Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME	DOING BUSINESS AS (DBA)	
Manga Chelsea LLC & Blue Comfort Group Inc.	The Chelsean New York Hotel & The Rose	
STREET ADDRESS	**CROSS STREETS**	**ZIP CODE**
160 West 25th Street	6th & 7th Avenues	10001

Applicant *(Attach a list of all individuals that will be listed/associated with the license)*	**NAME:** Sukhdev Toor	**ATTORNEY/ REPRESENTATIVE**	**NAME:** Benjamin Korngut, Esq.	
	PHONE: (915) 672-4826		**PHONE:** (212) 566-5021	
	EMAIL: vadim.shub@mangahotels.com		**EMAIL:** bak@kplawyers.com	
MANAGER	**NAME:** Mohamed Hemmid	**LANDLORD**	**NAME:** *Applicant*	
	PHONE: (518) 275-4510		**PHONE:**	
	EMAIL: Mohamed.Hemmid2@hilton.com		**EMAIL:**	

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?	Please see attached Addendum.		
	What were the dates applicant was involved with this former premise?	Please see attached Addendum.		
○ **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)	August
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	Please see attached diagram and Public Interest Statement.
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	

Business Licenses & Permits Committee

Addendum: Applicant's Experience

Manga Hotels owns and operates 35 hotels throughout Canada and the US beginning in 1988:

Canada:

1. TOOR Hotel, downtown Ontario
2. Ottawa Marriott Hotel, Ottawa, Ontario
3. Cambridge Suites, Mississauga, Ontario
4. Cambridge Suites, Toronto, Ontario
5. Courtyard by Marriott Mississauga, Ontario
6. Crowne Plaza Toronto Airport, Toronto, Ontario
7. DoubleTree by Hilton Toronto Airport, Toronto, Ontario
8. DoubleTree Kingston, Kingston, Ontario
9. Fairfield Inn & Suites Toronto Airport, Toronto, Ontario
10. Hampton Inn & Suites by Hilton Toronto Airport, Toronto, Ontario
11. Hilton Garden Inn Toronto Airport West, Mississauga, Ontario
12. Holiday Inn Express & Suites Ottawa West, Ottawa, Ontario
13. Home2 Suites by Hilton Kingston, Kingston, Ontario
14. Hyatt Place Toronto Airport, Toronto, Ontario
15. Residence Inn Whitby, Whitby, Ontario
16. Atlantica Hotel Halifax, Halifax, Nova Scotia
17. The Hollis Halifax, Halifax, Nova Scotia
18. Delta Hotels by Marriott Fredericton, Fredericton, New Brunswick
19. DoubleTree by Hilton Halifax, Dartmouth, Nova Scotia
20. Hampton Inn & Suites by Hilton St. John's, St. John's, Newfoundland
21. Hampton Inn by Hilton Halifax Downtown, Halifax, Nova Scotia
22. Hilton Garden Inn by Hilton St. John's, St. John's, Newfoundland
23. Hilton Garden Inn by Hilton Halifax Airport, Halifax, Nova Scotia
24. Holiday Inn Express & Suites Halifax Airport, Halifax, Nova Scotia
25. Homewood Suites by Hilton Halifax Downtown, Halifax, Nova Scotia
26. Residence Inn Halifax Downtown, Halifax, Nova Scotia

27. Hilton Garden Inn Calgary Downtown, Calgary, Alberta
28. Homewood Suites by Hilton Calgary Downtown, Calgary, Alberta
29. Residence Inn by Marriott Calgary Downtown, Calgary, Alberta
30. Country Inn & Suites by Radisson Winnipeg, Winnipeg, Manitoba

US:

1. SoHo 54 Hotel New York, 54 Watts Street, New York, NY 10013
2. Aloft Buffalo Airport, 4219 Genesee Street, Buffalo, NY 14225
3. Hampton Inn & Suites Albany-Downtown, 25 Chapel Street, Albany, NY 12210
4. Hampton Inn & Suites by Hilton Buffalo Airport, 133 Buell Ave, Cheektowaga, NY 14225
5. The Chelsean New York Hotel, 160 West 25th Street, New York, NY 10001 *(Applicant)*

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS of Operation	Indoors	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	8am-2am	8am-2am
	Outdoors	7am-10pm	7am-10pm	7am-10pm	7am-10pm	7am-11pm	8am-11pm	8am-10pm
	Kitchen	7am-2pm 5pm-10pm	7am-2pm 5pm-10pm	7am-2pm 5pm-10pm	7am-2pm 5pm-10pm	7am-2pm 5pm-10pm	8am-2pm 5pm-10pm	8am-2pm 5pm-10pm
	Music (indoors)	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	8am-2am	8am-2am

If yes, what type(s)? (Circle all that apply)	BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE
	(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	482 total 63 - Restaurant	482	17	36	0	1	15	
OUTSIDE *(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)*	N/A	40	9	30	1	0	0	
DOT Dining Out: Sidewalk Cafe								
DOT Dining Out: Roadway								

How frequently will the owner(s) be at the establishment?	Twice per year		
Will there be dancing?	YES	NO	N/A per SLA Advisory
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	One security guard for every 40 guests.
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?	Kitchen		
Where will applicant lay out garbage containers and at what time?	Curbside after 9pm; no holidays		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	(YES)	NO	MSX - Midtown South Mixed-Use
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	(YES)	NO	
Is a Public Assembly permit required?	YES	(NO)	
Are your plans filed with DOB?	YES	(NO)	
What is the zoning designation for this location?	M1-8A/R11		

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	Please see attached email.
	# 2	
	# 3	
	# 4	
	# 5	

When did applicant post the notice that was provided?	July 7, 2026		
Where did applicant post the notice that was provided?	Entry door, first floor elevator, side of building, patio fence and light posts on block		
Please provide dates when applicant met with the groups listed above.	No one has reached out for a meeting as of this date.		
Who was your contact person at each group you met with?	N/A		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	(YES)	NO	
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	(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
Basement	Meeting Room Gym Storage/Mechanical	55						
Floor 1	Eating & Drinking Establishment Kitchen Hotel Lobby	111	Mon-Fri: 7am-2pm 5pm-2am Sat & Sun: 8am-2pm 5pm-2am	17	36	0	1 bar/15stools	
	Outdoor Patio	40	*Open as above* Close: 10pm weeknights 11pm Fri & Sat	9	30	1	0	
Floor 2-20	8 guest rooms per floor	304						
Floor 21	6 guest rooms	12						

BUILDING DESIGN					
State the name and type of business previously located in the space.	Four Points by Sheraton (hotel) & The Rose (restaurant)				
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	(YES)	NO	Chelsea Grand LLC & Blue Comfort Group Inc.		
Do you plan any changes to the existing façade? If yes, please describe.	(YES)	NO	Signage only		
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	Signage only		
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	N/A		
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	N/A		
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	(NO)	Existing soundproofing		
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)			
Will the kitchen exhaust system extend to the roof?	(YES)	NO			
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?	Roof, electric				
When was the air conditioner installed?	2003				

BUILDING DESIGN			
State the name and type of business previously located in the space.	Four Points by Sheraton (hotel) & The Rose (restaurant)		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	(YES)	NO	Chelsea Grand LLC & Blue Comfort Group Inc.
Do you plan any changes to the existing façade? If yes, please describe.	(YES)	NO	Signage only
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	Signage only
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	
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Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	N/A
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	N/A
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	
Will the kitchen exhaust system extend to the roof?	(YES)	NO	
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?	Roof, electric		
When was the air conditioner installed?	2003		

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 TRANSPORATION DINING OUT: SIDEWALK			N/A	
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			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)

- The only outdoor space included in this application is the front patio within private property line

- There will be no music or amplified sound in outdoor space

- There will be no use of outside promoters or promoted events

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

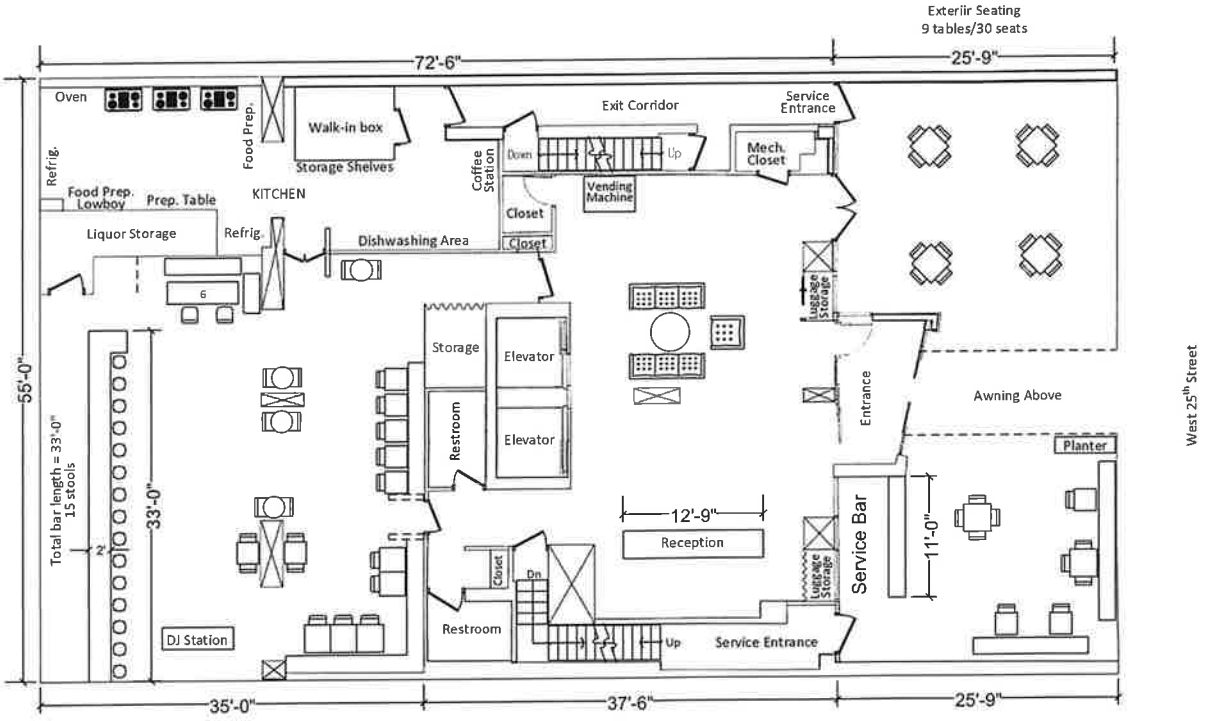
MCB4 REPRESENTATIVES

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

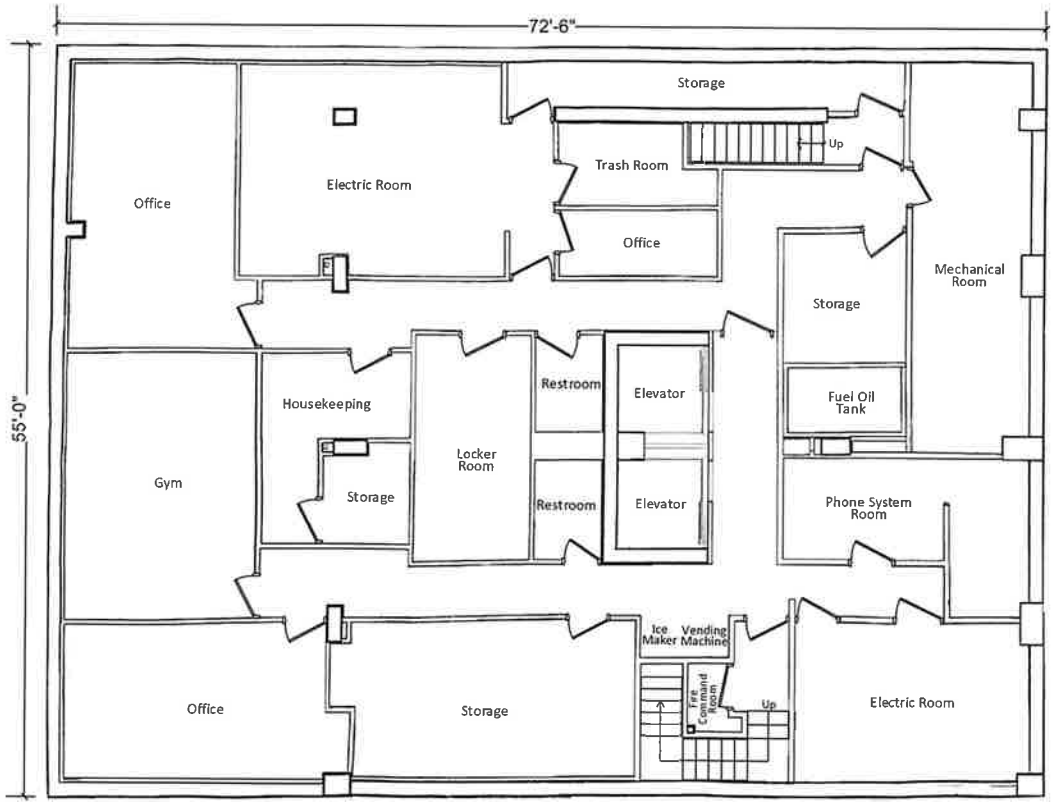
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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 →	Sukhdev Toor PRINT NAME OF APPLICANT	SIGNATURE OF APPLICANT	July 31 26 DATE



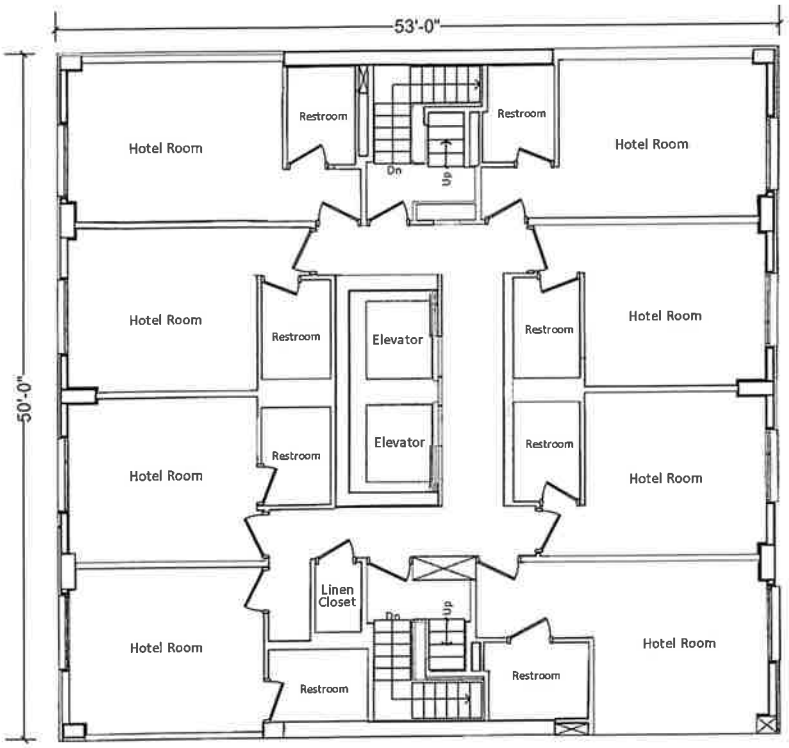
INTERIOR DIAGRAM – 1st Floor
158-160 West 25th Street
New York, NY
July 27, 2026

NOT TO SCALE



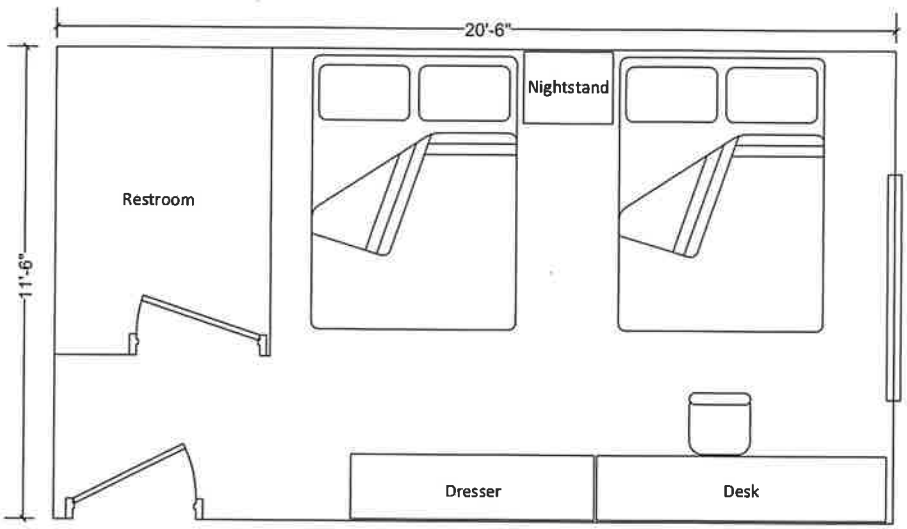
INTERIOR DIAGRAM – Cellar
158-160 West 25th Street
New York, NY
July 27, 2026

NOT TO SCALE



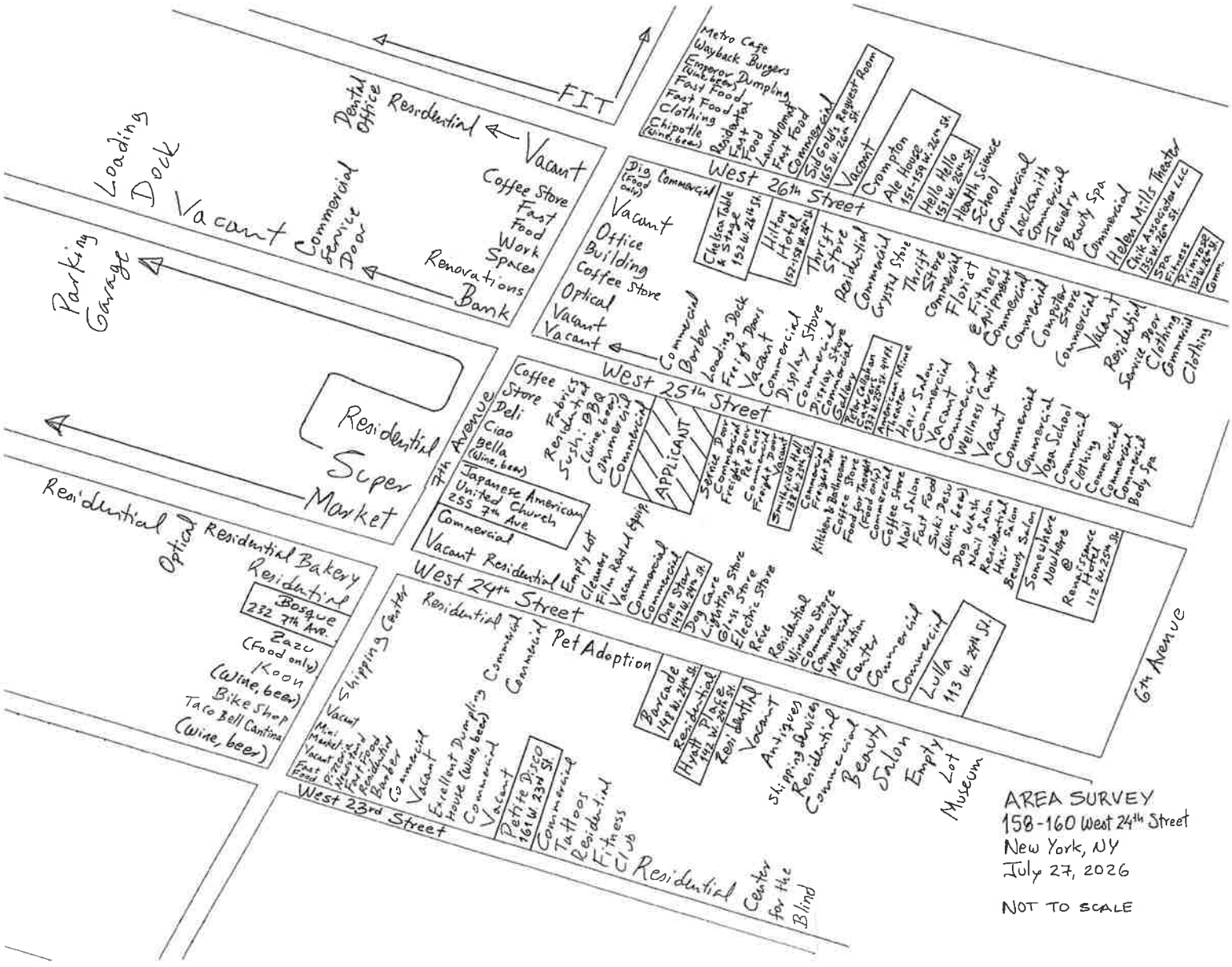
INTERIOR DIAGRAM – Typical Floor
158-160 West 25th Street
New York, NY
July 27, 2026

NOT TO SCALE



INTERIOR DIAGRAM – Typical Room
158-160 West 25th Street
New York, NY
July 27, 2026

NOT TO SCALE



AREA SURVEY
158-160 West 24th Street
New York, NY
July 27, 2026

NOT TO SCALE

Landess-Simon, Inc.
Legal & Commercial Photography
45 Lawlins Park
Wyckoff, NJ 07481
Phone: (917) 975-5218
E-mail: landess@att.net
landessphotographers.com

Re: 158-160 West 25th Street

1. Primrose – 127 West 26th Street – (463')
2. Chik Associates LLC – 135 West 26th Street – (417')
3. Hello Hello – 151 West 26th Street – (325')
4. Crompton Ale House – 151-159 26th Street – (320')
5. Sid Gold's Request Room – 165 26th Street – (319')
6. Hilton Hotel – 152-158 West 26th Street – (251')
7. Chelsea Table & Stage – 152 West 26th Street – (248')
8. Peter Callahan Caterers – 137 West 25th Street 4th Floor – (243')
9. Somewhere Nowhere @ Renaissance Hotel – 112 West 25th Street – (494')
10. Smithfield Hall – 138 West 25th Street – (194')
11. One Star – 147 West 24th Street – (216')
12. Lulla – 113 West 24th Street – (497')
13. Hyatt Place – 142 West 24th Street – (268')
14. Barcade – 148 West 24th Street – (256')
15. Petite Disco – 161 West 23rd Street – (454')
16. Bosque – 232 7th Avenue – (409')

Schools & Churches

1. Japanese American United Church – 255 7th Avenue – (166') *Not on same block as applicant.*

KORNGUT PALEUDIS LLC

MICHAEL J. PALEUDIS, *MEMBER* +♦★Δ
BENJAMIN A. KORNGUT, *MEMBER* +
LAURA E. RYAN, *ASSOCIATE* Δ
ELKE A. HOFMANN, *OF COUNSEL* +★Φ
LEONARD M. FOGELMAN, *OF COUNSEL* +
ADAM I. KLEINBERG, *OF COUNSEL* +Δ
PAUL C. TAYLOR, *OF COUNSEL* Δ+
LIEL HOLLANDER, *OF COUNSEL*+

ADMITTED TO PRACTICE +NY, ♦CT, ★PA, ΔNJ, ΦCA

July 30, 2026

New York State Liquor Authority
163 West 125th Street, 8th Floor
Adam Clayton Powell State Building
New York, NY 10027

Re: *Manga Chelsea LLC*
Premises: *160 West 25th Street, New York, NY 10001*

To Whom It May Concern:

Our office represents Manga Chelsea LLC, a company that has been established to operate a hotel at the above-referenced address. For the reasons set forth below, the applicant submits that its application should be granted under Section 64(7)(f) of the New York Alcoholic Beverage Control Law (ABC) because granting the on-premises liquor license creates "public convenience and advantage" and is "in the public interest" as contemplated by Section 64(6-a) of the ABC.

a) While there are four other licenses within 500 Feet of the premises, the Applicant has served proper notice to Manhattan community Board 4 and is scheduled to meet with them on August 11, 2026.

b) The applicant has all necessary state and local permits and licenses to operate.

a) The applicant is located in Midtown, in close proximity to subway trains and buses. Parking is available across the street in a large parking garage. In light of the parking and nearby public transportation, granting the instant application will not negatively impact vehicular traffic.

c) The proposed licensed premises has operated as a hotel since 2003, so licensure at this location should not increase the noise level or traffic in the immediate area.

d) To the applicant's knowledge, there is no adverse history with the SLA at the proposed premises.

Respectfully submitted,

Benjamin Korngut, Esq.

DRAFT



Image capture: Apr 2026 © 2026 Google

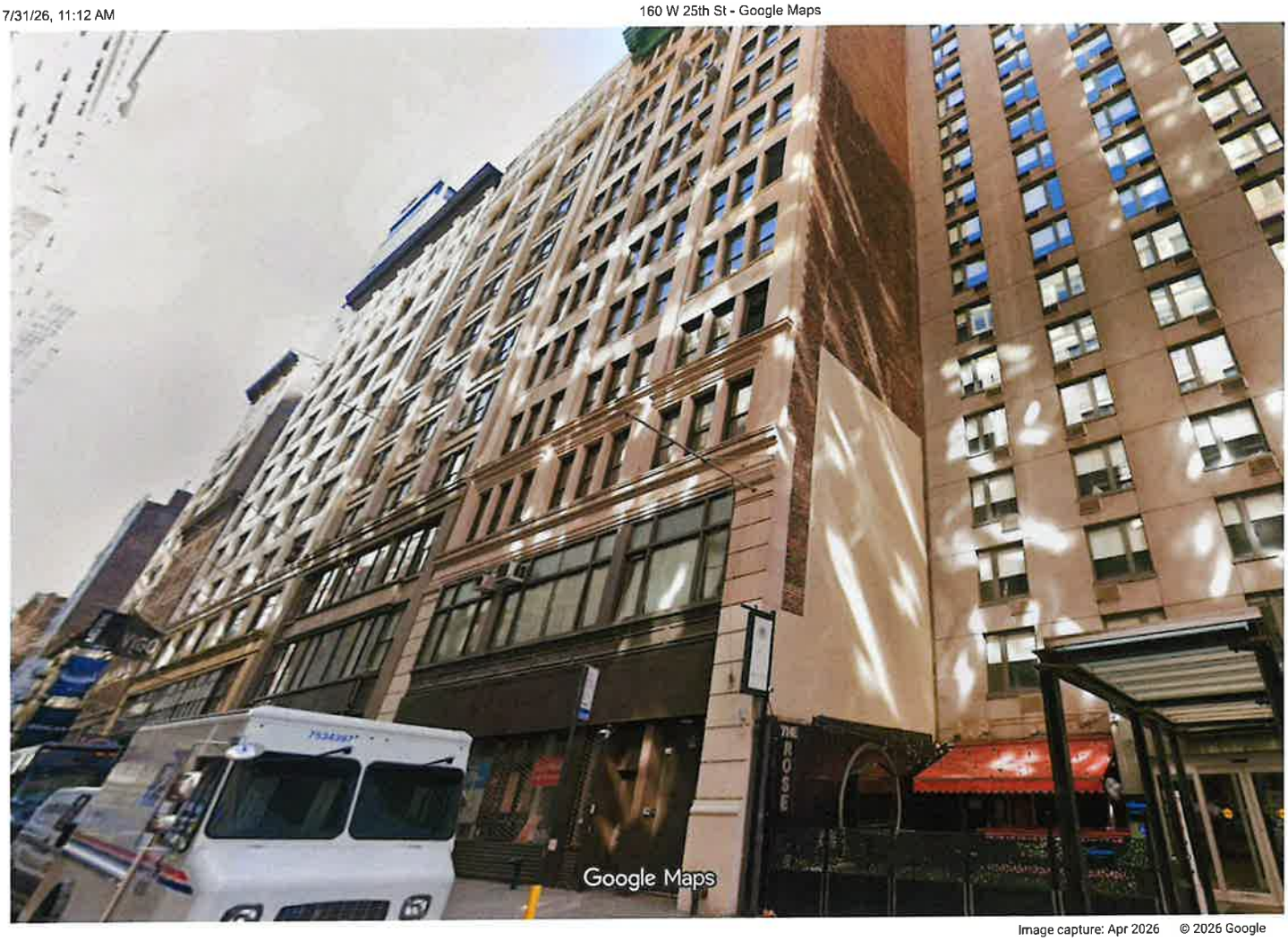
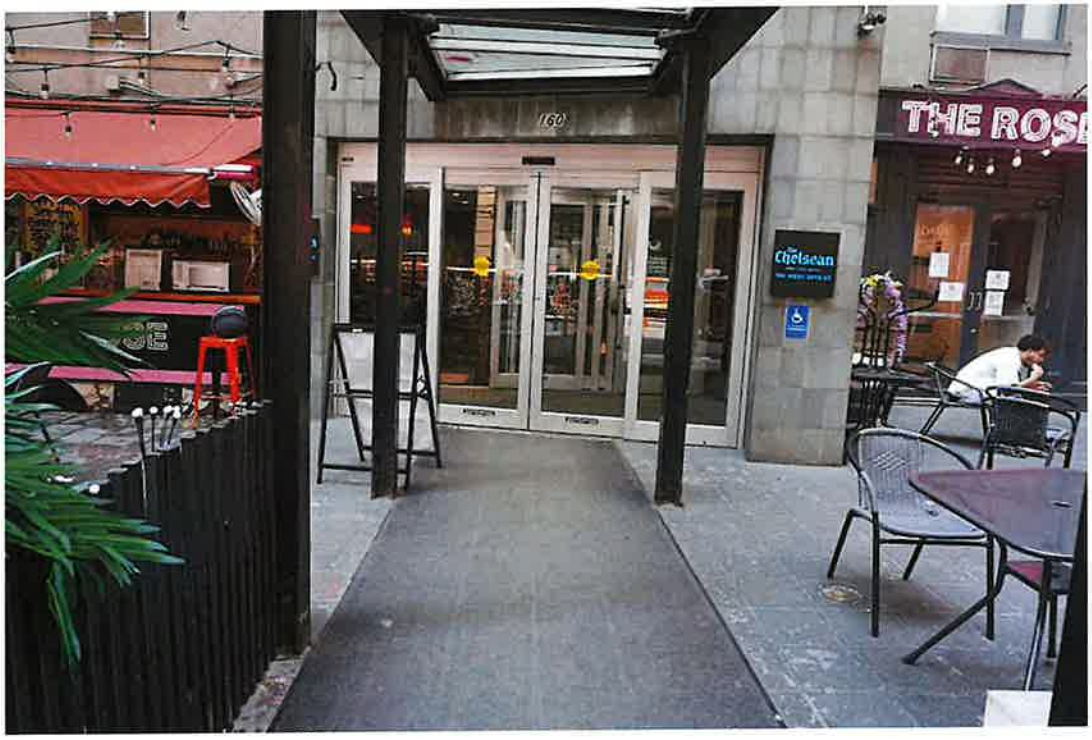


Image capture: Apr 2026 © 2026 Google


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THE ROSE
Chelsean

THE ROSE

NEW YORK

DRINK MENU



TEQUILA		
1800	12	16
ESPOLON	12	16
MEZCAL	12	16
PATRON SILVER	12	16
TEREMANA	13	17
ESPOLON REP.	13	17
CASAMIGOS BLANCO	14	18
DON JULIO	14	18
TEREMANA REP.	14	18
CASAMIGOS REP.	15	19
CASAMIGOS ANEJO	16	20
CLASE AZUL	35	39
DON JULIO 1942	40	44

VODKA		
ABSOLUT	11	15
BELVEDERE	12	16
HAKU	12	15
KETEL ONE	12	16
TITO'S	12	16
GREY GOOSE	13	17

RUM		
BACARDI	11	15
CAPTAIN MORGAN	11	15
MALIBU	11	15

LIQUEUR		
JAGERMEISTER	11	15



COGNAC		
GRAND MARNIER	13	17
D'USSE	14	18
HENNESSY VS	15	19
HENNESSY VSOP	18	22
HENNESSY XO	35	-

WHISKEY		
JIM BEAM	11	11
JACK DANIELS	12	16
BULLEIT BOURBON	13	17
BULLEIT RYE	13	17
CROWN ROYAL	13	17
JAMESON	13	17
KNOB CREEK	13	-
MAKER'S MARK	13	17
SUNTORY TOKI	13	17
JW BLACK	14	18
JW DOUBLE BLACK	15	19
GLENLIVET	16	20
MACALLAN	18	22
HAKUSHU	-	25
HIBIKI	40	-

GIN		
ROKU	11	15
BOMBAY SAPPHIRE	12	16
TANQUERAY	12	16
HENDRICKS	13	17

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NEW YORK

BOTTLE MENU

TEQUILA	750mL	1L
PATRON SILVER	275	-
CASAMIGOS BLANCO	275	350
DON JULIO	275	0
CASAMIGOS REP.	300	375
CASAMIGOS ANEJO	325	400
CLASE AZUL	600	-
DON JULIO 1942	650	-
COGNAC	750mL	1L
D'USSE	275	-
HENNESSY VS	275	350
HENNESSY VSOP	325	-
VODKA	750mL	1L
ABSOLUT	200	250
BELVEDERE	225	275
KETEL ONE	225	-
TITO'S	225	275
GREY GOOSE	250	300
WHISKEY	750mL	1L
JACK DANIELS	225	275
JAMESON	250	300
JW BLACK	275	350
JW BLUE	800	-
GIN	750mL	1L
TANQUERAY	225	275
BOMBAY SAPPHIRE	250	300
HENDRICKS	250	300
CHAMPAGNE	750mL	1L
MOET IMPERIAL	250	-
VEUVE CLICQUOT	250	-
IMPERAL ROSE	275	-

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NEW YORK

COCKTAIL MENU

AMARETTO SOUR - 15
AMARETTO, SOUR MIX, SPRITE, LEMON & CHERRY

APEROL SPRITZ - 16
APEROL, PROSECCO, CLUB SODA, & ORANGE

SEX ON THE BEACH - 15
VODKA, PEACH SCHNAPPS, CRANBERRY JUICE, ORANGE & CHERRY

NEGRONI - 16
GIN, CAMPARI, SWEET VERMOUTH, & ORANGE

COSMOPOLITAN - 16
VODKA, TRIPLE SEC, LIME JUICE, SIMPLE SYRUP, CRANBERRY JUICE, & LIME

TEQUILA SUNRISE - 15
TEQUILA, GRENADINE, ORANGE JUICE, & CHERRY

TOM COLLINS - 15
GIN, LEMON JUICE, SIMPLE SYRUP, CLUB SODA, & LEMON

MARTINI - 16
VODKA OR GIN, DRY VERMOUTH, LEMON TWIST OR OLIVE

MIDORI SOUR - 16
MIDORI, SOUR MIX, CLUB SODA, & CHERRY

MOSCOW MULE - 16
VODKA, LIME JUICE, GINGER BEER, & LIME

PALOMA - 16
TEQUILA, LIME JUICE, SIMPLE SYRUP, GRAPEFRUIT JUICE, & CLUB SODA

LONG ISLAND ICED TEA - 17
VODKA, GIN, TEQUILA, RUM, TRIPLE SEC, SIMPLE SYRUP, LEMON JUICE, COLA, & LIME

LYCHEE MARTINI - 17
VODKA, LYCHEE JUICE, & LYCHEE GARNISH

MARGARITA - 17
TEQUILA, TRIPLE SEC, LIME JUICE, SIMPLE SYRUP, & LIME

MOJITO - 17
RUM, LIME JUICE, SIMPLE SYRUP, CLUB SODA, MINT LEASVES, & LIME

OLD FASHIONED - 17
BOURBON, SIMPLE SYRUP, ANGOSTURA BITTERS, ORANGE BITTERS, & ORANGE

ESPRESSO MARTINI - 18
VODKA, COLDBREW, & COFFEE LIQUEUR

MANHATTAN - 18
RYE WHISKEY, SWEET VERMOUTH, ANGOSTURA BITTERS, & CHERRY

THE ROSE

NEW YORK

FOOD MENU

HANDCUT FRIES - 9

BUFFALO WINGS - 9

COMES WITH A SIDE OF RANCH OR BLUE CHEESE. OPTIONAL: SAUCE ON THE SIDE.

CLASSIC BURGER - 9

GROUND BEEF, AMERICAN CHEESE, TOMATOES, ONIONS, PICKLES, AND FRIES.

HOTDOGS - 9

2 HOTDOGS WITH A SIDE OF FRIES.

MOZARELLA STICKS - 9

SLIDERS - 9

WITH A SIDE OF FRIES.

TACOS - 9

3 TACOS.

CHOOSE OF:
VEGGIES, STEAK, OR CHICKEN.

QUESADILLA - 9

CHOICE OF:
VEGGIES, STEAK, OR CHICKEN.

PLEASE INFORM THE STAFF IF YOU HAVE ANY ALLERGIES OR DIETARY RESTRICTIONS

THE ROSE

FINGER FOOD

HONEY GARLIC MEATBALLS AND BRIOCHE

Tender meatballs in a sweet and savory honey garlic glaze, with a hint of heat.
$12

CHICKEN WINGS ACEVICHADA

Crispy chicken wings with ceviche-inspired sauce—bold and refreshing!
$12

SPICY PORK BELLY BITES

Tender, crispy pork belly bites tossed in a spicy, flavorful glaze—perfectly savory and bold!
$14

CHICKEN EMPANADAS

2 Crispy golden pastries filled with seasoned shredded chicken and savory spices. A delicious Peruvian treat!
$10

MOZZARELLA STICKS

Crispy, golden breaded sticks filled with gooey, melted mozzarella
$12

TRUFFLE FRIES

Crispy fries tossed in truffle oil and finished with parmesan—luxuriously flavorful!
$12

THE ROSE
NEW YORK

PERUVIAN-INSPIRED CUISINE

MENU

BY CHEF ALONSO TOLEDO CARAVEDO

Appetizers

Ceviche Clásico
Catch of the day marinated in leche de tigre. Served with sweet potatoes, cancha, choclo and red onions. (GF)

23

Ceviche Mixto
Mix of catch of the day, shrimp and octopus, marinated in leche de tigre. Served with sweet potatoes, cancha, choclo and red onions. (GF)

25

Papa Rellena con Carne
Crispy, golden-fried potato stuffed with seasoned ground beef, olives, and spices. Served with a classic criolla salad.

18

Ensalada de Quinoa
Quinoa, sweet caramelized onions, plantains, and crisp spring lettuce. Topped with a rocoto pepper dressing. (GF, V)

16

Chef's Special

Empanadas
Golden-brown pastry filled with your choice of shredded chicken or rich melted cheese. Served with zesty sauces. (V)

one for 6 - two for 10

Main Dishes

Arroz Chaufa con Pollo o Verduras
Peruvian-style fried rice; choice of tender chicken or vegetables stir fried in a savory soy-based sauce. (V)

21

Lomo Saltado
Filet mignon sautéed with onions, scallions and tomatoes in a soy-based sauce. Served over flavorful white rice and home-cut andina fries.

29

Milanesa con Pappardelle y Salsa Verde
Crispy breaded chicken cutlet served with tomatoes slices over pappardelle pasta with creamy green sauce.

27

Sides 9.

Plátanos
Fried caramelized plantains. (GF, V)

Yucas fritas
Yuca fries served with 3 homemade sauces. (GF, V)

Arroz Criollo
Fluffy white rice with sweet spiced choclo. (GF, V)

Papas trufadas
Truffle fries with rosemary. (GF, V)

Desserts

Alfajores 9
Buttery shortbread cookies filled with homemade dulce de leche and dusted with powdered sugar

Pastel de chocolate 12
Rich chocolate cake layered with silky dulce de leche and topped with a velvety chocolate ganache

160 W 25th St, New York

Outlook

The Chelsean New York Hotel @160 West 25th Street; New Liquor License Application

From Alexandra Calderwood <aac@kplawyers.com>

Date Wed 7/22/2026 11:54 AM

To Alexandra Calderwood <aac@kplawyers.com>

Cc Benjamin Korngut <bak@kplawyers.com>

Bcc ccba.veep@gmail.com <ccba.veep@gmail.com>; pwolpe@gmail.com <pwolpe@gmail.com>; wendygonzalezcb4@gmail.com <wendygonzalezcb4@gmail.com>; ras.mike@gmail.com <ras.mike@gmail.com>; gabrielleshira@gmail.com <gabrielleshira@gmail.com>; emmamorris222@gmail.com <emmamorris222@gmail.com>; mattbrob@aol.com <mattbrob@aol.com>; pgroncki@gmail.com <pgroncki@gmail.com>; carrieb822@gmail.com <carrieb822@gmail.com>; antonellacipollone2000@yahoo.it <antonellacipollone2000@yahoo.it>; bvh.drf@gmail.com <bvh.drf@gmail.com>; mglassman63@gmail.com <mglassman63@gmail.com>; judyklein999@gmail.com <judyklein999@gmail.com>; mglassman63@gmail.com <mglassman63@gmail.com>; jeffrey.gardner@gmail.com <jeffrey.gardner@gmail.com>; erinpeter12@gmail.com <erinpeter12@gmail.com>; wborock@gmail.com <wborock@gmail.com>; laradanobrien@gmail.com <laradanobrien@gmail.com>; ccba1001920@gmail.com <ccba1001920@gmail.com>; sallygmg@gmail.com <sallygmg@gmail.com>; starke.cynthia@gmail.com <starke.cynthia@gmail.com>; mwalshny@gmail.com <mwalshny@gmail.com>; eileenomichael@gmail.com <eileenomichael@gmail.com>; robert.simon2267@gmail.com <robert.simon2267@gmail.com>; beacon195@aol.com <beacon195@aol.com>; germanygerald@aol.com <germanygerald@aol.com>; m@melissa-stern.com <m@melissa-stern.com>; mark@mfxs.com <mark@mfxs.com>; got.man@icloud.com <got.man@icloud.com>; rose@thecopyspecialist.com <rose@thecopyspecialist.com>; west25thstreetproject@gmail.com <west25thstreetproject@gmail.com>; susanb1011@aol.com <susanb1011@aol.com>; w16th200s@gmail.com <w16th200s@gmail.com>; jason_garrett@hotmail.com <jason_garrett@hotmail.com>; maybin.jennifer239@gmail.com <maybin.jennifer239@gmail.com>; Tina@NakedEyeProductions.com <Tina@NakedEyeProductions.com>; savvyflix@gmail.com <savvyflix@gmail.com>; vukadino@gmail.com <vukadino@gmail.com>; dynablow@aol.com <dynablow@aol.com>; pamela@angel.net <pamela@angel.net>; bluegina@earthlink.net <bluegina@earthlink.net>; mbsellner@gmail.com <mbsellner@gmail.com>; robertdobruskin@gmail.com <robertdobruskin@gmail.com>; anarchitecture@gmail.com <anarchitecture@gmail.com>; dianna2ns@gmail.com <dianna2ns@gmail.com>; 200west22streetba@gmail.com <200west22streetba@gmail.com>; thuypham.200w23w24BA@gmail.com <thuypham.200w23w24BA@gmail.com>; michelezalopany@gmail.com <michelezalopany@gmail.com>; giantpetlover@aol.com <giantpetlover@aol.com>; info@2324chelsea.com <info@2324chelsea.com>; 1819nyc@gmail.com <1819nyc@gmail.com>; laranjeirag@gmail.com <laranjeirag@gmail.com>; dhomlitas@aol.com <dhomlitas@aol.com>; davidsloss@gmail.com <davidsloss@gmail.com>; palmermarshall@yahoo.com <palmermarshall@yahoo.com>; robertazcuy@gmail.com <robertazcuy@gmail.com>; perpignon@msn.com <perpignon@msn.com>; vbossard@gmail.com <vbossard@gmail.com>; irene.kelly36@gmail.com <irene.kelly36@gmail.com>; albertrtaylor@mac.com <albertrtaylor@mac.com>; cott@habitatmag.com <cott@habitatmag.com>; andrecom@earthlink.net <andrecom@earthlink.net>; lazarus.diane@gmail.com <lazarus.diane@gmail.com>; laurie.marvald@gmail.com <laurie.marvald@gmail.com>; lynn88piano@gmail.com <lynn88piano@gmail.com>; simonew360@gmail.com <simonew360@gmail.com>; phyllis.waisman@gmail.com <phyllis.waisman@gmail.com>; david@dlesser.com <david@dlesser.com>; 400wba@gmail.com <400wba@gmail.com>; sandraljacobus@gmail.com <sandraljacobus@gmail.com>; kjacobnyc@gmail.com <kjacobnyc@gmail.com>; ccba.film@gmail.com <ccba.film@gmail.com>; aoster@earthlink.net <aoster@earthlink.net>; matt@lskco.com <matt@lskco.com>; amyklein724@gmail.com <amyklein724@gmail.com>; lttanews@gmail.com <lttanews@gmail.com>; inge64@mac.com <inge64@mac.com>; andyhumm@gmail.com <andyhumm@gmail.com>; dnehila@gmail.com <dnehila@gmail.com>; jeanemuniz@gmail.com <jeanemuniz@gmail.com>; kim@redmultifamily.com <kim@redmultifamily.com>; mig91360@yahoo.com <mig91360@yahoo.com>; sjr10011@gmail.com <sjr10011@gmail.com>; elliottchelseahouses@gmail.com

<elliottchelseahouses@gmail.com>; lisaighomuayevp@gmail.com <lisaighomuayevp@gmail.com>; neil@neilselkirk.com <neil@neilselkirk.com>; hoffmandonj@hotmail.com <hoffmandonj@hotmail.com>; wade2084@gmail.com <wade2084@gmail.com>; dwbeard421@me.com <dwbeard421@me.com>; bkd8@cornell.edu <bkd8@cornell.edu>; epeacock@pennsouth.coop <epeacock@pennsouth.coop>; education@pennsouth.coop <education@pennsouth.coop>; info@highline537.com <info@highline537.com>; donna@donnalangman.com <donna@donnalangman.com>; jeremy.carmel@gmail.com <jeremy.carmel@gmail.com>; john.mudd@usa.net <john.mudd@usa.net>; andrew@gvshp.org <andrew@gvshp.org>; brianscottweber@gmail.com <brianscottweber@gmail.com>; chelseaw200ba@gmail.com <chelseaw200ba@gmail.com>; chelseawest300ba@gmail.com <chelseawest300ba@gmail.com>

1 attachment (3 MB)

06.22.26 - 30 Day Notice (submitted).pdf;

To Whom It May Concern:

Our firm represents Manga Chelsea LLC, an entity owned by Manga Hotel Group, a Toronto-based hospitality investment, development, and management company that recently acquired The Chelsean New York Hotel, located at 160 West 25th Street.
Manga Hotel Group is a leading Canadian hospitality organization with an extensive portfolio of high-quality residential and hotel properties. As a privately held owner and operator, the company develops and manages hotels affiliated with internationally recognized brands, including Hilton, Marriott, Hyatt, and InterContinental Hotels Group, as well as independent properties such as TOOR Hotel in downtown Toronto, SoHo 54 Hotel in New York City, and Atlantica Hotel Halifax and The Hollis Halifax in Nova Scotia.

Our client has submitted the attached 30-Day Notice to Manhattan Community Board 4 (CB4) in connection with its intention to apply to the New York State Liquor Authority for an on-premises hotel liquor license for The Chelsean New York Hotel.
The hotel's restaurant, The Rose, will continue to operate under its existing concept with the following hours of operation:

- **Monday–Friday:** 7:00 a.m.–2:00 p.m. and 5:00 p.m.–2:00 a.m.
- **Saturday & Sunday:** 8:00 a.m.–2:00 p.m. and 5:00 p.m.–2:00 a.m.

The outdoor front patio will continue to close by **11:00 p.m. on Fridays and Saturdays** and by **10:00 p.m. on all other evenings**. In addition, the hotel may host private events from time to time, which could include entertainment such as DJs, karaoke, and live music.

Our client is scheduled to appear before CB4 on **August 11**. Should your organization have any questions or concerns regarding this application, or if you would like to meet with our client in advance of the CB4 meeting to discuss the proposal, please do not hesitate to contact our office.

Thank you for your consideration.

Alexandra Calderwood
Licensing Specialist
212.835.6768
aac@kplawyers.com
www.kplawyers.com

rev-04/2/26

NEW YORK STATE | Liquor Authority

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: 06/22/2026 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 Community Board 4

Applicant/Licensee Information:

4. Licensee License ID (if applicable): N/A Expiration Date (if applicable): N/A

5. Applicant or Licensee Name: Manga Chelsea LLC & Blue Comfort Group Inc.

6. Trade Name (if any): The Rose (restaurant), hotel name pending

7. Street Address of Establishment: 158-160 West 25th Street

8. City, Town or Village: New York , NY Zip Code: 10001

9. Business Telephone Number of applicant/ Licensee: (905) 672-4826

10. Business E-mail of Applicant/Licensee: vadim.shub@mangahotels.com

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: Hotel (requires full on premises restaurant open to the public)

14. Method of Operation: (check all that apply)
☐ Seasonal Establishment ☐ Juke Box ☒ Disc Jockey ☒ Recorded Music ☒ Karaoke
☒ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): various
☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment
☐ Video/Arcade Games ☐ Third Party Promoters ☒ Security Personnel
☐ Other (specify):

15. Licensed Outdoor Area: (check all that apply)
☐ None * ☑ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
☐ Sidewalk Cafe ☐ Other (specify):

*Front patio on private property

OFFICE USE ONLY
◯ Original ◯ Amended Date _____

16. List the floor(s) of the building that the establishment is located on: Basement, Floors 1-21

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:

Chelsea Grand LLC (Name) 0343-22-127464 (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:

23. Building Owner's Street Address:

24. City, Town or Village: State: Zip Code:

25. Business Telephone Number of Building Owner:

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: Benjamin Korngut, Esq.

27. Representative/Attorney's Street Address: 100 Canal Pointe Boulevard, Suite 125

28. City, Town or Village: Princeton State: NJ Zip Code: 08540

29. Business Telephone Number of Representative/Attorney: (212) 566-5021

30. Business E-mail Address of Representative/Attorney: bak@kplawyers.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: Sukhdev Toor Title: President/CEO

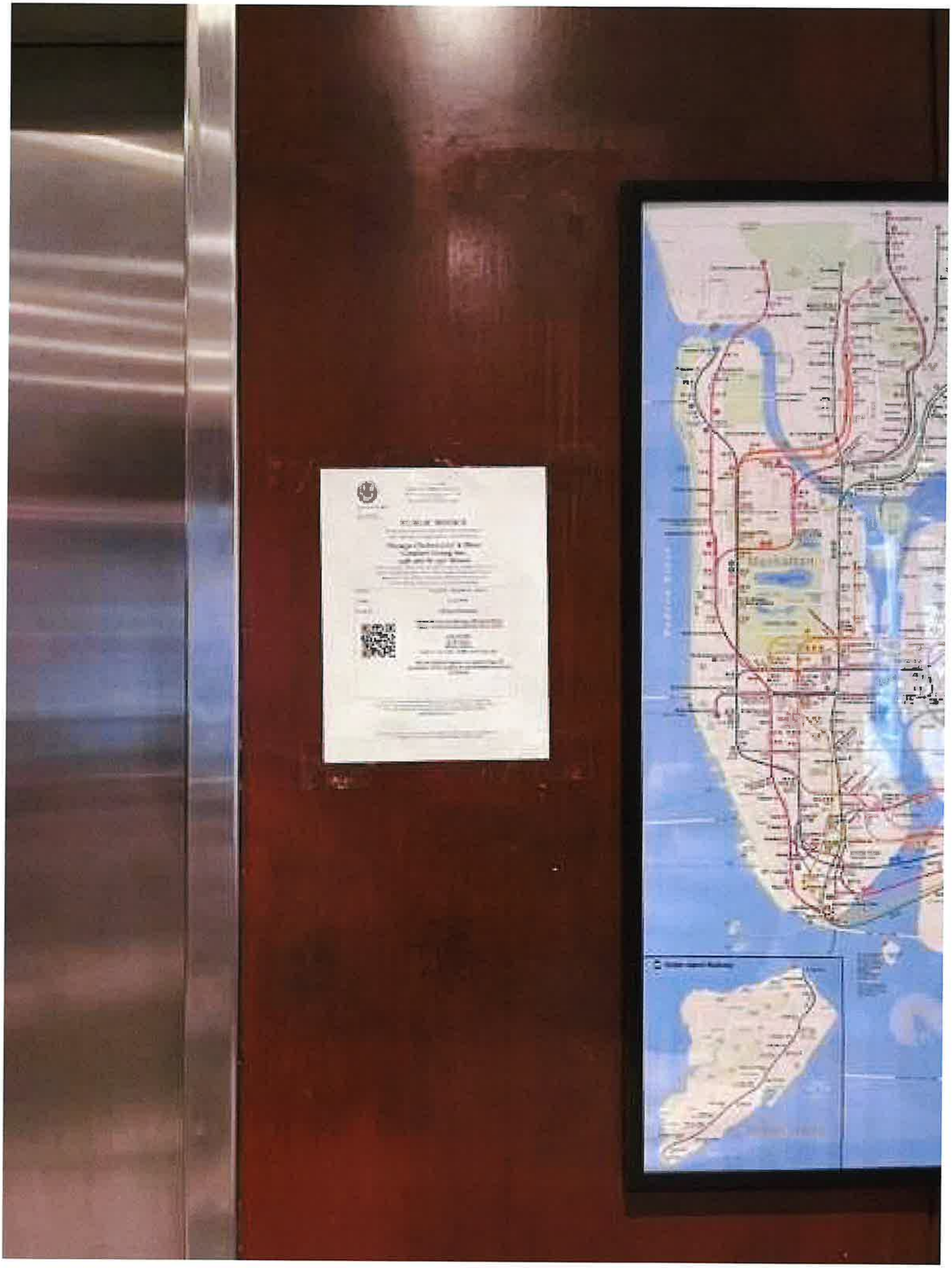
☑ By checking this box I agree, and it is my intent, to electronically sign this document. By submitting this e-document to the New York State Liquor Authority in this way, I understand that my electronic signature I added to the signature line below is the legal equivalent of having placed my handwritten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

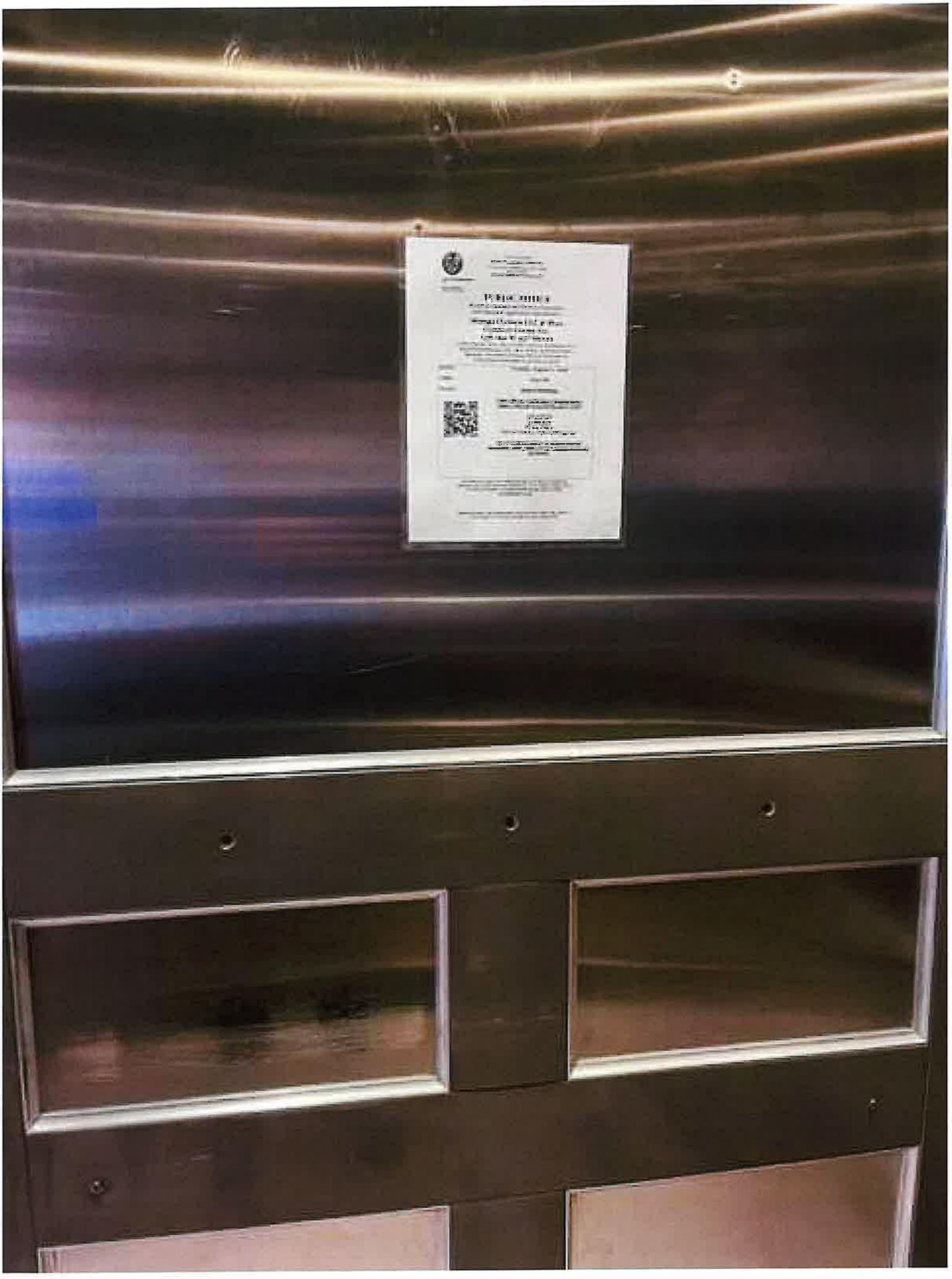
Principal Signature: Sukhdev Toor

Date: 06 / 18 / 2026




Please keep the door closed
at all times and use the
hotel's main entrance












ZOOM


ROSE


USHI
B.Q


MMERCIAL
HICLES ONLY
05386PB

