

Meeting Date: May 20th, 2026

APPLICANT INFORMATION:

Name of applicant(s):

RemyMidtown LLC

Trade name (DBA):

Cheers Union Square

Premises address:

35 E 13th Street a/k/a 119-121 University Place, New York, NY 10003

Cross Streets and other addresses used for building/premise:

University Place and Broadway

CONTACT INFORMATION:

Principal(s) Name(s):

Pan-Liong Henriquez and Laurence Batiz

Office or Home Address: 35 E 13th Street a/k/a 119-121 University Place, New York, NY 10003

City, State, Zip: New York, NY 10003

Telephone # [REDACTED] **email :** remymidtownllc@gmail.com

Landlord Name / Contact:

Zoey Realty Corp.

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

Pan-Liong Henriquez

Laurence Batiz

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Please see attached rider

Please see attached rider

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, D.J., 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)
- ☐ 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.

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:

mixed - residential and commercial

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

(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

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
(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: 2nd Fl 1800 SF and 3rd Fl 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? stairs

How many entrances are there? 2 How many exits? 2 How many bathrooms? 7

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

OVERALL SEATING INFORMATION:

Total number of tables? 30 Total table seats? 100

Total number of bars? 3 Total bar seats? 20

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

Total OVERALL number of seats in Premises: 120

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 10 (2nd Fl)

How many service bars are being applied for on the premises? 0 10 Seats (rooftop)
No seats at 3rd bar

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: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
11 a.m. to 2 a.m. 11 to 2 a.m. 11a to 2 am. 11 a to 2 a.m. 11a.m. to 4 a.m. 11 a.m. to 4 a.m. 11 a.m. to 4 a.m.

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?) 6 - 8

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 - 10; 3rd fl 2; rooftop 2

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? 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

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 : _____

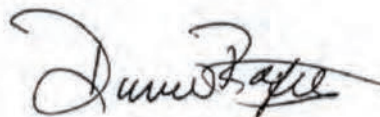
Application submitted on
behalf of the applicant by:


Signature

Print or Type Name Rosa M. Ruiz

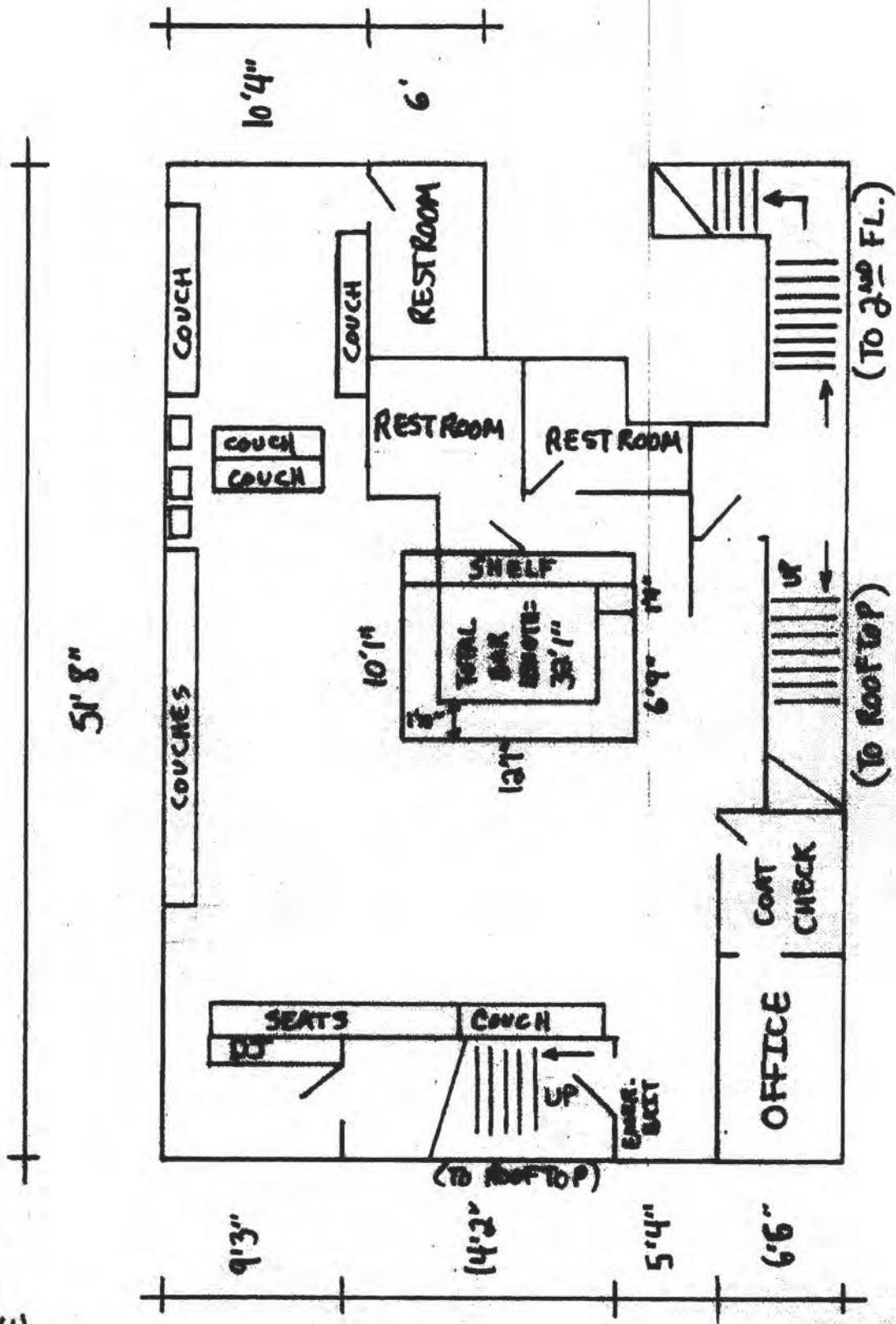
Title Representative

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.

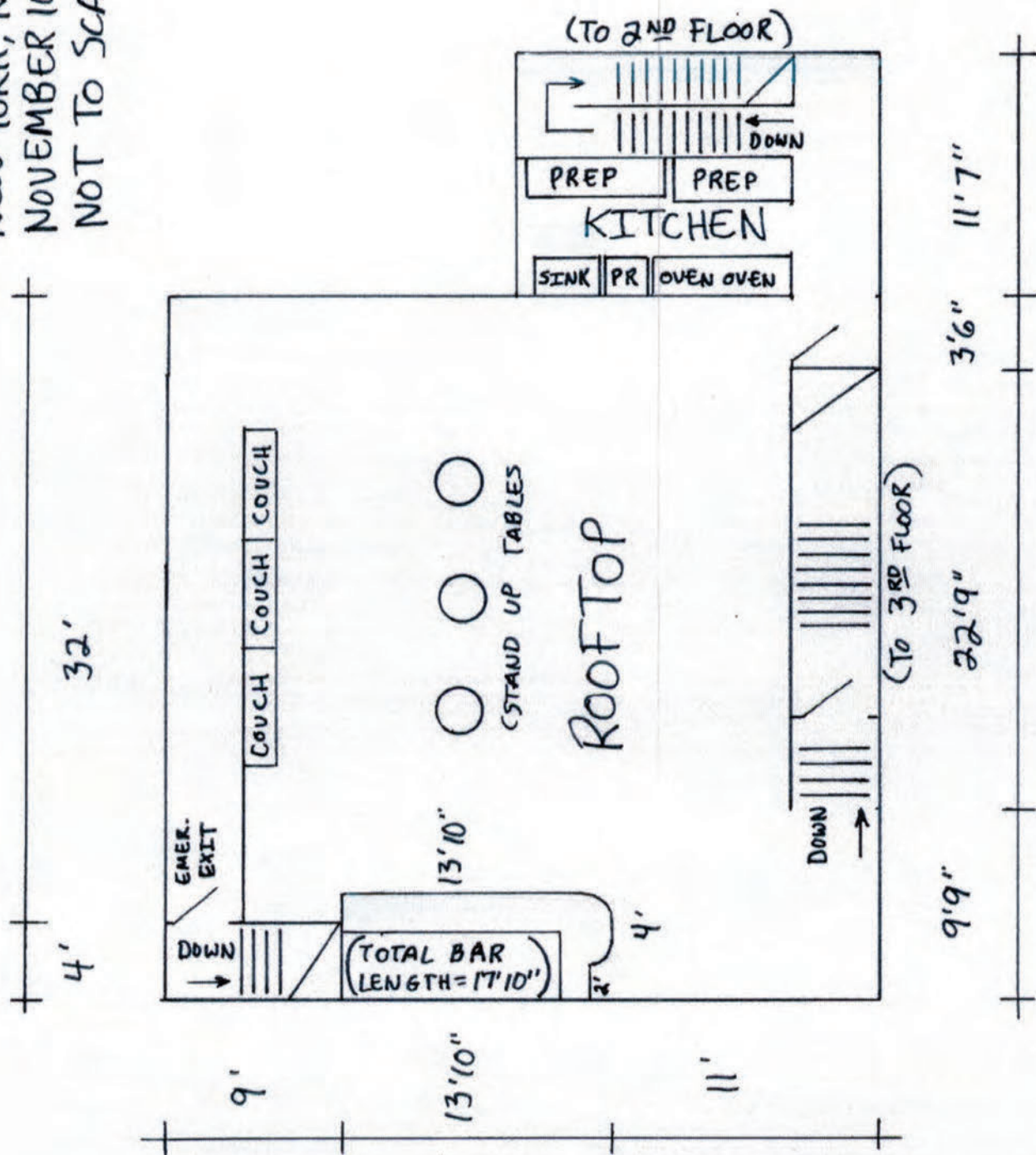


Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair

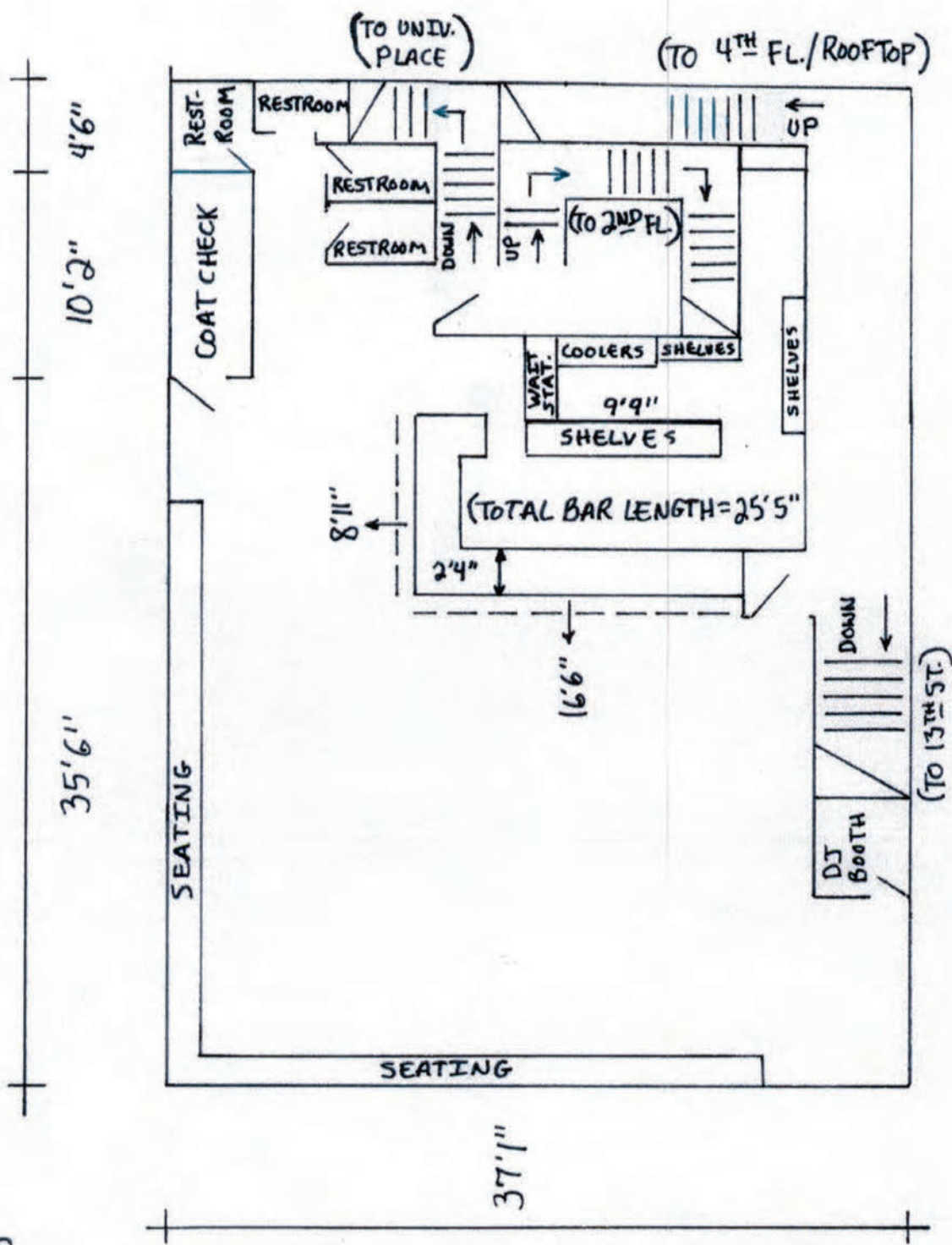
INTERIOR DIAGRAM - 3RD FLOOR
 35 EAST 13TH STREET
 NEW YORK, N.Y.
 NOVEMBER 10, 1925
 NOT TO SCALE



INTERIOR DIAGRAM - ROOFTOP
 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



RemyMidtown LLC

Menu

Classic Shrimp Cocktail 24
Cocktail Sauce

Crispy Calamari 22
Arrabiata Sauce

Mussels 20
White Wine, Garlic, herb butter, Grilled Cibatta

Thin Crust Pizza 28
Prosciutto di parma, Arugula, parmesan cheese and truffle honey

Mini Jumbo Lump Crab Cakes 24
Spicy tartar sauce

Cheese & Charcuterie Board 36
Garnish; cornichons, grilled baguette, truffle honey
Cheeses; manchego, season goat, parmesano
Meats; prosciutto, genoa salami, soppressata

Mini Maine Lobster Rolls 26
Mini brioche, house slaw, pickle vegetables

Mini Fish Tacos 26
Fresh halibut, chipotle mayo, house slaw,

Quesadilla 24

Grilled chicken, gouda cheese, caramelized onion,
Lime sour cream, pico de gallo

Angus Beef Sliders / with Parmesan Truffle Fries 26

Caramelize onions, cheddar cheese, aioli

Empanadas Trio 22

Shrimp, chicken, beef

Cilantro aioli, ketchup mayo

Chicken wings 25

8 pieces choice of teriyaki, BBQ, Buffalo

Blue cheese or Ranch. Carrots & celery

Salmon Tartar, house made wonton chips 24

Dice wild salmon, caper, cucumber, garlic, shallots, juzu, white soy,
salt and pepper lemon zest.

Seasonal Crudite 22

Carrots, celery, broccoli, tomatoes, cauliflower

Romesco dipping sauce

Crostini Trio 24

Smoke salmon, herb cream cheese, radish and micro salad

Fresh diced tomatoes, fresh mozzarella cheese, age balsamic, basil leaf

Hummus, feta cheese, mint and cucumber salad

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