

**P&B** Pesetsky & Bookman

**New York Water Tours Inc  
d/b/a Enchanted**

Community Board SLA License Questionnaire

**Pesetsky & Bookman**

*Applicant's Alcoholic Beverage Counsel*

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law

Meeting Date: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s): **NEW YORK WATER TOURS INC**

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Trade name (DBA): **Enchanted**

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Premises address: **353 West St, Pier 40, New York, NY 10014**

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Cross Streets and other addresses used for building/premise:

**Between West Houston St & Clarkson St**

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**CONTACT INFORMATION:**

Principal(s) Name(s): **Asen Kostadinov**

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Office or Home Address: **[REDACTED]**

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City, State, Zip: **New York, NY 10017**

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Telephone #: **[REDACTED]** email : **[REDACTED]**

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Landlord Name / Contact: **Eastern Weasel LLC**

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Landlord's Telephone and Fax: **[REDACTED]**

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**NAMES OF ALL PRINCIPAL(s):      NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

**Asen Kostadinov      Please license history attached.**

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\_\_\_\_\_

\_\_\_\_\_

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

**We are a tourism boat that provides a full-service meal and entertainment for all guests.**

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\_\_\_\_\_

\_\_\_\_\_

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Rider to Manhattan Community Board 2 Questionnaire  
Applicant Entity: New York Water Tours Inc

**License History/Affiliations**

**Current Licenses:**

- Business Name: New York Water Tours Inc d/b/a The Manhattan  
Business Address: Atlantic Basin Pier 11, Brooklyn, NY 11231  
Type of Interest: Owner  
Date Interest Began: 2022  
License Serial Number: 0361-21-108518
- Business Name: New York Water Tours Inc d/b/a The Manhattan II  
Business Address: : Atlantic Basin Pier 11, Brooklyn, NY 11231  
Type of Interest: Owner  
Date Interest Began: 2022  
License Serial Number: 0361-21-101418
- Business Name: New York Water Tours Inc d/b/a Eclipse  
Business Address: : Atlantic Basin Pier 11, Brooklyn, NY 11231  
Type of Interest: Owner  
Date Interest Began: 2022  
License Serial Number: 0361-22-129884
- Business Name: New York Water Tours Inc d/b/a Liberty Cruise/Event Cruises NYC  
Business Address: Atlantic Basin Pier 11, Brooklyn, NY 11231  
Type of Interest: Owner  
Date Interest Began: 2022  
License Serial Number: 0361-22-129883

**Other Licenses:**

- Applicant Name: New York Water Tours Inc  
Address of Premises: 11 E 44<sup>th</sup> St, 6<sup>th</sup> Floor, New York, NY 10017  
Disposition: Active License  
Date of Filing: 2022  
License Serial #: State of New Jersey License #3405-13-355-001

**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 : VESSEL

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

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

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

Please see rider.

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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: \_\_\_\_\_

Please see rider.

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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:

Please see rider.

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Rider to Manhattan Community Board 2 Questionnaire  
Applicant Entity: New York Water Tours Inc

Current Licenses at 353 West Street, Pier 40, NYC

- HORNBLLOWER NEW YORK LLC d/b/a Sensation  
Legacy Serial # 1279343  
Address: 353 WEST ST, PIER 40, NEW YORK, New York 10014  
Operating from 7/2024 - Present
- HORNBLLOWER NEW YORK LLC d/b/a Infinity  
Legacy Serial # 1263750  
Address: 353 WEST ST, PIER 40, NEW YORK, New York 10014  
Operating from 7/2024 - Present
- HORNBLLOWER NEW YORK LLC d/b/a Serenity  
Legacy Serial # 2192934  
Address: 353 WEST ST, PIER 40, NEW YORK, New York 10014  
Operating from 9/2023 - Present

Previous Licenses at 353 West Street, Pier 40, NYC

- HORNBLLOWER NEW YORK LLC d/b/a Hornblower Espirit  
Legacy Serial # 2200218  
Address: 353 West St, Pier 40, New York, NY 10014  
Operated from 2019 - 2021
- HORNBLLOWER NEW YORK LLC d/b/a Hornblower Hybrid  
Legacy Serial # 1264202  
Address: 353 West St, Pier 40, New York, NY 10014  
Operated from 2018 - 2020

**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: 2 Year Built : 2000

Describe neighboring buildings: Mixed Residential/Commercial

Zoning Designation: M2-3; HRP

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 656 / 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 : \_\_\_\_\_

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 Outdoor space on the rear of upper deck

What is the proposed Occupancy? 20 (outdoor space)

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

no  yes \*Certificate of Inspection

If yes, what is the maximum occupancy for the premises? 130

If yes, what is the use group for the premises? \_\_\_\_\_

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: \_\_\_\_\_

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,856 sq ft

If more than one floor, please specify square footage by floors: 1st deck: 1,656 sq ft, 2nd deck: 1,200 sq ft

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

N/A

If more than one floor, what is the access between floors? Stairs

How many entrances are there? 2 How many exits? 2 How many bathrooms? 2

Is there access to other parts of the building?  no  yes, explain: \_\_\_\_\_

## OVERALL SEATING INFORMATION:

Total number of tables? 60 Total table seats? 120

Total number of bars? 2 Total bar seats? 0

Total number of "other" seats? \_\_\_\_\_ please explain: \_\_\_\_\_

Total OVERALL number of seats in Premises : 120

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 0

How many service bars are being applied for on the premises? 0

Any food counters?  no  yes, describe : \_\_\_\_\_

### *For Alterations and Upgrades:*

N/A

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

## PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: Vessel with full restaurant service

What are the Hours of Operation?

Sunday:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
12pm to 10pm    7pm to 10pm    12pm to 10pm

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

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: Various speakers between decks

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)

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 ½ " x 11").***

N/A

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: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email : \_\_\_\_\_

Application submitted on  
behalf of the applicant by:

*Asen Kostadinov*

Signature

Print or Type Name Asen Kostadinov

Title Owner & President

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.

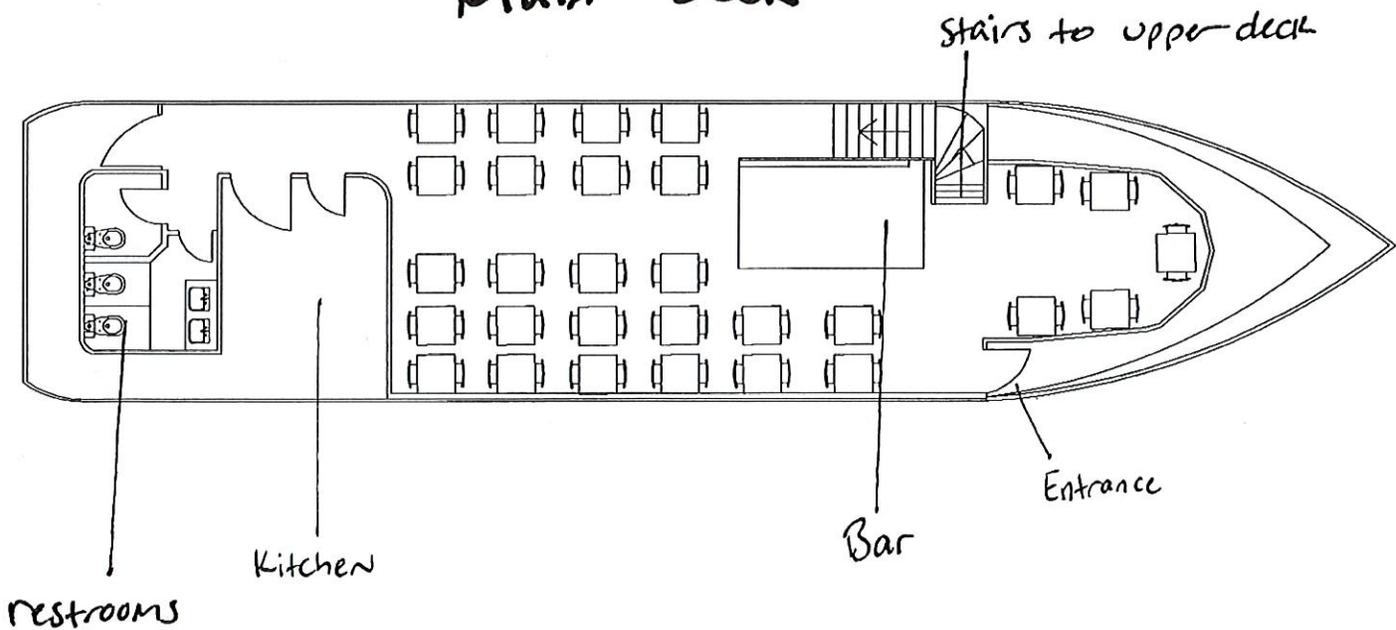
*Carter Booth*

*Robert Ely*

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

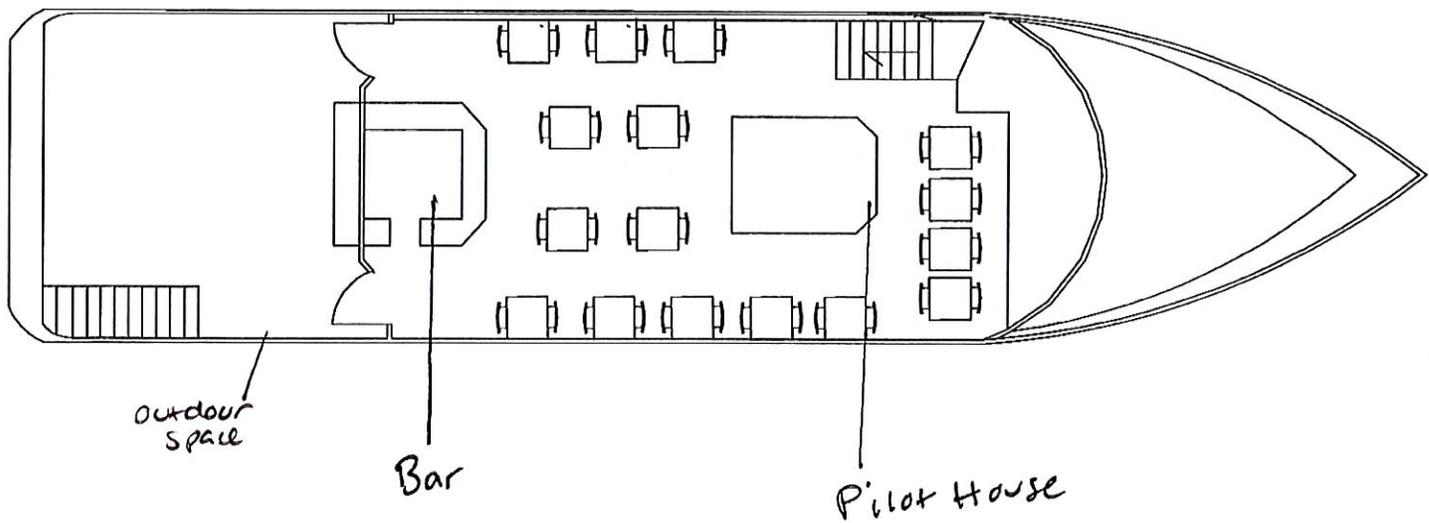
# NEW YORK Water TOURS Inc d/b/a Enchanted

## Main DECK



# New York Water Tours Inc d1b1a Enchanted

## Upper Deck



# New York Water Tours Inc. MENU

XVII. APPENDICES

## Appendix V.C. = Private Event Menu

Event Cruises 

### Horizons Plated Dinner

CHOOSE 1 APPETIZER

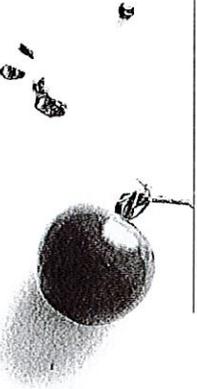
- Beet & Burrata - Red and gold beets, heirloom cherry tomatoes & balsamic vinegar
- Bibb Lettuce Salad - Purple haze goat cheese, Asian pear, spiced radishes, radish & maple white balsamic dressing
- Crab Cakes

CHOOSE 1 ENTRÉE

- Braised Short Ribs - Celery root puree, red wine reduction, fennel orange salad & Brussels sprouts
- Roasted Half Hen - Fingerling potatoes, sautéed asparagus, grilled corn & diavolo sauce
- Atlantic Salmon - Fingerling potatoes, sautéed asparagus & tamarind coconut sauce
- Tamarind Vegetable Curry - Curry vegetables, chickpeas, olives & jasmine white rice

CHOOSE 1 DESSERT

- Strawberry Cheesecake
- Chocolate Mousse
- Seasonal Fruit
- 3 Scoops of Ice Cream



XVII. APPENDICES

## Appendix V.C. = Private Event Menu

Event Cruises 

### Horizons Plated Dinner

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CHOOSE 1 DESSERT

- Strawberry Cheesecake
- Chocolate Mousse
- Seasonal Fruit
- 3 Scoops of Ice Cream



Event Cruises **NYC**

## State Room Plated Brunch

### CHOOSE 1 APPETIZER

- Beet & Burrata – *Red and gold beets, heirloom cherry tomatoes and balsamic vinegar*
- Avocado Toast – *Fresh avocados, red onion, chili flakes, cilantro, lime*
- Yogurt Parfait – *Greek yogurt, mix berries, granola, honey*

### CHOOSE 1 ENTREE

- Fried Chicken & Waffles – *Buttermilk fried chicken, red velvet waffles, peach & pecan maple syrup, whipped cream*
- Eggs Benedict – *Poached eggs, smoked salmon, english muffin, spinach, tomatoes, hollandaise sauce*
- Tamarind Vegetable Curry – *Curry vegetables, chickpeas, okra & jasmine white rice*
- Brioche French Toast – *Cinnamon french toast w/whipped cream, maple syrup, berry compote, caramelized banana*

### CHOOSE 1 DESSERT

- NY Cheesecake
- Chocolate Mousse
- Seasonal Fruit
- 3 Scoops of Ice Cream



Event Cruises **NYC**

## State Room Plated Brunch

### CHOOSE 1 APPETIZER

- Beet & Burrata – *Red and gold beets, heirloom cherry tomatoes and balsamic vinegar*
- Avocado Toast – *Fresh avocados, red onion, chili flakes, cilantro, lime*
- Yogurt Parfait – *Greek yogurt, mix berries, granola, honey*

### CHOOSE 1 ENTREE

- Fried Chicken & Waffles – *Buttermilk fried chicken, red velvet waffles, peach & pecan maple syrup, whipped cream*
- Eggs Benedict – *Poached eggs, smoked salmon, english muffin, spinach, tomatoes, hollandaise sauce*
- Tamarind Vegetable Curry – *Curry vegetables, chickpeas, okra & jasmine white rice*
- Brioche French Toast – *Cinnamon french toast w/whipped cream, maple syrup, berry compote, caramelized banana*

### CHOOSE 1 DESSERT

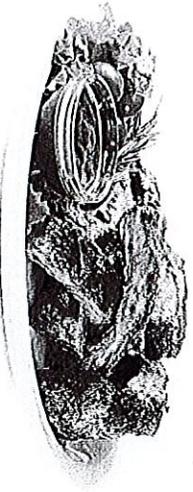
- NY Cheesecake
- Chocolate Mousse
- Seasonal Fruit
- 3 Scoops of Ice Cream





## Entrees

- French Toast – *With hazelnut maple praline*
- Spinach Cheese Ravioli
- Beef Ravioli
- Orecchiette alla Norcina
- Chicken Parmesan
- Grilled Chicken in Lemon Sauce
- BBQ Pork Ribs
- Scrambled Eggs
- Applewood Bacon
- Smoked Salmon
- Chicken & Maple Sausages
- Grilled BBQ Pork Ribs
- Fried Chicken
- Buffalo Wings
- Chicken Parmigiana
- Tuscan Meatballs
- Black Bean Burgers
- Steak Fajitas



## Sides

- Home Fries
- Baked Beans
- White Rice
- Fried Sweet Plantains
- Pico de Gallo – *Chopped salad*
- Creamy Polenta
- Lemon Potatoes
- Creamed Spinach
- Roasted Brussels Sprouts
- Mashed Potato
- Quinoa
- Pinto Beans
- Home Fries
- Herbed Steamed Rice
- Mac & Cheese
- Oven Roasted Baby Potatoes
- Corn on the Cob



## Desserts

- NY Cheesecake
- Chocolate Mousse
- Pecan Pie
- Tiramisu
- Brownies
- Seasonal Fruit
- Assorted Fruit
- Assorted Pastries



Event Cruises **NYC**

## Admiral's Buffet

CHOOSE 2 APPETIZERS, 3 ENTREES, 2 SIDES, 2 DESSERTS, 2 HORS D'OEUVRES

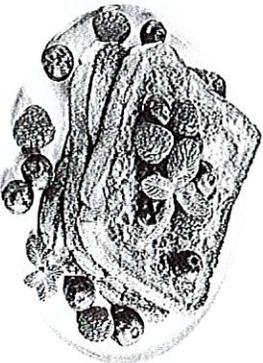
### Appetizers

- Calabrian Chili
- Chicken & Cheese Empanadas
- Mushroom and cheese empanadas
- Popcorn shrimp & Tamarind Sauce
- Truffle Mac & Cheese
- Wings & Buffalo Sauce
- Bagels – *Sides of butter, jam, and cream cheese*
- Avocado Toast
- Hash Browns
- Qalunjal & Honey
- Yogurt and Berries
- Butternut Squash Soup
- Chicken Tortilla Soup
- Cheese Board
- Pancakes & Maple Syrup
- Crudite Platter
- Caesar Salad – *Brioché, croutons, Parmesan cheese*
- Penne alla Vodka
- Antipasto
- Insalata Tropicale
- Caprese Salad
- Eggplant Rollatini
- Pasta Pomodoro
- Garden Salad
- Belgian Waffles & Maple Syrup
- Corn Tortilla Chips – *Guacamole, salsa, hot sauce*
- German-Style Potato Salad
- Mini Beef Chimichangas
- Tuna Tataki Salmon – *Pepper-crusted seared tuna, avocado, edamame, romaine lettuce (Incurrs an additional \$10 charge per person)*
- Crab Cakes (Incurrs an additional \$10 charge per person)



### Entrees

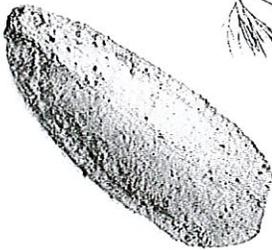
- French Toast – *With hazelnut maple praline*
- Spinach Cheese Ravioli
- Beef Ravioli
- Orecchiette alla Norcina
- Chicken Parmesan
- Grilled Chicken in Lemon Sauce
- BBQ Pork Ribs
- Scrambled Eggs
- Applewood Bacon
- Smoked Salmon
- Chicken and Maple Sausages
- Grilled BBQ Pork Ribs
- Fried Chicken Buffalo Wings
- Chicken Parmigiana
- Tuscan Meatballs
- Black Bean Burgers
- Steak Fajitas
- Pork Carnitas
- Chicken Fajitas
- Sausage & Peppers
- Pork Carnitas Tacos
- Roasted Chicken Tacos
- Crispy Fish Tacos
- Grilled Shrimp Tacos
- Chorizo Tacos
- Roasted Mushrooms Tacos
- Birria Oxtail Tacos
- Carne Asada – *Grilled skirt steak tacos*
- Salmon (Incurrs an additional \$10 charge per person)





*Sides*

- Home Fries
- Baked Beans
- White Rice
- Fried Sweet Plantains
- Pico de Gallo - *Chopped salad*
- Creamy Polenta
- Lemon Potatoes
- Creamed Spinach
- Roasted Brussels Sprouts
- Mashed Potato
- Quinoa
- Pinto Beans
- Home Fries
- Herbed Steamed Rice
- Mac & Cheese
- Oven-Roasted Baby Potatoes
- Corn on the Cob

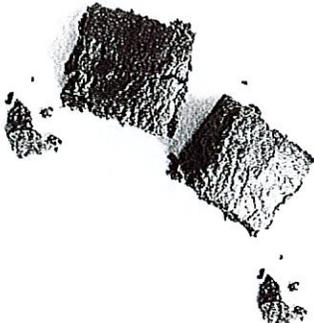


*Hors d'Oeuvres*

- Tomato Mozzarella Skewers
- Vegetable Gyoza
- Curry Vegetable Samosas
- Buffalo Veggie Meatballs
- Cheese Spread - *With garlic & herbs*
- Mozzarella Sticks
- Vegetable Egg Rolls
- Cauliflower Wings
- Toasted Rour Cheese Ravioli
- Feta Watermelon Cubes
- Fried Asparagus
- Pretzel Bites & Dip
- Spring Pea Bruschetta
- Falafel Balls & Tahini Sauce
- Avocado Toast on Bruschetta
- Figs with Goat Cheese & Honey
- Tomato & Basil Bruschetta
- Truffle Mac & Cheese bites

*Desserts*

- NY Cheesecake
- Chocolate Mousse
- Pecan Pie
- Tiramisu
- Brownies
- Seasonal Fruit
- Assorted Fruit
- Assorted Pastries



*Seafood*

- Popcorn Shrimp
- Butterfly Coconut Shrimp
- Scallop Wrapped in Bacon
- Skewered Shrimp
- Cucumber and Salmon Slices
- Rock Crab Gyoza (*Incurrs an additional \$3 charge per person*)
- Mini crab cakes (*Incurrs an additional \$3 charge per person*)
- Mini Lobster Rolls (*Incurrs an additional \$10 charge per person*)
- Clams (*Incurrs an additional \$10 charge per person*)

*Chicken & Beef*

- Bacon Egg Muffin
- Boneless Chicken Wings
- Popcorn Chicken
- Orange Chicken
- General Tso's Chicken
- Teriyaki Chicken Satay



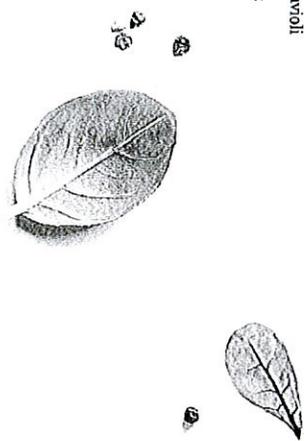
Event Cruises 

Harbor Hors d'Oeuvres

CHOOSE 4 HORS D'OEUVRES

*Vegetarian*

- Tomato Mozzarella Skewers
- Vegetable Gyoza
- Curry Vegetable Samosas
- Buffalo Veggie Meatballs
- Cheese Spread — *With garlic & herbs*
- Mozzarella Sticks
- Vegetable Egg Rolls
- Cauliflower Wings
- Toasted Four Cheese Ravioli
- Feta Watermelon Cubes
- Fried Asparagus
- Pretzel Bites & Dip
- Spring Pea Bruschetta
- Falafel Balls with Tahini Sauce
- Avocado Toast on Bruschetta
- Figs with Goat Cheese & Honey
- Tomato & Basil Bruschetta
- Truffle Mac & Cheese Bites



CHOOSE 4 HORS D'OEUVRES

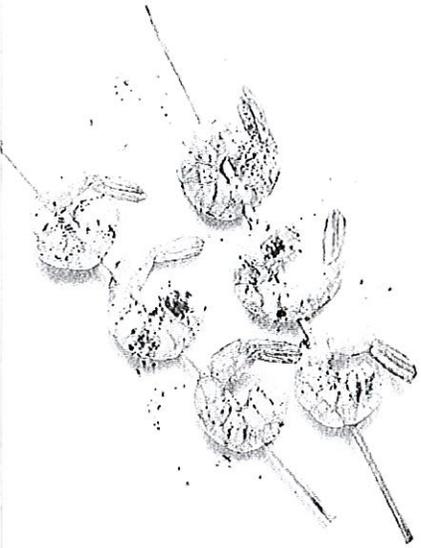


*Seafood*

- Popcorn Shrimp
- Butterfly Coconut Shrimp
- Scallop Wrapped in Bacon
- Skewered Shrimp
- Cucumber and Salmon Slices
- Rock Crab Gyoza  
*(Incurrs an additional \$5 charge per person)*
- Mini crab cakes *(Incurrs an additional \$5 charge per person)*
- Mini Lobster Rolls *(Incurrs an additional \$10 charge per person)*
- Clams *(Incurrs an additional \$10 charge per person)*

*Chicken & Beef*

- Bacon Egg Muffin
- Boneless Chicken Wings
- Popcorn Chicken
- Orange Chicken
- General Tso's Chicken
- Teriyaki Chicken Satay



Event Cruises 

Regatta Hors d'Oeuvres

CHOOSE 6 HORS D'OEUVRES

*Vegetarian*

- Tomato Mozzarella Skewers
- Vegetable Gyoza
- Curry Vegetable Samosas
- Buffalo Veggie Meatballs
- Cheese Spread – *With garlic and herbs*
- Mozzarella Sticks
- Vegetable Egg Rolls
- Cauliflower Wings
- Toasted Four Cheese Ravioli
- Feta Watermelon Cubes
- Fried Asparagus
- Pretzel Bites and dip
- Spring Pea Bruschetta
- Falafel Balls & Tahini
- Avocado Toast on Bruschetta
- Figs with Goat Cheese and Honey
- Tomato and Basil Bruschetta
- Truffle Mac & Cheese Bites



CHOOSE 6 HORS D'OEUVRES



*Seafood*

*Chicken & Beef*

- Popcorn Shrimp
- Buttery Coconut Shrimp
- Scallop Wrapped in Bacon
- Skewered Shrimp
- Cucumber and Salmon Slices
- Rock Crab Gyoza (*Incurrs an additional \$5 charge per person*)
- Mini Crab Cakes (*Incurrs an additional \$5 charge per person*)
- Mini Lobster Rolls (*Incurrs an additional \$10 charge per person*)
- Clams (*Incurrs an additional \$10 charge per person*)
- Bacon Egg Muffin
- Boneless Chicken Wings
- Popcorn Chicken
- Orange Chicken
- General Tso's Chicken
- Teriyaki Chicken Satay

