



EUGENE M. SUH, PLLC

1979 Marcus Avenue
Suite 210
Lake Success, NY 11042

April 24, 2025

Via Email

Manhattan Community Board 2: francinelange@manhattancb2.org, EMai@cb.nyc.gov

**RE: Salt Pepper Ketchup Hospitality, LLC dba Shifka
324 Bowery Street, New York, NY 10012**

Dear **Manhattan Community Board 2:**

Please find enclosed the following documents:

1. **Exhibit 1:** MCB2 Questionnaire
2. **Exhibit 2:** A map showing **other licensed premises within 500 feet of the proposed premises** including the Proximity Report showing all full liquor licenses highlighted in yellow. There are currently **22 full liquor licenses** and **4 beer/wine licenses**.
3. **Exhibit 3:** Floor plans of the ground floor and cellar floor.
4. **Exhibit 4:** Proposed menu
5. **Exhibit 5:** Certificate of Occupancy used by the previous licensee, G D P Enterprises Inc. dba Agozar.
6. **Exhibit 6:** Lease Agreement
7. **Exhibit 7:** Proof of community outreach – 16 letters were mailed to residents living in 1 Bleecker Street, 57 Bond Street, and 324 Bowery, all buildings adjacent to the proposed premises. Additionally, emails were sent to Bowery Block Association and Noho Neighborhood Association.
8. **Exhibit 8:** Copy of the NYS Liquor Authority application as it will be submitted to NYSLA.

Please feel free to contact me with any questions at slayoon6@gmail.com or via cell at (917) 584-0497. Thank you for your time.

Sincerely,

Eugene M. Suh, Esq.



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Exhibit 1: MCB2 Questionnaire

Applicant Name	Salt Pepper Ketchup Hospitality, LLC
Trade Name	Shifka
Premises Address	324 Bowery, New York, NY 10012
County	New York
License Type/Code	1/240 or RW/344
Application Type	New License

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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover** request will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

- ✓ 1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
- ~~2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.~~
- ✓ 3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. If **outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
- ✓ 4. Proposed menu with general price ranges, if applicable.
- ✓ 5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
- ~~6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.~~
- ✓ 7. Letter of Understanding or Letter of Intent from the Landlord.

- ✓ 8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
- ✓ 9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
- ~~10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.~~
- ~~11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.~~
- ~~12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.~~

Meeting Date: May 2025

APPLICANT INFORMATION:

Name of applicant(s): Salt Pepper Ketchup Hospitality, LLC

Trade name (DBA): Shifka

Premises address: 324 Bowery Street, New York, NY 10012

Cross Streets and other addresses used for building/premise:

Bowery Street between Bleecker Street and Bond Street

CONTACT INFORMATION:

Principal(s) Name(s): Alykhan Bandali, Amir Nathan, Jordan Anderson, and Daniel Turtel

Office or Home Address: 324 Bowery Street

City, State, Zip: New York, NY 10012

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: Bowery Corner Owner, LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Amir Nathan</u>	<u>Sami & Susu Management LLC - 190 Orchard Street, NY, NY 10002</u>
<u>Alykhan Bandali</u>	<u>None</u>
<u>Jordan Anderson</u>	<u>Sami & Susu Management LLC - 190 Orchard Street, NY, NY 10002</u>
<u>Daniel Turtel</u>	<u>None</u>

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

We proposed to operate a full service restaurant that aims to bring vibrancy and a sense of fun to every
neighborhood we serve. By bringing the soul of Mediterranean street food to the fast-casual dining world, we not
only offer delicious and authentic cuisine but also foster a welcoming and inclusive community space.

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 : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

N/A

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

This location was licensed with a full liquor license by Agozar, a Cuban restaurant, from 2006-2017. Since
2017, it has operated as a cafe, served as an art space rental, and operated as a candy store.

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: N/A

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:

G D P Enterprises Inc. dba Agozar from 2006-2017.

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: 4 Year Built : 1920

Describe neighboring buildings:

Mixed-use

Zoning Designation: C6-1

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 529 / 140

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 : While the building is landmarked, the retail portior and retail facade are not.

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 _____

What is the proposed Occupancy? 26 seats at 8 tables

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

☐ no ☒ yes

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 N/A

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: There will be in awning with the name of our brand (Shifka) and a small blade sign with our logo.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,024 square feet total

If more than one floor, please specify square footage by floors: Ground Floor 909 sf; Cellar Floor 1,115 sf

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? Interior stairway

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 1

Is there access to other parts of the building? ☒ no ☐ yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 8 Total table seats? 26

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? 0 please explain : _____

Total OVERALL number of seats in Premises : 26

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

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

Any food counters? ☒ no ☐ yes, describe : _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: N/A

* 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: _____

What are the Hours of Operation?

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

11am to 10pm 11am to 10pm 11am to 10pm 11am to 10pm 11am to 10pm 11am to 10pm 11am to 10pm

Will the business employ a manager? ☒ no ☐ yes, name / experience if known : Principal will manage, who owns a beer/wine since 2021

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 : Currently, the proposed premises has french doors.

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? N/A

Please describe your sound system and sound proofing: Basic Sonos sound system with standard construction soundproofing

Will you be permitting: ☐ promoted events ☐ scheduled performances ☐ outside promoters

☐ any events at which a cover fee is charged? ☐ private parties N/A

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)

All principals and staff will periodically manage vehicular traffic and crowds by physically monitoring the outside space.

Will you be utilizing ☐ ropes ☐ movable barriers ☐ other outside equipment (describe) _____
N/A

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:

Name of School / Church: N/A

Address: _____ Distance: _____

Name of School / Church: N/A

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

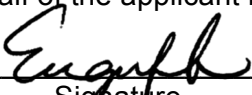
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Aly Bandali Phone: [REDACTED]

Address: 324 Bowery Street, New York, NY 10012

Email : [REDACTED]

Application submitted on
behalf of the applicant by:


Signature

Print or Type Name Eugene Suh, Esq.

Title Attorney

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 Donna Raftery, Chair



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Exhibit 3: Floor Plans

Applicant Name	Salt Pepper Ketchup Hospitality, LLC
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Floor Plans

Salt Pepper Ketchup Hospitality LLC
324 Bowers, New York, NY 10012

Customer Bar

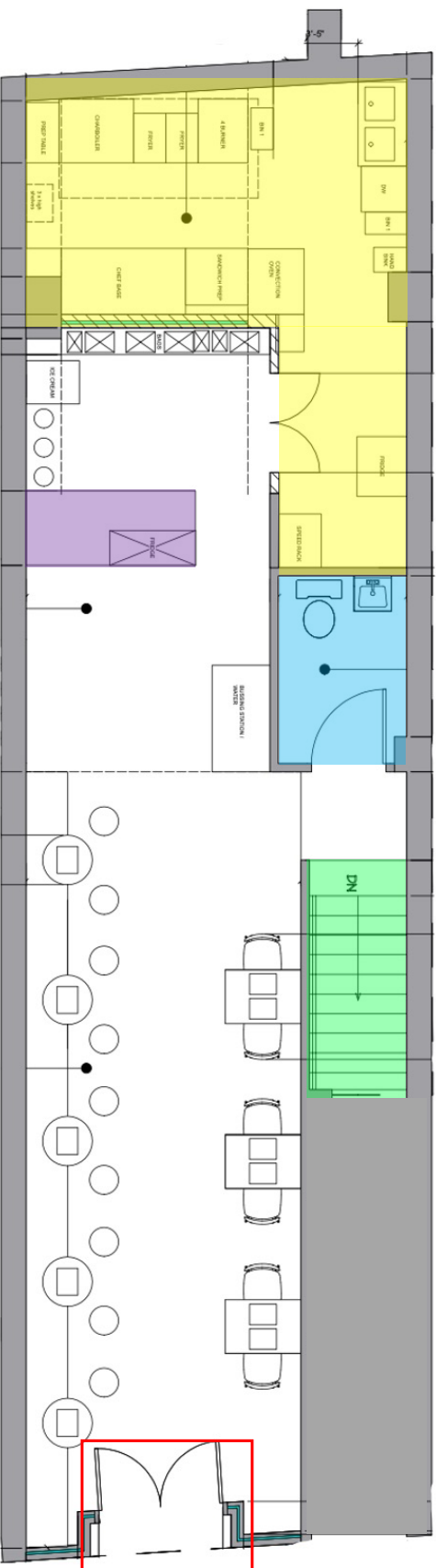
Entrances/Exits

Liquor Storage

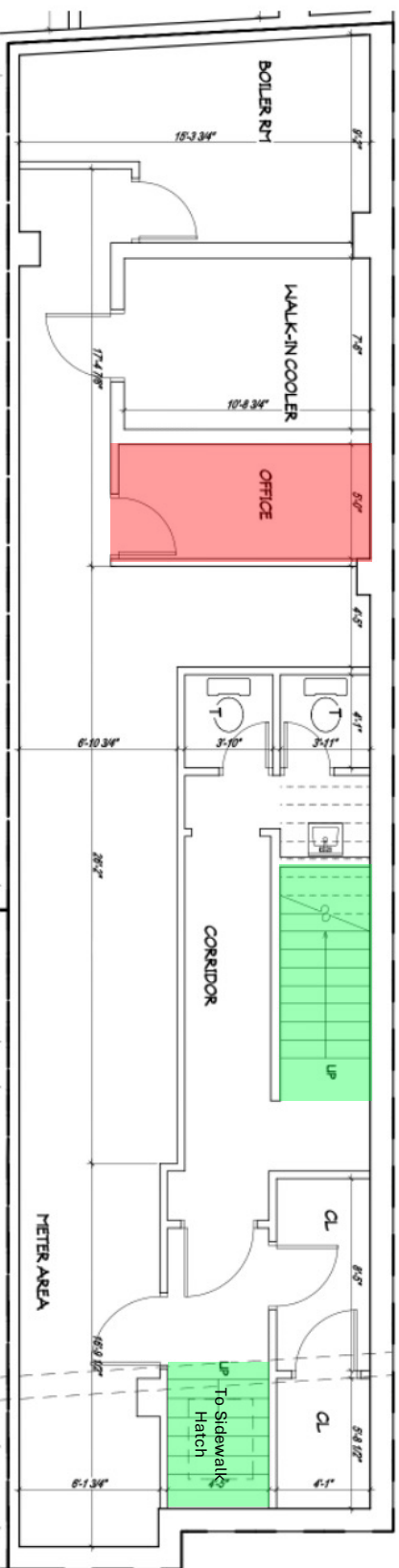
Public Bathroom

Kitchen

Stairway



Ground Floor



Cellar Floor

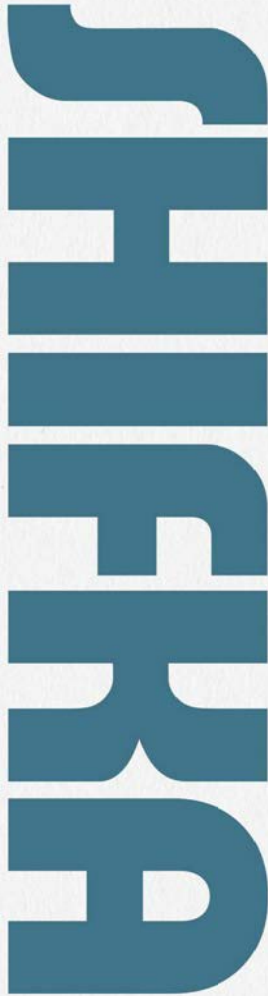


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Exhibit 4: Proposed Menu

Applicant Name	Salt Pepper Ketchup Hospitality, LLC
Trade Name	Shifka
Premises Address	324 Bowery, New York, NY 10012
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SIGNATURE
all comes with pickles, chopped salad,
tahini & SHIFKA

FALAFEL 12
all the works

CAULIFLOWER SHAWARMA 12
zhough, red cabbage

SABICH 13
eggplant, soft egg, amba

SCHNITZEL 16
zhoug, red cabbage

HARISSA CHICKEN 15
all the works

LAMB KEBAB 18
amba, grilled red peppers and onions

PITA / RICE +3
OVER FREEKEH GRAINS +4
MARKET GREENS +3

EXTRAS

RED CABBAGE +3
AMBA +1
TAHINI +1
ZHOUG +1

LIGHT DRINKS

SODA 4
SELTZER 5
POMEGRANATE LEMONADE 6

DIPS
10 each 27 for three 35 all four
all comes with a mini pita

MUHAMMARA
toasted walnuts, fire roasted red peppers

BABAGANOUSH
eggplant, tahini

LABNEH
za'atar

HUMMUS
chickpeas, tahini

ICE CREAM
8sm 10g
TAHINI-VANILLA
AMBA-WHITE
CHOCOLATE

WINE 'FROM THE TANK' GL/CARAFE

RED/WHITE 7/20
ORANGE 14/45
ROSE 13/40
NICE BOTTLE OF CHAMPAGNE 110

BEER

MILLER HIGHLIFE 6
KCBC IPA 19
BACKHOME SUMAC 12



PDF Menu
DIMENSIONS: Letter
NOTES: Blue solid shifka logo.
To be used online as a pdf menu.

SHIFKA SHARED FOLDER > PRINT FILES > MENU