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COMMUNITY BOARD No. 2, MANHATTAN

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NEW YORK, NY 10012-1899

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COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request will be granted per application. Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind is included in the application please download and complete CB2 SLA's Addendum for Outdoor Seating.** For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: Thursday, October 8, 2026

APPLICANT INFORMATION:

Name of applicant(s):

SUKSIAM SOHO LLC

Trade name (DBA):

Sunrise Cafe

Premises address:

112 Greenwich Ave, Store 2, New York, NY 10011

Cross Streets and other addresses used for building/premise:

Premises also known as 234 West 13th Street

CONTACT INFORMATION:

Principal(s) Name(s):

Sukanya Winkle, Managing Member

Office or Home Address: 112 Greenwich Ave, Store 2

City, State, Zip: New York, NY 10011

Telephone #: [REDACTED]

email : [REDACTED]

Landlord Name / Contact:

Baba Village 6 LLC, c/o Gatsby Enterprises LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

Sukanya Winkle

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

None

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

We are a Thai Aperitivo Cafe serving Thai-inspired grilled skewers, riceberry bowls,

coffee, pastries and natural wine. A wellness-forward, approachable fusion concept.

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:

Previously licensed as Caffe Aronne (DAHAN Hospitality Inc.), Restaurant Wine, expired 07/31/2026

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

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

Caffe Aronne - Restaurant Wine license, effective 09/17/2024 to 07/31/2026

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 : 1882

Describe neighboring buildings:

Ground-floor retail and restaurant uses with residential above

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 617 / 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 : LPC approval to be obtained before sign is installed

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? Under 74 persons

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? 130 persons (first floor, per C of O 121678498F)

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: New storefront sign: "SUNRISET / Cafe & Vino, Thai Aperitivo"

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? Approximately 500 sq. ft.

If more than one floor, please specify square footage by floors: N/A - ground floor only

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

None - no outdoor area is included in this application

If more than one floor, what is the access between floors? N/A

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 7 Total table seats? 14

Total number of bars? 1 Total bar seats? 4

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

Total OVERALL number of seats in Premises : 18

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 4

How many service bars are being applied for on the premises? 0

Any food counters? X 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 X Restaurant ____ Club/ Cabaret ____ Hotel ____ Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am

Will the business employ a manager? ___ no X yes, name / experience if known : Sukanya Winkle, owner

Will there be security personnel? X no ___ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? X no ___ yes

If yes, please describe : _____

Will you have TV's ? X no ___ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box X Ipod / CDs ___ none

Expected Volume level: X Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? X no ___ yes

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

Please describe your sound system and sound proofing: _____

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

X any events at which a cover fee is charged? X private parties

Occasional private events for which the space is rented, and a small number of ticketed in-house events. No outside promoters. No cover charge at the door during regular service. Private and ticketed events run within the same hours and the same background recorded music policy.

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? X 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? X 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: _____

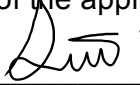
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Sukanya Winkle Phone: [REDACTED]

Address: 112 Greenwich Ave, Store 2, New York, NY 10011

Email: [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Sukanya Winkle

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.

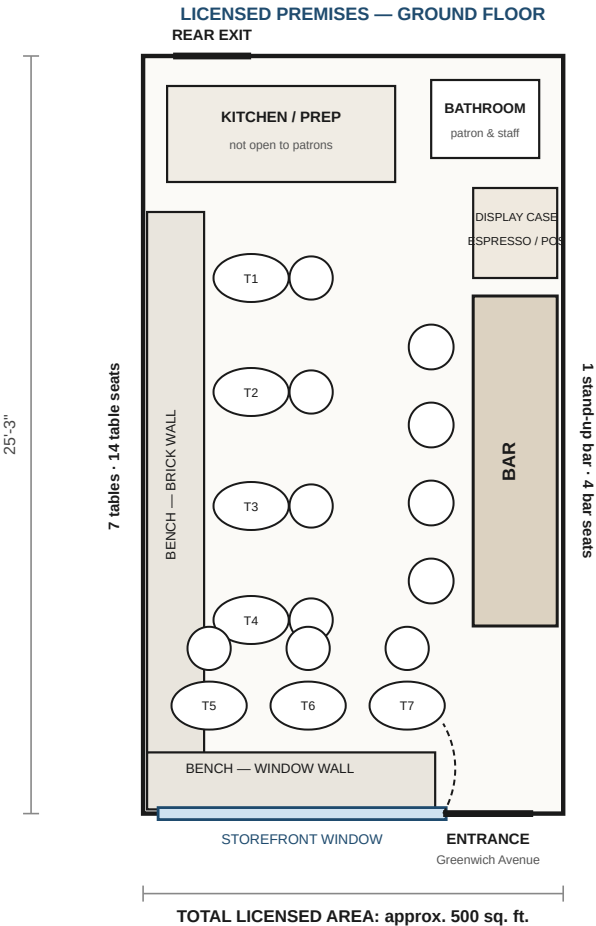


Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair

SUNRISET CAFÉ & VÍNO

112 Greenwich Avenue, Store 2, New York, NY 10011

Suksiam Soho LLC · Proposed licensed premises · schematic floor plan



SEATING SCHEDULE

Tables	7
Table seats (bench + chair)	14
Stand-up bars	1
Bar seats	4
Other seats	0
TOTAL SEATS	18

NOTES

- Continuous bench seating runs the length of the brick wall and the full width of the window wall, with seven tables against it.
- No alcohol will be sold or consumed outside the premises. Sidewalk seating is not part of the licensed area.
- No sidewalk café, roof, yard or other outdoor area is included in this application.
- One bathroom serves both patrons and staff.
- Basement used for storage only; not included in the licensed premises.
- Schematic plan based on drawing A-01, NYC Luxury Kitchen and Bath LLC. Not to scale.

SUNRISÉT

CAFÉ & VÍNO · A THAI APERITIVO CAFÉ

112 Greenwich Avenue, Store 2, New York, NY 10011

Proposed menu with general price ranges · submitted to Community Board 2, Manhattan

WINE & CIDER

Chardonnay	62	Cava	72
Pinot Grigio	64	Sauvignon Blanc	72
Cabernet Franc	67	Domaine Bellegarde Jurançon Sec	72
Malbec	70	Orange Blanc	76
		Pinot Noir	76

Bottles \$62 to \$76. By the glass \$14 to \$16. All wines are natural, low-intervention. No spirits are sold or served.

ESPRESSO BAR

Espresso	4.25	Flat White	5.25
Americano	4.95	Cappuccino	5.25
Macchiato	4.95	Latte	5.75
Cortado	5.25	Mocha	6.25
		Extra espresso shot	2.50

TEA, MATCHA & CHAI

Hot Tea	4.25	Chai Latte	5.95
Jasmine Green Tea	5.00	Matcha Latte	6.50
Classic Black Tea	5.00	Dirty Chai Latte	7.50
Hot Chocolate	5.75	Dirty Matcha Latte	7.50

THAI SIGNATURE DRINKS

Classic Thai Tea	7.95	Tropical Mango Soda	8.95
Sunny Lime Soda	7.95	Coconut Cloud Matcha	11.95
		Bangkok Velvet Thai Tea	11.95

FOOD

Thai Curry Puff, 2 pc (chicken or vegan)	7.95	Pandan Matcha Pistachio Croissant	9.95
Coconut Cloud Croissant	8.95	Butter Croissant & daily pastries	5.00–9.95
Thai Tea Almond Croissant	8.95	Mango Sticky Rice	13.95

Food is prepared in the premises kitchen and served throughout all hours of operation.

MORNING PAIRINGS · 7 TO 11 AM

Any espresso drink + butter croissant	9.95	Any espresso drink + Thai curry puff, 2 pc	10.95
		Any espresso drink + signature croissant	12.95

BOTTLED & TAKE HOME

Sparkling Water, 16.9 oz	5.00	Partners Coffee, 12 oz whole bean	20.00–25.00
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Prices are current as of October 2026 and are subject to seasonal change. Alcohol is served only inside the licensed premises; no alcohol is sold or consumed outside. Suksiam Soho LLC d/b/a Sunrisét Café.