

Meeting Date: 03/26/26

APPLICANT INFORMATION:

Name of applicant(s): RemyMidtown LLC

Trade name (DBA): Cheers Union Square

Premises address: 35 E 13th St a/k/a 119-121 University Place

Cross Streets and other addresses used for building/premise:

University Place and Broadway

CONTACT INFORMATION:

Principal(s) Name(s):
Pan-Liong Henriquez & Laurence Batiz

Office or Home Address: 35 East 13th Street a/k/a 119 - 121 University Place

City, State, Zip: New York, New York 10003

Telephone #: [REDACTED]

Landlord Name / Contact: Zoe Realty Corp

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Pan-Liong Henriquez

Please see attached rider. (No license held)

Laurence Batiz

Please see attached rider. (No license held)

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

The proposed operation is a hospitality venue with food and beverage service and structured entertainment programming. The premises will include interior dining and managed entertainment offerings, including recorded music, DJs, comedians, and other live performances, together with professional security, crowd management, and sound control measures. Rooftop operations will be subject to separate proposed limitations.

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- a new liquor license (Restaurant Tavern / On premise liquor Other) bar/lounge
- 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:

bar/tavern/lounge

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: _____

BAR 13 INC (License ID 0340-22-105816)

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:

Bar 13 Inc (License ID 0340-22-105816)

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: 3 Year Built : 1950

Describe neighboring buildings:
Mostly commercials buildings that are adjacent and some mixed use buildings in the area.

Zoning Designation: C1-7

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 565 / 5

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 More than 1 floor

(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 rooftop

What is the proposed Occupancy? 374

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

no yes Applied for and pending - see attached

If yes, what is the maximum occupancy for the premises? 374

If yes, what is the use group for the premises? Use Group 6/12

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 Please see attached (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? 5400

If more than one floor, please specify square footage by floors: second floor 1800 SF & third floor 1800 SF

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
Rooftop 1800 SF

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

How many entrances are there? 2 How many exits? 2 How many bathrooms? 4

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

OVERALL SEATING INFORMATION:

Total number of tables? _____ Total table seats? _____

Total number of bars? _____ Total bar seats? _____

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

Total OVERALL number of seats in Premises : _____

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 10

How many service bars are being applied for on the premises? 0 10 seats at 3rd floor
no seats at additional bars

Any food counters? no yes, describe : _____

For Alterations and Upgrades:

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: Hospitality venue

What are the Hours of Operation?

Sunday: 11am to 2am Monday: 11am to 2am Tuesday: 11am to 4am Wednesday: 11am to 4am Thursday: 11am to 4am Friday: 11am to 4am Saturday: 11am to 4am

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

Will there be security personnel? ___ no yes(if yes, what nights and how many?) 2-6 upon request mostly Fridays, Saturdays and Sundays
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?) 2nd Fl - 20 TVs, 3rd Fl - 4 TVs, Rooftop - 2 TVs

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 Type text here

IF YES, will you be using a professional sound engineer? Arup

Please describe your sound system and sound proofing: Please see attached

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

___ any events at which a cover fee is charged? private parties occasionally - upon request no more than 25 annually

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 1/2 " 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: _____

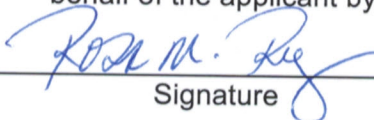
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:

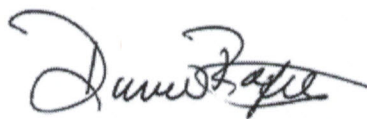


Signature

Print or Type Name Rosa M. Ruiz

Title Representative

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

The Office of Rosa M. Ruiz

35 East 13th Street

Site Visit Report

Reference: SR-01

00 | October 17, 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 309492-00

Arup US, Inc.
140 Broadway
New York, NY 10005
USA

arup.com

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1. Introduction

Arup was retained by the Office of Rosa M. Ruiz to evaluate the potential community noise impact associated with a new bar opening at 35 East 13th Street in Manhattan. The bar occupies levels 2, 3, and the rooftop of the building. The ground floor is occupied by U One Market, a small grocery store. Surrounding buildings primarily contain restaurants at street level and residential units above.

It is understood that a previous night club operating in this space received noise complaints from nearby residents. To ensure the new bar complies with applicable city noise criteria, sound measurements were taken in Apartment 7E at 27 East 13th Street, which directly overlooks the bar's rooftop, as well as at the corner of University Place and 13th Street.

2. Design Criteria

Sound level criteria are based on section 24-231.1 of the New York City DEP Noise Code (2006), which states:

No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound of such music, as measured inside any residential unit is in excess of either[:]

(a) 42dB(A) as measured with a sound level meter; or

(b) 45dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz inclusive (ANSI bands numbers 18 through 27, inclusive), in accordance with American national standards institute standard S.1.6-1984."

(c) causes a 6 dB(C) or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dB(C)

No additional criteria were identified as applicable to this project.

3. Site Survey

Please see Appendix A for additional details regarding the site survey.

Sound transmission to the receiver locations was evaluated using both pink noise (noise with equal energy per frequency band) and standard night club music played through the bar's sound system. Background noise levels were first measured at each of the bar's three levels and at the two receiver locations.

3.1 Survey Results

The tables and figures below summarize the results of the site survey.

Table 1 - Survey Results (dB Lmax Slow)

	Room	Background Noise Level		Pink Noise Level		Music Level	
		dB(A)	dB(C)	dB(A)	dB(C)	dB(A)	dB(C)
Source	Bar Level 2	50	69	89	99	79	94
	Bar Level 3	57	68	84	98	79	107
	Bar Rooftop	65	74	71	78	63	76
Receiver	Apartment 7E	54	65	53	63	59	67
	Street	69	79	76	82	75	83

3.2 Site Observations

3.2.1 Source Locations

Speakers are installed on all three levels of the bar. Levels 2 and 3 contain McCauley Sound point-source loudspeakers and subwoofers, while the rooftop features QSC AD-S32T surface-mounted loudspeakers distributed throughout the space.

Sound was controlled from the DJ booth on Level 2, which also houses amplifiers, mixers, and other system equipment. Arup was informed that a high-quality limiter had been installed to prevent sound levels from exceeding a preset threshold, and a small display screen showing real-time decibel levels had been mounted near the DJ booth.

Despite raising the mixer and source levels as high as possible, overall volume levels could not be significantly increased, indicating the limiter was functioning effectively. During playback, normal conversation was possible without raising voices substantially.

3.2.2 Receiver Locations

In both the apartment as well as the street, the pink noise and the music were not audible above the existing ambient levels.

4. Conclusion

Because the ambient levels of the two receiver locations exceed 42 dBA and third octave band frequencies from 63 – 500 Hz exceed 45 dB, part (c) of section 24-231.1 of the New York City DEP Noise Code is the most relevant criteria (dBC). Based on this, we would not expect the bar to exceed noise criteria at nearby residences.

Appendix A

Site Survey Procedure

Personnel: Ryan Cox, Arup
AnAn Yu, Arup

Survey Dates: Wednesday, October 10th 2025, 11:00 AM – 1:00 PM

Equipment: (2) Bruel & Kjaer 2250 Class 1 Sound Level Meter
(2) Bruel & Kjaer 4189 Microphone
Bruel & Kjaer UA-1650 Windscreen
NTi Minirator MR1

Measurement Locations:

Measurement locations are shown in Appendix B and are listed below:

1. Source Location: 35 East 13th Street Level 2
2. Source Location: 35 East 13th Street Level 3
3. Source Location: 35 East 13th Street Rooftop Level
4. Receiver Location: 27 East 13th Street, Apartment 7E
5. Receiver Location: University Place, across from U One Market, in between the front of Lenwich and Little Italy Pizza

Noise measurements:

Calibration of the microphone and meter was performed before and after measurements, no significant deviation was recorded (less than 0.1dB).

Appendix B

The map mark up below shows the receiver locations, as well as the bar.

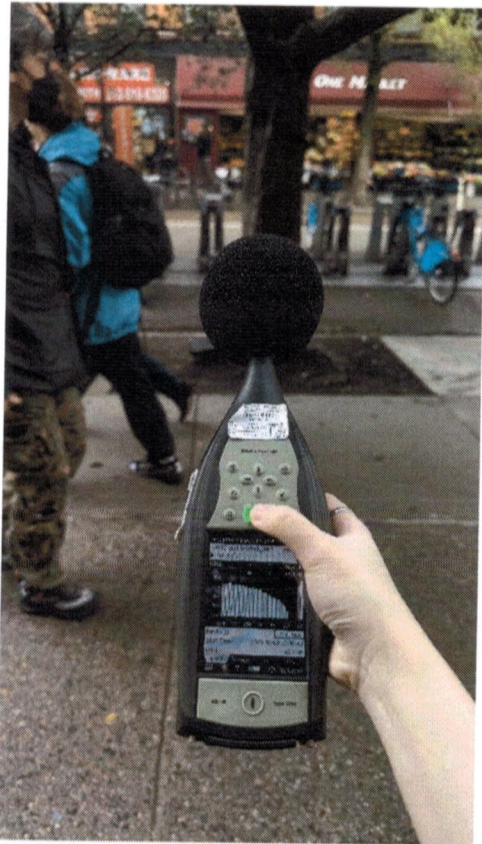


Figure 1 - Measurement Locations

Shown below are photographs of measurements taken from receiver locations.



Photograph 1 - Apartment 7E Measurement Location



Photograph 2 - University Place Measurement Location

Rider to Laurence Batiz Personal Questionnaire Employment History

05/2008 - present
US Army
The Pentagon
Arlington, VA
Financial Analyst
Military/Government

01/2003 – 04/2008
Remy Lounge
7110 3rd Ave
Brooklyn, NY 11209
Manager/Bartender
Restaurant

01/1996 – 04/2008
Café Remy
104 Greenwich Street
New York, NY 1013
Manager/Bartender
Restaurant

Rider to Pan Liang Personal Questionnaire Employment History

03/2024 - present
O Sole Mio Pizzeria & Grill
780 Springfield Ave
Summit, NJ 07901
Owner
Restaurant

04/2023 – 03/2024
Unemployed

05/2022 – 04/2023
Library Hotel Rooftop Bar
Madison & Vine
299 Madison Ave
New York, NY 10017
Executive Chef
Restaurant

04/2020 – 04/2022
Unemployed (Covid-19)

04/2019 – 03/2020
Restaurant Associates
120 W 45th Street
New York, NY 10036
Sous Chef
Food & Beverage

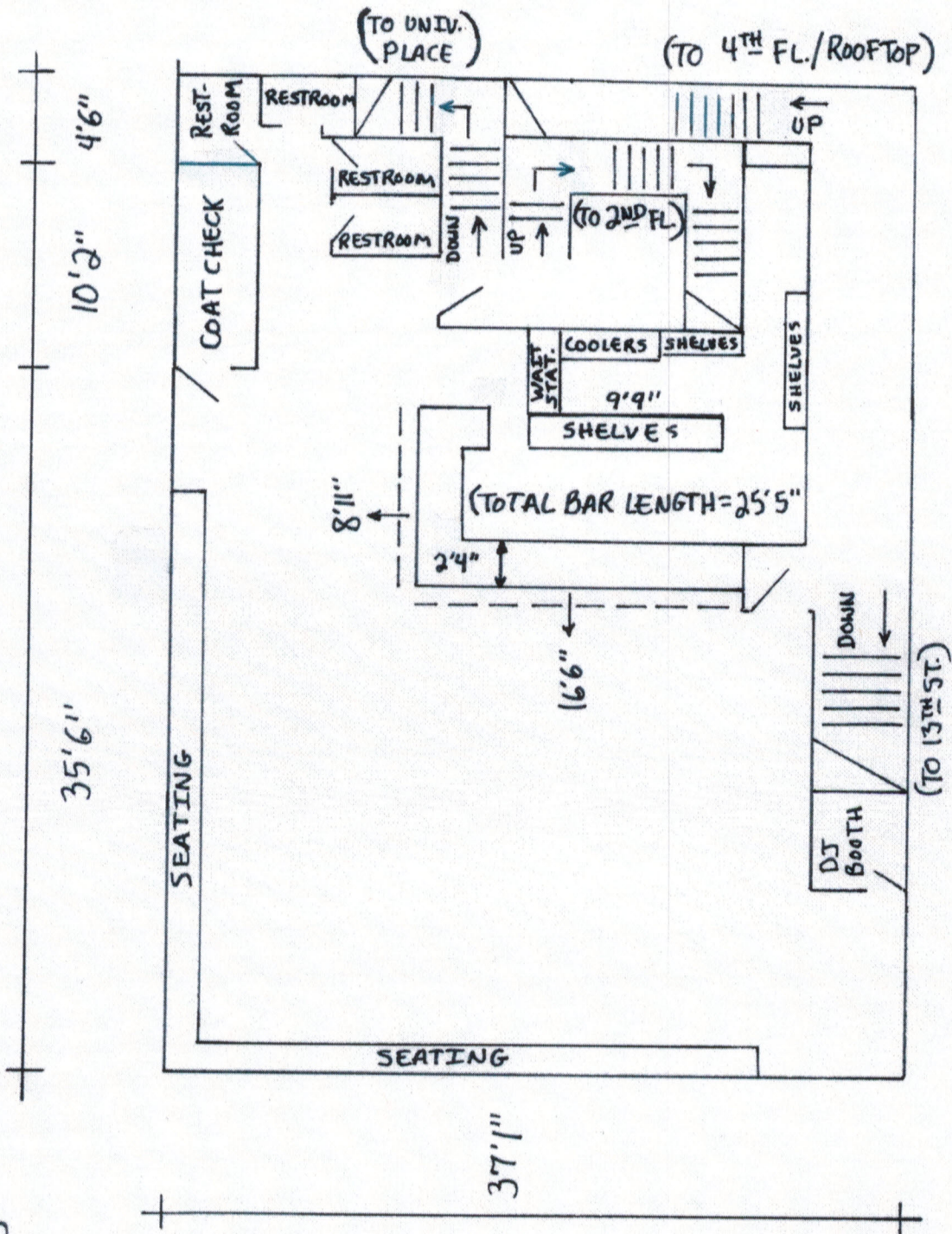
02/2018 – 03/2019
Todd English Food Hall at the Plaza Hotel
1 W 59th Street
New York, NY 10019
Chef
Restaurant

01/2017 – 01/2018
Lavarone Brothers (Lake Success Shopping
Center)
1538 Union Turnpike
New Hyde Park, NY 11040
Executive Chef
Restaurant

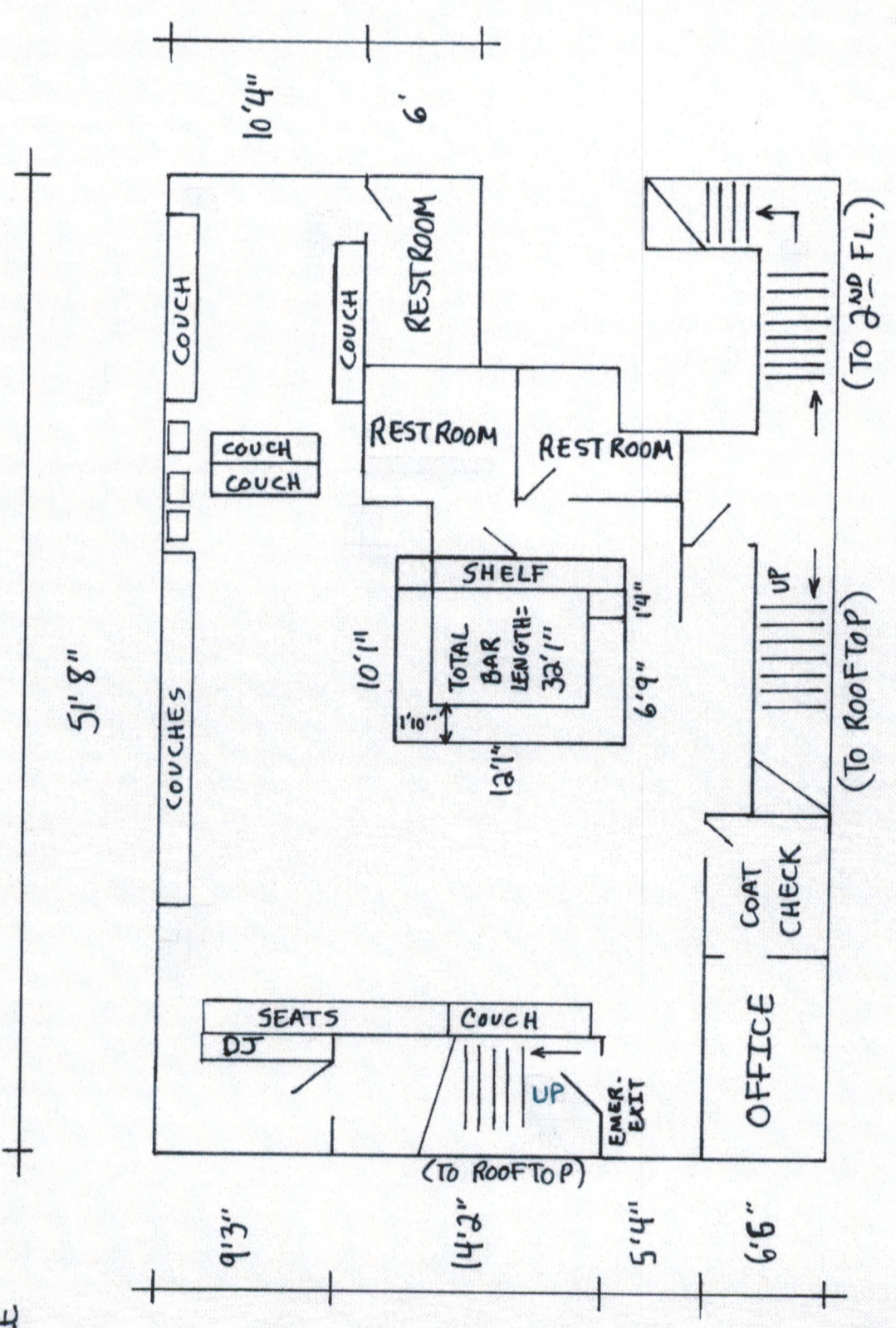
01/2011 - 01/2017
The Empire Hotel Rooftop Bar
Ed's Chowder House Restaurant
44 W 63rd Street
New York, NY 10023
Executive Chef
Restaurant

01/2006 – 01/2011
Restaurant Associates
132 W 31st St, #601
New York, NY 10001
Sous Chef
Food & Beverage

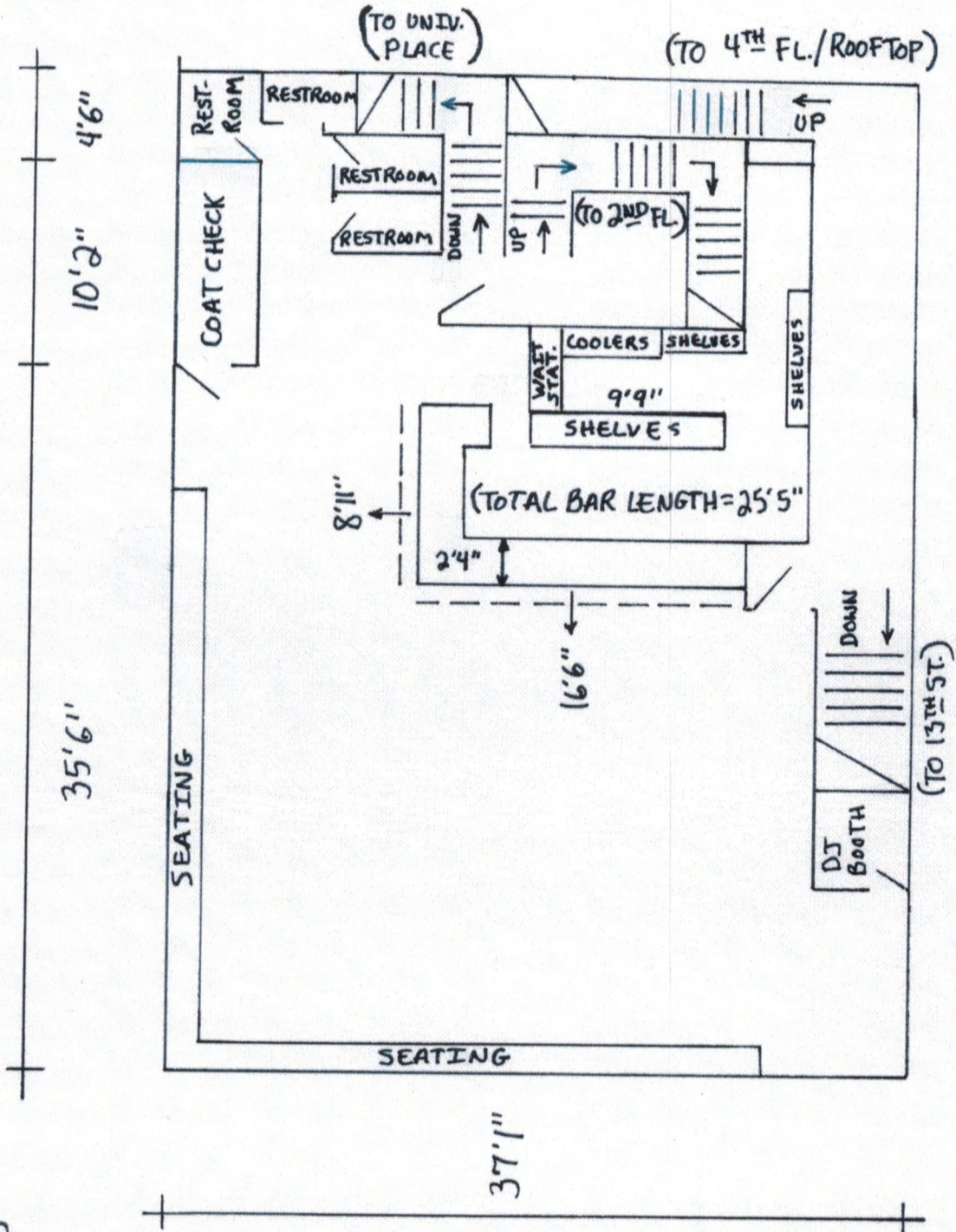
INTERIOR DIAGRAM - 2ND FLOOR
 35 EAST 13TH STREET
 NEW YORK, N.Y.
 NOVEMBER 10, 2025
 NOT TO SCALE



INTERIOR DIAGRAM - 3RD FLOOR
 35 EAST 13TH STREET
 NEW YORK, N.Y.
 NOVEMBER 10, 2025
 NOT TO SCALE



INTERIOR DIAGRAM - 2ND FLOOR
 35 EAST 13TH STREET
 NEW YORK, N.Y.
 NOVEMBER 10, 2025
 NOT TO SCALE



INTERIOR DIAGRAM - ROOFTOP
 35 EAST 13TH STREET
 NEW YORK, N.Y.
 NOVEMBER 10, 2025
 NOT TO SCALE

