	BES844R
PERLICK	BES844R
CHOCO	WK-120
BY OTHER	MILLWORK BAR COUNTER
PERLICK	H244R





PROPOSED CELLAR PLAN
 SCALE: 1/4" = 1'-0"

FRANK W. PALILLO
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September 20, 2023

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210

Re: 770 Kitchen LLC
135 Sullivan Street
New York, New York
Serial No. 1346293

To whom it may concern:

This licensee is requesting to change its method of operation, specifically its hours to close at midnight 7 days per week.

Thank you for your courtesy and cooperation.

Very truly yours,

Frank Palillo

FRANK W. PALILLO

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

REQUEST TO CHANGE METHOD OF OPERATION - Licensee Information

It is not necessary to employ any person, agency or organization to assist you in filing this application. Beware of persons claiming to be able to assist you in securing action on your application. The payment of money or other thing of value for the use of influence, or promise of influence in obtaining a license is a violation of law and offenders will be prosecuted.

1. Licensee

Serial Number of Licensee:

Name of Licensee:

Trade Name(DBA):

Premises Street Address:

City: , **NY** Zip Code:

County: Telephone Number of Premises (include area code):

Mailing Address (if different than above):

City: State: Zip Code:

E-mail address (required):

2. CONTACT (if other than applicant)

Name of Contact: Attorney Representative Contact Person

Office Address:

City: State: Zip Code:

Telephone Number of Office (include area code):

E-mail address (required):

[OFFICE USE ONLY]	
DATE FILED: <input type="text"/>	SERIAL #: <input type="text"/>

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ESTABLISHMENT QUESTIONNAIRE

In this section you must describe the premises to be licensed. Answer ALL questions completely. Please do not answer "see attached" to any question. Any incomplete answer may delay or prevent the processing of the application.

Helpful Hint: Drawing your diagram and reviewing your photographs may assist you in completing this section. See sample diagrams at the end of this application.

1. Zoning

1a. State what the area is zoned for:
(e.g., Residential, Business, Mixed etc.)

Mixed

1b. Does the premises have a **VALID CERTIFICATE OF OCCUPANCY** and **ALL** appropriate permits?

Yes No Pending

2. Premises

2a. Describe the type of building in which the premises will be located.

Multi Unit

2b. Is or has the building/proposed premises been known by any other address?

Yes No

If YES, please specify:

If the address was changed due to a 911 update or other government action, please include documentation for the change.

2c. Is there currently an active license or has there ever been a license to traffic in alcoholic beverages at this location?

Currently Licensed Previously Licensed Never Licensed Do Not Know

Name of Licensee:

770 Kitchen LLC

License Serial Number:

1346293

2d. Are there any disciplinary actions pending against the applicant, current licensee or prior licensee?

Yes No Do Not Know

Any pending disciplinary action may delay a determination on this application or result in the disapproval.

2e. If the proposed premises has never been licensed, what was the prior use?

2f. Is any other floor or area of the building currently licensed?

Yes No

Name of Licensee:

Echizen LLC

License Serial Number:

1323482

3. Premises (interior):

3a. List the total number of floors of the business establishment to be licensed, including the basement:

3b. List the floor(s) where the proposed premises will be located: (e.g., basement, ground floor, 2nd & 3rd floor, etc.)

3c. Where is the alcohol stored?

3d. Is there interior access to any other floor(s) or area(s) that will not be part of the premises to be licensed? If yes, show the means of access on the interior diagram(s).
Door to residential hallway will be blocked at all times Yes No

3e. Are the premises to be licensed divided in any way, by a public or private passageway, over which the applicant does not have exclusive possession and control? (e.g., hallway, stairwells, common areas, etc.) Yes No

If YES, describe:

3f. How many public restrooms? If less than two (2) public restrooms, you must request a waiver of the two (2) restroom rule in writing. Please show restrooms on diagram.

3g. List the maximum occupancy of the premises: 3h. Number of tables?

3i. Number of seats at tables? 3j. Number of seats at bar or counter?

4. Bars:

4a. How many customer bars are located on the premises? (a customer bar is where patrons may order, purchase or receive alcoholic beverages)

4b. How many service bars? (a service bar is for wait staff use exclusively)

4c. Describe each bar in the fields below:

Bar 1	Bar 2	Bar 3
Bar Type: <input type="text" value="Service Bar"/>	Bar Type: <input type="text"/>	Bar Type: <input type="text"/>
Length: <input type="text" value="Approx 6'"/>	Length: <input type="text"/>	Length: <input type="text"/>
Shape: <input type="text" value="Square/Rectangular"/>	Shape: <input type="text"/>	Shape: <input type="text"/>
Location: <input type="text" value="1st Floor/Ground"/>	Location: <input type="text"/>	Location: <input type="text"/>

Attach additional sheets if there are more than 3 bars.

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<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

5. Kitchen:

5a. Does the premises have a full kitchen? Yes No

If NO, does the premises have a food preparation area? Yes No

Show Kitchen or Food Prep Area on the Interior Diagram

NOTE: FOOD MUST BE AVAILABLE FOR SALE DURING ALL HOURS OF OPERATION; SUBMIT A MENU

5b. Is a chef/cook employed at the premises? Yes No

If YES, please list hours of day chef/cook will devote to the premises:

All hours of operation

6. Hotel or Bed & Breakfast:

6a. How many floors?

6b. How many guest rooms?

6c. For Hotels Only: Is there a public restaurant on the hotel premises? Yes No

7. Outdoor Areas:

7a. Are there any outside areas used for the sale or consumption of alcohol? Yes No

7b. If YES, what is the outside occupancy?

Open Restaurants

7c. Check all types that apply:
(there must be direct access from the interior of the premises to any outdoor area(s) that you wish to license. Show access on diagram)

Sidewalk Cafe Deck Patio Porch Gazebo

Rooftop Yard Balcony Pavilion Tent

Other (describe):

7d. Is the outdoor area(s) divided by any public or private passageway or area that the applicant does not have exclusive control? Yes No

If YES, how is it divided?

7e. How is the outdoor area(s) contained? Check all that apply and show enclosure on diagram.

Fencing Wall Shrubbery Roping Stanchions

Other (describe):

7f. Is a permit required by the locality for outside area(s)? Yes No

If yes, submit a copy of the permit.

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<input type="radio"/> Original	<input type="radio"/> Amended	Date

METHOD OF OPERATION

This form satisfies Section 110 of the ABC Law requiring that a statement be submitted indicating the type of establishment operated at the premises.

The information provided in this section will be the method of operation you are approved for and will be binding. Should you wish to deviate from this method of operation in any way, you must first apply for and receive permission from the Authority.

1a. Select the type(s) of alcohol you intend to serve at the premises:

Beer Only Beer & Wine Only Beer, Wine & Liquor

1b. Select the type(s) of establishment you are applying for from the list below (based upon your intended method of operation):

Restaurant Catering Establishment Club (Not For Profit, Fraternal Organization - Members Only)

Bar/Tavern Arena / Ball Park / Stadium Sports Bar Country Club / Golf Course

Cabaret Night Club / Dance Club Adult Entertainment Bed & Breakfast Hotel

Other (Explain)

2. Will any other business of any kind be conducted in said premises? YES NO

(If YES, provide details on a separate sheet)

3. Will premises have music? YES NO

3a. If yes: LIVE RECORDED DJ JUKE BOX KARAOKE

4. Will the premises permit dancing? YES NO

4a. If YES, and are located in NYC, do you have a Cabaret permit issued by the City of New York ?

YES NO PENDING

If Yes, submit a copy of the permit. If Pending, a copy must be submitted prior to issuance of the license.

4b. If dancing is permitted, who will be permitted to dance?

Patrons Employees for entertainment Both

4c. If YES, will there be exotic dancing including, but not limited to, topless entertainment, pole dancing and/or lap dancing?

YES NO

4d. Will there be topless entertainment?

YES NO

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<input type="radio"/> Original	<input type="radio"/> Amended	Date

5. Will the business employ a manager? YES NO

5a. If Yes, list name(s) of manager(s): *(Manager(s) MUST complete a personal questionnaire and submit photo identification prior to employment)*

5b. If NO, will principal(s) manage? YES NO

6. How many employees? (Excluding principals and security personnel.) 7-10

6a. If answer is "0" provide explanation.

NYS Law requires businesses to carry workers' compensation and disability insurance.

(see instructions)

If applied for and pending, please indicate.

Workers' Compensation Carrier Name and Policy Number: n/a

Disability Insurance Carrier Name and Policy Number: n/a

Security personnel you hire may be required to be registered in accordance with NYS Security Guard Registration. Please contact the NYS Department of State to obtain information.

7. Will there be security personnel? YES NO 7a. If YES, how many?

7b. If Yes, are they registered in accordance with New York State Security Guard Registration ? YES NO

If NO, explain: (ie. Not Required)

8. Provide a detailed plan of supervision for the premises to be licensed. Attach additional sheets if necessary.

This premises will be operated by staff and management to insure that at all times, the premises are operated in an orderly manner and, through inspection of identification, insuring that at all times only sober adults are served alcoholic beverages.

ALCOHOLIC BEVERAGES MAY ONLY BE CONSUMED, SOLD OR GIVEN AWAY DURING THE HOURS APPROVED BY THE COUNTY WHERE THE PREMISES IS LOCATED UNLESS FURTHER RESTRICTED BY THE AUTHORITY