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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

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: 12/08/2025

APPLICANT INFORMATION:

Name of applicant(s): Chachas Bar LLC

Trade name (DBA): Chacha's

Premises address: 119 Mott Street, New York, NY 10013

Cross Streets and other addresses used for building/premise:
Canal Street and Hester Street

CONTACT INFORMATION:

Principal(s) Name(s):
Jennifer Saesue; Chat Suasilphong

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY 10012

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact:
Michael Generoso

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Jennifer Saesue</u>	<u>55 Bond Street LLC DBA: Fish Cheeks, 55 Bond Street, New York, NY 10012 Bangkok Supper Club LLC, 641 Hudson Street, New York, NY 10014 661 Driggs LLC, 661 Driggs Ave, Brooklyn, NY 11211</u>
<u>Chat Suasilphong</u>	<u>55 Bond Street LLC DBA: Fish Cheeks, 55 Bond Street, New York, NY 10012 Bangkok Supper Club LLC, 641 Hudson Street, New York, NY 10014 661 Driggs LLC, 661 Driggs Ave, Brooklyn, NY 11211</u>
<u>Suwincha Singsuwan (Chacha)</u>	

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

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 Story Year Built : 1910

Describe neighboring buildings:
Mixed Use

Zoning Designation: C6-2G LI

Zoning Overlay or Special Designation (applicable) Little Italy

Block and Lot Number: 205 / 19

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 _____

What is the proposed Occupancy? 74

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? 121

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

If yes, is proposed occupancy permitted? yes no, explain : N/A

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: N/A

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 3,600 sqft total, 1st floor:2,100 Sqft

If more than one floor, please specify square footage by floors: Basement 1:1,000 Sqft
Basement 2: 500 Sqft

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

Pending

If more than one floor, what is the access between floors? Stairs from the 1st Floor to each basement

How many entrances are there? 1 How many exits? 3 How many bathrooms ? 2

Is there access to other parts of the building? no yes, explain: N/A

OVERALL SEATING INFORMATION:

Total number of tables? 13 Total table seats? 49

Total number of bars? 2 Total bar seats? 19

Total number of "other" seats? 0 please explain : N/A

Total OVERALL number of seats in Premises : 68

BARS:

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

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 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:

N/A

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: _____

ORIGINAL VINCENTS EST 1904 INC, SERIAL 1025345, ~~EXP~~ 01/31/2027

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:

N/A

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
5PM to 2AM 5PM to 2AM 5PM to 2AM 5PM to 2AM 5PM to 2AM 5PM to 2AM 5PM to 2AM

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

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 : N/A

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? No

Please describe your sound system and sound proofing: Wall Speakers/ Ceiling Speakers

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties (Projected 1x a month/based on demand/ Corporate Buy-out)

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) _____

N/A Reservation System

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: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

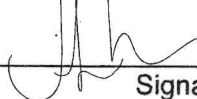
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Jennifer Saesue Phone: [REDACTED]

Address: 119 Mott Street, New York, NY 10012

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Jennifer Saesue

Title LLC 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 Donna Raftery, Chair

Food Menu

SMALL BITES

Hamachi with Nori Chip & Trout Roe \$17
crème fraîche, lemon zest

Kuruma Ebi Croquettes \$22
katsu-style Aioli

Toasted Brioche with Hokkaido Uni & Lardo \$24
whipped seaweed butter

Grilled Sticky rice stuffed Chicken wings \$19
white pepper, lime mayo

Marinated Olives \$15
citrus peel, chili

APPETIZERS

Sturgeon Rilletto Toast \$25
Toasted brioche, pickled shallot, chive

Toro Crudo \$27
Tuna belly, green papaya, Yuzu chili oil, radish

Warm Potato & Egg \$24
new potatoes, soft egg, crispy chicken skin, Thai curry brown butter sauce

Little Gem Caesar \$23
Fermented pike caesar dressing, parmesan, garlic chips

Grilled Asparagus \$20
hazelnut, black garlic vinaigrette

MAINS

Fried Chicken on Milk Bread \$32
cabbage, dill pickles, Sriracha chili mayo

Sea Bass with Kombu Butter \$35
smoked tomato, fennel, lemon

Iberico Pork Chops \$32
charred leek, miso bordelaise

Duck Breast & Confit Leg \$37
tamarind jus, roasted carrot, turnip

Bucatini with Swimming Blue Crab \$32
Southern Thai curry, chili, lemon, herbs

Gorgonzola cured Wagyu Strip loin (16 ounces) \$70
grilled over binchotan, potato mille-feuille

DESSERTS

Vanilla Pandan Panna Cotta \$22
roasted pineapple, lime leaf

Sato Yogurt Sorbet \$17
Fermented sticky rice, seasonal stone fruit, shiso

Cocktail menu

Smoky Milk

Sake , Gin , Pear Cordial , Vinegar second fermented with fruit , citrus , milk clarify

Sato

Sato (Traditional rice spirit) Dry Vermouth , Rice water , Honey Citrus , Tonic air

Truffle & Pandan

Gin Fat-washed Truffle Oil , Apple juice sous vide coffee and thyme , Pandan Syrup , Acid

Smoked Wine

Thai rum , Banana Vermouth , Sauvignon Blanc , Smoked Tea

Beets & Cream Cheese

Beets Vodka , Mango , Honey , Citrus , Float with Cream cheese

Not Campari Orange

Campari , Fermented wine , Lemon Sacchrum , Orange blossom water , coconut milk clarify

Pear & Fermented wine

Whisky , Pear Cordial , Fermented Wine , Pine

Bourbon & Beets

Bourbon , Moonshine infused beets , Apple Juice , Coconut Schrub , Soda

Mango

Mezcal , Mango , Honey , Lemon Tonic Water

Guava & Coriender

Mekhong Thai rum , Guava , Citrus , Chili , Coriander root

Fish Sauce

Gin , Cabbage Brot , Fish Sauce , Pear , Citrus , Milk Clarify

Peach

Moonshine , Peach Vinegar , Sweet vermouth , Brine

Raspberry & Miso

Gin , Raspberry , Miso , Citrus , Milk clarify

Strawberry & Crossiant

Strawberry Gin , Sake Crossiant , Pear Cordial , Bitter Lemon Tea

Butterfly peas

Gin Butterfly peas , Dry Vermouth , Pear

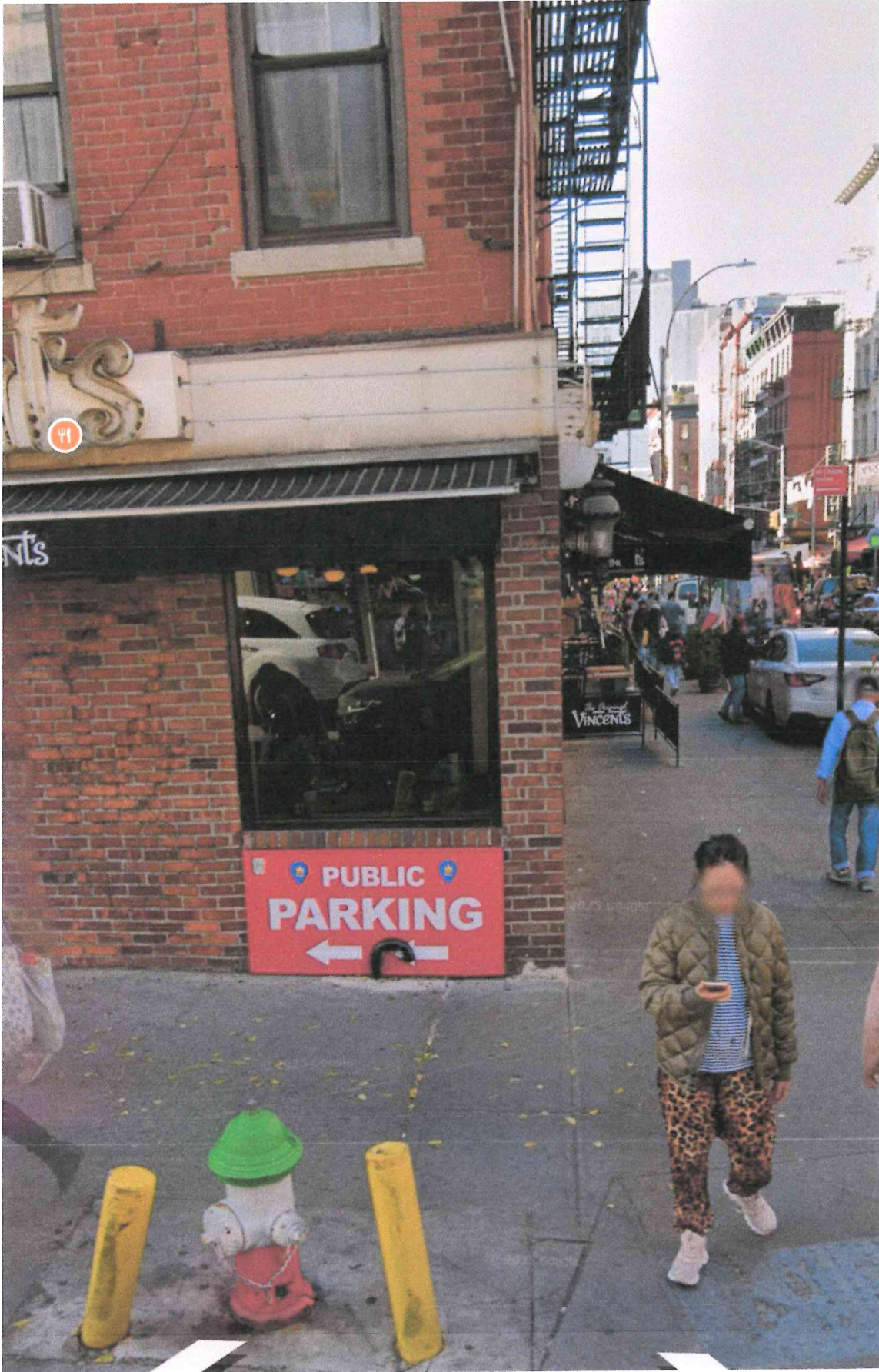
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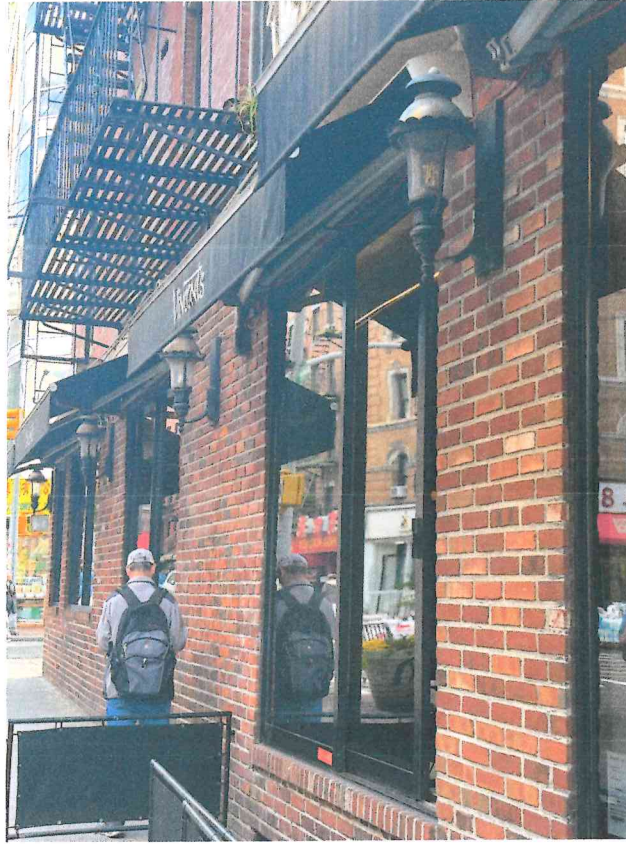
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