

# Manhattan Community Board 4

(All Fields Must Be Completed)

## NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
One Drink LLC		Dream talk	
STREET ADDRESS		CROSS STREETS	ZIP CODE
453 W 54th st.		54th st and 10th Ave	10019
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: Yuying Li	ATTORNEY/ REPRESENTATIVE	NAME:
	PHONE: 718 673 7945		PHONE:
	EMAIL: info@onedrinkemail.com		EMAIL:
MANAGER	NAME:	LANDLORD	NAME:
	PHONE:		PHONE:
	EMAIL:		EMAIL:
APPLICATION TYPE ( <input checked="" type="checkbox"/> New York State Liquor License <input type="checkbox"/> Dept. of Transportation Dining Out )			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		Hler boba 457 W 50th st.
	What were the dates applicant was involved with this former premise?		12/01/2022
<input type="checkbox"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input checked="" type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input checked="" type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization - Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?		YES	<input checked="" type="checkbox"/> NO After the meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.		YES	<input checked="" type="checkbox"/> NO
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.		YES	<input checked="" type="checkbox"/> NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

**OPERATIONAL DETAILS** (\*Closing time will be when establishment is vacated of all patrons)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS of Operation	Indoors	8:30-21:30	8:30 - 21:30	8:30 -21:30	8:30-21:30	8:30-21:30	8:30-21:30	8:30 -21:30
	Outdoors	N/A						
	Kitchen	Same as indoors						
	Music (indoors)	Same as indoors						

If yes, what type(s)?  
(Circle all that apply)

BACKGROUND

LIVE MUSIC

DJ

JUKE BOX

KARAOKE

**OCCUPANCY**

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (Including Employees)	Number of Tables	Number of Seats	Number of Service-Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	20	8	X	X	0	1	5
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A						
DOT Dining Out: Sidewalk Cafe	N/A						
DOT Dining Out: Roadway	N/A						

How frequently will the owner(s) be at the establishment?

Daily

Will there be dancing?

YES

~~YES~~

Will applicant have bottle or table service for alcohol beverages other than wine?

YES

~~YES~~

Will applicant be hosting private promotional or corporate events?

YES

~~YES~~

Will outside promoters be used on a regular basis? If yes, please describe.

YES

~~YES~~

Will applicant have a security plan? If yes, please attach.

YES

~~YES~~

Will security plan be implemented?

YES

~~YES~~

Will State certified security personnel be used?

YES

~~YES~~

Will New York Nightlife Association and NYPD Best Practices be followed?

~~YES~~

NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

~~YES~~

NO

Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?

YES

~~YES~~



Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	YES	<input checked="" type="checkbox"/> NO
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A	
If applicant is using third party delivery service, where will third party delivery bicycles park?	N/A	
Where will applicant store its garbage containers when not in use?	Inoor storage area	
Where will applicant lay out garbage containers and at what time?	Before collection.	

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="checkbox"/> YES	NO
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/> NO
What is the zoning designation for this location?	C6-2.	

Community Notification/Relations		
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	<del>December 27, 2024</del> Bob Benfatto
	# 2	Patty Gouris
	# 3	Kathleen Treat
	# 4	Frank Stock
	# 5	Christine Berthel
When did applicant post the notice that was provided?	December 27, 2024	
Where did applicant post the notice that was provided?	Front window	
Please provide dates when applicant met with the groups listed above.	01 / 2025.	
Who was your contact person at each group you met with?		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="checkbox"/> YES	NO 646 450 4648
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	YES	<input checked="" type="checkbox"/> NO

# **MULTIPLE SPACES/FLOORS BREAKDOWN**

Space/Floor	Description/ Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service- Only Bars	# of Stand-Up Bars/Seats at Bar	Music
First Floor	store	8	8:30AM - 9:30PM	1	5	0	0	Background Music



BUILDING DESIGN			
State the name and type of business previously located in the space.	Coffee shop		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<del>NO</del>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<del>NO</del>	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<del>YES</del>	NO	
Is the entrance ADA Compliant?	<del>YES</del>	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<del>NO</del>	
Will applicant have a vestibule within the establishment?	YES	<del>NO</del>	
Will applicant use a storm enclosure?	YES	<del>NO</del>	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<del>YES</del>	NO	
Will applicant comply with the NYC noise code?	<del>YES</del>	NO	
Will the establishment have any of the following: (circle all that apply)	<u>FRENCH DOORS</u>	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<del>YES</del>	NO	
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	<del>YES</del>	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<del>NO</del>	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<del>YES</del>	<del>NO</del>	<del>We don't use gas, we don't have speakers.</del>
Will the kitchen exhaust system extend to the roof?	YES	<del>NO</del>	We don't use gas only salads.
Will the establishment have an illuminated sign?	YES	<del>NO</del>	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<del>NO</del>	
Where will the air conditioner be located? What type is it?	Window AC		
When was the air conditioner installed?	2025.		

**OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE**

N/A

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	



# DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

N/A.

Has the applicant read MCHS Sidewalk Café Policy?	YES	NO
Will applicant be applying for sidewalk seating now or in the future?	YES	NO
If you answered no to the question above, jump to the next page		
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO
Will applicant permit NO wait lines or smoking outside?	YES	NO
Will there be no amplified music, as per the law?	YES	NO
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO
Will applicant agree not to use propane heaters?	YES	NO
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO
Will the sidewalk seating have a platform?	YES	NO
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?		

# DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY

N/A

Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	
If you answered no to the question above, jump to the next page			
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	
Will the electric wires be brought over at the roof level?	YES	NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	



**ADDITIONAL STIPULATIONS: (Office Use Only)**

*To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.*

**ADDITIONAL STIPULATIONS: (Office Use Only), Continued**

*To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.*

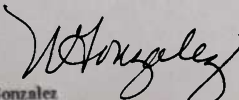


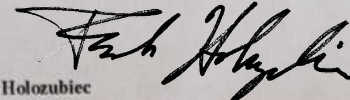
Manhattan Community Board 4 (MCB4) recommends:  
(MCB4's recommendation is based on a vote taken at its  
February 5, 2025 full board meeting, with 44 members voting  
in favor of the recommendation, 0 members opposed, 0  
members abstaining and 0 present but not eligible)

☒ Denial unless all stipulations agreed to by applicant/owner are part  
of the method of operation

☐ Denial ☐ Approval

#### MCB4 REPRESENTATIVES

  
Nelly Gonzalez  
MCB4 Assistant District Manager

  
Frank Holozubiec  
MCB4 BLP Committee Co-Chair

  
Burt Lazarin  
MCB4 BLP Committee Co-Chair

#### APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

SIGN HERE →

Yuying Li.

PRINT NAME OF APPLICANT

Ym Li

SIGNATURE OF APPLICANT

01/05/2025

DATE

# Dream Talk Menu

---

## Coffee

1. Classic Americano: A bold and pure black coffee for a simple and rich experience.
2. Latte: Smooth milk combined with a shot of espresso.
3. Cappuccino: Rich espresso topped with creamy milk foam.
4. Caramel Macchiato: Sweet caramel layered with espresso and steamed milk.
5. Mocha: A blend of chocolate syrup and espresso for dessert lovers.
6. Espresso (Single/Double Shot): A classic Italian coffee with intense flavor.
7. Cold Brew Coffee: Slow-brewed for a refreshing, smooth taste.
8. Coconut Milk Coffee: A tropical twist of coconut milk paired with espresso.

## Wines

1. Cabernet Sauvignon: Full-bodied with flavors of blackcurrant and vanilla.
2. Merlot: Soft and smooth with hints of red fruit, perfect for beginners.
3. Syrah/Shiraz: Bold flavors of blackberry and spices, with a rich texture.
4. Pinot Noir: Delicate notes of cherry and raspberry, elegant and light.
5. Malbec: Plum and chocolate undertones with a smooth finish.
6. Sangiovese: A classic Italian red wine with cherry and herbal notes.

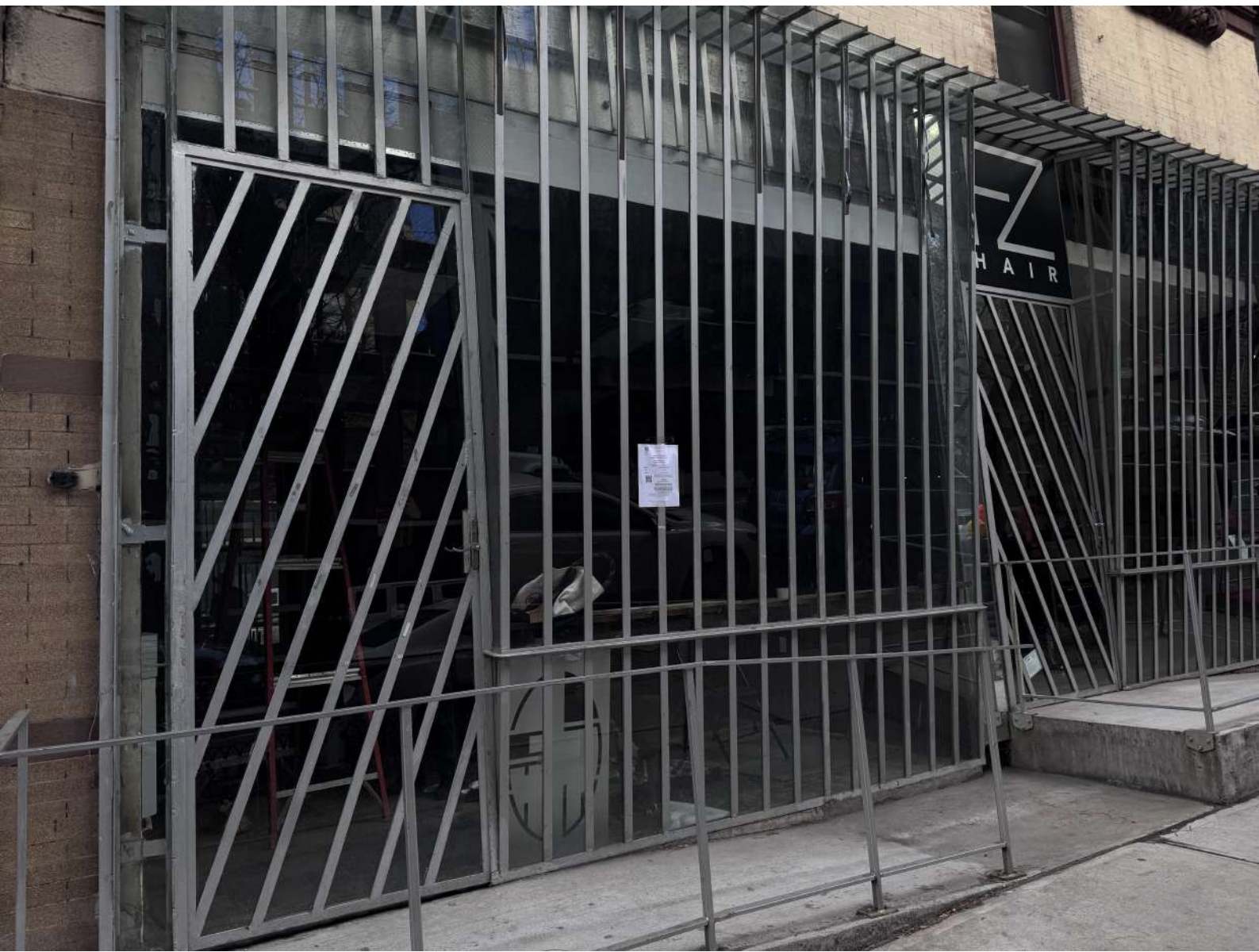
## Beers

1. Belgian White Beer: Refreshing wheat beer with citrus and spice flavors.
2. IPA (India Pale Ale): Hoppy and bitter with a slightly sweet finish.
3. Lager: Crisp and light, perfect for casual enjoyment.
4. Stout Beer: Dark and rich with coffee and chocolate undertones.
5. German Wheat Beer: Classic banana and clove aroma with a smooth body.
6. Fruit Beer: A fruity and refreshing choice for a sweeter palate.

## Snacks & Small Plates

1. Mashed Potato Salad: Creamy mashed potatoes mixed with fresh vegetables for a comforting side.
2. Brazilian Pão de Queijo: Traditional cheesy bread rolls with a soft, chewy texture.
3. Avocado Salad: Fresh avocados paired with crisp greens and a light dressing.
4. Brigadeiro: Sweet and chewy Brazilian chocolate truffles, perfect for dessert.





windows and door

coffee area

Food Preparation Area

bathroom

beer

wine

