Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME	DOING BUSINESS AS (DBA)	
ARC INVESTMENTS NYC, LLC & 51ST ST FOODS LLC	PEPPERMINT HIPPO	
STREET ADDRESS	**CROSS STREETS**	**ZIP CODE**
639 641 W 51ST ST.	11TH AND 12TH AVE	10019

Applicant *(Attach a list of all individuals that will be listed/associated with the license)*	**NAME:**	ALAN CHANG	**ATTORNEY/ REPRESENTATIVE**	**NAME:**	VIVIAN K. TOZAKI, ESQ
	PHONE:	702.308.9438		**PHONE:**	347-401-0295
	EMAIL:	alan@phippos.com		**EMAIL:**	VIVIAN@VIVIANTOZAKI.COM
MANAGER	**NAME:**	TBD	**LANDLORD**	**NAME:**	12TH AVENUE-NEW YORK LLC
	PHONE:			**PHONE:**	989-288-2643
	EMAIL:			**EMAIL:**	<janicemodern@aol.com>

APPLICATION TYPE (___ *New York State Liquor License* ___ *Dept. of Transportation Dining Out*)

⊗ **New**	Has applicant owned or managed a similar business?	✓ **YES**	**NO**	
	What is/was the name and address of establishment?	More than 10 all over United States		
	What were the dates applicant was involved with this former premise?	No. Taking over premise from landlord.		
○ **Corp Change/Class Change/Method of Operation Change/Removal**	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?	**YES**	**NO**	
	If alterations or operational changes are being made, please describe/list all changes.			
○ **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	⊗ Liquor/Wine/Beer & Cider	○ Beer & Cider	○ Wine/Beer & Cider	
ESTABLISHMENT TYPE	○ Restaurant ○ Cabaret ○ Night Club ○ Hotel ⊗ Bar/Tavern ○ Catering Establishment			
	⊗ Adult Entertainment ○ Wine Bar ○ Dance Club ○ Sports Bar ○ Club (Fraternal Organization – Members Only)			

Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	**YES**	**NO** ✓	App mailed 8/6/26. No serial # assigned
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**	**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**	**NO** ✓	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	**YES** ✓	**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	12p-4a	12p-4a	12p-4a	12p-4a	12p-4a	12p-4a	12p-4a
	Outdoors	12p-2a	12p-2a	12p-2a	12p-2a	12p-2a	12p-2a	12p-2a
	Kitchen	n/a	n/a	n/a	n/a	n/a	n/a	lite food always avaialbe
opening hours and days are variable	Music (indoors)	12p-4a	12p-4a	12p-4a	12p-4a	12p-4a	12p-4a	12p-4a

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	320	320	31	62	0	2	38	
OUTSIDE *(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)*	20	20	0	couch seating	0	1	12	
DOT Dining Out: Sidewalk Cafe					no plans to do this			
DOT Dining Out: Roadway					no plans to do this			

How frequently will the owner(s) be at the establishment?	only occasionally. see plan of supervision/secuity		
Will there be dancing?	✓ YES	NO	performers only
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	maybe 6 per year
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	

n/

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?	basement		
Where will applicant lay out garbage containers and at what time?	5 am on pickup days, W 52nd @ 12th Ave		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES ✓	NO	CLC - CLINTON PERIMETER AREA C
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES ✓	NO	CO
Is a Public Assembly permit required?	YES ✓	NO	
Are your plans filed with DOB?	YES	NO ✓	(a PA transfer is in process)
What is the zoning designation for this location?	M2-4		

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**	All on Hell's Kitchen list provided by CB4 w/cc to Asst. Distrct Mgr
	# 2	
	# 3	
	# 4	
	# 5	

When did applicant post the notice that was provided?	Aug. 4, 2026 (day after invite)		
Where did applicant post the notice that was provided?	All entrances, poles along 12th ave		
Please provide dates when applicant met with the groups listed above.	no meetings were requested		
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.	YES X	NO	Type text here Not available yet. Mgr not designated
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	YES X	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**
basement	staff only alcohol sotrage and utilties							
ground	stage bar seating vip rooms food prep hostess coat chec	200	12p-4a	15	30	0	1	dj
mezz	north and south mezz seating bar	120	12p-4a	17	32	0	1	dj
2nd	offices only							
roof	bar and couch seating	20	12p-2a	0	12 at bar	0	1	dj

BUILDING DESIGN					
State the name and type of business previously located in the space.	Larry Flynt's Hustler Club (adult establishment)				
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business. ✓	YES	NO			
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO✓			
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo? ✓	✓YES✓	NO			
Is the entrance ADA Compliant?	YES	NO			
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO✓			
Will applicant have a vestibule within the establishment?	YES	NO✓			
Will applicant use a storm enclosure?	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 comply with the NYC noise code?	YES✓	NO			
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		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?	YES✓	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?	YES✓	NO			
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	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?	YES	NO	we will check with previous tenant but do not plan to bring sound engineer in. There are no residential neighbors and premise operates when commerical neighors do not operate		
Will the kitchen exhaust system extend to the roof?	YES	NO	n/a		
Will the establishment have an illuminated sign?	YES✓	NO			
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO✓			
Where will the air conditioner be located? What type is it?	existing. mfg unkown				
When was the air conditioner installed?	2004				

OUTDOOR PRIVATE PROPERTY – *ROOFTOP, REAR YARD, TERRACE*			rooftop terraces
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	roof top terrace
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 ✓	We will discuss at meeting
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	We will comply with all laws.
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 ✓	No residential neighbors
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES ✓	NO	

DEPARTMENT OF TRANSPORATION DINING OUT: SIDEWALK	********** not applicable *******		
Has the applicant read MCB4 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 TRANSPORATION DINING OUT: ROADWAY			********* not applicable**********
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)

- Rooftop outdoor space will be closed & vacated no later than 2am nightly

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 9/2/26 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*

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 →	Alan Chang **PRINT NAME OF APPLICANT**	**SIGNATURE OF APPLICANT**	8/6/2026 **DATE**

APPLICANT'S STATEMENT CONCERNING SUPERVISION AND SECURITY

The principal of the applicant entities has extensive experience in the hospitality/entertainment industry and is aware of the need for adequate management oversight and professional security.

Management pledges to take measures to ensure that the proposed premise always operates in a safe and lawful manner.
The licensee will be a vigilant enforcer of New York's liquor laws, the Rules of the Authority and all city and state laws and regulations pertaining to this business. The Best Nightlife Practices guidelines will be followed and there will be extensive use of security cameras.

Servers will receive Alcohol Awareness Training and obtain an ATAP certificate as a condition of employment. Servers will be monitored closely to ensure that service is denied to underage, visibly intoxicated and unruly persons. The premises will employ a general manager, assistant general manager, three executive host managers and a director of operations.

A retired Federal Bureau of Investigation agent with experience in this industry will oversee security. Four licensed security guards will be on duty at night. There will be guards at the W 51st and W 52nd street entrances to wand guests, check IDs and ensure that no one congregate outside. Twp additional guards will patrol the interior of the premise. Preference in hiring of security guards is given to retired police officers.

The security director will perform criminal background checks on all employees, agents and contract performers to ensure that convicted felons are not hired or otherwise engaged in the business.

Rope off stations will be utilized outside if there ever is a line to enter the premise (which the current operator has not found to be an issue). We will not allow patrons to linger in front of the building.

END

OFFICE USE ONLY
◯ Original ◯ Amended Date _____

500 FOOT LAW STATEMENT

Applicants for on premises liquor licenses must complete this section
(Not required for on premises beer or wine application)

If the location is subject to the 500 Foot Law, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-b, 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within a 500 foot radius of three or more on premises liquor establishments and the population of the municipality is 20,000 or more. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

The Proposed Premises *(check the appropriate box below):*

☑ IS NOT WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.

☐ IS WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. (IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500 FOOT RADIUS, *UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.*)

☐ NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.

☐ NOT APPLICABLE - POPULATION OF CITY, TOWN OR VILLAGE IS UNDER 20,000

☐ NOT APPLICABLE - BEER, WINE AND CIDER ONLY

IMPORTANT:

YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS LOCATED WITHIN A 500 FOOT RADIUS OF THE PROPOSED PREMISES

For assistance, use the "GIS Maps - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If a premises is within a 500 foot radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is over 20,000 you must **ATTACH A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.**

FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.

OFFICE USE ONLY
○ Original ○ Amended Date

STATEMENT OF AREA PLAN
200 Foot Law

THIS QUESTION MUST BE ANSWERED BY ALL APPLICANTS REGARDLESS OF LICENSE TYPE

1. List the name, address and distance from the premises to ANY SCHOOL, CHURCH or PLACE OF WORSHIP WITHIN **300** FEET

2. Is the premises within 200 feet of **ANY SCHOOL, CHURCH or PLACE OF WORSHIP?**
(exclusive use as a church or place of worship will be determined by this agency)
(please respond "YES" if ANY school, church or place of worship is within 200 feet)
○ Yes ◉ No

3. Submit a BLOCK PLOT DIAGRAM (aerial view of the building, with nearby businesses and residences labeled) showing the location of any school, church or place of worship (8-1/2" x 11")

Indicate the distance in feet from the entrance of the proposed premises to the closest entrance of any school, church or place of worship.

Attach additional sheets if necessary.

ATTACH A STATEMENT INDICATING HOW THESE MEASUREMENTS WERE TAKEN

1. Name of church/school:	
Address:	
Distance:	
2. Name of church/school:	
Address:	
Distance:	
3. Name of church/school:	
Address:	
Distance:	

For assistance use the "GIS MAPS - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If applying for a full liquor license (beer, wine and liquor) and the premises is within 200 feet of a school, church or place of worship, the application may be denied.

If any discrepancy in the measurements is brought to the attention of the Authority during the examination of the application, it may be necessary for the applicant to supply a certified survey showing the actual measurement from the premises to the closest school, church or place of worship.

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◯ Original ◯ Amended Date _____

ESTABLISHMENT QUESTIONNAIRE

In this section you must describe the premises to be licensed. Answer ALL questions completely. Please do not answer "see attached" to any question. Any incomplete answer may delay or prevent the processing of the application.

Helpful Hint: Drawing your diagram and reviewing your photographs may assist you in completing this section. See sample diagrams at the end of this application.

1. Zoning

1a. State what the area is zoned for:
(e.g., Residential, Business, Mixed etc.)
MIXED

1b. Does the premises have a **VALID CERTIFICATE OF OCCUPANCY** and **ALL** appropriate permits? ◉ Yes ◯ No ◯ Pending

2. Premises

2a. Describe the type of building in which the premises will be located.
mulit unit

2b. Is or has the building/proposed premises been known by any other address? ◉ Yes ◯ No

If YES, please specify: 692-708 12th Ave per NYC DOB building profile

If the address was changed due to a 911 update or other government action, please include documentation for the change.

2c. Is there currently an active license or has there ever been a license to traffic in alcoholic beverages at this location?

◉ Currently Licensed ◯ Previously Licensed ◯ Never Licensed ◯ Do Not Know

Name of Licensee: CSMG RESTAURANT GROUP LLC License ID Number: 0370-24-100527

2d. Are there any disciplinary actions pending against the applicant, current licensee or prior licensee?

◯ Yes ◉ No ◯ Do Not Know

Any pending disciplinary action may delay a determination on this application or result in the disapproval.

2e. If the proposed premises has never been licensed, what was the prior use?

2f. Is any other floor or area of the building currently licensed? ◯ Yes ◉ No

Name of Licensee: License ID Number:

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○ Original ○ Amended Date _____

3. Premises (interior):

3a. List the total number of floors of the business establishment to be licensed, including the basement: 5

3b. List the floor(s) where the proposed premises will be located: (e.g., basement, ground floor, 2nd & 3rd floor, etc.) Basement, 1st floor, north and south mezz, 2nd floor, rooftop

3c. Where is the alcohol stored? behind the 3 customer bars, storage areas as indicated on diagrams

3d. Is there interior access to any other floor(s) or area(s) that will not be part of the premises to be licensed? If yes, show the means of access on the interior diagram(s). ○ Yes ◉ No

3e. Are the premises to be licensed divided in any way, by a public or private passageway, overwhich the applicant does not have exclusive possession and control? (e.g., hallway, stairwells, common areas, etc.) ○ Yes ◉ No

If YES, describe:

3f. How many public restrooms? If less than two (2) public restrooms, you must request a waiver of the two (2) restroom rule in writing. Please show restrooms on diagram. 3

3g. List the maximum occupancy of the premises: 360 3h. Number of tables? 31

3i. Number of seats at tables? 62 3j. Number of seats at bar or counter? 50

4. Bars:

4a. How many customer bars are located on the premises? *(a customer bar is where patrons may order, purchase or receive alcoholic beverages)* 3

4b. How many service bars? *(a service bar is for wait staff use exclusively)* 0

4c. Describe each bar in the fields below:

Bar 1		**Bar 2**		**Bar 3**	
Bar Type:	Customer Bar	Bar Type:	Customer Bar	Bar Type:	Customer Bar
Length:	24'	Length:	12'	Length:	18'
Shape:	Square/Rectangular	Shape:	Square/Rectangular	Shape:	L Shaped
Location:	1st Floor/Ground	Location:	2nd Floor	Location:	Outside

(If the location of your bar is not listed as a choice in the drop-down menu, please type in your answer.)

Attach additional sheets if there are more than 3 bars.

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○ Original ○ Amended Date _____

5. Kitchen:

5a. Does the premises have a full kitchen? ○ Yes ◉ No

If NO, does the premises have a food preparation area? ◉ Yes ○ No

Show Kitchen or Food Prep Area on the Interior Diagram

NOTE: FOOD MUST BE AVAILABLE FOR SALE DURING ALL HOURS OF OPERATION; SUBMIT A MENU

5b. Is a chef/cook employed at the premises? ○ Yes ◉ No

If YES, please list hours of day chef/cook will devote to the premises:

6. Hotel or Bed & Breakfast:

6a. How many floors?

6b. How many guest rooms?

6c. For Hotels Only: Is there a public restaurant on the hotel premises? ○ Yes ○ No

7. Outdoor Areas:

7a. Are there any outside areas used for the sale or consumption of alcohol? ◉ Yes ○ No

7b. If YES, what is the outside occupancy? 20

7c. Check all types that apply:

Note: there must be direct access from the interior of the premises to any outdoor area(s) that you wish to license. Show access on diagram.

☐ Sidewalk Cafe ☐ Deck ☐ Patio ☐ Porch ☐ Gazebo

☑ Rooftop ☐ Yard ☐ Balcony ☐ Pavilion ☐ Tent

☐ Other (describe):

7d. Is the outdoor area(s) divided by any public or private passageway or area that the applicant does not have exclusive control? ○ Yes ◉ No

If YES, how is it divided?

7e. How is the outdoor area(s) contained? Check all that apply and show enclosure on diagram.

☐ Fencing ☑ Wall ☐ Shrubbery ☐ Roping ☐ Stanchions

☐ Other (describe): railing

7f. Is a permit required by the locality for outside area(s)? ○ Yes ◉ No

If YES, submit a copy of the permit, the permit application, proof of workers' compensation and proof of liability insurance to provide coverage for "injury sustained by persons on the contiguous municipal public space or non-contiguous municipal public space used by the licensee and, if applicable, persons and cyclists using or crossing a bike thoroughfare that connects the licensed premises to the non-contiguous municipal space used by the licensee."

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○ Original ○ Amended Date

PROPOSED METHOD OF OPERATION

This form satisfies Section 110 of the ABC Law requiring that a statement be submitted indicating the type of establishment operated at the premises.

The information in this section will be the method of operation you are approved for and will be binding. Should you wish to deviate from this method of operation in any way, you must first apply for and receive permission from the Authority.

1. Will any other business of any kind be conducted in said premises? ○ Yes ◉ No
   (If YES, please provide details on a separate sheet)

   1a. If the premises *is not* a catering establishment, will the premises periodically close to host private events? ○ Yes ◉ No

   If YES, how frequently?

2. Will the premises have music? ◉ Yes ○ No

   2a. If YES, check all that apply: ☑ Recorded ☑ DJ ☐ Juke Box ☐ Karaoke

   ☐ Live Music (give details: e.g., rock bands, acoustic, jazz, etc.):

   ☑ Outdoor Music (give details: e.g. Live, DJ, Recorded etc.): DJ, recorded

   2b. Will the premises use the services of an Event Promoter? ○ Yes ◉ No

3. Will the premises permit dancing? ◉ Yes ○ No

   3a. If dancing is permitted, who will be permitted to dance? ○ Patrons ◉ Employees for Entertainment ○ Both

   3b. If dancing is permitted, will there be exotic dancing including, but not limited to, topless entertainment, pole dancing and/or lap dancing? ◉ Yes ○ No

4. Will there be topless entertainment? ◉ Yes ○ No

5. Will the business employ a manager? ◉ Yes ○ No

   5a. If NO, will principal(s) manage? ○ Yes ○ No

6. How many employees? (excluding principals and security personnel) 20

   6a. If answer is "0" please provide an explanation:

OFFICE USE ONLY
○ Original ○ Amended Date

7. Will security personnel be used at the premises? ◉ Yes ○ No

7a. If YES, how many? 6

7b. If YES, provide your **Proprietary Security Guard Employer Unique Identification Number** assigned to the business by the NYS Department of State Division of Licensing Services or the name of the security company through which the security personnel will be hired:

pending

The Licensee is responsible for assuring that hired security personnel are registered in accordance with NYS Security Guard Registration Guidelines. Please contact the NYS Department of State to obtain information.

8. Provide a detailed plan of supervision for the premises to be licensed. Clearly describe how you will maintain control and order over the licensed premises. How will you monitor alcohol sales and prevent sales to minors and sales to intoxicated persons? How will you handle unruly patrons, altercations, etc., to prevent the premises from becoming disorderly? Include additional sheets if necessary.

DETAILED PLAN OF SUPERVISION AND SECURTITY ATTACHED

9. Are all responses provided in this application consistent with the information provided to the municipality or Community Board within the Standardized Notice Form for Providing 30-Day Advance Notice?

◉ Yes ○ No

9a. If NO, please explain:

ALCOHOLIC BEVERAGES MAY ONLY BE CONSUMED, SOLD OR GIVEN AWAY DURING THE HOURS APPROVED BY THE COUNTY WHERE THE PREMISES IS LOCATED UNLESS FURTHER RESTRICTED BY THE AUTHORITY

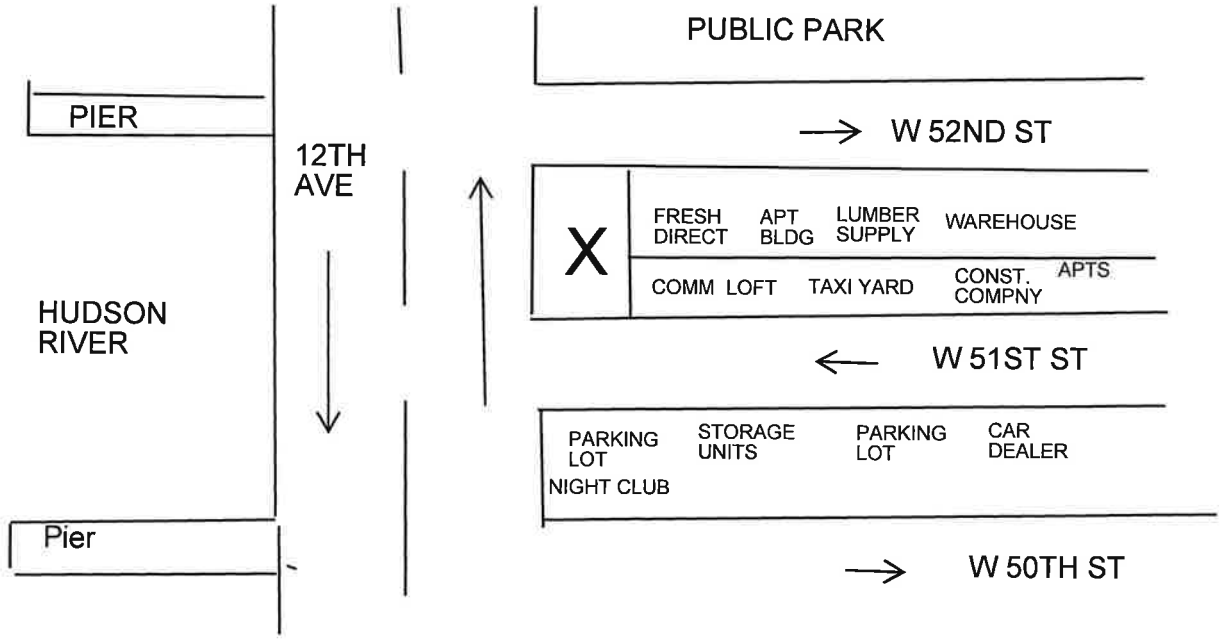
A list of county closing hours is available at the following link:
http://sla.ny.gov/provisions-for-county-closing-hours

ARC INVESTMENTS, LLC & 51ST ST FOODS LLC
DBA PEPPERMINT HIPPOS
639 641 W 51ST ST, NEW YORK, NY 10019
OP-NEW YORK-NEW

X=PROPOSED PREMISE

AREA / BLOCK

NOTES: NO SCHOOLS OR CHURCHES WITHIN 300



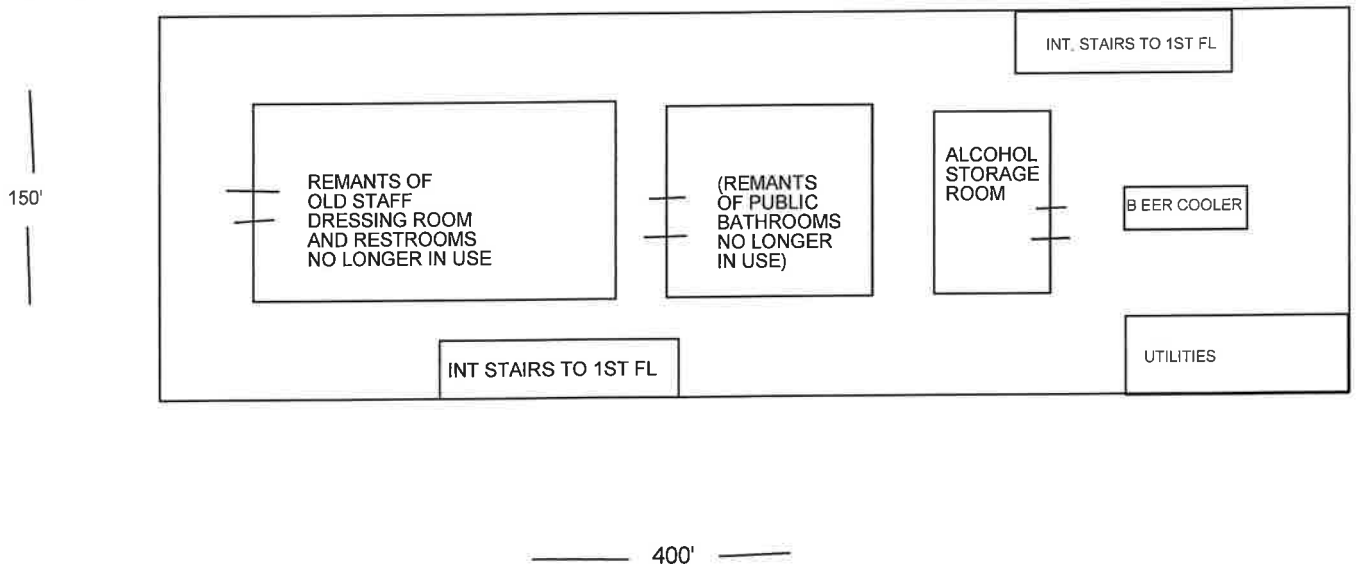
CELLAR (STAFF ONLY ...DRY GOODS AND ALCOHOL STORAGE)

ARC INVESTMENTS NYC LLC & 51ST ST FOODS LLC
639 641 W 51ST ST, NEW YORK, NY 10019
(OP-NEW YORK-NEW)

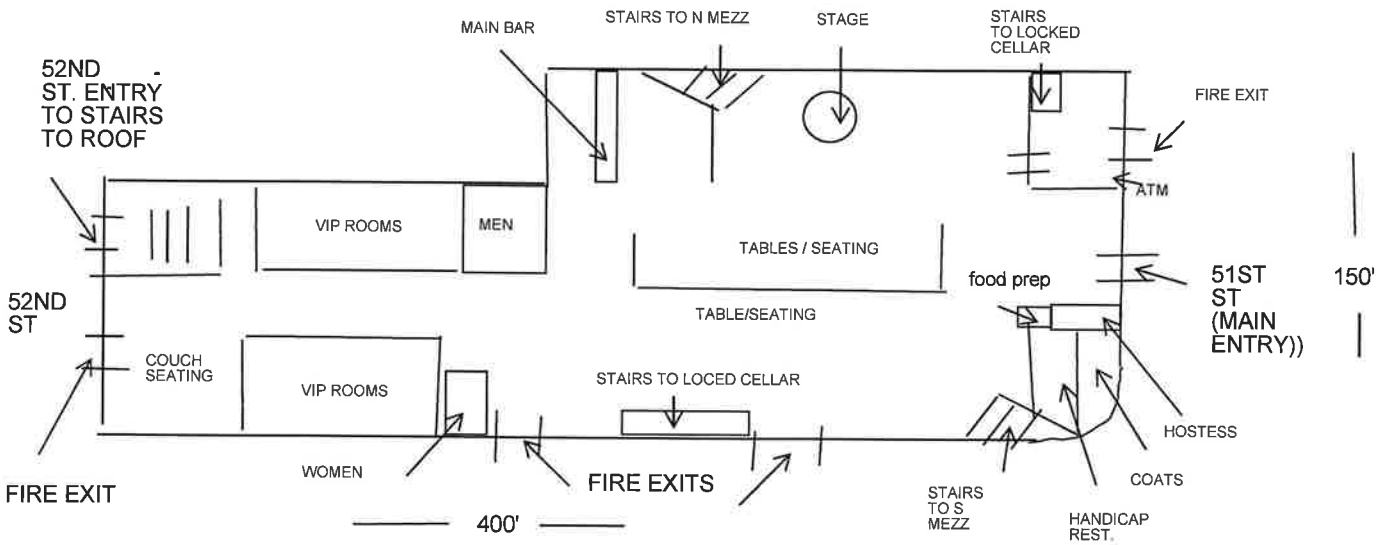
THE BASEMENT / CELLAR IS OFF LIMITS TO THE PUBLIC AND ALL STAFF OTHER THAN MANAGMENT AND SECURITY.

THIS FLOOR CONTAINS THE REMNANTS OF AREAS ONCE USED FOR PERFORMERS. THERE USED TO BE PUBLIC RESTROOMS. THESE SPACES ARE NO LONGER USED FOR THESE PURPOSES.

THIS CELLAR IS ONLY USED FOR:
- ALCOHOL STORAGE ROOM
- WALK IN BEER COOLERS
- UTLITIES
- STORAGE OF OLD FURNITURE AND FIXTURES



GROUND FLOOR – ARC INVESTMENTS NYC LLC & 51ST ST FOODS LLC
639 641 W 51ST ST, NEW YORK, NY 10019
(OP-NEW YORK-NEW)

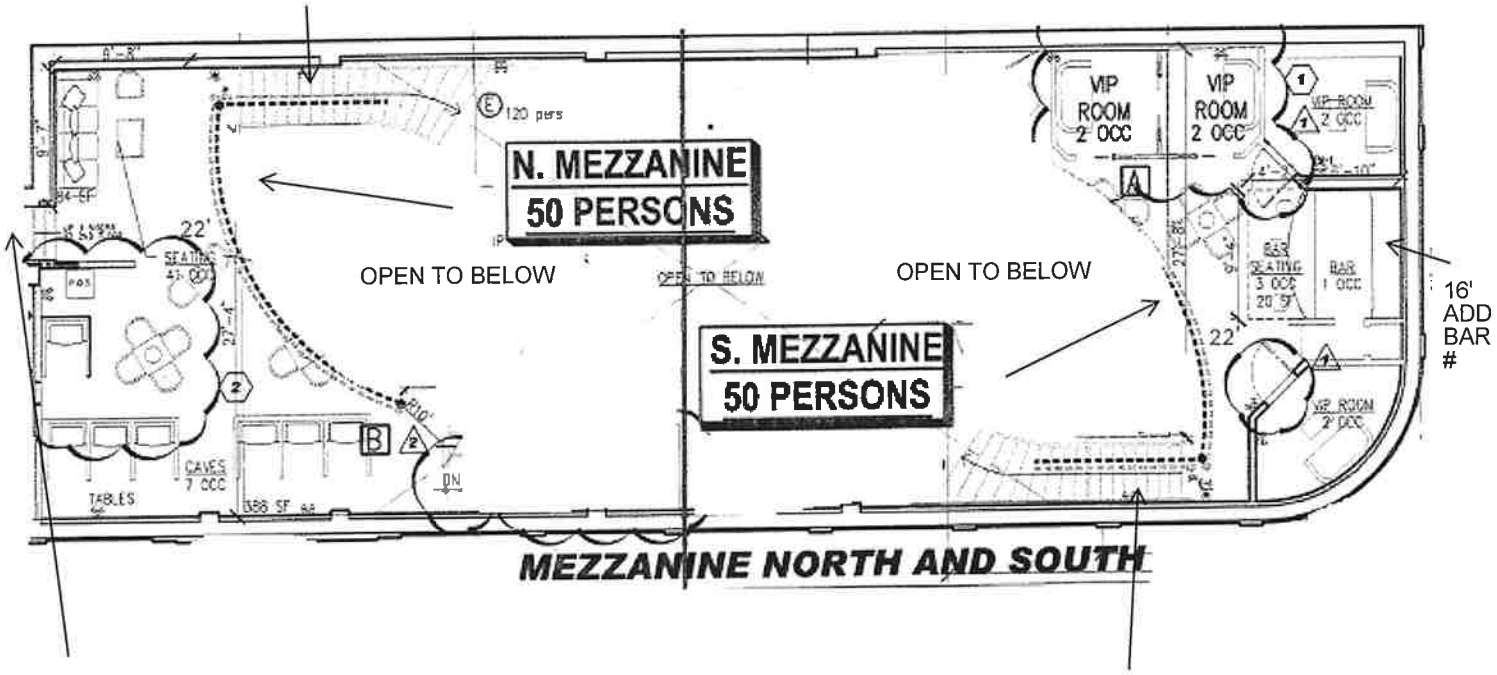


12TH AVE

Mezzanine (two on either end of building

ARC INVESTMENTS NYC LLC & 51ST ST FOODS LLC
639 641 W 51ST ST, NEW YORK, NY 10019
(OP-NEW YORK-NEW)

INTERIOR STAIRS FROM 1ST FLOOR

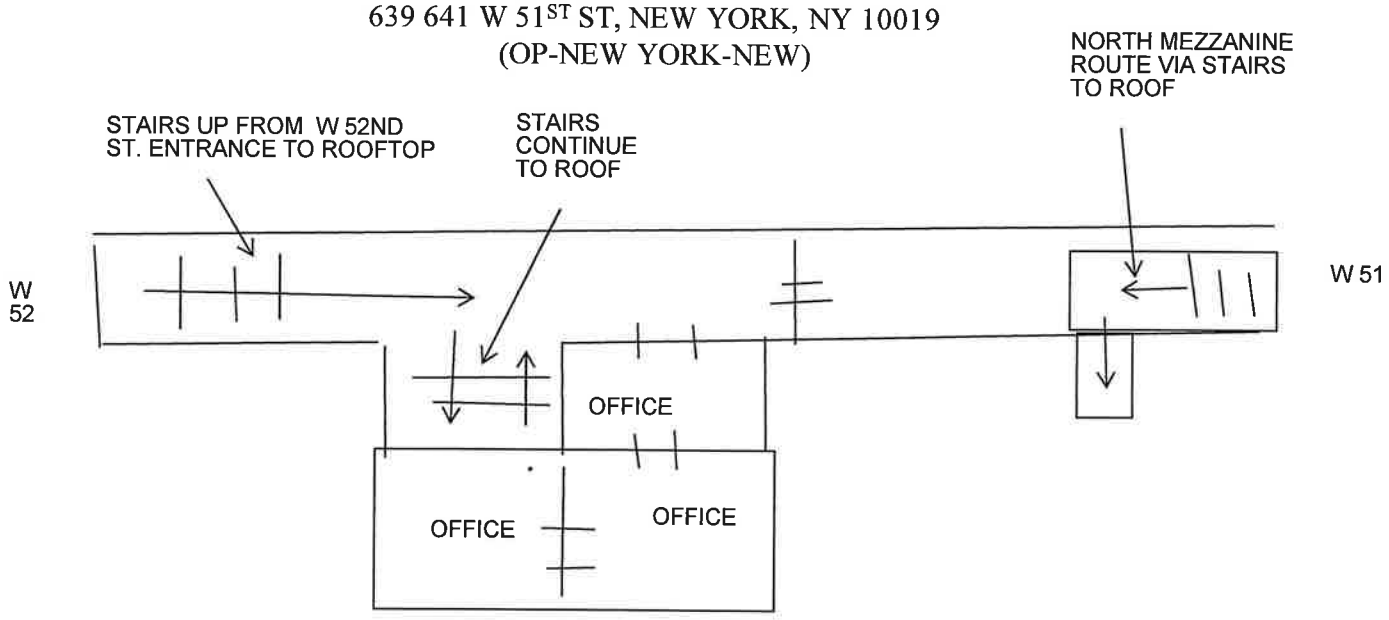


STAIRS TO ROOFTOP TERRACE AND BAR
and 2nd floor offices

INERIOR STAIRS FROM
1ST FLOOR

2nd FLOOR

ARC INVESTMENTS NYC LLC & 51ST ST FOODS LLC
639 641 W 51ST ST, NEW YORK, NY 10019
(OP-NEW YORK-NEW)

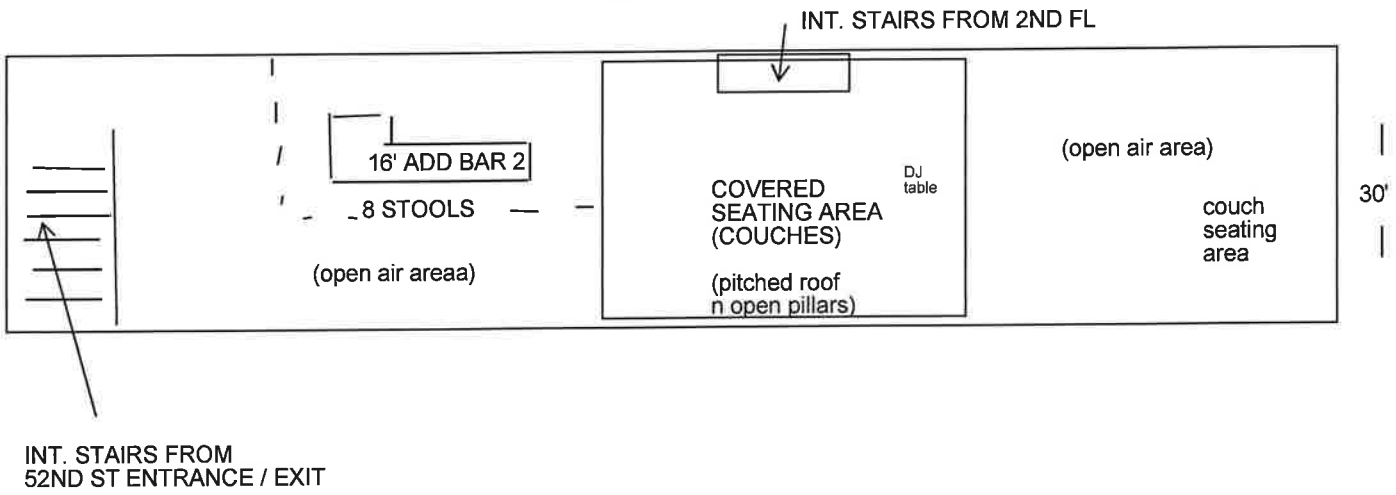


There are only a few steps between the North Mezzanine and what DOB labels as the 2nd Floor. This floor consists entirely of management offices and a hallway connecting two separate public stairwells to the roof top terrace

ROOF TERRACE W/ 2ND ADD BAR

ARC INVESTMENTS NYC LLC & 51ST ST FOODS LLC
639 641 W 51ST ST, NEW YORK, NY 10019
(OP-NEW YORK-NEW)

— - — — = covered area



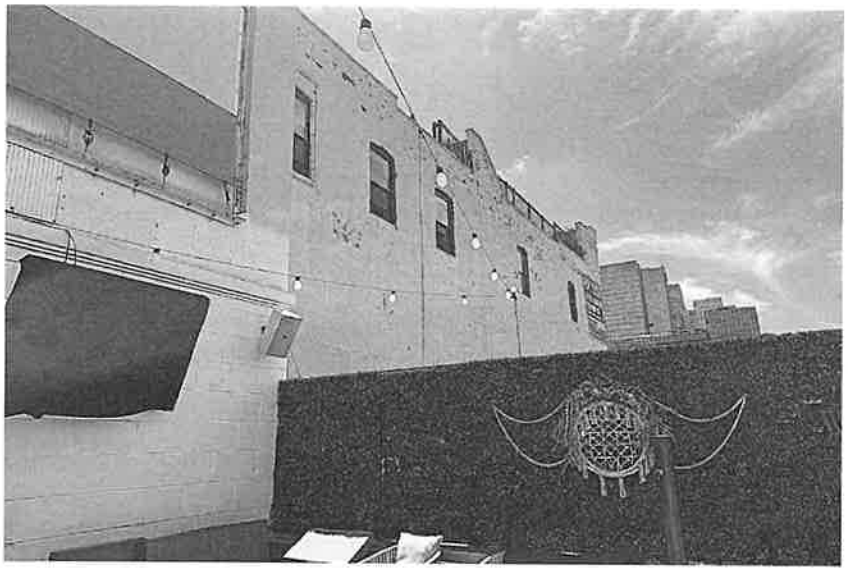

Peter Pan


rg













Vivian K. Tozaki, Esq.
Attorney & Counselor at Law

Vivian K. Tozaki, Esq.
11 Broadway, Ste 615
New York, NY 10004
Ph (347) 401-0295

Nelly Gonzalez
Assistant District Manager
Manhattan Community Board 4
630 9th Ave, Ste 208
New York, Ny 10036-4752

July 28, 2026

Dear Ms. Gonzalez:

I write on behalf of my client, Alan Chang, concerning a liquor license his entities intend to file for an existing adult entertainment establishment located at 639 641 W 51st St, New York, NY 10019. The new tenant entity will be ARC Investments NYC, LLC. An operating entity Mr. Chang owns, 51st St Foods LLC. will also be on the license.

As indicated on the attached 30-day notice, the license will be issued to ARC Investments NYC, LLC & 51st St Foods LLC dba Peppermint Hippo. The trade name is the same name used on 10 adult entertainment establishment Mr. Chang's various entities across the U.S.

I am aware of the Business License & Permits Committee procedures, policies and requirements, including those pertaining to establishment with rooftops. Simultaneously to this submission, my office is reaching out to the block associations and will provide those groups with the same information provided to CB 4.

My client will make himself available remotely (e.g. via streaming) for your committee meeting. I imagine that will be in October. Although this is not a 500-foot situation, there will be ample time to provide CB 4 with all the information needed to provide the basis for input to the NYS Liquor Authority. We obviously are desirous of CB 4 support for the application.

Other than the entity/ownership and trade name changes, this is essentially the same method of operation presented to CB 4 by the current tenant/operator at the premise since 2004. Please reach out to me if you have any questions or concerns. Responses to requests from my office may also come from John Springer (john@viviantozaki.com, 631-331-3334 direct), who is serving as paralegal for my firm on this matter.

Thank you in advance for your time and attention.



Vivian K. Tozaki, Esq.
Counsel for ARC Investments NYC, LLC & 51st St Foods LLC

Enclosure: Standardized 30-day community notice for an SLA application

NEW YORK STATE | Liquor Authority

FOR OFFICE USE ONLY
◯ Original ◯ Amended Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 07/29/2026

1a. Delivered by: Overnight Mail, Tracking Number and Pro

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

◯ New Application ◯ Removal ◯ Class Change

For premises in the City of New York: (counties of Kings, New York, Bronx, Queens and Richmond):

◯ New Application ◉ New Application and Temporary Retail Permit ◯ Temporary Retail Permit ◯ Removal

◯ Class Change ◯ Method of Operation ◯ Corporate Change ◯ Renewal ◯ Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date
For **Renewal** applicants, answer all questions
For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
For **Corporate Change** applicants, attach a list of the current and proposed corporate principals
For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type
For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: MANHATTAN CB 4

Applicant/Licensee Information:

4. Licensee License ID (if applicable): _____ Expiration Date (if applicable): _____

5. Applicant or Licensee Name: ARC INVESTMENTS NYC LLC & 51ST ST FOODS LLC

6. Trade Name (if any): PEPPERMINT HIPPO

7. Street Address of Establishment: 639 641 51ST ST.

8. City, Town or Village: NEW YORK , **NY** Zip Code: 10019

9. Business Telephone Number of applicant/ Licensee: 347-401-0295 (ATTORNEY)

10. Business E-mail of Applicant/Licensee: VIVIAN@VIVIANTOZAKI.COM (ATTORNEY)

11. Type(s) of alcohol sold or to be sold: ◯ Beer & cider ◯ Wine, Beer & Cider ◉ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ◯ Full Food menu; full kitchen run by a chef/cook ◉ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Bar/Tavern

☐ Seasonal Establishment ☐ Juke Box ☒ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply)

☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

☐ Patron Dancing ☒ Employee Dancing ☒ Exotic Dancing ☒ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☒ Security Personnel

☒ Other (specify): ADULT ENTERTAIMENT ESTABLISHMENT

15. Licensed Outdoor Area: (check all that apply)

☐ None ☐ Patio or Deck ☑ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure

☐ Sidewalk Cafe ☐ Other (specify): _____

Docusign Envelope ID: 0E2EAC33-3310-8961-8073-7D7E01A2D5A1

FICE USE ONLY
○ Original ○ Amended Date _____

16. List the floor(s) of the building that the establishment is located on: ENTIRE BLDG - BASEMENT, 1ST FL, MEZZ, 2ND FLOOR, ROOF

17. List the room number(s) the establishment is located in within the building, if appropriate: N/A

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ○ Yes ◉ No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ◉ Yes ○ No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and ID number of the licensee:

Name _____ License ID Number _____

21. Does the applicant or licensee own the building in which the establishment is located? ○ Yes (if YES, SKIP 23-26) ◉ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: 12TH AVENUE - NEW YORK, LLC

23. Building Owner's Street Address: C/O MODERN BOOKKEPING INC 8252 E. LANSING RD, STE 100

24. City, Town or Village: DURAND State: MI Zip Code: 48429

25. Business Telephone Number of Building Owner: 989-288-2643

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: VIVIAN K. TOZAKI ESQ.

27. Representative/Attorney's Street Address: 11 BROADWAY, SUITE 615

28. City, Town or Village: NEW YORK State: NY Zip Code: 10004

29. Business Telephone Number of Representative/Attorney: 347-401-0295

30. Business E-mail Address of Representative/Attorney: VIVIAN@VIVIANTOZAKI.COM

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: ALAN CHANG Title: LLC MEMBER

☑ By checking this box I agree, and it is my intent, to electronically sign this document. By submitting this e-document to the New York State Liquor Authority in this way, I understand that my electronic signature I added to the signature line below is the legal equivalent of having placed my handwritten signature and affirmation on the submitted document and I am affirming the truth of the information contained therein.

Principal Signature: Signed by: Alan Chang 1B895C33EED74DF...

Date: 7/29/26

PEPPERMINT HIPPO
NYC

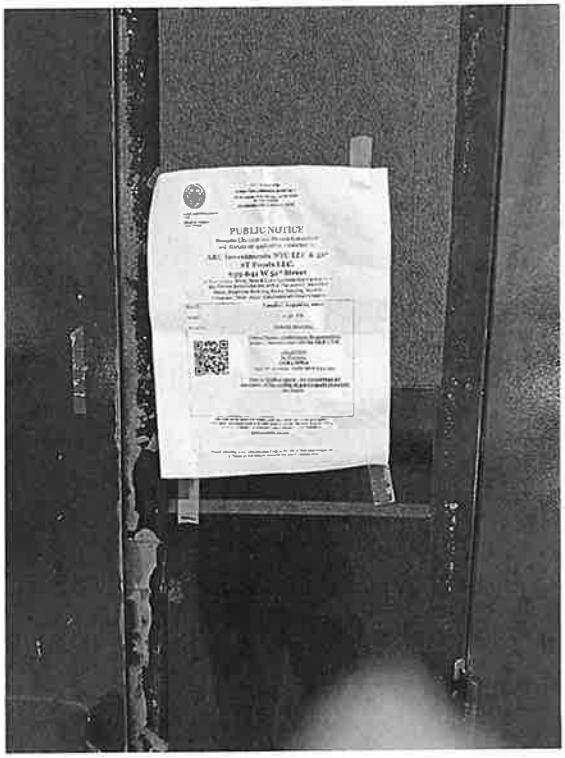
PIZZA

• MENU •

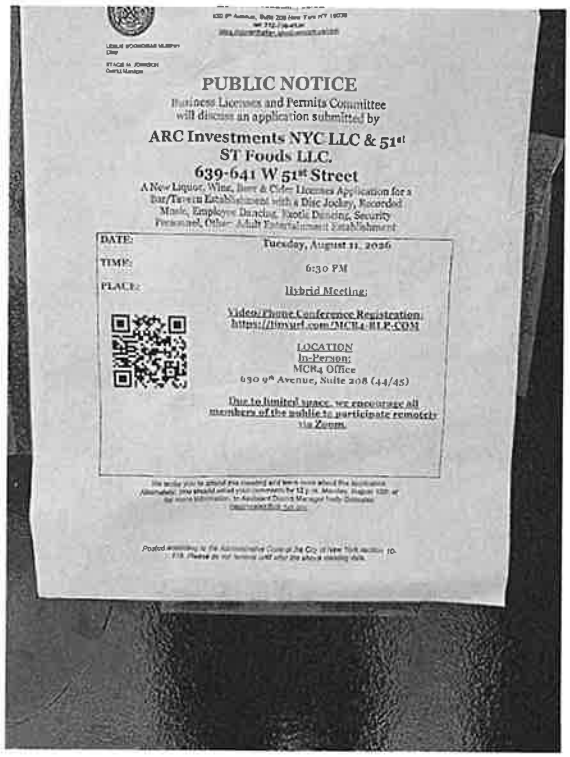
DOUBLE CHEESE	$15
PEPPERONI	$15
SAUSAGE	$15
PEPPERONI & SAUSAGE	$15
DELUXE SUPREME	$15
CHICKEN ALFREDO	$15
TACO (CHORIZO SUPREME)	$15
ITALIAN BEEF	$15
MARGHERITA	$15
CHICKEN TENDERS & FRIES	$15


PUBLIC NOTICE
IVE
THK


641


PUBLIC NOTICE


ALTHEA'S
HIDEAWAY



PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

ARC Investments NYC LLC & 51st ST Foods LLC.

639-641 W 51st Street

A New Liquor, Wine, Beer & Cider Licenses Application for a Bar/Tavern Establishment with a Disc Jockey, Recorded Music, Employee Dancing, Exotic Dancing, Security Personnel, Other: Adult Entertainment Establishment

DATE: Tuesday, August 11, 2026

TIME: 6:30 PM

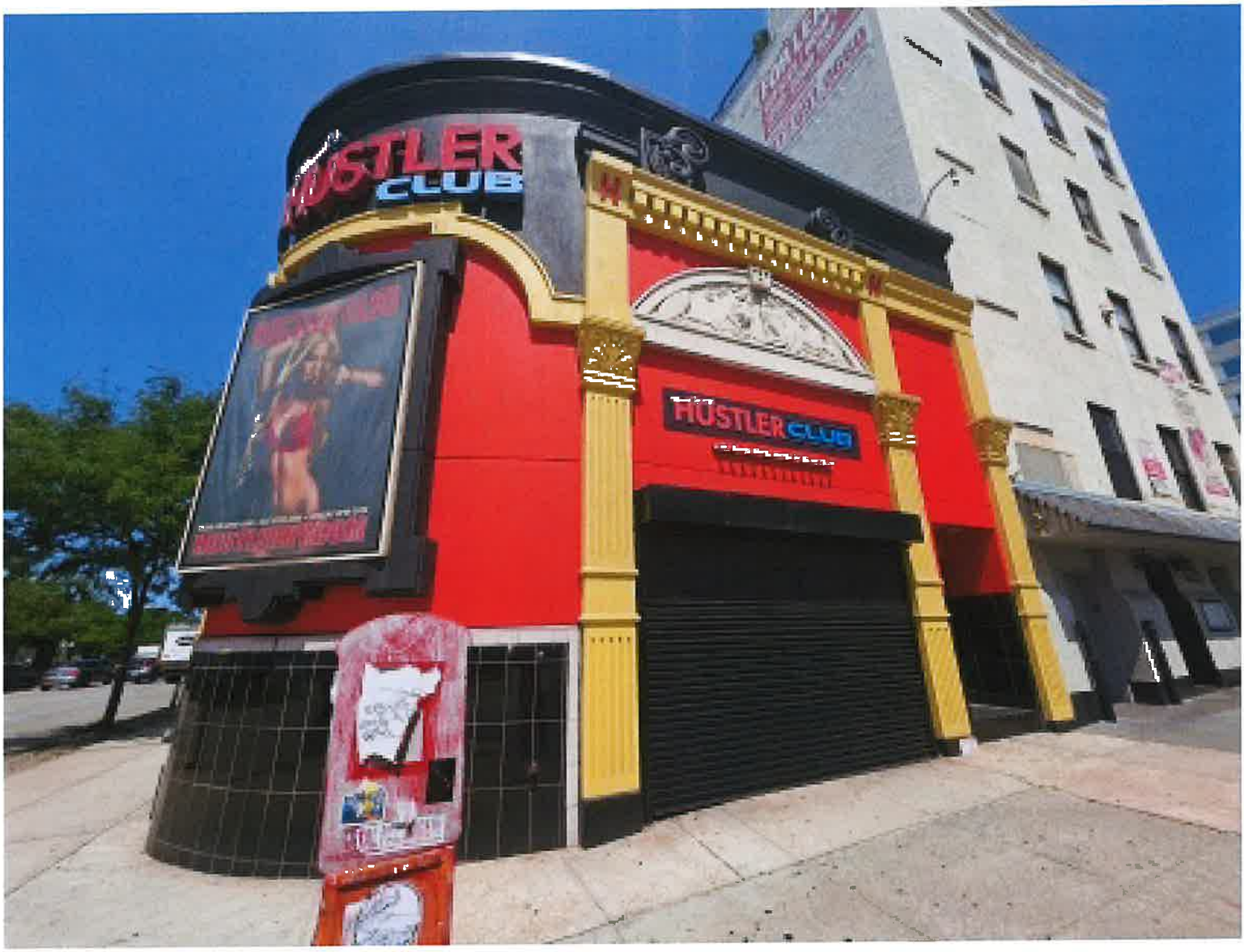
PLACE: Hybrid Meeting:

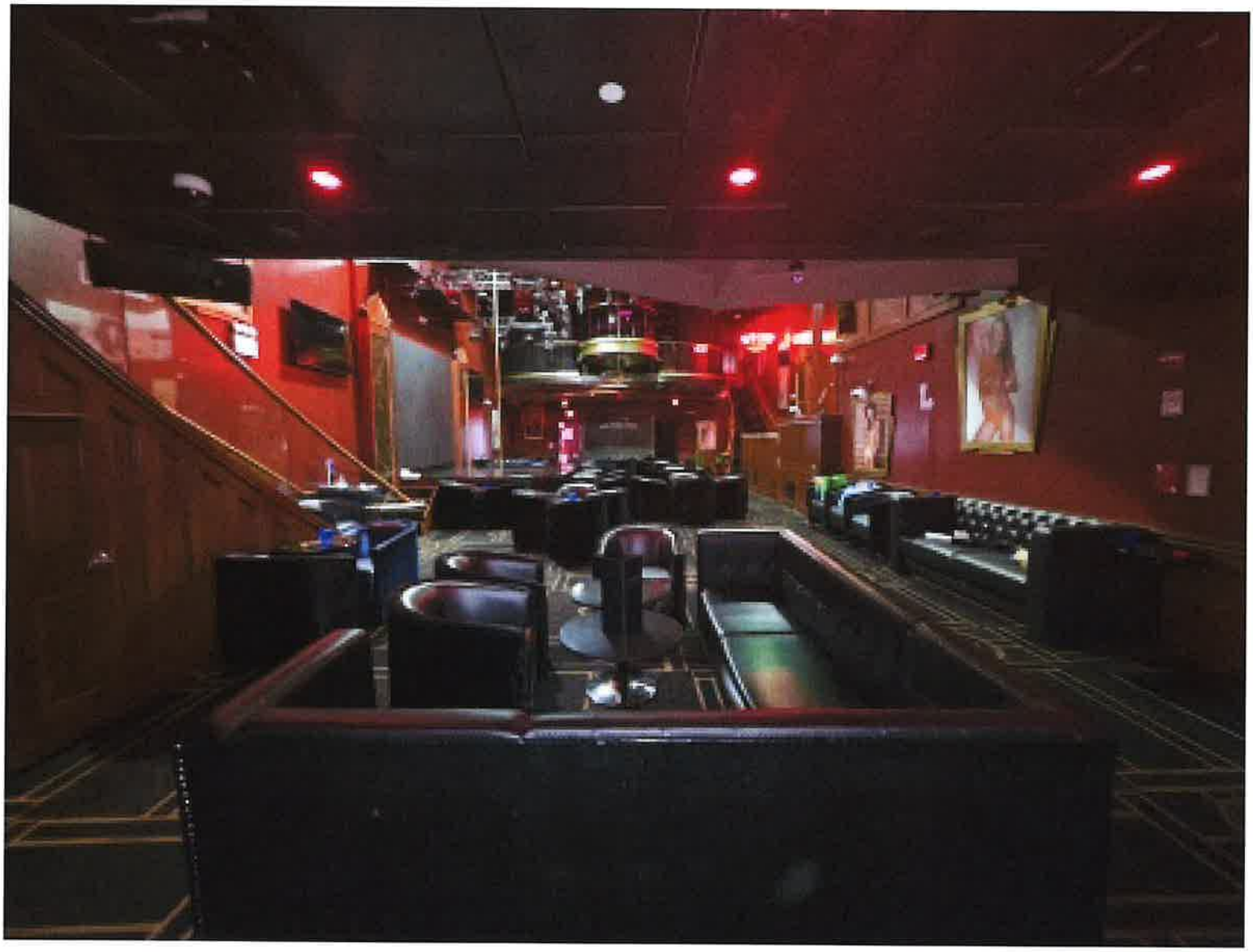
Video/Phone Conference Registration:
https://tinyurl.com/MCB4-BLP-COM

LOCATION
In-Person:
MCB4 Office
630 9th Avenue, Suite 208 (44/45)

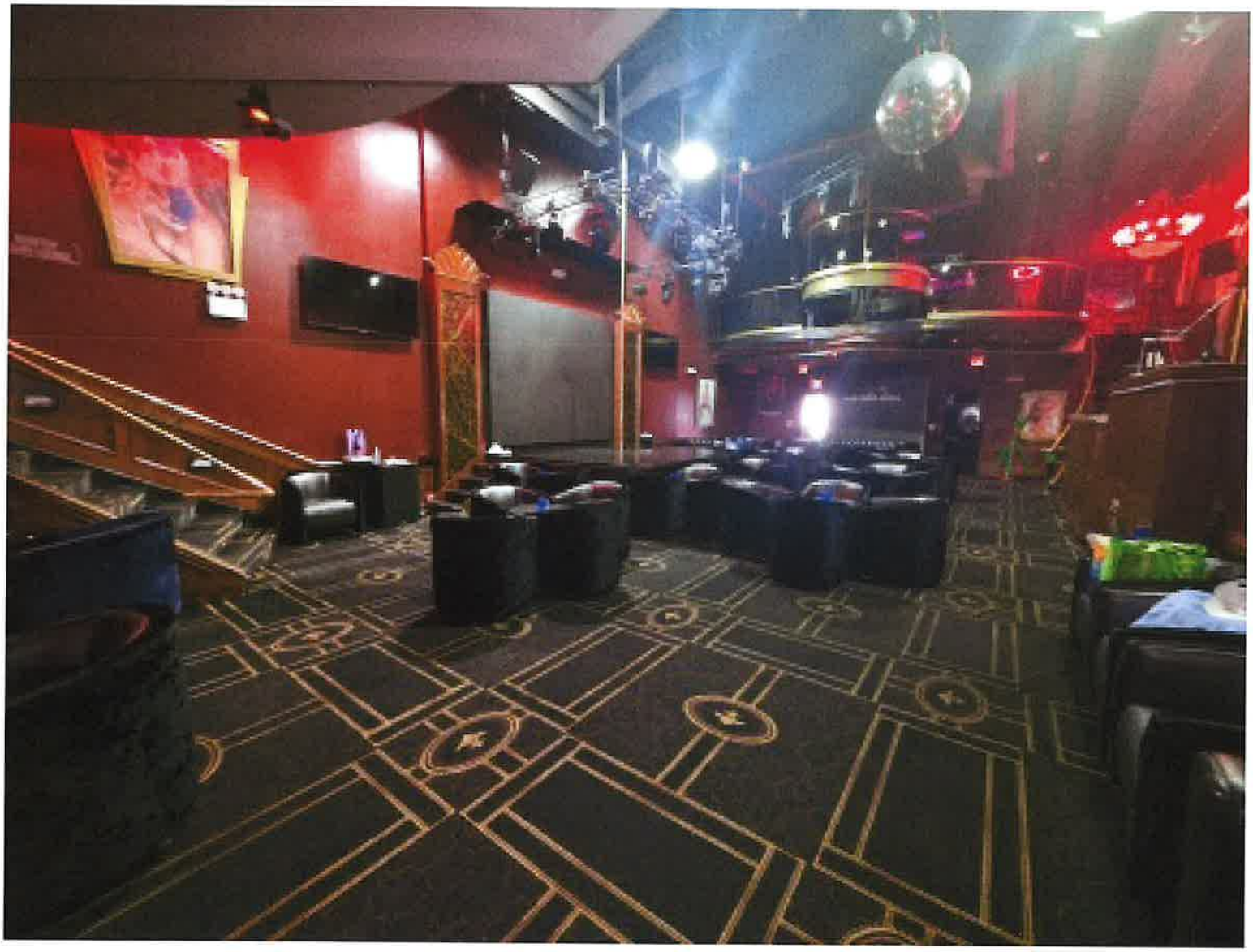
Due to limited space, we encourage all members of the public to participate remotely via Zoom.

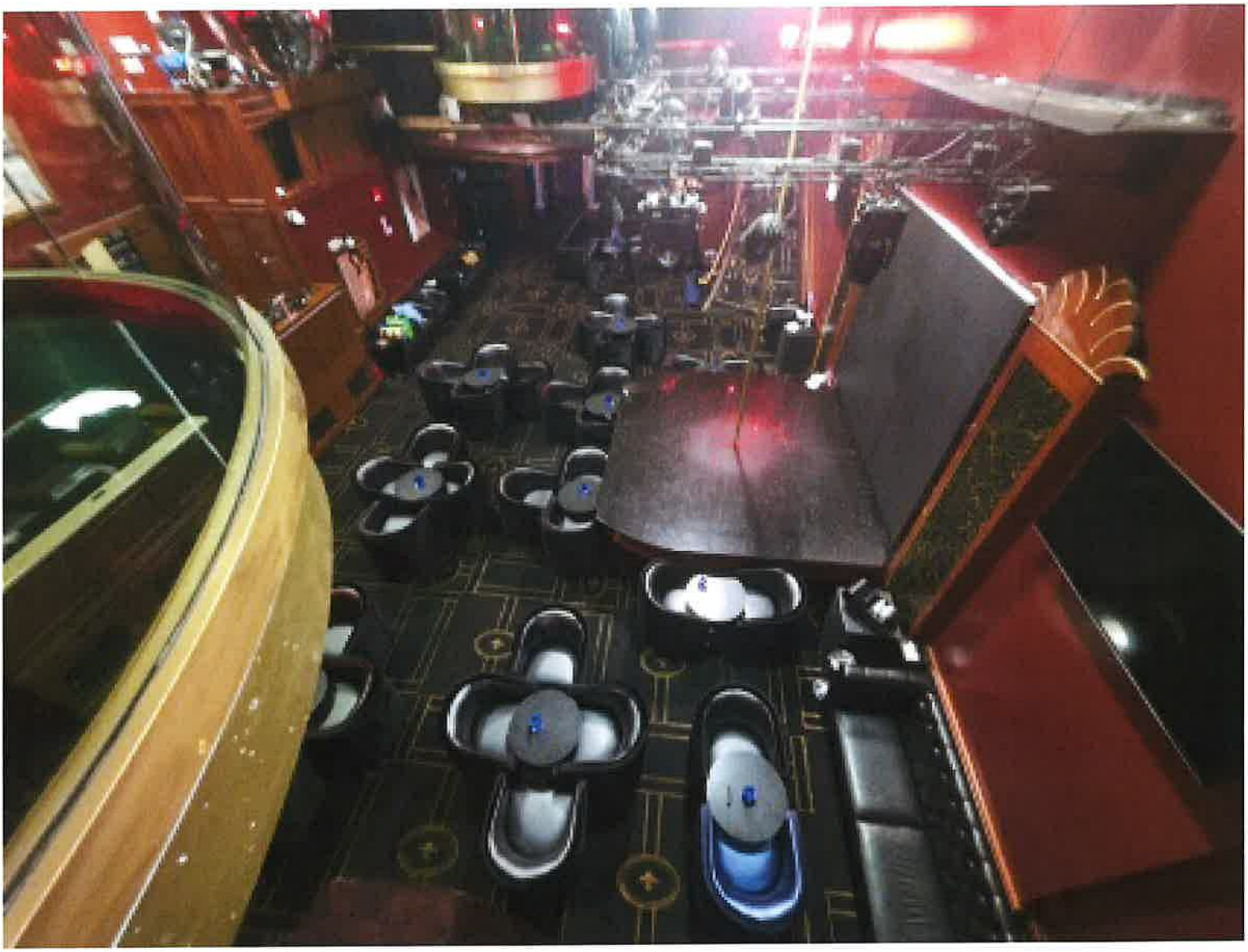


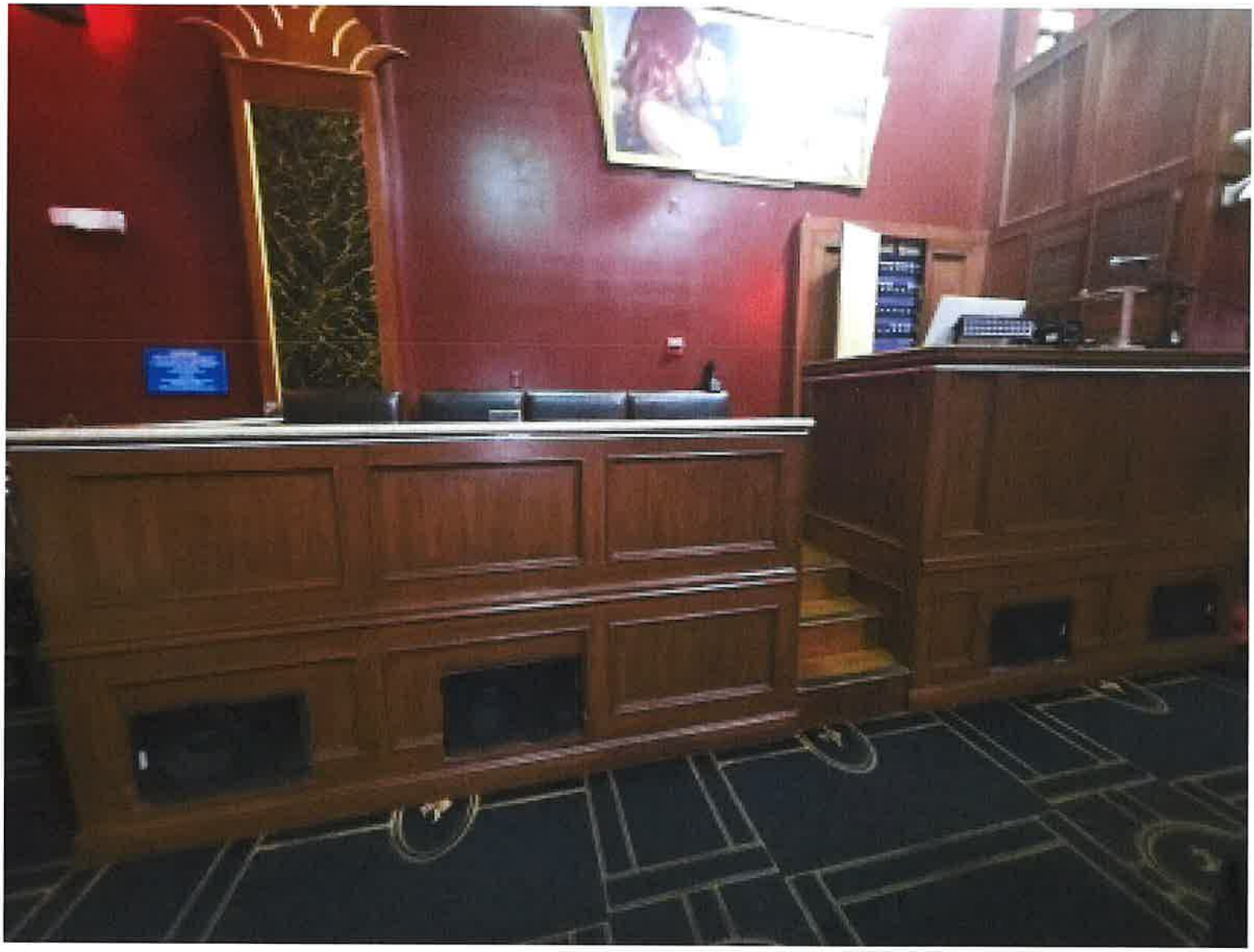

HUSTLER
CLUB
HUSTLER CLUB

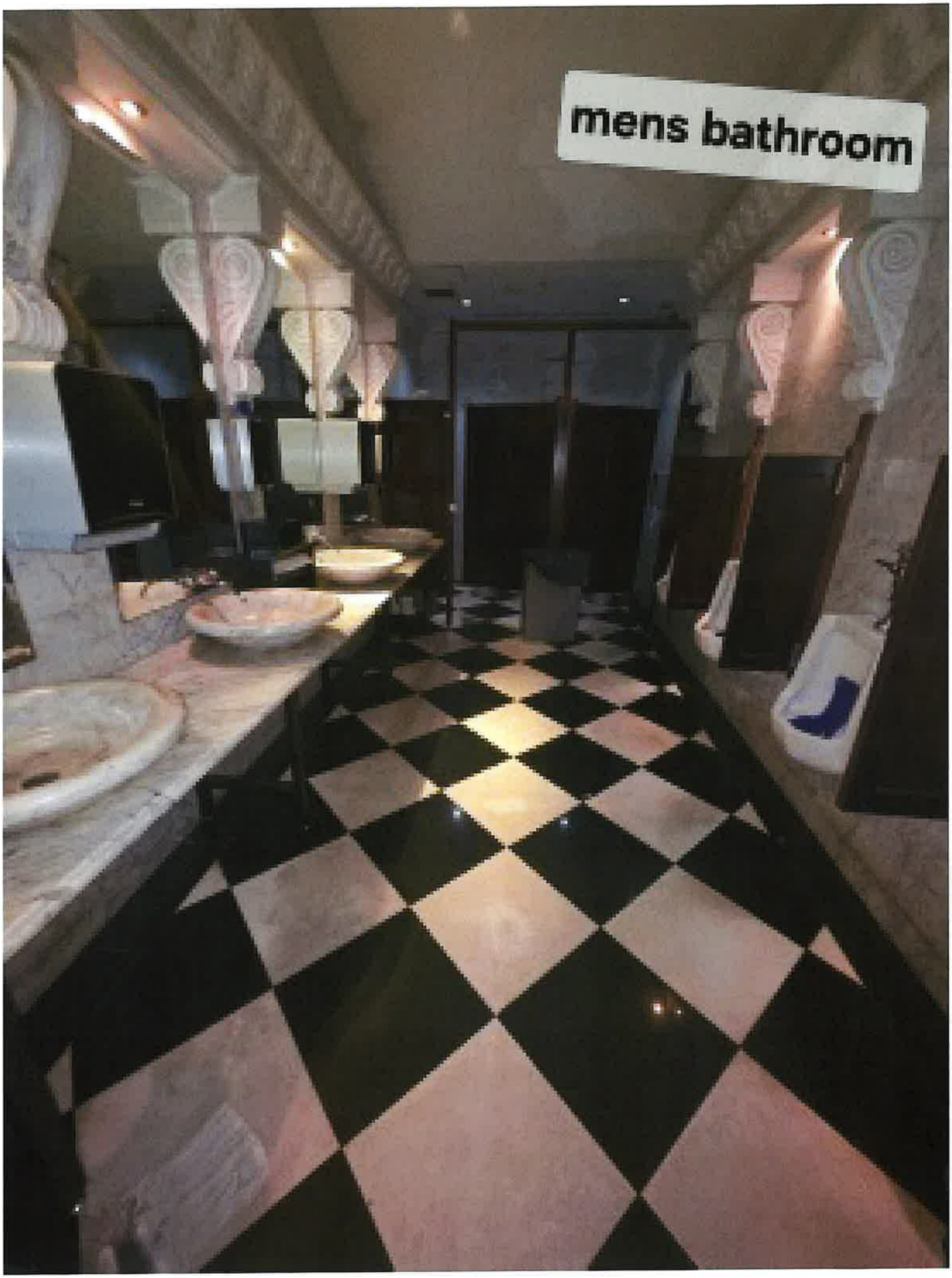






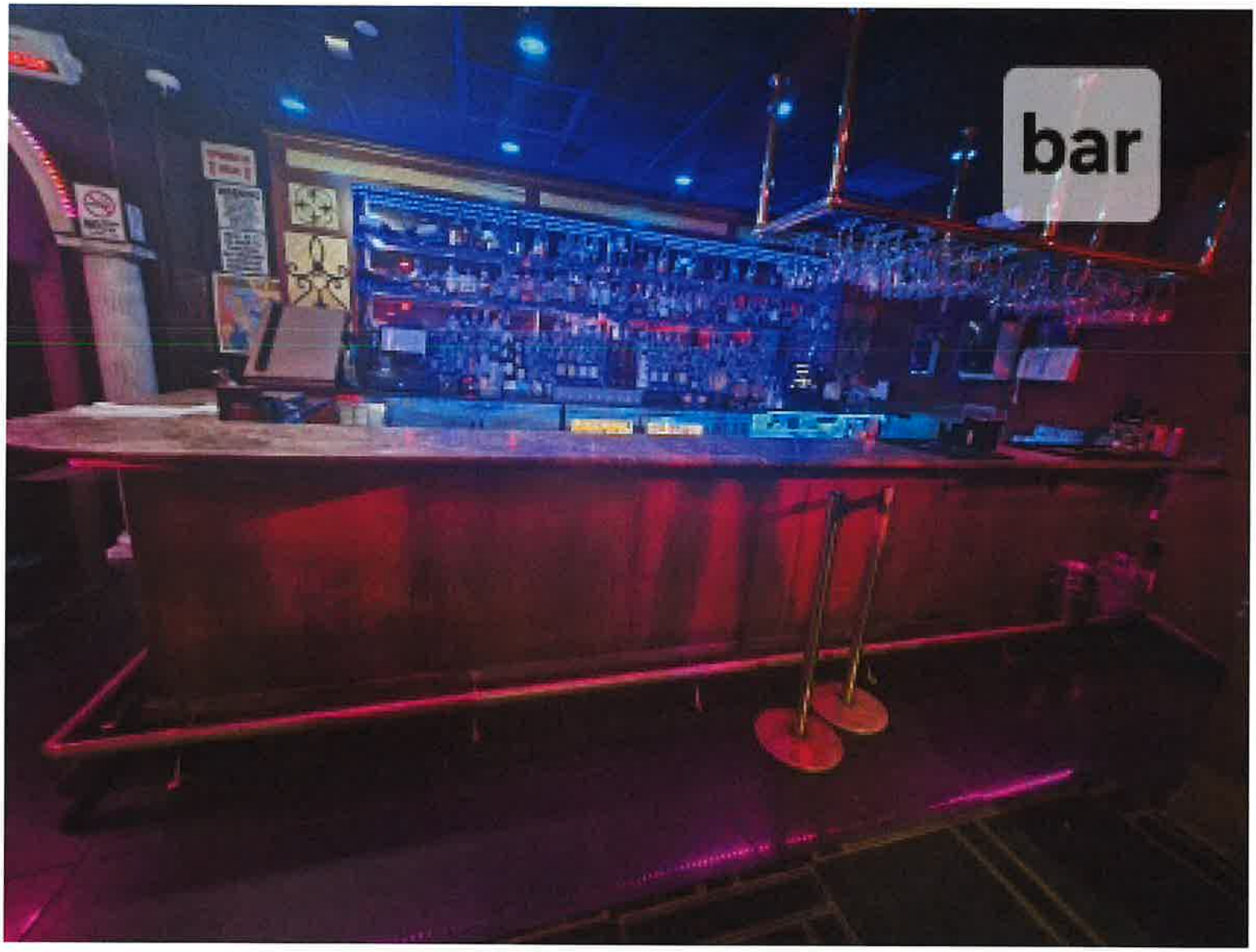





mens bathroom






bar



