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**[EXTERNAL] Re: Questionnaire Request: Mitsuru and Reynolds 4th St LLC dba Mitsuru 149 W 4th St**

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**From** Johana Salinas <johana@pb.law>

**Date** Wed 3/4/2026 2:03 PM

**To** Francine Lange <francinelange@manhattancb2.org>

**Cc** Mai, Eva (CB) <emai@cb.nyc.gov>; Janelle Alexander <janelle@pb.law>

 1 attachment (12 MB)

Amended\_MCB2 Packet - Mitsuru and Reynolds 4th St LLC [class change application].pdf;

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Hello:

I hope all is well.

Attached, please find amended CB packet for this matter. The amendments are as follows: (1) updated wording on the 1st page for the establishment's description and (2) included community outreach items.

Thank you.

Best,



**Johana Salinas**

*Licensing Specialist*

Pesetsky & Bookman PC

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212-513-1988 / [johana@pb.law](mailto:johana@pb.law)

325 Broadway, Suite 501, New York, NY 10007

[Representing New York's Hospitality Industry for Over 40 years](#)



CONFIDENTIALITY NOTICE

**P&B** Pesetsky & Bookman

## **Mitsuru and Reynolds 4th St LLC**

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): MITSURU AND REYNOLDS 4TH ST LLC

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Trade name (DBA): Mitsuru

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Premises address: 149 West 4th St, New York NY 10012

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Cross Streets and other addresses used for building/premise: 6th Ave / MacDougal Street

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**CONTACT INFORMATION:**

**Principal(s) Name(s):** Grant Reynolds , Mitsuru Tamura

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Office or Home Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone #: [REDACTED]

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**Landlord Name / Contact:**

149 WEST REALTY LLC, Owner/Landlord, c/o S.W. Management

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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**

Mitsuru Tamura

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Grant Reynolds

KSSWINE LLC d/b/a Parcelle Wine/A Wine Drop - Serial #1302013 - 139 Division St, East Store, New York, NY 10002

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KSSWINE LLC d/b/a Parcelle - Serial # 1340567 - 135 DIVISION ST, STORE C, NEW YORK, New York 10002

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KSSWINE LLC d/b/a Parcelle Wine/ A Wine Drop -Serial #1302013 - 509 W 38th St, NY, NY 10018

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Crispy Duck and Nice Wine LLC - Serial # 6011163 - 28 Canal St, New York, NY 10002

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

This is a class change application for the already existing Mitsuru sushi restaurant, which has been open since November 2024, to upgrade to full liquor. Nothing else is changing about the method of operation.

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**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.)

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

Restaurant - Galanga Inc d/b/a Galanga Thai Cooking , Legacy Serial #1262072, Operated since 2009 to 2023

Restaurant - Mitsuru and Reynolds 4th St LLC, Legacy serial # 6054334, Operated since 2024-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: \_\_\_\_\_

Restaurant - Mitsuru and Reynolds 4th St LLC, Legacy serial # 6054334, operated since 2024 - Present

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:

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**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: 5 Year Built : 1900

Describe neighboring buildings: Mixed Residential & Commercial Buildings

Zoning Designation: R7-2, C1-5

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

Block and Lot Number: 552 / 36

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 : N/A - 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 \_\_\_\_\_

What is the proposed Occupancy? N/A

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

no  yes Existing LNO

If yes, what is the maximum occupancy for the premises? 30

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: \_\_\_\_\_

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2300 sq ft

If more than one floor, please specify square footage by floors: 1300 sq ft ground floor / 1000 sq ft basement

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 on ground floor leading to basement and hatch door outside leading to basement

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

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

## OVERALL SEATING INFORMATION:

Total number of tables? 6 Total table seats? 14

Total number of bars? 1 Total bar seats? 10

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

Total OVERALL number of seats in Premises: 30

## BARS:

How many \* stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 10

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: \_\_\_\_\_

What are the Hours of Operation?

Sunday:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
12pm to 12am 12pm to 12am    12pm to 12am    12pm to 12am    12pm to 12am    12pm to 12am    12pm to 12am

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: There will be very low music playing

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 be managed by reservations**

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:

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:



\_\_\_\_\_  
Signature

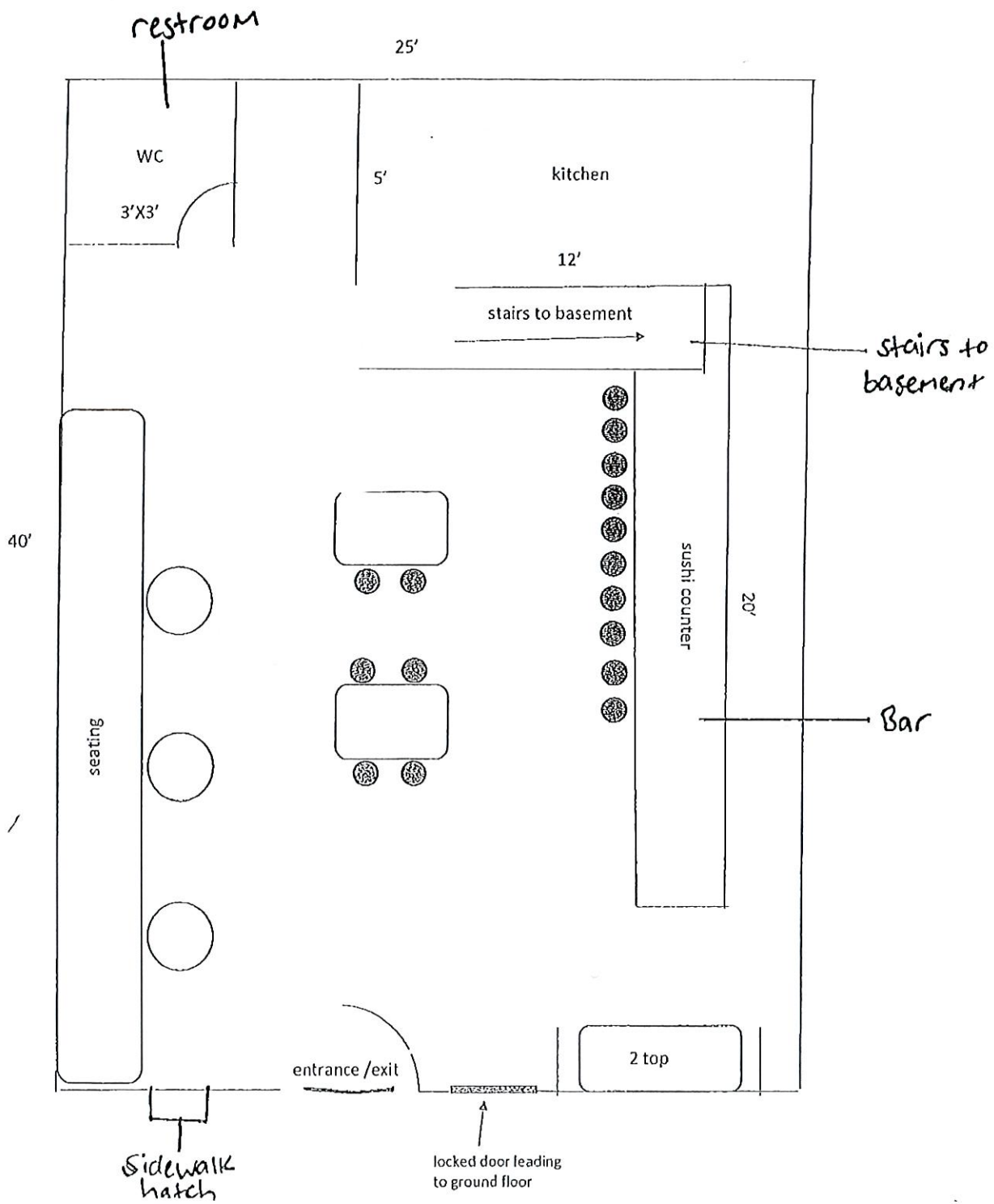
Print or Type Name Grant Reynolds

Title partner

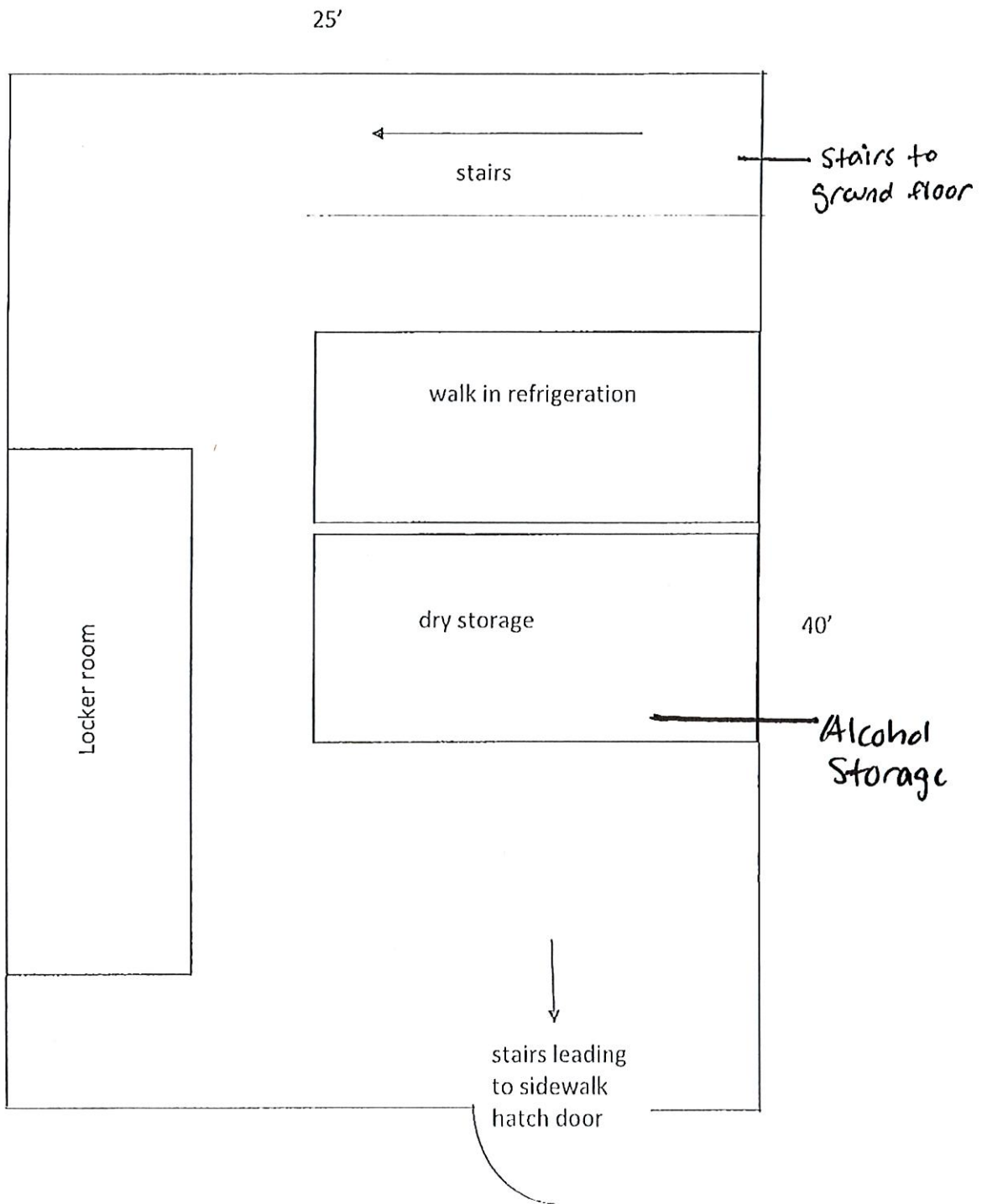
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



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



WEST 4th Street  
 Mitsuru and Reynolds 4th St LLC  
 GROUND FLOOR



Mitsuru and Reynolds 4th St LLC  
**BASEMENT**

### 寿司 - Sushi

5 pieces of sushi - fish of the day 44  
à la carte nigiri or sashimi m/p

### 手巻き - Hand Rolls

hamachi + scallion 11  
toro + pickled daikon 18  
seared toro + kizami wasabi 18  
seared salmon 10  
freshwater eel 15  
salmon skin 13  
snow-crab 12  
plum shiso cucumber 11  
pickled burdock 9  
avocado 11  
pickled daikon 9

### お好み - Small Plates

charred edamame 10 house-made tofu 16  
simple green salad 12 Hokkaido scallop crudo 20  
seaweed salad 14 curry fried wings 22

### グリル - Grilled Seafood

soy butter pacific oyster 10 pork belly 10  
giant tiger prawn 20 wagyu short-rib 12  
spanish mackerel tataki 22 king trumpet mushroom 9  
buri teriyaki 22

### 串焼き - Skewers per piece

### 主菜 - Large Plates

seabass tempura + ginger tartar sauce 44  
grilled wagyu striploin + charred onion sauce 55  
miso marinated cod 39  
unagi don 35

house pickles 10 | miso soup 10 | white rice 5 | sushi rice 7