

Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
The Winters Coming LLC		The Winters Coming	
STREET ADDRESS		CROSS STREETS	ZIP CODE
204 7 th Avenue		W. 21 st & W. 22 nd Streets	10011
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME: Masahiro Urushido	ATTORNEY/ REPRESENTATIVE	NAME: Pesetsky & Bookman, PC - Max Bookman, Eleanor Shotton
	PHONE: 917-355-4401		PHONE: 212-513-1988
	EMAIL: Masa@thewinterscoming.com		EMAIL: Max@pb.law; Eleanor@pb.law
MANAGER	NAME: Masahiro Urushido	LANDLORD	NAME: 212 W. 22nd Realty LLC
	PHONE: 917-355-4401		PHONE: 914-637-6200
	EMAIL: Masa@thewinterscoming.com		EMAIL: db@swmanagement.com
APPLICATION TYPE (<input checked="" type="checkbox"/> New York State Liquor License <input checked="" type="checkbox"/> Dept. of Transportation Dining Out)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	Katana Kitten - 531 Hudson Street, NYC	
	What were the dates applicant was involved with this former premise?	2018 - Present	
<input type="radio"/> 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="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> 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 checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	After Community Board process
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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Attached
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.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am
	Outdoors	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am
	Kitchen	12pm-1am	12pm-1am	12pm-1am	12pm-1am	12pm-1am	12pm-1am	12pm-1am
	Music (indoors)	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am

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	50	50	12	25	0	1	7
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DOT Dining Out: Sidewalk Cafe							
DOT Dining Out: Roadway			N/A	N/A			

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

5 days per week

Will there be dancing?

YES

NO

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

YES

NO

Will applicant be hosting private promotional or corporate events?

YES

NO

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

YES

NO

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

YES

NO

Will security plan be implemented?

YES

NO

Will State certified security personnel be used?

YES

NO

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

NO

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	NO	N/A
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?	Within basement storage area		
Where will applicant lay out garbage containers and at what time?	TBD; dependent on chosen garbage collection service		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO	Copy attached
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	NO	Not yet
What is the zoning designation for this location?	C2-5		

Community Notification/Relations

NOTIFICATION: 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	See attached emailed outreach
	# 2	See attached petition signatures
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	2/20/2026	
Where did applicant post the notice that was provided?	Outside of the premises and on lampposts at intersections	
Please provide dates when applicant met with the groups listed above.		
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="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="radio"/> YES	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
Ground Floor	Eating and Drinking Establishment	50	12PM-2AM	12	25	0	1; 7 seats	Background
Basement	Storage Only; No Patron Access	-	-	-	-	-	-	-

BUILDING DESIGN			
State the name and type of business previously located in the space.	Ivanka Catering LLC dba Champignon - Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Cosmetic changes; signage and paint
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	See above
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" type="checkbox"/> 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?	<input type="radio"/> YES	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes, will also install additional soundproofing
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Split HVAC unit; to be installed		
When was the air conditioner installed?	Pending		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

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

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input type="radio"/> YES	<input type="radio"/> NO	Future
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.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	TBD
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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	12AM all days
Will applicant respect trees and tree pits and insure the health of the tree?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	Closed by 12AM all days
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree not to use propane heaters?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating have a platform?	<input type="radio"/> YES	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="radio"/> YES	<input checked="" type="radio"/> 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?			Yes

DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY

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)

- This application does not extend to any outdoor space including a sidewalk cafe

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.

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
 3/31/26 full board meeting, with 37 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	 Wendy Gonzalez MCB4 BLP Committee Co-Chair
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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.

<p>SIGN HERE →</p>	<p>MASAHIRO URUSHIDO</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>2/24/2026</p> <p>DATE</p>
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The Winters Coming

Food

Pickles of the Season

- 漬け物 -

cucumber asazuke, kombu carrot, saffron daikon

7 each / 15 for all

Edamame

- 枝豆 -

umami dust & sesame oil

10

Perfect Egg

- 味たまご -

8 min egg cured in soy broth, yuzu hollandaise

7

Fish Korokke

- 塩鱈と青のリコロッケ -

cucumber asazuke, kombu carrot, saffron daikon

12

Meat & Potato

- 肉じゃが -

beef, potato, carrot, onion, shira taki, slow braised in dashi & soy

12

Tuna Salad

- ツナサラダ -

good tuna, kyoto radish, kewpie, white miso, scallion, bonito flakes, warm

biscuit

10

fried chicken

- 鶏の唐揚げ -

house special japanese fried chicken bites, yuzu-kosho mayo & hot honey karashi

mustard

14

Japanese Breakfast Sandwich

- 朝ごはんサンド -

teriyaki bacon, egg, lettuce tomato, ume hot sauce, toasted sesame bagel

13

Miso Soup of the Day

- 今日の味噌汁 -

Daily changing miso soup with seasonal market vegetables with Nagano miso

10

Seared Rice Ball

- 焼きおにぎり -

seared rice ball, tamari soy, butter, nori

7

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	204 7th Ave, New York, New York, 10011
Geocode	Latitude: 40.74332 Longitude: -73.99628
Report Generated On	2/25/2026

8 Closest Liquor Stores		
Name	Address	Distance
CHELSEA WINE CELLAR INC License ID: 0100-22-118138 Legacy Serial No.: 1023564	200 W 21ST STREET NEW YORK, New York 10011	222 ft
LANDMARK WINE & SPIRITS INC License ID: 0100-23-126154 Legacy Serial No.: 1356279	208 W 23RD ST NEW YORK, New York 10011	326 ft
MANOR HOUSE CELLAR INC, THE License ID: 0100-22-116165 Legacy Serial No.: 1312554	676 6TH AVE NEW YORK, New York 10010	962 ft
SUEBOB LIQUOR INC License ID: 0100-21-114461 Legacy Serial No.: 1023574	312 W 23RD STREET NEW YORK, New York 10011	1,011 ft
O&K WINE & LIQUOR INC License ID: 0100-23-124037 Legacy Serial No.: 1353670	292 8TH AVE NEW YORK, New York 10001	1,156 ft
GOURMET BAY INC License ID: 0100-22-116630 Legacy Serial No.: 1232661	745 6TH AVE 24TH & 25TH STREETS NEW YORK, New York 10010	1,178 ft
LE GARREC NYC LLC License ID: 0100-23-126910 Legacy Serial No.: 1344355	61 W 23RD ST NEW YORK, New York 10010	1,249 ft
CHELSEA WINE COUNTRY INC License ID: 0100-22-116784 Legacy Serial No.: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, New York 10011	1,581 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
Third Cemetary Of The Spanish & Portuguese Synagogue		381 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
AO Dining Management Inc Application ID: NA-0340-24-142832	239 7th Ave New York, NY 10011	511 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
HAKU GROUP LLC License ID: 0340-24-133854 Legacy Serial No.: 6042646	191 195 7TH AVE STORE #2 NEW YORK, New York 10011	109 ft
DLK RESTAURANTS LLC License ID: 0340-22-113909 Legacy Serial No.: 1307300	206 7TH AVE NEW YORK, New York 10011	135 ft
190 SEVENTH AVENUE LLC License ID: 0340-23-135627 Legacy Serial No.: 1304323	190 7TH AVE NEW YORK, New York 10011	144 ft
COUNTER & BODEGA INC License ID: 0340-22-111935 Legacy Serial No.: 1337091	216 7TH AVE NEW YORK, New York 10011	180 ft
BALLYMONEY NEW YORK INC License ID: 0340-23-131899 Legacy Serial No.: 1160836	206 WEST 23RD STREET 7TH AVENUE & 8TH AVENUE NEW YORK, New York 10011	320 ft
CMR COMEDY LLC License ID: 0370-23-134609 Legacy Serial No.: 1162890	208 W 23RD ST STORE #1 7TH & 8TH AVENUES NEW YORK, New York 10011	323 ft
SEKI INC License ID: 0340-21-119462 Legacy Serial No.: 1272001	208 W 23RD ST NEW YORK, New York 10011	343 ft
FT SEVENTH AVE LLC License ID: 0370-22-106084 Legacy Serial No.: 1149519	176 7TH AVENUE CHARLTON ST & VANDAM STREET NEW YORK, New York 10003	351 ft
MESTRE INC License ID: 0340-23-127607 Legacy Serial No.: 1024928	172 7TH AVENUE NEW YORK, New York 10011	408 ft
CHELSEA HOTEL F&B LLC/NOTORIOUS FAT CAT LLC License ID: 0343-22-126807 Legacy Serial No.: 1309727	222 W 23RD ST NEW YORK, New York 10011	422 ft
THREE A PLUS INC License ID: 0340-22-111750 Legacy Serial No.: 1293729	163 W 23RD ST NEW YORK, New York 10011	438 ft
161 PART 2 LLC License ID: 0370-25-101770 Legacy Serial No.: 6051197	161 W 23rd St New York, New York 10011	452 ft
SUSHI BY BOU 23RD STREET LLC License ID: 0370-24-126019 Legacy Serial No.: 6034564	232 7TH AVE NEW YORK, New York 10011	485 ft
156 SEVENTH AVENUE GROUP LLC License ID: 0340-22-105636 Legacy Serial No.: 1123181	156 7TH AVENUE NEW YORK, New York 10011	624 ft
PETER MCMANUS CAFE INC License ID: 0340-23-131595 Legacy Serial No.: 1028370	152 7TH AVE AKA 203 WEST 19TH STREET NEW YORK, New York 10011	681 ft
AVADOM INC License ID: 0370-23-159834 Legacy Serial No.: 6002182	147 W 24TH ST NEW YORK, New York 10011	713 ft
223 WEST CORP License ID: 0370-23-162512 Legacy Serial No.: 6004882	223 W 19TH ST NEW YORK, New York 10011	732 ft



NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0

Search By Proximity

Search for an address or locate on map

204 7th Ave, New York, NY X Q

Show results within (Feet) 500

0 1500

Active Licenses (24)

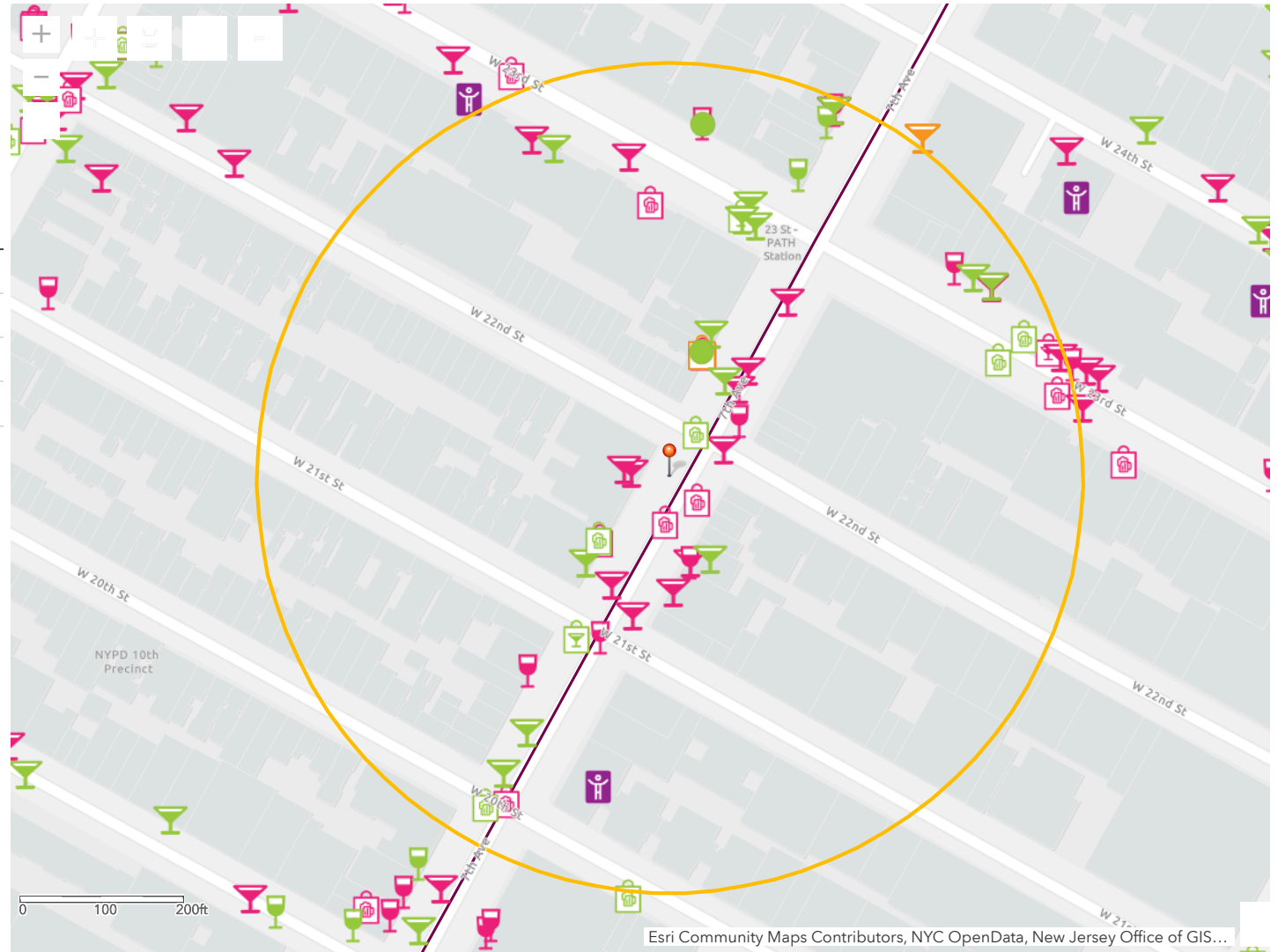
Pending Licenses (1)

Inactive Licenses (31)

Places of Worship (1)

Search by Lic ID, Ser#, Name, City, Zip, ...

Tasks	Results
Search Active Licenses	
Search Pending Licenses	
Search Inactive Licenses	





Pesetsky & Bookman, PC

Attorneys at Law

325 Broadway, Suite 501
New York, NY 10007

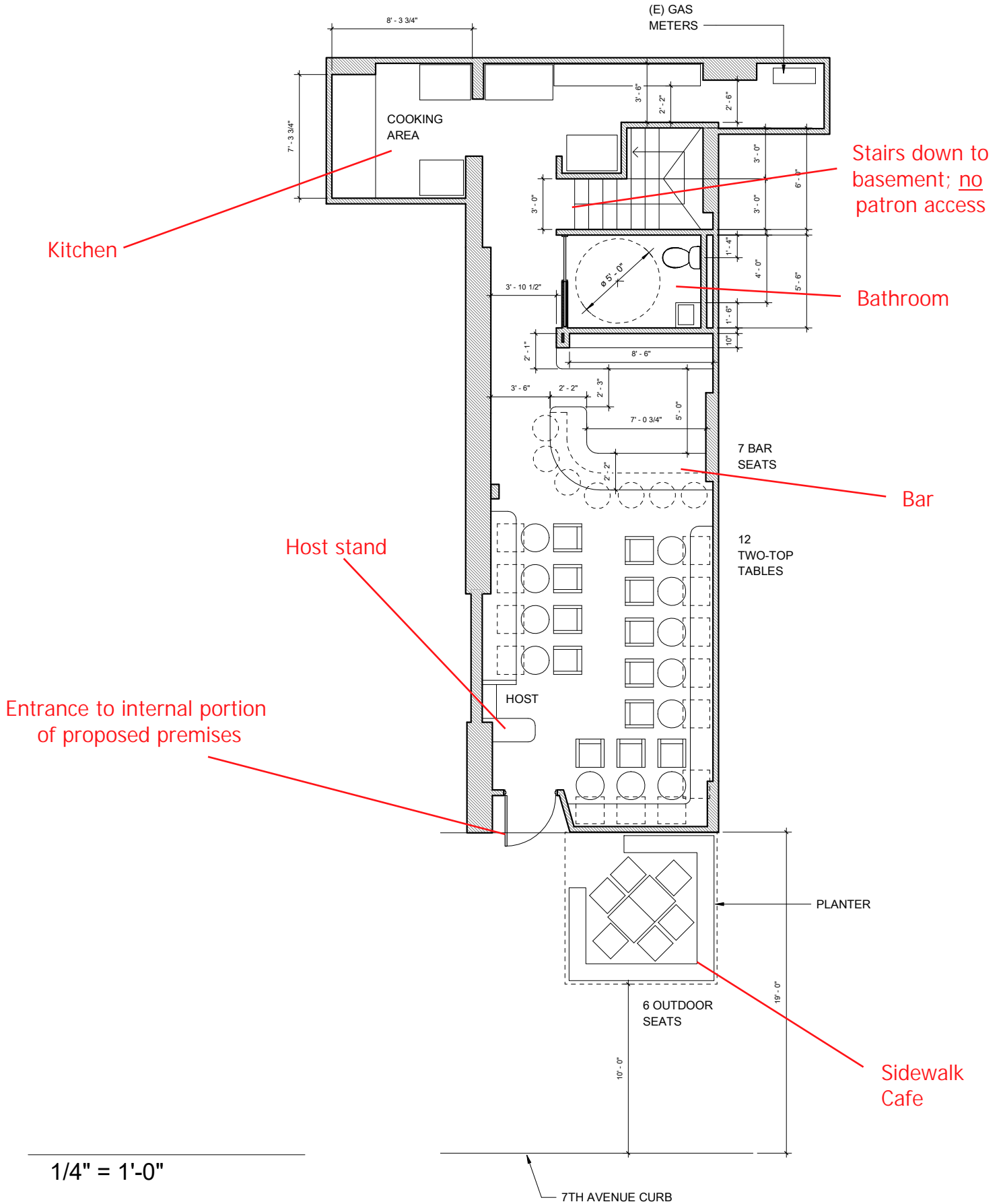
(212) 513-1988 | www.PB.law

PUBLIC INTEREST STATEMENT

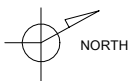
The public interest will be promoted by the granting of an on-premises license for the sale of alcoholic beverages to the applicant at the subject location for the following reasons:

1. The applicant's proposed method of operation is a unique concept unlike those offered by other establishments in the neighborhood.
2. All necessary licenses and permits have been obtained from the state and all other governing bodies or will be obtained as a condition of approval.
3. There is significant parking availability in proximity to the location.
4. Issuance of the license will not materially impact vehicular traffic in proximity to the location.
5. The applicant's proposed method of operation cannot be reasonably expected to materially impact the noise level in proximity to the location.
6. There is no material history of liquor violations or reported criminal activity at the proposed premises.
7. Consistent with the Legislature's most recent statement on the policy of the State of New York and purpose of the Alcoholic Beverage Control Law, issuance of the license will support economic growth, job development, and the state's alcoholic beverage production industries and its tourism and recreation industry. *See* ABCL § 2.
8. While many businesses are currently closed or closing due to the ongoing impact of the COVID-19 pandemic, and unemployment rates are at an all-time high, operators like the applicant are pushing forward and opening, which will aid in the economic recovery of the state. Whereas courts have previously discouraged considering generalized economic factors in analyzing the public interest, the need for economic recovery following the COVID-19 pandemic creates an exceptional and distinguishable circumstance that is proper for the Authority to consider.

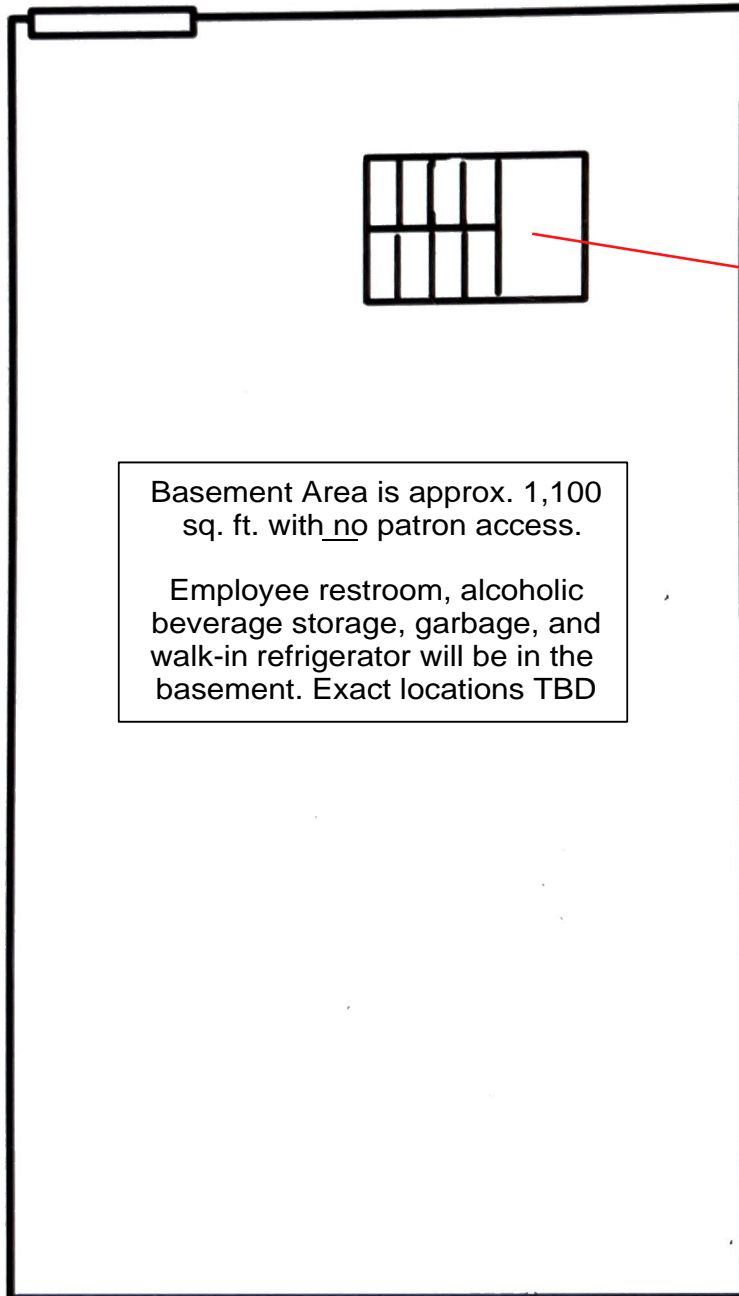
The Winters Coming LLC Ground Floor Plan



1/4" = 1'-0"



The Winters Coming LLC Basement Floor Plan



Stairs up to
ground floor

PESILLO
ITALIAN PANINI
CHelsea



RETAIL FOR LEASE

FRANCESCO BARDAZZI

ELAD DROR

917-214-8610

646-843-1700

206

food

the Coppe

THREDUP
DARE2



PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of premises and surrounding buildings support the issuance of an on premises license to the following applicant/establishment:

The Winters Coming
 204 7th Avenue, New York, NY

This business will be a bar restaurant other,

The hours of operation will be (for indoor establishment): 12 pm - 2 am

The hours of operation for establishment's outdoor space: _____

Date	Name (Please Print)	Signature	Address <small>(please include apartment number)</small>
2/21	Taylor West		426 W 22nd St #3
2/21	Katie Astone		" " " "
2/21	Jason Weinzierl		255 W 22nd St SA
2/21	Yunni Lam		212 W 22nd St "
2/21	Cassidy Anterik		270 W 17th "
2/21	Yasmin Roud		218 W 22nd Apt 3B
2/21	Grace Salomon		244 W 22nd St APT 3B
2/21	Robert Anide		212 W 22nd St. #5B
2/21	Eliza Averbach		274 W. 19th St #2D
2/21			143 W 20th #7
2/21	Keiley Bauer		225 W 25th #1E
2/21	Sarah Kollaf		100 W 20th #PHC

PLEASE NOTE: signatures should be from residents of buildings, adjoining buildings, and within 2-block area of property in question.

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

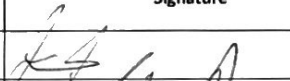



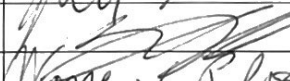
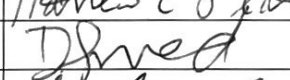


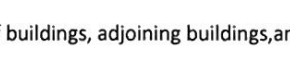

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The hours of operation for establishment's outdoor space: _____

Date	Name (Please Print)	Signature	Address <small>(please include apartment number)</small>
2/21	Josina Jozewski		221 West 21 st #5C
2/21	Lupone Hudson		221 West 21 st #5C
2/21	Ryan Gust		270 West 20 th #
2/21	Lee Epstein		231 W 20 th #
2/21	Dana Stone		265 W 20 th #
2-21	Jill Ocker		776 6 th Hill
2-21	Haydn Pogreger		201 W 21 st Street #
2-21	Warren C. Platt		255 W 23 rd St #4
2-21	Danielle Shved		234 W 21 st #3
2/21	Courtney Siegel		235 W 22 nd #

PLEASE NOTE: signatures should be from residents of buildings, adjoining buildings, and within 2-block area of property in question.

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

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address

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The hours of operation for establishment's outdoor space: _____

Date	Name (Please Print)	Signature	Address <small>(please include apartment number)</small>
2/21	Aidan Kennedy	<i>[Signature]</i>	308 W 21 st "
2/21	Kendall Wisinski	<i>[Signature]</i>	308 W 21 st "
2/21	SEBASTIEN LAFOSSE	<i>[Signature]</i>	231 W 17 th "
2/21	Brett Spelker	<i>[Signature]</i>	220 W 21 st "
2/21	Madelyn Spelker	<i>[Signature]</i>	220 W 21 st "
2/21	Karen Weinzimer	<i>[Signature]</i>	255 W 22 nd St "
2/21	Daniel Weinberg	<i>[Signature]</i>	270 W 17 th St "
7/17	Noah Stran	<i>[Signature]</i>	174 W 20 th St "
2/21	Nicole Kinakis	<i>[Signature]</i>	640 220 th W 21 st 201 W 21 st SCAPT 9J
2/21	John Rees	<i>[Signature]</i>	409 W 21 st St Apt 1 "
2/21	Nick Leve	<i>[Signature]</i>	401 W 25 th St, apt "26
2/21	Seth Bernstein	<i>[Signature]</i>	155 W 21 st St "

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Date	Name (Please Print)	Signature	Address <small>(please include apartment number)</small>
2/28	MICK LEVINSKY		215 7th Ave
2/28	Peter Gallagher		303 W 18th St
2/28	Caroline Fernandez		212 W 27th St #2L
2/28	JOAN GUGLIEMO		220 W. 22nd St
2/28	JOE MORGAN		208 W 23rd St
2/28	Caro Leal		347 533 0470
2/28	Collin Leyden		303-881-4437
2/28	Raphael Lavee		204 W 21st Apt 3D
2/28	Alexis		209 W 21st
2/28	Wyatt Ward		6174801469
2/28	RENN WOODS		121 W 19th
2/28	Jonckhi Billa		136 W 16th

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PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

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The hours of operation for establishment's outdoor space: _____

Date	Name (Please Print)	Signature	Address <small>(please include apartment number)</small>
2/28/26	Nina Lin		206 W 21st "B8
2/28/26	Vik Shirsat		213 W 23rd "55
2/28/26	Lucy Washenko		213 W 23rd "55
2/28/26	Tony Nguyen		213 W 23rd "55
2/26/26	Matthew Pei		781 7th Ave "
2/28/26	Chris Maronicki		212 W 22nd St "5C
2/28	Loke Sate		130 W 20th "4B
2/28	Nick W		200 W 2 "
2/28	Seth Manjlovic		208 W 25th St "1700
2/28	Andrew Wood		201 W 20th St "3
2/28	Cooper Nestler		201 W 20th St "3
2/28	Grant Reed		201 W 20th St "3

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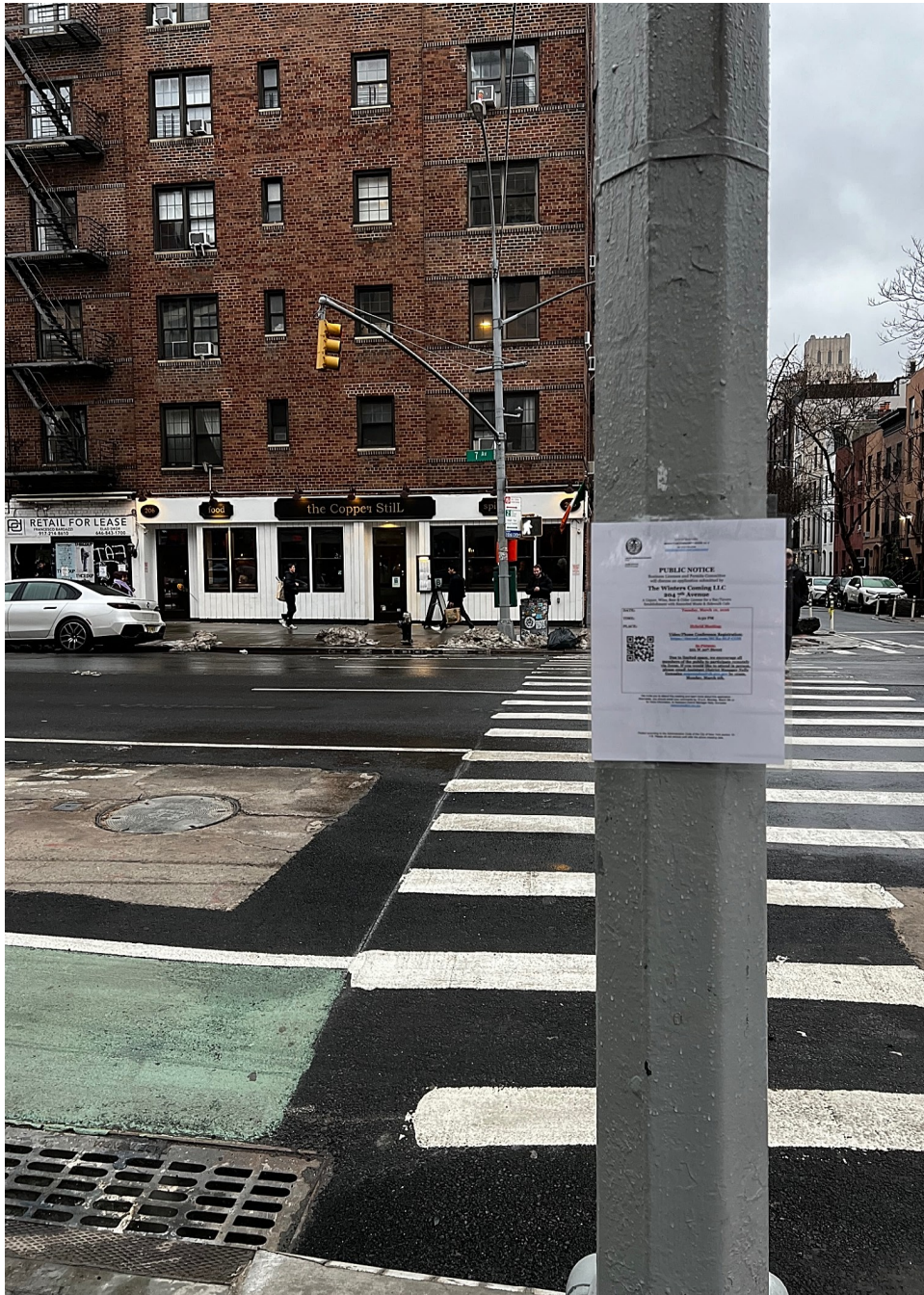
The Winters Coming LLC
Proof of Notice Postings - 2/20/2026



The Winters Coming LLC
Proof of Notice Postings - 2/20/2026



The Winters Coming LLC
Proof of Notice Postings - 2/20/2026



The Winters Coming LLC
Proof of Notice Postings - 2/20/2026

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

Date

December 29, 1969

No. 68403

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate ^{AMENDS} ~~issues~~ C. O. No. 26710

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

200-212 West 22nd Street Block 771 Lot 46

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the south side of West 22nd Street distant 0 feet from the corner formed by the intersection of Seventh Avenue and West 22nd Street running thence east 120' from W. 22nd St.; thence south 98'-9" feet; thence east 20', south 24'-8 1/2" feet; thence north 123'-5 1/2" feet; running thence east 100 feet; thence

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. 430-1969 Construction classification— Class 3 Nonfireproof
 Occupancy classification— Hereafter Erected Height 6 stories, 61 feet
 Date of completion— Class 3 Full-Dwell. Located in C 6-2 Zoning District.
 at time of issuance of permit December 16, 1969
 3037-1969

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr.	On Ground		Boiler room, storage and One (1) apartment.
1st	40 75	8 50	Six (6) apartments, Stores, Use group 6, Eating and drinking establishment, Use group 12.
2nd to 6th Incl.			Fourteen (14) apartments on each story.
NOTE:			This is an AMENDED Certificate of Occupancy, issued for change on first story.
THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE BUILDING CODE.			

OFFICE COPY—DEPARTMENT OF BUILDINGS

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN CONFORMANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

Borough Superintendent

[Signature]

