

Meeting Date: October 2026

APPLICANT INFORMATION:

Name of applicant(s): Temakase Greene St LLC

Trade name (DBA): Blue Belly

Premises address: 252 Greene Street

Cross Streets and other addresses used for building/premise:

Waverly Place & East 8th Street

CONTACT INFORMATION:

Principal(s) Name(s): Liron Michaeli

Office or Home Address: 252 Greene Street

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

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Waverly Mews Corp

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

Liron Michaeli

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Temakase NYC LLC/157 Second Avenue/0370-23-137988

Temakase Nomad LLC/32 W 28th Street/ 0240-24-130153

Temakase WMB LLC/260 Kent Ave/0240-26-155563

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

Fast casual sushi restaurant using the freshest and local sources in a warm and welcoming atmosphere.

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.)

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

Copy store

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: _____

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

☐ yes ☐ no ☐ Unknown

If yes, please list DBA names and dates of operation:

Unknown

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 _____ Year Built : _____

Describe neighboring buildings:

Mixed use

Zoning Designation: ^{R7-2} _____

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: ⁵⁴⁸ _____ / ⁴⁵ _____

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? _____

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? ⁶⁰ _____

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

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: ^{New signage} _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 3,600 square feet

If more than one floor, please specify square footage by floors: 1,800 square feet per floor

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 stairwell

How many entrances are there? 1 How many exits? 0 How many bathrooms? 1

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

OVERALL SEATING INFORMATION:

Total number of tables? 16 Total table seats? 37

Total number of bars? 1 Total bar seats? 11

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

Total OVERALL number of seats in Premises : 48

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 11

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: _____

* 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 10PM 12PM to 10PM 12PM to 10PM 12PM to 10PM 12PM to 10PM 12PM to 10PM 12PM to 10PM

Will the business employ a manager? no ☒ yes, name / experience if known : _____

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: Computer generated small speakers

Will you be permitting: promoted events scheduled performances outside promoters

 any events at which a cover fee is charged? ☒ private parties (1-2 times per year)

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) 1 employee will be designated to ensure that the exterior of these premises do not become disorderly.

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: _____

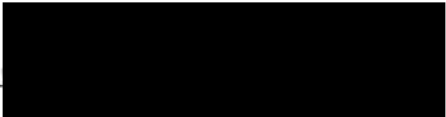
Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

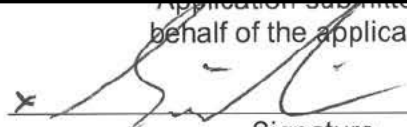
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Liron Michaeli Phone: 

Address: 252 Greene St

Email: 

Application submitted on
behalf of the applicant by:

x 
Signature

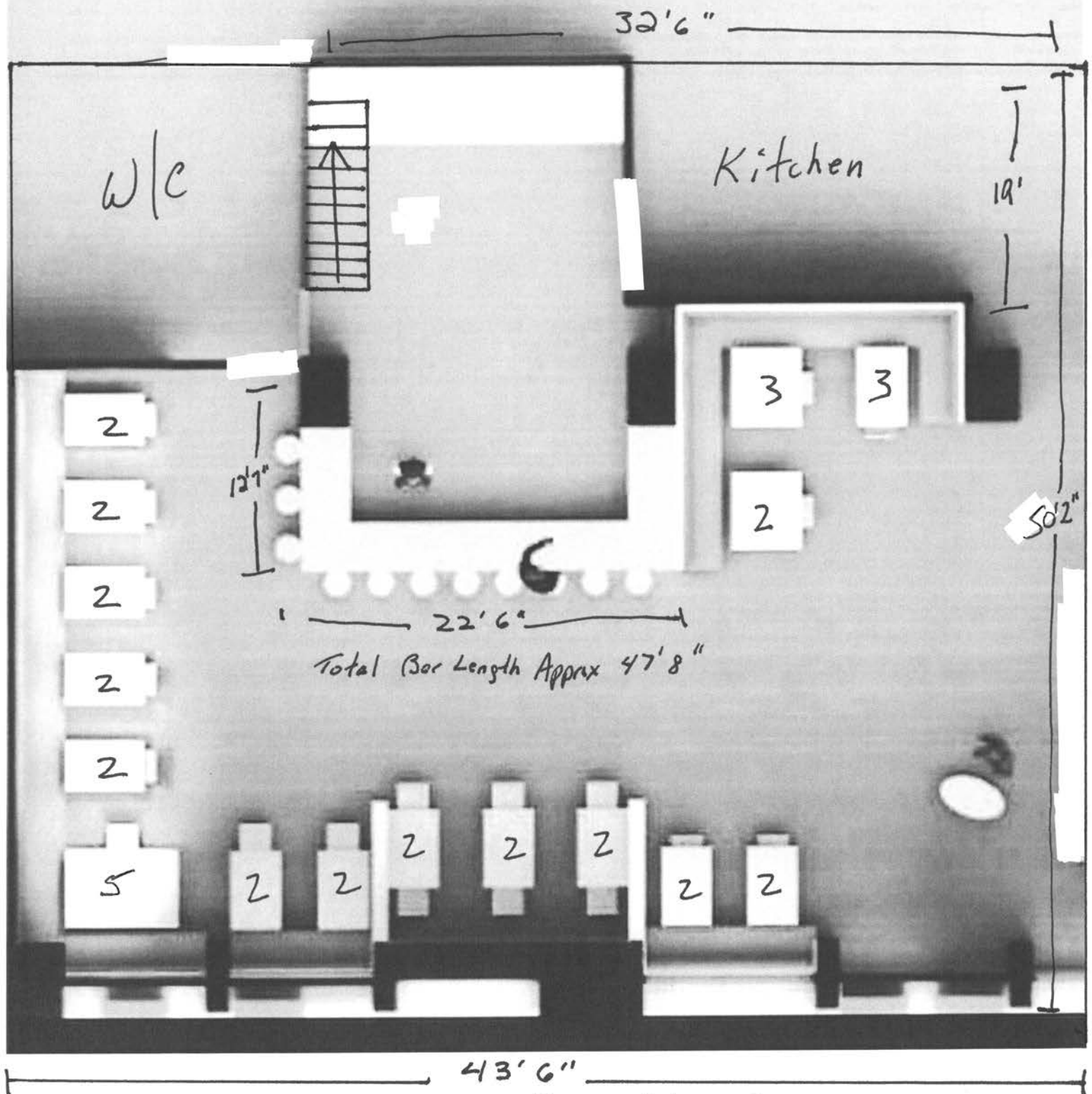
Print or Type Name Liron Michaeli

Title Managing Member

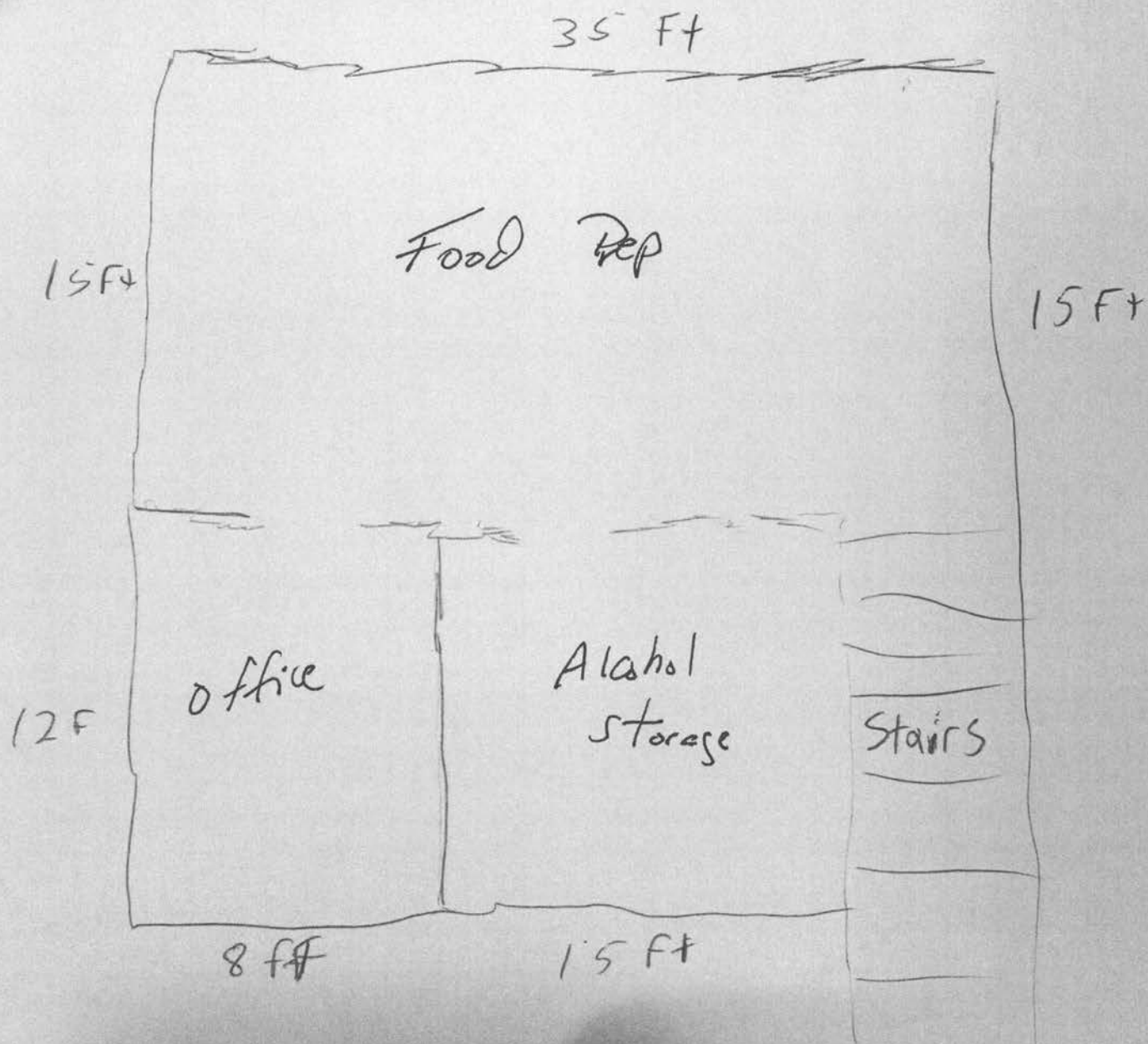
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



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



Tema/Kase Green St LLC
 252 Green St
 16 Tables
 37 Seats
 11 Bar stools



Temakase Green St LLC
252 Green St
NYC NY

Basement

BLUEBELLY

BY
TEMAKASE



BLUEBELLY BY TEMAKASE

GOOD QUALITY SUSHI.
MADE SIMPLE.

SET MENUS

The best way to experience BLUEBELLY.

I COULD EAT \$34

Sunomono Cucumbers
Sashimi Salmon or Yellowtail
Nigiri Salmon, Tuna, Yellowtail, Scallop
Hand Roll Salmon (Spicy or Regular)

HUNGRY \$46

Sunomono Cucumbers
Sashimi Salmon or Yellowtail
Nigiri Salmon, Tuna, Yellowtail, Scallop, Albacore
Crispy Rice Spicy Tuna (2pcs)
Hand Rolls Toro, Salmon (Spicy or Regular)

STARVING \$60

Sunomono Cucumbers
Sashimi Salmon or Yellowtail
Nigiri Salmon, Tuna, Yellowtail, Scallop, Albacore, Shrimp, Eel, Toro
Crispy Rice Spicy Tuna (2pcs)
Hand Rolls Toro, Salmon (Spicy or Regular)

STARVING PREMIUM \$76

Sunomono Cucumbers
Sashimi Toro
Nigiri Salmon, Tuna, Yellowtail, Scallop, Albacore, Shrimp, Eel, Toro, Seared Salmon, Seared Toro
Crispy Rice Spicy Tuna (2pcs)
Hand Rolls Toro, Wagyu Beef

SETS ARE DESIGNED FOR ONE.
NO SUBSTITUTIONS.

À LA CARTE

SASHIMI
SALMON \$15
YELLOWTAIL \$16
TORO \$20

NIGIRI 2 pieces per order
SALMON \$7
TUNA \$7
YELLOWTAIL \$7
SCALLOP \$8
ALBACORE \$7
SHRIMP \$6
EEL \$7
TORO \$10
SEARED SALMON \$8
SEARED TORO \$10

APPS

SUNOMONO CUCUMBERS \$6
*Japanese cucumbers,
rice vinegar, sesame*

FRESH INGREDIENTS.
THOUGHTFUL FLAVORS.
MADE TO ENJOY—FAST.

CRISPY RICE 2 pieces per order

SPICY TUNA (2PCS) \$10
SPICY SALMON (2PCS) \$10
MISO AVOCADO (2PCS) \$9

HAND ROLLS

Choose your flavors: Classic / Spicy

TUNA \$7
SCALLOP \$8
BLUE CRAB \$8
SALMON \$7
TORO \$9
WAGYU BEEF \$12
AVOCADO CRUNCH \$6

