

HELBRAUN || LEVEY

KID A LLC
9 CHATHAM SQUARE
NEW YORK, NY 10038

MANHATTAN COMMUNITY BOARD 3



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Dear Applicants, Lawyers, Architects, and others who represent liquor license applicants,

Community Board 3 has received your notification of an application for a new or alteration liquor license. Your request has been placed on the agenda of the next meeting of the SLA (State Liquor Authority) Committee of Community Board 3. This committee will meet on

Monday, August 21, 2023 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>

By Phone: +1 646 518 9805, +1 929 205 6099

Webinar ID: 894 8215 2857

Please see text of email invite for due date and directions on how to submit the questionnaire.

- Submit completed questionnaires (**with requested diagrams**) to the Community Board office **by the due date listed in the email invite**. Send completed questionnaire, including diagrams, and any additional material as a single PDF file. Any revisions, addition of materials should also be sent as a complete package as a single PDF file.
- Petitions and proof of conspicuous posting of Community Board 3 notices at the site for **7 days** prior to the meeting (please include newspaper with date in photo or a timestamped photo) must be emailed to echan@cb.nyc.gov **by Friday noon before the meeting**. Send petitions and proof of conspicuous postings as a separate PDF file.
- Notify the Community Board office of withdrawals by Friday noon before the Committee meeting. Notice must be in writing, by e-mail, stating that applicant will not file with the SLA until they appear before the Community Board. Applicant must submit a new notice to the Community Board to be included on agenda for a meeting at later date.
- Withdrawn applications **will not be rolled over** to next month as stated in previous paragraph.
- Applicant must be present at committee meeting. Applications without completed information - **including** petitions and proof of posting - will not be heard at the committee meeting.

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer
District Manager



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Community Board 3 Liquor License Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

The following items are due by noon Friday before the meeting:

- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
 (this is not required but strongly suggested if a relevant group exists)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: 7/24/23

Is location currently licensed? Yes No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: PREVIOUSLY A RESTAURANT WITHOUT LIQUOR

Corporation and trade name of current license: KID A LLC, TRADE NAME PENDING

APPLICANT:

Premise address: 9 CHATHAM SQUARE, NEW YORK, NY 10038

Cross streets: MOTT & PELL STREET

Name of applicant and all principals: APPLICANT ENTITY; KID A LLC

PRINCIPALS: NICOLAS MOUCHEL & SAM LAWRENCE

Trade name (DBA): PENDING

PREMISE:

Type of building and number of floors: MIXED-USE (COMMERCIAL & RESIDENTIAL), 5 FLOORS

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes No What is maximum NUMBER of people permitted CO PENDING

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C6-1, C6-1G, & TA

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) INSIDE: MON-SUN 5PM-12AM & OUTSIDE: MON-SUN 5PM-10PM

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: N/A

Number of indoor tables? 15 Total number of indoor seats? 50 SEATS & 10 BAR STOOLS

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 STAND-UP BAR LOCATED IN FRONT OF PREMSIES WITH 10 STOOLS (APPROX. 20 FT LONG)

(A stand-up bar is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? Yes No

Does it have a food preparation area? Yes No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu PLEASE SEE MENU ATTACHED.

What are the hours the kitchen will be open? MON-SUN 5PM-11PM

Will a manager or principal always be on site? Yes No If yes, which? BOTH PRINCIPALS & A MANAGER WILL BE ON SITE

How many employees will there be? 15

Do you have or plan to install French doors accordion doors or windows? NO

Will there be TVs/monitors? Yes No (If Yes, how many?) N/A

Will premise have music? Yes No

If Yes, what type of music? Live musician DJs Streaming services/playlists

If other type, please describe APPLICANT WILL HAVE AMBIENT BACKGROUND MUSIC ONLY

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: PREMISES WILL HAVE 6 SMALL SONOS PRO SPEAKERS THROUGHOUT PREMSIES

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? NO

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.") _____
PLEASE SEE PLAN ATTACHED.

Will there be security personnel? Yes No (If Yes, how many and when) N/A

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. PLEASE SEE PLAN ATTACHED.

Is sound proofing installed? Yes No

If not, do you plan to install sound proofing? Yes No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) Yes No If Yes, describe and show on diagram:

YES, APPLICANT WILL BE APPLYING FOR SIDEWALK SEATING UNDER THE TEMPORARY DOT OPEN RESTAURANTS PROGRAM. THERE WILL BE 4 TABLES AND 10 SEATS TOTAL.

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name, address and describe the business N/A

Has any principal had SLA reports or action within the past 5 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? 1

How many On-Premise (OP) liquor licenses are within 500 feet? 6

Is the premise within 200 feet on the same street of any school or place of worship? Yes No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
2. I will operate a full-service restaurant, specifically a (type of restaurant)
CONTEMPORARY FRENCH restaurant, or
 I will operate a _____,
 with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

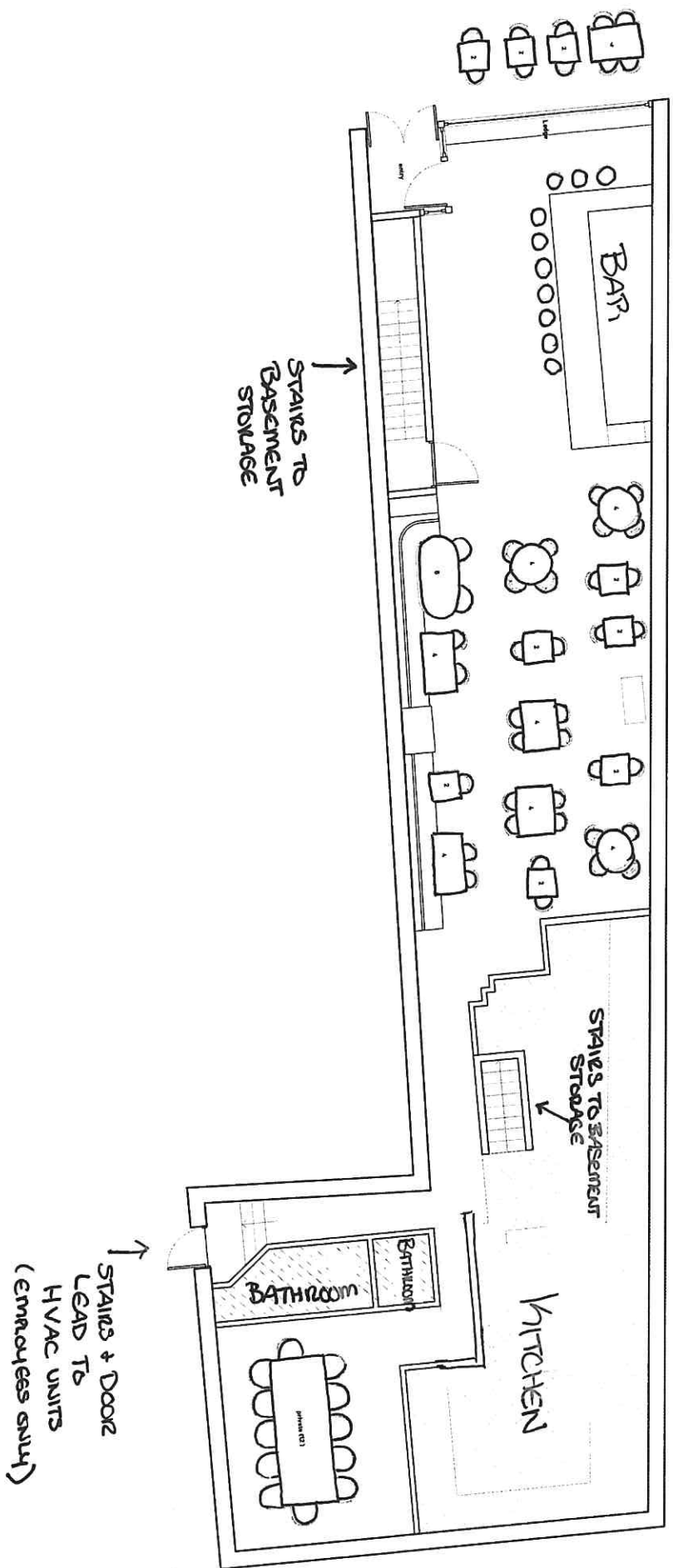
3. My hours of operation will be:
Mon 5PM-12AM; Tue 5PM-12AM; Wed 5PM-12AM;
Thu 5PM-12AM; Fri 5PM-12AM; Sat 5PM-12AM;
Sun 5PM-12AM. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. I will not use outdoor space for commercial use (including Open Restaurants) OR
 I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. I will employ a doorman/security personnel: N/A
6. I will install soundproofing, _____

7. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports. I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
8. I will not have DJs, live music, third-party promoted events, any event at which a cover fee is charged, scheduled performances, more than ____ DJs per ____, more than ____ private parties per APPROX. 10-20 PRIVATE BOOKINGS A YEAR (CORPORATE & HOLIDAY EVENTS)
9. I will play ambient recorded background music only.
10. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3. *N/A*
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by _____.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

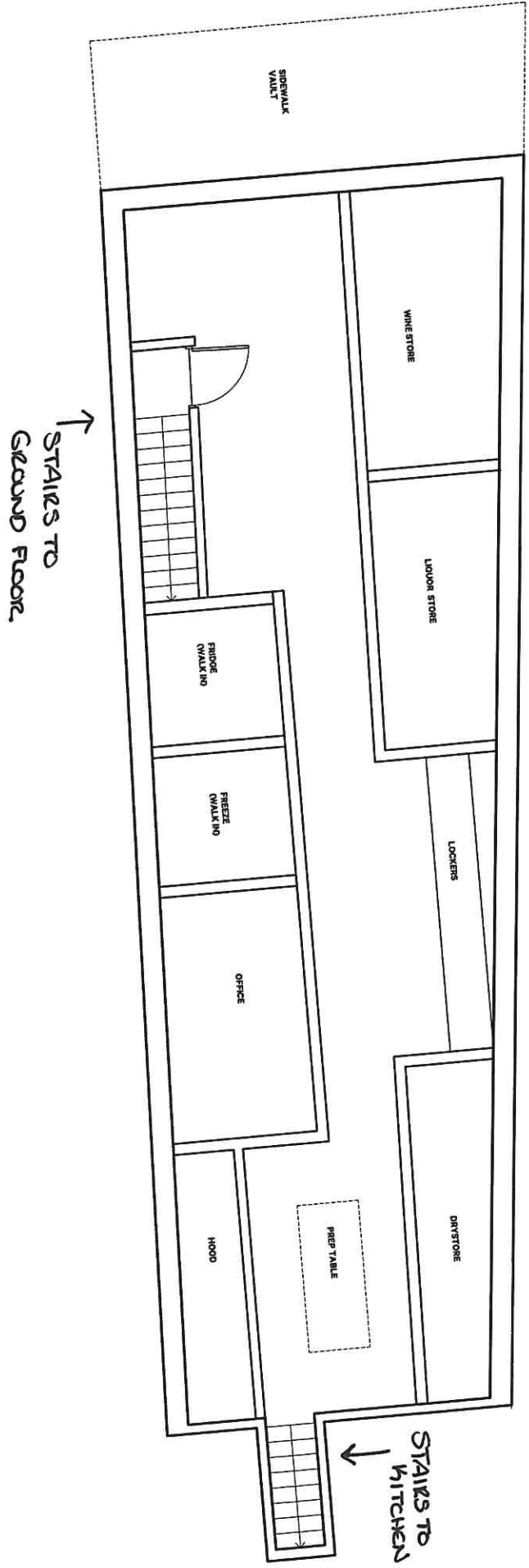
Name: NICOLAS MOUCHEL

Phone Number: 917-275-8249

GROUND FLOOR DIAGRAM



Basement / cellar Diagram



MENU



Oysters with plum vinegar	24
Celery root broth and smoked eel	15
Soy custard with cuttlefish and ginger	17
Warm chicken bread, bone marrow and chili	14
Raw scallop with horseradish	22
Red shrimp and lime leaf on toast	24
beef carpaccio, green garlic and buckwheat	23
Kohlrabi, fava and pine nuts	17
Asparagus, sorrel and duck egg	18
Trout roe and young onion millefeuille	26
Grilled sweetbread, spinach and sesame	33
Black pepper king crab	40
Chicken dumplings with fava and ramps	25
Steamed cod with scallions, mustard greens and sherry	35
Roasted turbot, potato and preserved chili	42
Salt baked duck with English peas	38
Grilled lamb loin with artichokes and szechuan pepper	40

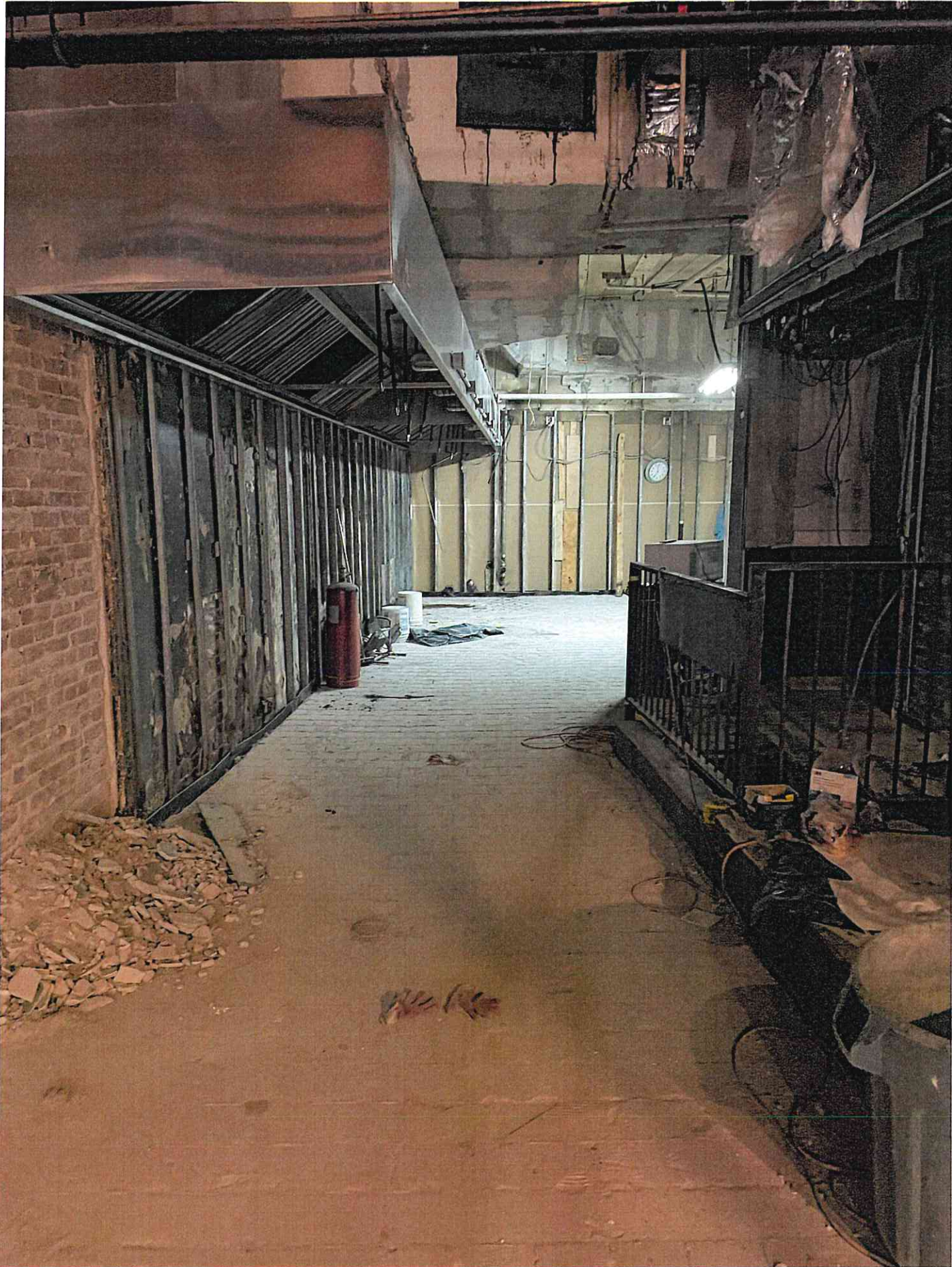
**consuming raw or undercooked poultry, seafood or eggs may increase your risk of food born illnesses*



Dessert	
Cherry sorbet with bakva and sesame	11
Vin jaune gelato with plum	12
Toasted meringue with coffee and sorrento lemon	12
Chocolate and buckwheat tart	13
Warm prune and caramel pudding	12
Cheese <i>a plate for 25</i>	
Vacherin mont d'or with preserved quince	
Dunbarton blue, bitter almond and honey	
Tere de moine with shiitake and truffle	

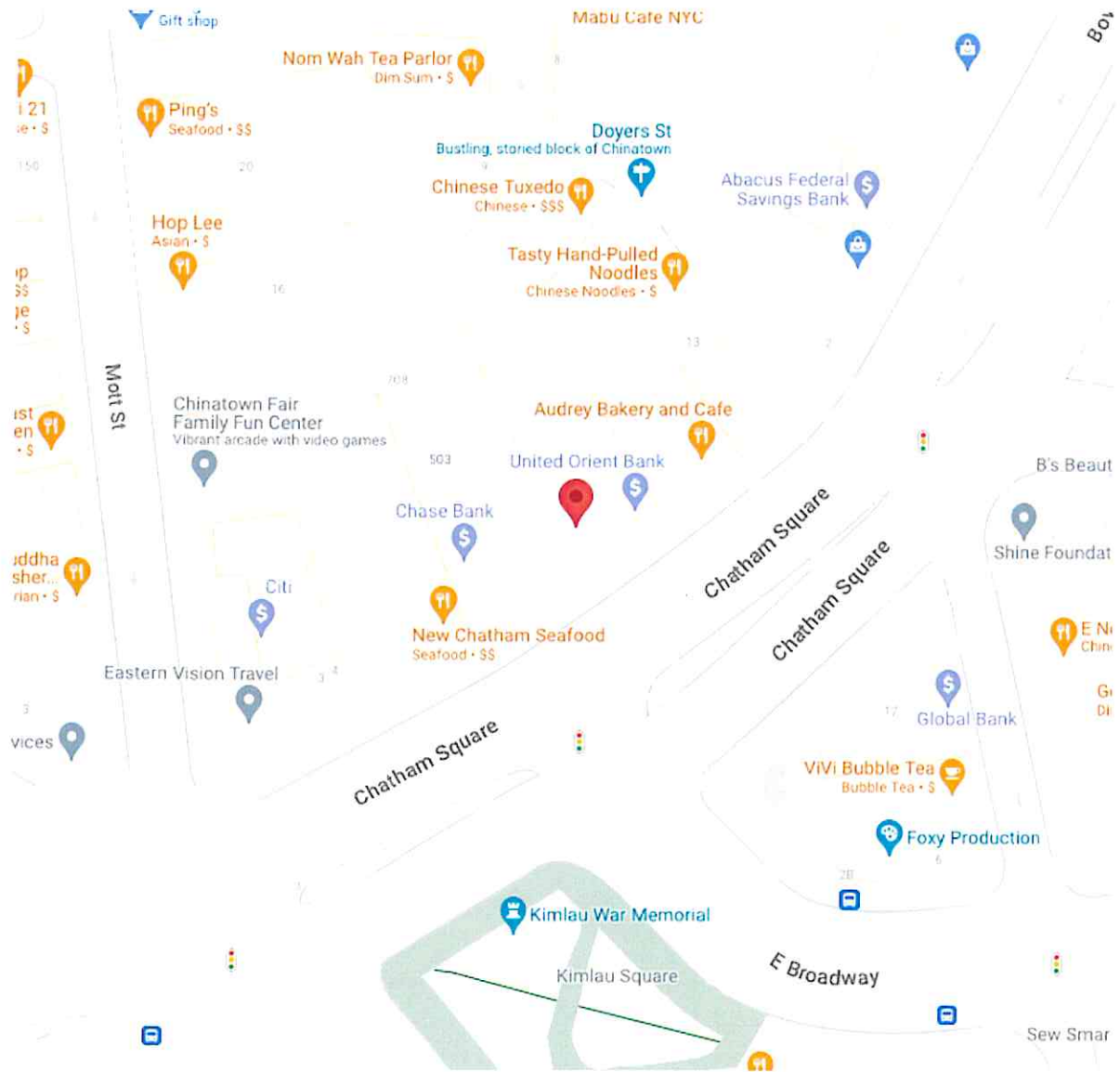
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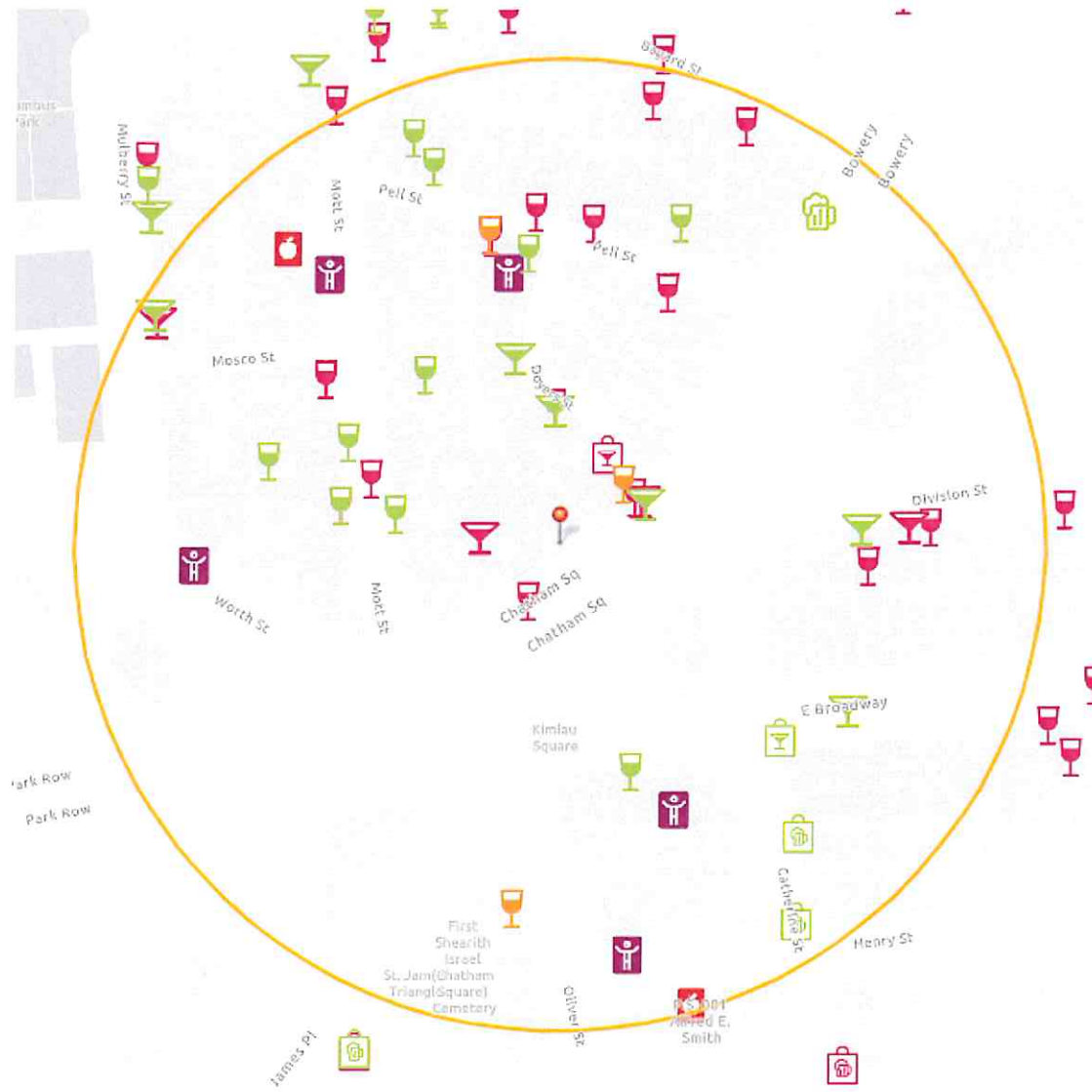
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NEIGHBORHOOD MAP



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500 FOOT MAP



GREEN MARTINI= OP LICENSE
PINK MARTINI= INACTIVE OP LICENSE
GREEN WINE= TW/ RW LICENSE
PINK WINE= INACTIVE TW/ RW LICENSE

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

Proximity Report For:	
Location	9 Chatham Sq, New York, New York, 10038
Geocode	Latitude: 40.71395 Longitude: -73.99802
Report Generated On	7/24/2023

8 Closest Liquor Stores		
Name	Address	Distance
CHIN KONG INC Ser #: 1023498	17 23 EAST BROADWAY STORE #104 NEW YORK, NY 10002	302 ft
MARKS WINE & SPIRITS LTD Ser #: 1023591	53 MOTT STREET NEW YORK, NY 10013	626 ft
MADISON WINE AND LIQUOR LLC Ser #: 1264145	45 MADISON ST NEW YORK, NY 10038	741 ft
CAFE MERENDA LLC Ser #: 1314328	83 HENRY ST STORE #2 NEW YORK, NY 10002	1,290 ft
WORLD WINE GROUP INC Ser #: 1335358	90 BOWERY ST NEW YORK, NY 10013	1,447 ft
WALKER LIQUOR CORP Ser #: 1023593	101 105 LAFAYETTE STREET NEW YORK, NY 10013	1,618 ft
R & S 49 LIQUOR CORP Ser #: 1297191	92 ELIZABETH ST NEW YORK, NY 10013	1,742 ft
YEE FUNG CORP Ser #: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	1,909 ft

Schools within 500 feet		
Name	Address	Distance
TRANSFIGURATION SCHOOL	29 MOTT ST NEW YORK, NY 10013	416 ft
PS 1 ALFRED E SMITH	8 HENRY ST NEW YORK, NY 10038	493 ft

Churches within 500 feet	
Name	Distance
First Chinese Baptist Church	285 ft

Churches within 500 feet	
Name	Distance
Transworld Buddhist Association	297 ft
Transfiguration Catholic Church Office	368 ft
True Light Lutheran Church	378 ft
Mariners temple	428 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
APOTHEKE LLC Ser #: 1205504	9 DOYERS STREET BOWERY & PELL STREETS NEW YORK, NY 10013	98 ft
8 TUXEDOS INC Ser #: 1306506	5 DOYERS ST NEW YORK, NY 10013	138 ft
BLUE AGAVE NY INC Ser #: 1335436	11 DOYERS ST NEW YORK, NY 10013	198 ft
HAKKA CUISINE LLC Ser #: 1334417	11 DIVISION ST NEW YORK, NY 10002	310 ft
GOLDEN UNICORN GOURMET CORP Ser #: 1272240	16 18 E BROADWAY 2ND, 3RD FL & 4TH NEW YORK, NY 10002	343 ft
MJK FOODS LLC Ser #: 1301890	32 MULBERRY ST NEW YORK, NY 10013	482 ft
40 MULBERRY RESTAURANT INC Ser #: 1246514	40 MULBERRY STREET NEW YORK, NY 10013	541 ft
TEA BISTRO INC Ser #: 1281439	45 MOTT ST GFL & CELLAR FL NEW YORK, NY 10013	554 ft
BOWERY GYOKAI LLC Ser #: 1322562	44 BOWERY NEW YORK, NY 10013	697 ft
CANAL ARCADE LLC Ser #: 1322840	48A BOWERY ST NEW YORK, NY 10013	749 ft

The People

SAM LAWRENCE

Chef/Owner



Sam Lawrence grew up in Melbourne, Australia and trained at acclaimed restaurants Cutler & Co and Bones, in Paris, before assuming the role of chef de cuisine at Estiela in 2016. During Lawrence's five-year tenure, the restaurant earned its first Michelin star. For the past three years, Sam has worked as the Culinary Director of Mattos Hospitality, including Estiela, Altro Paradiso, Lodi & Nine Orchard, leading the culinary growth of the group.

NICOLAS MOUCHEL

Operator/Owner



Born to a Japanese mother and a French chef father, Nic was raised between Tokyo, Japan and Melbourne, Australia. He held leadership positions at some of the world's most recognized properties including The Upper House in Hong Kong and NoMad in New York, before co-founding a hospitality start up, inHouse, and growing it across New York and London. For the last two years, he has consulted for several restaurant openings and industry tech ventures.

JOSEPHINE STUART

Creative Director



Josey was raised by artists, farmers and activists in Dallas, Texas. With an appreciation of food and design, she naturally began working in the industry at an early age. Josey worked under Ignacio Mattos for 3 years becoming Creative Development Manager before launching her own creative consulting business. She currently works with some of the best restaurants in New York.



Inspired by French and Basque dining culture, Marra will blend warm and thoughtful service with precise cooking. The space will feel lively and approachable, ideal for a sit down dinner or a cocktail and a bite at the bar.



The Food

Sam's food uses elements from a range of cuisines to add depth and layers to his foundation of classical cooking methods. His experience in Europe and Asia will be the base of Marai's cuisine.

The food will be rooted in contemporary/Parisian cooking and incorporate bold flavors to enhance traditional methods. Imagine a whole roasted turbot brushed with XO sauce or king crab coated in butter, ginger and fragrant pepper.

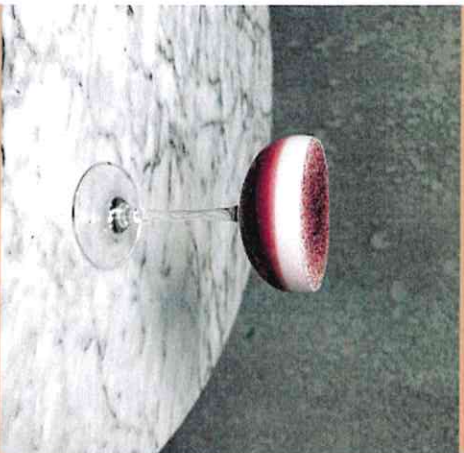


The Beverage



WINE
The wine list will focus on major old-world regions, highlighting top producers, and new or lesser-known farmers and winemakers.

Whether you're looking for a bottle under \$70 or to splurge and drink without budget, Mara will offer something well-made, fun, and delicious.



BAR

Mara's bar will fill the space with energy and warmth. You will choose your own adventure: a full meal for the perfect date night or unwind with a drink or three.

The bar will serve high quality classics and seasonal drinks that complement the food and wine. No frills – just tasty drinks served in elegant glassware.



The Service



Putting you at ease from the moment you walk through the door, Marat's service will be warm, and personable. It will feel effortlessly confident, unpretentious, yet knowledgeable. Whether you are chatting to our team about the latest exhibition at a nearby gallery, the best Thai food in Queens, or the Corsican wines we're featuring, you'll feel like you've made a new friend for the night.

The familiarity of the service will allow the food to take center stage. No matter if it is your first or fiftieth visit, you'll always feel well taken care of.

Target Audience

Mara will captivate a diverse community of people: residents of the area, galleries getting off from work, visitors from around the world, or a couple celebrating their anniversary.

By bringing together an eclectic group of people, we will foster a dynamic culture for our guests and the neighborhood alike.



The Space



Mara will be built to age. Inspired by the timelessness of Art Deco and the allure of Futurism, the restaurant will sit on a patterned tile floor with a creamy bone bar, topped with stainless steel.

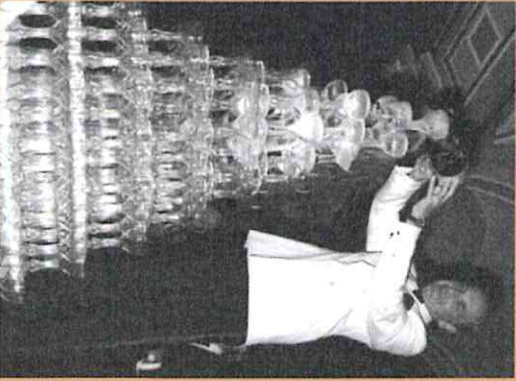
Built to be used and enjoyed, the space will enable the service and food to blend together into a cohesive experience, while glowing in downtown New York's cityscape. You won't be distracted by the design, but will notice it enough to know it's beautiful.



Events

The private dining room at Mara will provide an opportunity to create multi-course feasts for up to 15 people, highlighting luxury ingredients like king crab or roasted suckling pig. These feasts will be designed to share and engage the entire table.

Looking ahead, we're excited to leverage our global network to collaborate with and play host to an exciting roster of chefs and restaurants from around the world.



KING CRAB FEAST

\$125 per person

Sea bream crudo with pomeio

Littleneck clams with young ginger

Yuba and sea urchin tart

Cured duck breast and liver pate

Warm chickpea bread, bone marrow and roasted ethi

Celery root, pear and dandelion

Mustard greens and watercress salad

Whole king crab with XO sauce and garlic

Crab broth and scallop dumpling

Grilled crab leg, miso and turnip

Crisp rice with scallions

Steamed spinach and sunflower

.....

Cherry sorbet with haka and sesame

Chocolate and buckwheat tart

PETITION SIGNATURES IN SUPPORT OF NYS LA LICENSE

KID A LLC

9-10 CHATHAM SQUARE

NY 10013

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until 12AM MON-SAT
 Regarding the outside space: There will be A SIDEWALK CAFE This will be operating until 10PM MON-SAT

DATE	NAME	ADDRESS	SIGNATURE
7/25/13	STU LUTHERN CIOE	14 MONROE STREET APT 2	[Signature]
7/25/13	ERIC BURT	180 PARK ROW ST APT 2D	[Signature]
7/25/13	JENNIE KOK	21 NORT ST APT 303	[Signature]
7/26/13	THUSHINO TSONG	234 MADISON ST APT 10	[Signature]
7/25/13	TAMMY LI	428 WEST ST APT 10013	[Signature]
7/25/13	MEI LING LEO	102 BERGAMOT ST NY NY 10013	[Signature]
7/25/13	KEON THE LOC	22 1/2 CATHARIN ST APT 10018	[Signature]
7/26/13	KEON YOKO LEO	146 HERNY ST NEW YORK 10002	[Signature]
7/26/13	SEANIFER TONY	9 PELL ST NEW YORK 10013	[Signature]
7/26/13	SILL WILLY	24 WEST ST NEW YORK 10013	[Signature]
7/26/13	JEAN LEM	11 WEST ST NEW YORK NY 10013	[Signature]
7/26/13	JEAN LEM	12 PELL ST NEW YORK NY 10013	[Signature]
7/26/13	SHARLEY LYNN	295 PARK ROW NYC 10013	[Signature]
7/26/13	ANUS CLAY	105 PARK ROW NY NY 10013	[Signature]

I (I/US) SOLE SIGNATURE SHOULD BE FROM RESIDENT OF APARTMENT BUILDING, OR CO-OWNERS BLOCK AND GROUP, IF APPLICABLE

The following individuals are the owners, lessees, and managing buildings support the proposed improvements. Please circle the following if you are a building owner or lessee.

910 CHATHAM SQUARE

Is within the interior space (line within a RE-SIDE LINE) or (SIDEWALK BAR) This will be open to and LEASING SIGN
 Regarding the outside space (line within a SIDE WALK) VLT This will be open to and LEASING SIGN

DATE	NAME	ADDRESS	SIGNATURE
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
7/25	David Williams	702 Columbus Ave	[Signature]
7/25	Richard Smith	702 Columbus Ave	[Signature]
7/26	Jany Garcia	248 FRONT ST	[Signature]
7/26	Norman Alberto	136 DIVISION ST	[Signature]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
7/26	DAVIDE FEROM	573 W 11th St	[Signature]
7/26	Bryce Katz	556 (outer) St	[Signature]
7/26	José [unclear]	799 [unclear] St	[Signature]
7/26	Josy Suekel	170 Rockwell St	[Signature]

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two block area of proposed project.

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

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

NAME
KIDALLC
ADDRESS
9-10 CHATHAM SQUARE

Regarding the interior space: This will be a **RESTAURANT w/ CUSTOMER BAR** This will be operating until: **12AM MON-SUN**
 Regarding the outside space: There will be a **A SIDEWALK CAFE** This will be operating until: **10PM MON-SUN**

DATE	NAME	ADDRESS	SIGNATURE
9/27/23	Li Wang	1301 Hei Street New York NY 10038	Li Wang
7/27/23	Li Wang	16 MOTT ST #10013	Li Wang
7/28/2023	Guangyao	137 NORTH 15K ST #10002	Guangyao
7/28/23	YANG KATE	122 ELIZABETH ST #10013	Yang Kate
7/28/23	Lee Kee Sun	101 MARGO ST apt 8 #10013	Lee Kee Sun
7/29/23	Star Noh	20 Connaick Pkwy #10002	Star Noh
7/29/23	JON KROHN	8 SPRUCE ST, 355 #10038	Jon Krohn
7/31/23	Klaus Tee gan	195 HERRIN ST #11 #10013	Klaus Tee gan
8/1/23	Amy Lee	20 Connaicks Plz 3km #10002	Amy Lee
8/1/23	Li Ding Mei	26 Pearl St #10013	Li Ding Mei
8/2/23	Sammi Cheung	2 Mott Street Rm 801 #10013	Sammi Cheung
8/2/23	Darran Cheung	30 Mott St #10013	Darran Cheung
8/2/23	Derrick Choy	180 Park Row #10038	Derrick Choy
8/2/23	Joey Li	26 Pearl St #10013	Joey Li
8/2/23	Chin Cheung	65 Mott St #10013	Chin Cheung

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

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

KID A LLC

9-10 CHATHAM SQUARE

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: 12AM MON-SUN
 Regarding the outside space: There will be A SIDEWALK CAFE This will be operating until: 10PM MON-SUN

DATE	NAME	ADDRESS	SIGNATURE
7/21	Christian DiMello	43 Mott St #4	
7/26	LJ, KEVIN	54 Catherine #14K	
7/26	Henry Wang	33 Bowery #	
7/26	Wesley Priest	333 Pearl St #	
7/30	DORIS MEDIANO	227 Cherry St #	
7/30	Malik Lewis	227 Cherry St #	
8/8/23	Lenny Zhu	45-Pike St #	
8/8/23	Mexi Shan	388 Pearl St #	
8/14/23	Kari Lynn Chan	48 Murrays St #	
8/14/23	DANIEL DUSOFF	18 Park Row #1AC	
8/14	BARBARA ROSS	215 Park Row #	
8/14	MICHELLE WU	215 Park Row #2ND	
8/15	ROSEMARY SUN	170 Park Row #207B	
8/15	Michael Cohen	130 Park Row #	
8/14	Henry Cheng	54 Catherine St. #	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE
 KID A LLC

NAME
 9-10 CHATHAM SQUARE

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: 12AM MON-SUN
 Regarding the outside space: There will be A SIDEWALK CAFE This will be operating until: 10PM MON-SUN

DATE	NAME	ADDRESS	#	SIGNATURE
8/15	DARYL COFFI	35 HENRY ST	# 10	<i>[Signature]</i>
8/15	VINCE OTT	35 HENRY ST	#	<i>[Signature]</i>
8-16	Richard Moschetti	180 PARK ROW	# 10D	<i>[Signature]</i>
8-16	Richard d'Furia	170 PARK ROW	# 13E	<i>[Signature]</i>
8-16	Andrea Farina	180 Park Row	# 15E	<i>[Signature]</i>
8-16	Mike Pulio	180 Park Row	# 15E	<i>[Signature]</i>
8/16	Francesca Galella	180 Park Row	# 20C	<i>[Signature]</i>
8/16	Olof Olafsson	180 Park Row	# 6D	<i>[Signature]</i>
8/16	Stephen Johnson	180 Park Row	# 10C	<i>[Signature]</i>
8/17	Elisabeth Leung	180	#	<i>[Signature]</i>
8/17	TOEL KERRIS	180 PARK ROW	# 20	<i>[Signature]</i>
8/17	Liam Hullivan	180 Park Row	# 1	<i>[Signature]</i>
8/17	John O'neff	37 DOYERS ST 37 DOYERS ST	# 3	<i>[Signature]</i>

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

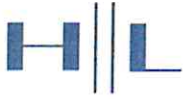
PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE
 The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment
 KID ALLC

9-10 CHATHAM SQUARE

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: 12AM MON-SUN
 Regarding the outside space: There will be A SIDEWALK CAFE This will be operating until: 10PM MON-SUN

DATE	NAME	ADDRESS	SIGNATURE
8/17	NANCY KONIG	170 Park Row # 22A	<i>[Signature]</i>
8/17	Felicia Castiglia	170 Park Row # 13d	<i>[Signature]</i>
8/17	Jennifer Joyce	170 Park Row # 13B	<i>[Signature]</i>
8/17	Rachel Pinkston	170 Park Row # 13A	<i>[Signature]</i>
8/17	GANNY HUNING	170 qc	<i>[Signature]</i>
8/17	NICHOLE SIMPSON	165 Park Row # 20F	<i>[Signature]</i>
8/17	LINDSAY SUPPES	165 Park Row # 14F	<i>[Signature]</i>
8-17	Melie Hertzberg	165 Park Row # 14E	<i>[Signature]</i>
8/17	Juan Hertzberg	170 Park Row #	<i>[Signature]</i>
8/17	Jake HERNANDEZ	170 Park Row #	<i>[Signature]</i>
8/17	Nelson Lee	165 Park Row # 14A	<i>[Signature]</i>
8/17	LUCY WEST	170 Park Row # 22D	<i>[Signature]</i>
8/17	LAUREN GEE	170 Park Row # 9A	<i>[Signature]</i>
8/17	DAVID AGATHSTEIN	170 " " # 2A	<i>[Signature]</i>

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: Letter of Support for Nicolas's Application

1 message

Nicolas Mouchel <nm@nmouchel.com>

Fri, Aug 18, 2023 at 9:48 AM

To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

----- Forwarded message -----

From: **Nicholas Stabile** <nicholas.stabile@gmail.com>

Date: Fri, Aug 18, 2023 at 09:01

Subject: Letter of Support for Nicolas's Application

To: <nm@nmouchel.com>

CC: Nancy <Nancywkong@yahoo.com>

Dear Community Board 3,

My name is Nick Stabile, and I am co-founder of the Park Row Alliance, and the former Vice President and Secretary of Chatham Green. I am writing as a resident and community member and not on behalf of PRA or CG. I live in Chatham Green with my wife and we are raising my 16 month-old daughter here. It is a wonderfully rich and diverse community.

Thank you for the opportunity to write in support of Nicolas' application, as I am not able to be there in person.

As a community leader, we have been working tirelessly to help revitalize the economy of Chinatown and Little Italy, which was impacted disproportionately due to COVID and the anti-Asian hate crimes. The empty storefronts on Bowery Street impact nearby streets. We desperately need new business investments.

I want to speak to two specific concerns raised to about this application: (1) that the price point of the restaurant is too high for potential customers in this area and (2) that this is not a Chinese or Chinese-owned restaurant to replace the prior establishment.

I understand concerns about gentrification and would like to provide broader view for those how may not be familiar with the area.

The demographics of this community have always been varied and diverse and it continues to evolve. We absolutely do have pockets of low-income and immigrant communities and we are sensitive to that. However, we also have mid to high income residents. Apartments in both Chatham Green and Chatham Towers and in neighboring Bridgeview, have been purchased for close to or more than \$1M per unit. We have some incredibly successful individuals living in the area, including the 2 co-ops, Confucius Plaza and other local areas, providing us with diversity in our community. So, it is not accurate to say that the entire area cannot afford the price point. It is a disservice to generalize this entire community in such a manner. Instead, we should look for opportunities, such as this one, to contribute and uplift our communities, through setting examples, through mentorships and internships and other integration with the community members.

I was very disappointed to hear that one reason given to the applicant for the push back is because he is not Chinese or this is not a Chinese-owned establishment. I am horrified. It is discriminatory and illegal to make a decision based on this rationale. For those not as familiar with the historic aspects of these streets, this is the Five Points area and parts of the original Little Italy -- an former Italian neighborhood. The entire area and our community stands for inclusivity, not exclusivity. We should aim to welcome potential investors from all backgrounds and educate them about our community and become educated ourselves.

I visit many of the stores and restaurants in Chinatown and love the variety. It is painful to see so many businesses shut down after COVID and so many empty storefronts. We have struggled for years to rent out our spaces so I understand the challenges and struggles. We need new businesses and investments in our area.

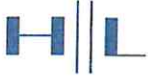
I strongly support the applicant (Kid A, LLC, 9-10 Chatham Square) and ask the Community Board to approve this application. And I would absolutely welcome them and plan to frequent this type of restaurant.

Sincerely,
Nicholas Stabile

Nicholas Stabile
email: nicholas.stabile@gmail.com
cell: +1.718.915.7689
pronouns: he/him
[linkedin](#)

--

+1 917 275 8249



Fwd: Letter of Support

Nicolas Mouchel <nm@nmouchel.com>
To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fri, Aug 18, 2023 at 7:51 AM

----- Forwarded message -----
From: Lucy West <lucy.west@chathamgreen.com>
Date: Fri, Aug 18, 2023 at 07:48
Subject: Letter of Support
To: <nm@nmouchel.com>

Dear Community Board 3,

Thank you for the opportunity to write in support of Nicolas' application, as I am not able to attend in person.

My name is Lucy West, President, Board of Chatham Green. I am writing as a resident and community member and not on behalf of the Board. I have lived in the area for 25 years and have watched the challenges the area has faced after 9/11 and after the pandemic.

I want to speak to 2 specific concerns raised to the applicant - that the price point of the restaurant is too high for potential customers in this area and that this is not a Chinese or Chinese-owned restaurant to replace the prior establishment. I understand concerns about gentrification and would like to provide a broader view for those how may not be familiar with the area.

The demographics of this community have always been varied and diverse and it continues to evolve. We absolutely do have pockets of low-income and immigrant communities and we are sensitive to that. However, we also have mid to high income residents. Apartments in both Chatham Green and Chatham Towers and in neighboring Bridgeview, have been purchased for close to or more than \$1M per unit. We have some incredibly successful business men and women living in the area, including the 2 co-ops, Confucius Plaza and other local areas, providing us with diversity in our community. So, it is not accurate to say that the entire area cannot afford the price point. It is a disservice to generalize this entire community in such a manner. Instead, we should look for opportunities, such as this one, to contribute to and uplift our communities, through setting examples, through mentorships and internships and other integration with the community members.

I was very disappointed to hear that one reason given to the applicant for the push back is because he is not Chinese or this is not a Chinese-owned establishment. I am horrified. This is one reason that was expressed today. It is discriminatory and illegal to make a decision based on this rationale. For those not as familiar with the historic aspects of these streets, this is the Five Points area and parts of the original Little Italy. The entire area and our community stand for inclusivity, not exclusivity. We should aim to welcome potential investors from all backgrounds and educate them about our community and become educated ourselves.

I visit many of the stores and restaurants in Chinatown and love the variety. It is painful to see so many businesses shut down after COVID and so many empty storefronts. We have struggled for years to rent out our spaces so I understand the challenges and struggles. We are desperate for new businesses and investments in our area. I spoke with the applicants and reviewed their plans and past establishments. I would absolutely welcome them and plan to frequent this type of restaurant.

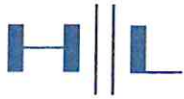
I strongly support the applicant (Kid A, LLC, 9-10 Chatham Square) and ask the Community Board to approve this application.

Sincerely,

Lucy West

Lucy West
President
Chatham Green, Inc.
lucy.west@chathamgreen.com
917-494-1606

--
+1 917 275 8249



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: SLA #2 Kidd A

Nicolas Mouchel <nm@nmouchel.com>
To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Mon, Aug 14, 2023 at 1:32 PM

----- Forwarded message -----
From: **Karlin Chan** <karlin@teamdragonriders.org>
Date: Mon, Aug 14, 2023 at 12:52
Subject: Fwd: SLA #2 Kidd A
To: nm@nmouchel.com <nm@nmouchel.com>

Karlin Chan
陳家齡
Founder

----- Forwarded message -----
From: **Karlin Chan** <karlin@teamdragonriders.org>
Date: Mon, Aug 14, 2023, 12:48 PM
Subject: SLA #2 Kidd A
To: Susan Stetzer <sstetzer@cb3manhattan.org>, Stetzer, Susan (CB) <SStetzer@cb.nyc.gov>, David Crane <dvdcrn@gmail.com>

Susan,
Please forward to SLA committee.
Thank You,

Dear SLA committee,
I am writing to support the application of Kidd A located at 9-19 Chatham square. I recently met with Nicholas Mochel who is the applicant and operating partner of the yet to be named business. He is opening a French Bistro which I believe will add to the diversity of dining options in Chinatown. I have heard the concerns of some residents that this will speed gentrification but Chinatown is already a diverse neighborhood far from the Chinatown of past decades. I believe their restaurant will offer something for tourists and Non Chinese residents. Chinatown already enjoys different cuisines, and this may be a good fit. I have also heard concerns the pricing excludes locals but prices have gone up across the board at many of our older restaurants. Gone are the days of a 10-cent Char Sui Bao and slice of pizza. Chinatown has remained resilient throughout the decades and to stay competitive we need new investments to help our landlords survive not erect walls to keep them out.

--
Karlin Chan 陳家齡 隊長
Dragon Riders
龍騰單車隊
Teamdragonriders.org

--
+1 917 275 8249



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: 9 Chatham Square

1 message

Nicolas Mouchel <nm@nmouchel.com>
To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Mon, Aug 14, 2023 at 9:16 PM

Susan Lee grew up in Chinatown and recently ran for City Council. Although she doesn't live in the area anymore, we are meeting her tomorrow to get her input into how we can be supportive of the community.

----- Forwarded message -----

From: Susan Lee <susan@susanleeyc.com>
Date: Mon, Aug 14, 2023 at 5:29 PM
Subject: Re: 9 Chatham Square
To: Nicolas Mouchel <nm@nmouchel.com>
Cc: Sam Lawrence <samclawrence0@gmail.com>

Awesome!

See you tomorrow. Excited to meet Josey!

On Aug 14, 2023, at 4:45 PM, Nicolas Mouchel <nm@nmouchel.com> wrote:

Perfect! Our third partner, Josey, will also be joining.

See you tomorrow!

Best,
Nic

On Mon, Aug 14, 2023 at 4:37 PM Susan Lee <susan@susanleeyc.com> wrote:
How about here at 4pm?

<AF1QipOJBLz-En0-4-FdLxMOtYzLwRPAVuMU-Bbjl34p=w900-h900-k-no-p.jpeg>



Cafe Atelier · 4.7★(129) ·
Coffee shop
Places, Navigation & Traffic

On Aug 14, 2023, at 1:43 PM, Nicolas Mouchel <nm@nmouchel.com> wrote:

Hi Susan,

That works for us! Where is convenient for you? Happy to come to you.

Best,
Nic

On Mon, Aug 14, 2023 at 9:36AM Susan Lee <susan@susanleeyc.com> wrote:
Morning!

Tuesday after 3:30 works best for me. Please let me know if that's good for you and where we can meet.

Susan
917-902-6612

On Aug 13, 2023, at 9:46 PM, Nicolas Mouchel <nm@nmouchel.com> wrote:

Hi Susan,

Thank you for the encouraging words.

Are you available to meet on Tuesday? Sam and I are quite flexible that day.

Best,
Nic

On Sat, Aug 12, 2023 at 15:35 Susan Lee <susan@susanleenyc.com> wrote:

Hello Nic,

Thank you for your email!

I want to thank you and Sam for taking time out of your day to meet with the community. I applaud you both for your efforts and your sincerity.

Although I don't live in Chinatown, it is a community that is very dear to me. Hop Shing was a sacred space for many of us (young and old) growing up in the city. I really do wish you and Sam success with the new restaurant.

I am around next week and am happy to chat with you about anything you need to make your restaurant a success. If you are serious about integrating your restaurant with the Chinatown community, then your success is our success!

If next week doesn't work, we can meet after Labor Day. I am on vacation during the last two weeks of August.

Again, thank you for reaching out to me.

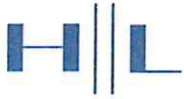
Have a great weekend.

On Aug 11, 2023, at 3:14 PM, Nicolas Mouchel <nm@nmouchel.com> wrote:

Hi Susan,

I hope this email finds you well. Please excuse my direct approach; I found your email address via your website.

Sam and I wanted to thank you first and foremost for taking the time to attend the tour at 9 Chatham this past Tuesday. It was wonderful to meet you and gain insights from the broader Chinatown community.



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: Form Submission - Contact Us - New Business - community meeting follow up

2 messages

Sam Lawrence <samclawrence0@gmail.com>
To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Mon, Aug 14, 2023 at 10:13 PM

----- Forwarded message -----

From: **Vic Lee** <chinatown@welcometochinatown.com>
Date: Sun, Aug 13, 2023 at 4:52 PM
Subject: Re: Form Submission - Contact Us - New Business - community meeting follow up
To: <samclawrence0@gmail.com>, Jennifer Tam <jen@welcometochinatown.com>, Jackie Wang <jackie@welcometochinatown.com>

Hi Sam,

Thanks for reaching out - our team appreciates it! I'm CCing my co-founder @Jennifer Tam + our COO @Jackie Wang . I may have met you at the fundraiser hosted by Estela.

It would be great to chat, learn more about your vision for Mara, and share our concerns about the changing landscape of Chinatown.

Could we look at time at the end of this week or early next? If you could throw out some times, I'll coordinate with the team.

Best,
Vic

On Sun, Aug 13, 2023 at 3:45 PM Squarespace <form-submission@squarespace.info> wrote:

Sent via form submission from [Welcome to Chinatown](#)

Name: Sam Lawrence

Email: samclawrence0@gmail.com

Subject: New Business - community meeting follow up

Message: Victoria, Jennifer and team,

I'm writing to introduce myself and my business partner Nicolas Mouchel and our restaurant concept Mara, at 9 Chatham square.

We were fortunate enough to meet with community leaders and local residents when we hosted a tour of the space this past week. It was wonderful to hear their thoughts, stories about the space and discuss how we can best integrate within the community. We are eager to continue this conversation and would really value to opportunity to meet with you and learn more about your initiatives and discuss ways we can support and work together in the future.

We understand that we are looking at a storied space in a historic community and that raises many concerns. We are happy to answer any questions and would be very appreciative of your input.

I've previously worked with Welcome to Chinatown (albeit on a small scale) in my previous role as the Chef at Estela and Culinary Director of Mattos Hospitality. Jan Lee mentioned there are plans for a community kitchen that could host classes or events. If possible, I'd also like to learn if I can contribute in any way.

We would like to build a lasting and fruitful relationship with Welcome to Chinatown. Please let us know if there is a time

we could meet this coming week, or the following.

I could not find a direct email address for your team but I'd be happy to share our concept deck and answer any other questions if provided.

Kind regards,

Sam Lawrence and Nicolas Mouchel

Are you a local business?: Yes

[Manage Submissions](#)

Does this submission look like spam? [Report it here](#).



Vic Lee (she/her/hers)

CEO & Co-Founder

Welcome to Chinatown

Website | www.welcometochinatown.com

Instagram | [@welcome.to.chinatown](https://www.instagram.com/welcome.to.chinatown)

Store | [Made in Chinatown](#)

Welcome to Chinatown is a project of Players Philanthropy Fund, a Maryland charitable trust recognized by the IRS as a tax-exempt public charity under Section 501(c)(3) of the Internal Revenue Code (Federal Tax ID: 27-6601178). Contributions to Welcome to Chinatown are tax-deductible to the fullest extent of the law.

Sam Lawrence <samclawrence0@gmail.com>
Cc: **Adrianna Golovatii** <adrianna.golovatii@helbraunlevey.com>

Wed, Aug 16, 2023 at 4:02 PM

----- Forwarded message -----

From: **Sam Lawrence** <samclawrence0@gmail.com>

Date: Wed, Aug 16, 2023 at 3:40 PM

Subject: Re: Form Submission - Contact Us - New Business - community meeting follow up

To: Vic Lee <chinatown@welcometochinatown.com>

Cc: Jackie Wang <jackie@welcometochinatown.com>, Jennifer Tam <jen@welcometochinatown.com>

Hi Vic,

Just following up on a time we could all meet.

Later next week also works, Thursday evening? Unfortunately I'm out of town from the 25th of August so if next week does not work we can also meet when I'm back. Or I can help facilitate a meeting with my business partner, Nic while I'm away.

Looking forward to speaking with you soon,
Sam

On Mon, Aug 14, 2023 at 11:14AM Sam Lawrence <samclawrence0@gmail.com> wrote:
Hi Vic, Jennifer, and Jackie,

Thank you for getting back to us so quickly, we're really looking forward to meeting with you.

Towards the end of this week and early next week, a few possible times are:

Thursday 17th 4:30pm

Friday 18th 4:30pm

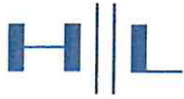
Monday 21st between 12pm and 2pm

Alternatively, Tuesday 15th (tomorrow) we have open availability if that is at all possible.

Looking forward to speaking soon,

Sam

[Quoted text hidden]



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: Restaurant Mara at 9 Chatham Square

1 message

Nicolas Mouchel <nm@nmouchel.com>

Mon, Aug 14, 2023 at 9:02 PM

To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Wellington Chen from the Chinatown BD. No response.

----- Forwarded message -----

From: **Nicolas Mouchel** <nm@nmouchel.com>

Date: Thu, Aug 10, 2023 at 6:44 PM

Subject: Restaurant Mara at 9 Chatham Square

To: <wellington@chinatownpartnership.org>

Hello Mr. Chen,

I am writing to you today to introduce myself, my business partner Sam Lawrence and our restaurant concept, [Mara at 9 Chatham Square](#).

My name is Nicolas Mouchel and I am the co-owner and restaurateur. I grew up in Melbourne, Australia and Tokyo, Japan and have worked in restaurants and hotels around the world including in France and Hong Kong for over 20 years. I am proud to say that New York has been my home now for the last 11.

Sam Lawrence is the co-owner and chef. He also grew up in Melbourne and has worked and travelled extensively across Europe and Asia. Like me, he has lived in New York for the last decade, working for the renowned chef Ignacio Mattos (owner of Estela, Corner Bar, Altro Paradiso and Lodi).

Our restaurant, Mara, is envisioned as a contemporary bistro with a focus on French cuisine whilst taking inspiration from our past experiences and travels. The atmosphere and service will be relaxed and welcoming, and is a reflection of the way we love to dine and spend time with friends. In addition to our culinary offerings, we plan to feature a well-curated wine list and an assortment of cocktails. Our plan is to open our doors for dinner seven days a week.

Sam and I firmly believe that a great restaurant can serve as a vital hub within its neighborhood and we are wholly committed to providing our future guests and neighbors with a safe, welcoming environment. We are thrilled at the prospect of becoming the caretakers of a storied space and becoming a supportive part of the local Chinatown community.

If you are willing, I would like to have a conversation with you on how our restaurant can act as a positive force in the broader Chinatown community.

In the meantime, I invite you to take a look at our concept deck that describes our restaurant in further detail.

Best,
Nicolas Mouchel

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+1 917 275 8249

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+1 917 275 8249



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: Reaching out

1 message

Nicolas Mouchel <nm@nmouchel.com>

Mon, Aug 14, 2023 at 9:03 PM

To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

To Moonlyn Tsai from Heart of Dinner

----- Forwarded message -----

From: **Nicolas Mouchel** <nm@nmouchel.com>

Date: Thu, Aug 10, 2023 at 2:16 PM

Subject: Reaching out

To: Moonlynn Tsai <moonlynn@heartofdinner.org>

Hi Moonlynn,

I hope this email finds you well.

Excuse the cold email but I wanted to (re)introduce myself. We've met a couple of times through industry gatherings - once through JD Nasaw when we held a leadership class at Estela and then other times when I was volunteering with Heart of Dinner during the pandemic.

I'm currently in the midst of opening a restaurant in Chinatown at 9 Chatham Square with my business partner/Chef Sam Lawrence. We hope to open the restaurant in the summer/fall of 2024.

While we're in the initial planning phases, we've been thinking a lot about the broader impact our restaurant can have in the Chinatown community. The fact that two outsiders are opening a non-Chinese restaurant in Chinatown and the signal that can send is not lost on us. But we have every intention to be a positive addition to the community.

I therefore wanted to reach out in the hope to have a conversation on how you see restaurant operators such as ourselves can positively give back to the community. Furthermore, if there's an opportunity for our restaurant to support Hearts of Dinner in some capacity when we're up and running, Sam and I would love to explore that possibility too.

I've shared a link to our concept deck that outlines the restaurant in further detail.

I remain a huge fan of everything you and your partner do and hope to pick up more volunteer work in the coming months!

Thank you and hope to speak soon,
Nicolas Mouchel

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+1 917 275 8249

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+1 917 275 8249



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: Restaurant Mara at 9 Chatham Square

1 message

Nicolas Mouchel <nm@nmouchel.com>
To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Mon, Aug 14, 2023 at 9:03 PM

W.O.W Project

----- Forwarded message -----

From: **Nicolas Mouchel** <nm@nmouchel.com>
Date: Wed, Aug 9, 2023 at 5:22 PM
Subject: Restaurant Mara at 9 Chatham Square
To: <info@wowprojectnyc.org>
Cc: Sam Lawrence <samclawrence0@gmail.com>

To whom it may concern,

I am writing to you today to introduce myself, my business partner Sam Lawrence and our restaurant concept, [Mara at 9 Chatham Square](#).

My name is Nicolas Mouchel and I am the co-owner and restaurateur. I grew up in Melbourne, Australia and Tokyo, Japan and have worked in restaurants and hotels around the world including in France and Hong Kong for over 20 years. I am proud to say that New York has been my home now for the last 11.

Sam Lawrence is the co-owner and chef. He also grew up in Melbourne and has worked and travelled extensively across Europe and Asia. Like me, he has lived in New York for the last decade, working for the renowned chef Ignacio Mattos (owner of Estela, Corner Bar, Altro Paradiso and Lodi).

Our restaurant, Mara, is envisioned as a contemporary bistro with a focus on French cuisine whilst taking inspiration from our past experiences and travels. The atmosphere and service will be relaxed and welcoming, and is a reflection of the way we love to dine and spend time with friends. In addition to our culinary offerings, we plan to feature a well-curated wine list and an assortment of cocktails. Our plan is to open our doors for dinner seven days a week.

Sam and I firmly believe that a great restaurant can serve as a vital hub within its neighborhood - taking from and giving back to - its local economy and residents. However, we do understand that we are looking at a storied space in a historic community and that it raises many concerns.

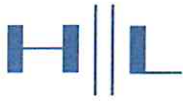
If you are willing, we'd love to have the opportunity to have a conversation with W.O.W Chinatown to learn more about your initiatives and answer any questions about our restaurant.

In the meantime, I invite you to take a look at our concept deck that describes our restaurant in further detail.

Best,
Nicolas Mouchel & Sam Lawrence

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+1 917 275 8249

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+1 917 275 8249



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: Restaurant Mara at 9 Chatham square

Sam Lawrence <samclawrence0@gmail.com>
To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Wed, Aug 16, 2023 at 4:00 PM

Hi adrianna,

We did not get a response through the online portal or website so here is an email we sent to Think Chinatown. The founders were at the walkthrough.

----- Forwarded message -----

From: **Sam Lawrence** <samclawrence0@gmail.com>
Date: Wed, Aug 16, 2023 at 3:56 PM
Subject: Restaurant Mara at 9 Chatham square
To: hello@thinkchinatown.org <hello@thinkchinatown.org>

Yin Kong and Amy Chin,

Thank you very much for attending the walkthrough at 9 Chatham square last week. We really value your perspective and appreciate you taking the time to share your thoughts and concerns with us.

Here is a bit more information about us as I know not all of your team was able to attend the walkthrough.

My name is Sam Lawrence, I'm the co-owner and chef. I grew up in Melbourne, Australia and have worked and travelled extensively across Europe and Asia. I've lived in New York for the last decade, working for the renowned chef Ignacio Mattos (owner of Estela, Corner Bar, Altro Paradiso and Lodi).

My business partner Nicolas Mouchel is the co-owner and restaurateur. He grew up in Melbourne, and Tokyo, Japan and has worked in restaurants and hotels around the world including in France and Hong Kong for over 20 years. He has lived in New York for the past 11.

Our restaurant, Mara, is envisioned as a contemporary bistro with a focus on French cuisine whilst taking inspiration from our past experiences and travels. The atmosphere and service will be relaxed and welcoming, and is a reflection of the way we love to dine and spend time with friends. In addition to our culinary offerings, we plan to feature a well-curated wine list and an assortment of cocktails. Our plan is to open our doors for dinner seven days a week.

Nicolas and I firmly believe that a great restaurant can serve as a vital hub within its neighborhood - taking from and giving back to - its local economy and residents. However, we do understand that we are looking at a storied space in a historic community and that it raises many concerns.

If you're willing, we'd love the opportunity to have a conversation with you and your team to learn more about your initiatives and discuss the best ways we can integrate within the neighborhood, as well as answer any questions.

In the meantime, I invite you to take a look at our concept deck that describes our restaurant in further detail.

Best,
Sam Lawrence & Nicolas Mouchel

NEIGHBORING RESIDENTS' VECINOS DE LA COMUNIDAD

KID A LLC / DBA PENDING

Company Name / Contact Info Nombre de la Compañía / el teléfono de contacto

Plans to open a: Planifique abrir un/una:

RESTAURANT

(Please choose) Bar/Restaurant sidewalk café/backyard use (Favor de escoger) una Barra/un Restaurante un café de acera o un patio de atrás

9-10 CHATHAM SQUARE

address dirección

Seeking a license to serve En búsqueda de una licencia para servir:

BEER, WINE & LIQUOR

Beer & Wine or Beer/Wine & Liquor Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting for comments Reunión público para comentarios

Monday, August 21, 2023 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3 SLA & DCA Licensing Committee Meeting En la JUNTA COMUNITARIA 3 La reunión del Comité de Licencias del SLA y del DCA

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

KID A LLC / DBA PENDING

Company/DBA Name and Contact Number for Questions

Plans to open a RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard

at the following location
9-10 CHATHAM SQUARE

Building Number and Street Name (Address)

This establishment is seeking a license to serve
BEER, WINE & LIQUOR

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment

Monday, August 21, 2023 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

NICOLAS MOUCHEL (917-275-8249)

Applicant Contact Information

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

KID A LLC / DBA PENDING

公司名字(Company) and/和 聯繫人的資料(Contact Info)

Plans to open a (以上的店主想要在第3社區申請生意相關)

RESTAURANT

(請選擇/please choose) 酒吧(Bar)/餐館(Restaurant) 戶外咖啡(Sidewalk Café) 後院花園咖啡(Backyard use)

9-10 CHATHAM SQUARE

Address/生意地址

seeking a license to serve(以上的店主想要請以)

BEER, WINE & LIQUOR

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine License) 啤酒牌照(Beer License) 酒和烈酒牌照(Wine & Spirit License)

Public meeting for comments 第3社區的居民有權利提出自己的意見和建議

(CB3 SLA & DCA Committee Meeting) 曼哈頓第3社區委員會 酒牌和紐約市消費局有關小商業牌照委員會

Monday, August 21, 2023 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

時間(Time)和地點(Location)

mn03@cb.nyc.gov - www.cb3manhattan.org



NEW YORK POST

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