

Meeting Date: 10/06/2026

APPLICANT INFORMATION:

Name of applicant(s):
Hearts Restaurant LLC

Hearts Restaurant LLC

Trade name (DBA):
Cypher

Cypher

Premises address:
228 Thompson Street, New York, NY 10012

228 Thompson Street, New York, NY 10012

Cross Streets and other addresses used for building/premise:

Thompson Street between Bleecker Street and W 3rd Street

Thompson Street between Bleecker Street and W 3rd Street

CONTACT INFORMATION:

Principal(s) Name(s):
Jason H. Cho

Jason H. Cho

Office or Home Address: 228 Thompson Street

City, State, Zip: New York, NY 10012

Telephone #: [REDACTED] email : [REDACTED]

Telephone #: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
N Corporation

N Corporation

Landlord's Telephone and Fax: [REDACTED]

██████████

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Jason H. Cho

Mark Bayer

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

Cypher is an American restaurant that will highlight a playful, hyper-seasonal American menu with a

focus on quality produce and will pay tribute to nostalgic American cuisine. The wine list will showcase

both benchmark producers, many from France, Italy, and the USA as well as upcoming star winemakers.

from around the world.

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 has previously operated with a full liquor license for the past 22 years. The previous licensee was also a full service restaurant with a full service menu.

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: _____

Tipsy Shanghai Restaurant Management Inc. dba Yum Cha from 2018-2026.

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:

Manchester Associates LLC dba The Dove Parlour from 2004-2015

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 use

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) C1-5

Block and Lot Number: 537 / 1

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? ☒ yes ☐ no

Ground floor and partial basement

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 : Pending construction

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? 64

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? Use Group 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

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: Display Cypher using color tones already represented on Thompson Street
(black/brick tones/charcoal/off white/gold tones).

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 3,350

If more than one floor, please specify square footage by floors: Ground Floor 2,350 and Basement 1,000

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? 3 How many bathrooms ? 2

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

OVERALL SEATING INFORMATION:

Total number of tables? 18 Total table seats? 58

Total number of bars? 1 Total bar seats? 6

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

Total OVERALL number of seats in Premises : 64

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 6

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:
5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am

Will the business employ a manager? ☒ no ☐ yes, name / experience if known : _____
Owner will be the manager and has extensive experience in this industry

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 keep current French doors but will remain closed at all times.

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? Yes

Please describe your sound system and sound proofing: See plans 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) _____

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: _____

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: Jason Cho Phone: ██████████

Address: 228 Thompson Street, New York, NY 10012

Email : ████████████████████

Application submitted on
behalf of the applicant by:

Michelle Park
Signature

Print or Type Name Michelle Park

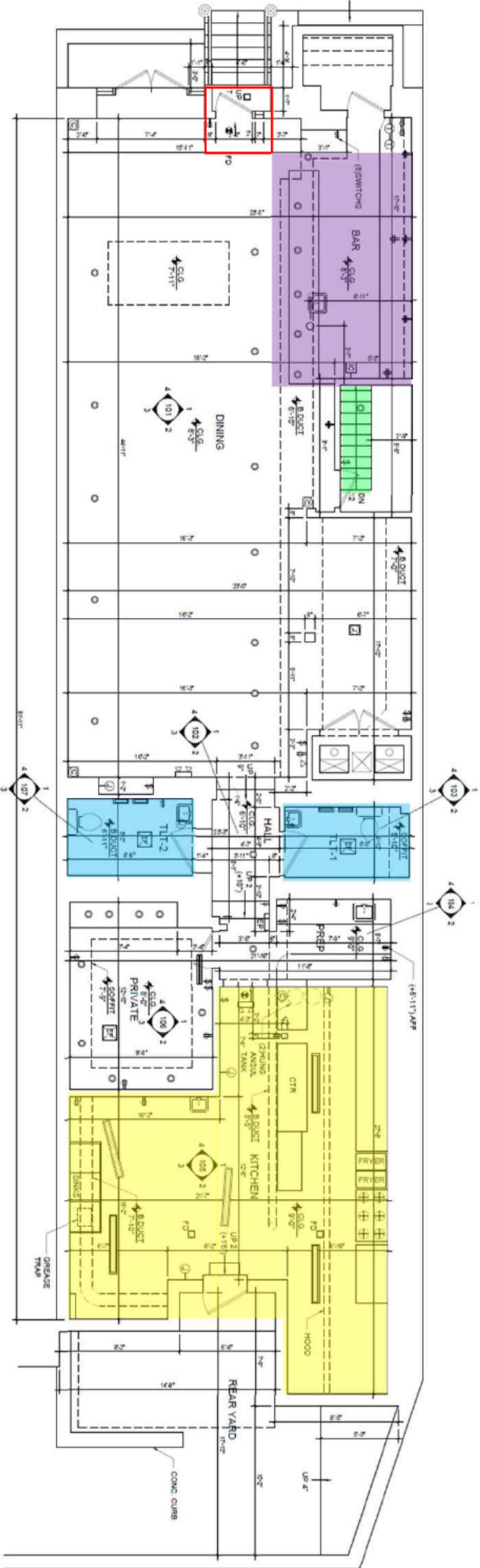
Title Representative

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

Main Entrance



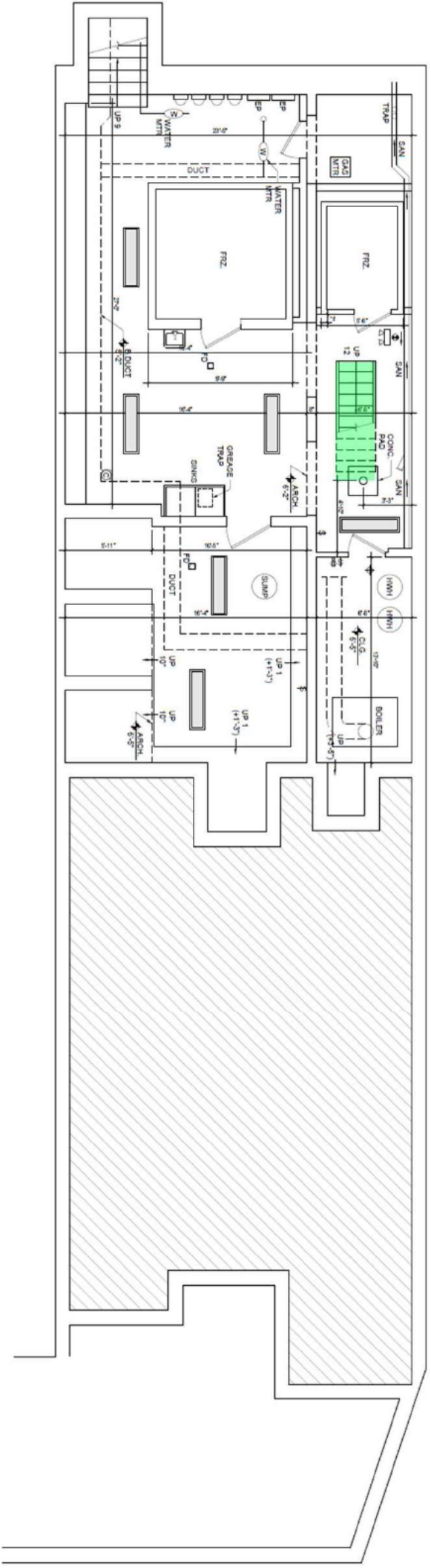
LEGEND

- Not part of the proposed premises
- Customer Bar
- Bathroom(s)
- Kitchen
- Liquor Storage
- Stairway
- Entrances/Exits

Applicant: Hearts Restaurant LLC dba Cypher
Address: 228 Thompson Street, New York, NY 10012

Applicant: Hearts Restaurant LLC dba Cypher
Address: 228 Thompson Street, New York, NY 10012

Basement Floor Diagram



LEGEND



Not part of the
proposed premises



Customer Bar



Bathroom(s)



Kitchen



Liquor Storage



Stairway



Entrances/Exits

CYPHER'S Food Menu April 2027

À la carte

First Course

Brown Bread
Brown Butter

The First Week of Endives
The Final Week of Honeynut Squash,
Quintarelli Olive Oil

Hudson Valley Shrimp Toast
Preserved Ramps

Lobster Rangoons
Habanañda Pepper Jam

Mid Course

Maine Diver Scallops
White Asparagus and Tokyo Turnips

Blistered Sweet Potato
Puffed Oats and Miso

Heirloom Corn Agnolotti
Bacon and Mâche

Collard Greens and Lardo
Apple Cider and Hot Sauce

Main Course

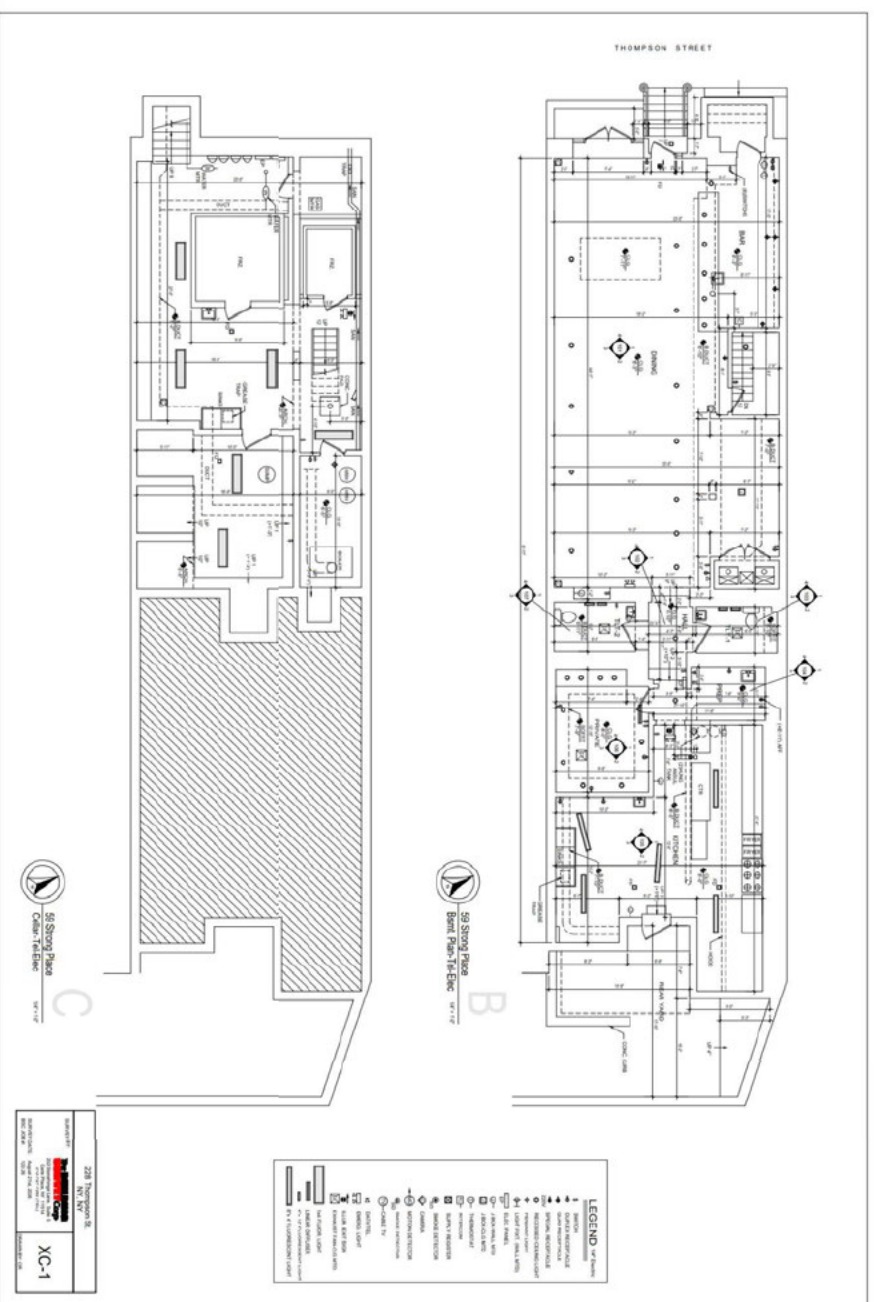
Montauk Swordfish
from Dock to Dish
Charred Rice and Shiitake

Snowdance Chicken
Ginger, Scallion, Baby Potatoes and Jus

CYPHER'S Beef Wellington for 2
Bulich Mushroom Duxelle,
Frederick Wheat and Melted Onions
Takes approximately 45 Minutes
(Please order at the start of your meal)

228 Thompson Street

- 2,350 Sq Feet
- 1,000 Sq Feet Basement
- Full Turn-key Condition
 - Architecture by Kevin Greenberg at Space Exploration
- MEP Work by Roger Tan



CYPHER

Potential April 2027 Food Menu

CYPHER'S Food Menu April 2027

À la carte

First Course

Brown Bread 3/pc
Brown Butter

The First Week of Endives 20
The Final Week
of Honeynut Squash,
Quintarelli Olive Oil

Hudson Valley Shrimp Toast 16/2pc
Preserved Ramps

Lobster Rangoons 20/2pc
Habanada Pepper Jam

Mid Course

Maine Diver Scallops 26
White Asparagus
and Tokyo Turnips

Blistered Sweet Potato 18
Puffed Oats and Miso

Heirloom Corn Agnolotti 26
Bacon and Mâche

Collard Greens and Lardo 18
Apple Cider and Hot Sauce

Main Course

Montauk Swordfish 35
from Dock to Dish
Charred Rice and Shiitake

Snowdance Chicken 38
Ginger, Scallion,
Baby Potatoes and Jus

CYPHER'S Beef Wellington for 2 96
Bulich Mushroom Duxelle,
Frederick Wheat and Melted Onions
Takes approximately 45 Minutes
(Please order at the start of your meal)



CYPHER's Beef Wellington for 2
Butch Mushroom Duxelle, Frederick Wheat and Melted Onions

Wine List Snapshot

April 2027

By Jason Cho

White Wines						
	Distributor	Bottles	Buy Price	Markup	Final Wine List	Net Profit
Verica & Venica Collio Pinot Grigio Jesera 2024	Grand Cru Selections	12	\$22.00	3	\$70.00	\$48.00
Smith-Madrone Riesling Spring Mountain 2018	VOS Selections	12	\$26.00	3	\$75.00	\$49.00
Domaine Bailly-Reverdy Sancerre Franck & Aurelien Bailly 2024	Grand Cru Selections	12	\$25.00	3	\$85.00	\$60.00
Walter Scott La Combe Verte Chardonnay Willamette Valley 2024	Grand Cru Selections	12	\$29.00	3	\$85.00	\$56.00
Domaine des Ardoisières Vin Des Allobroges Arglie Blanc 2024	Marthe's	18	\$28.00	3	\$85.00	\$57.00
Benedict et Stephane Tissot Arbois Chardonnay Patchwork 2023	Camille Riviere	36	\$31.50	3	\$95.00	\$63.50
Pierre Morey Bourgogne Aligote 2019	Berkeley & Stuart	3	\$33.00	3	\$105.00	\$72.00
Karthausenhof Eretsbacher Karthausenhofberg Riesling Spätlese Auktion Nr42 Mosel 2014	Sommicks	6	\$37.00	3	\$115.00	\$78.00
	Wine Empire	6	\$42.83	2.5	\$125.00	\$82.17
	Thatcher's	6	\$49.00	3	\$145.00	\$96.00
	Benchmark	3	\$50.00	3	\$155.00	\$105.00
	Grand Cru Direct	12	\$50.83	3	\$155.00	\$104.17
Joh. Jos. Prum Wehlener Sonnenuhr Riesling Kabinett Mosel 2007	Sommicks	12	\$66.00	2.5	\$165.00	\$99.00
Pietradolce Archineri Etna Bianco 2022	Solano Cellars	2	\$61.00	2.75	\$175.00	\$114.00
Trimbach Cuvee Frederic Emile 2019	Independence	6	\$77.33	2.5	\$195.00	\$117.67
Raul Perez Sketch Albariño Blanco 2019	The Bottle List	2	\$90.00	2.5	\$225.00	\$135.00
Littoral Chardonnay Thieriot Vineyard 2017	Vinfilio	6	\$95.00	3	\$285.00	\$190.00
Benanti, Pietramarina 2017	Thatcher's	1	\$108.00	2.5	\$295.00	\$187.00
Niepoort "Cooche" 2023	Wine Solutions	2	\$117.99	2.5	\$300.00	\$182.01
Moreau Naudet Valmur Grand Cru 2015	Estate Wine Brokers	1	\$109.00	3	\$325.00	\$216.00
D'Angerville Meursault Meursault Santenots 2012	New York Wine Warehouse	1	\$110.00	3	\$325.00	\$215.00
Leflaive Bourgogne Blanc 2018	Grand Cru Direct	6	\$128.33	3	\$325.00	\$196.67
Pierre-Yves Colin-Morey Le Banc Saint Aubin 2013	Absolut	1	\$161.99	2	\$325.00	\$163.01
Rene et Vincent Davissat La Forest 1er Cru 2014	Sommicks	6	\$229.00	2	\$475.00	\$246.00
Francois Raveneau Montmains 2006	Acker Merrall Retail	1	\$349.00	2	\$725.00	\$376.00

Red Wines		Distributor	Bottles	Buy Price	Markup	Final Wine List	Net Profit
Chateau de Beaucastel	Macari Dos Aguas Red 2022	Wilson Daniels	12	\$22.00	3	\$65.00	\$43.00
	Jean Follard Beaujolais-Villages 2023	Winetov	36	\$19.00	3	\$70.00	\$51.00
	Dubois Fleurie Les Coccottes 2024	Grand Cru Selections	12	\$24.00	3	\$75.00	\$51.00
	Chateau de Beaucastel Cotes du Rhone Coudoulet de Beaucastel Rouge 2021	Republic National	12	\$23.33	3	\$75.00	\$51.67
	Castell'n Villa Chianti Classico DCCG 2020	Polaris Selections	12	\$26.67	3	\$85.00	\$58.33
	Calabretta Neriello Mascalese Vigne Vecchie Sicilia IGT 2016	Polaris Selections	12	\$26.67	3	\$85.00	\$58.33
	Alain Graillet Crozes-Hermitage Rouge 2023	Skunk Wines	12	\$30.00	3	\$90.00	\$60.00
	Domaine Tatisis Xironavro 2013	DNS	6	\$30.00	3	\$90.00	\$60.00
	Phelan Farm Autrement SLO Coast 2024	Polaris Selections	12	\$35.00	3	\$105.00	\$70.00
	Jairree Motley Wines Mondeuse Angillet Santa Maria Valley 2017	Polaris Selections	12	\$35.00	3	\$105.00	\$70.00
Domaine du Pelican	Aipepe Valtellina Superiore Sassella Stela Retica 2017	Skunk Wines	24	\$32.33	3	\$105.00	\$72.67
	Eyne Vineyards Pinot Meunier 2021	Polaris Selections	12	\$40.00	3	\$115.00	\$75.00
	Domaine M & C Lapierre Morgan 2019	Dion's Walham - River St	12	\$36.00	3	\$115.00	\$79.00
	Domaine du Pelican CUVÉE TROIS CEPAGES 2018	New York Wine Warehouse	12	\$44.95	3	\$135.00	\$90.05
	Burlotto Palaverga 2016	Crush Wines & Spirits	6	\$49.95	3	\$145.00	\$95.05
	Lopez de Heredia Vina Tondonia Reserva 2012	Bowler	12	\$48.33	3	\$145.00	\$96.67
	Arnot-Roberts Clary Ranch Syrah 2016	Cellaradars	2	\$55.00	3	\$165.00	\$110.00
	Turley Wine Cellars Turley Estate Petite Sirah 2005	Flickinger Wines	2	\$67.99	2.75	\$195.00	\$127.01
	Domaine Simon Bize et Fils Aux Fourneaux Savigny-les-Beaune Premier Cru 2016	Pure Wine	2	\$84.00	3	\$245.00	\$161.00
	Maison Dujac Fils & Pere Gevey-Chamberlin 2018	Grand Cru Direct	6	\$101.00	2.75	\$275.00	\$174.00
VOLNAY FREMIETS, MARQUIS D'ANGERVILLE, RED BURGUNDY 2015	Littoral Hirsch Vineyard Pinot Noir 2016	Vinfolio	3	\$100.00	3	\$295.00	\$195.00
	Heitz Cellars Cabernet Sauvignon 2015	Benchmark	6	\$99.00	3	\$300.00	\$201.00
	Chateau Palmer Alter Ego 2000	Charex	6	\$165.00	2.25	\$375.00	\$210.00
	VOLNAY FREMIETS, MARQUIS D'ANGERVILLE, RED BURGUNDY 2015	New York Wine Warehouse	6	\$135.00	2.25	\$305.00	\$170.00
	Corison Cabernet Sauvignon 1999	The Wine House	2	\$150.00	3	\$495.00	\$345.00
	Corison Cabernet Sauvignon 1997	The Wine House	1	\$165.00	3	\$505.00	\$340.00
	Dunn Howell Mountain 1999	GRW Wine Collection	6	\$195.00	3	\$585.00	\$390.00
	Marquis d'Angerville Volnay Clos des Ducs, Premier Cru 2002	Acker Merril & Condit Retail	6	\$359.00	2.25	\$775.00	\$416.00