P&B Pesetsky & Bookman

New York Water Tours Inc
d/b/a Oasis

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

Trade name (DBA): Oasis

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

Cross Streets and other addresses used for building/premise:

Between West Houston St & Clarkson St

CONTACT INFORMATION:

Principal(s) Name(s): Asen Kostadinov

Office or Home Address: [redacted]

City, State, Zip: New York, NY 10017

Telephone #: [redacted] email : [redacted]

Landlord Name / Contact: Eastern Weasel LLC

Landlord's Telephone and Fax: [redacted]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Asen Kostadinov	Please license history attached.

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.

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 44th St, 6th 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.)

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

Please see rider.

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.

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.

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

Current Licenses at 353 West Street, Pier 40, NYC

- HORNBLOWER 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

- HORNBLOWER 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

- HORNBLOWER 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

- HORNBLOWER 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

- HORNBLOWER 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 : 2007

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? 150

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? 2,846 sq ft

If more than one floor, please specify square footage by floors: 1st Deck: 1,640 sq ft, 2nd Deck: 1,206 sq ft

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

_____

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? 70 Total table seats? 140

Total number of bars? 2 Total bar seats? 0

Total number of "other" seats? _____ please explain : _____

Total OVERALL number of seats in Premises : 140

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	7pm to 10pm	7pm to 10pm	7pm 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? X no ___ yes

If yes, please describe : _____

Will you have TV's ? X 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? X 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? X 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").

Indicate the distance in feet from the proposed premise: N/A

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

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

New York Water Tours Inc
d/b/a Oasis

Main Deck

New York Water Tours Inc
d/b/a Oasis

Upper Deck

New York Water Tours Inc.
MENU

Appendix V.C. = Private Event Menus

Event Cruises NYC

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 walnuts, radish & maple white balsamic dressing*
- **Crab Cakes**

CHOOSE 1 ENTREE

- **Braised Short Ribs** – *Celery root purée, 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, okra & jasmine white rice*

CHOOSE 1 DESSERT

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

XVII. APPENDICES

Appendix V.C. = Private Event Menus

Event Cruises NYC

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 walnuts, radish & maple white balsamic dressing
- Crab Cakes

CHOOSE 1 ENTREE

- Braised Short Ribs – Celery root purée, 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, okra & jasmine white rice

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

XVII. APPENDICES | APPENDIX V.C. = PRIVATE EVENT MENUS

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
- 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 *(Incurs an additional $10 charge per person)*

XVII. APPENDICES | APPENDIX V.C. = PRIVATE EVENT MENUS

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
- Oatmeal & Honey
- Yogurt and Berries
- Butternut Squash Soup
- Chicken Tortilla Soup
- Cheestt Board
- Pancakes & Maple Syrup
- Crudite Platter
- Caesar Salad – *Brioche, 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 (Incurs an additional $10 charge per person)*
- Crab Cakes (*Incurs an additional $10 charge per person)*

XVII. APPENDICES | APPENDIX V.C. = PRIVATE EVENT MENUS

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 *(Incurs 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

XVII. APPENDICES | APPENDIX V.C. = PRIVATE EVENT MENUS

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 *(Incurs an additional $5 charge per person)*
- Mini crab cakes *(Incurs an additional $5 charge per person)*
- Mini Lobster Rolls *(Incurs an additional $10 charge per person)*
- Clams *(Incurs 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

XVII. APPENDICES | APPENDIX V.C. = PRIVATE EVENT MENUS

Event Cruises NYC

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 *(Incurs an additional $5 charge per person)*
- Mini crab cakes *(Incurs an additional $5 charge per person)*
- Mini Lobster Rolls *(Incurs an additional $10 charge per person)*
- Clams *(Incurs 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

XVII. APPENDICES | APPENDIX V.C. = PRIVATE EVENT MENUS

Event Cruises NYC

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

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