



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

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Morgan First, as a qualified representative of Celebrate Everything LES LLC, located at 112 Stanton Street, New York, NY agree to the following stipulations:

1. I will operate a full-service restaurant, specifically a (type of restaurant) A themed based restaurant for celebrations.
 Kitchen open and serving food every night during all hours of operation.
 2. My hours of operation will be:
 Mon 8am to 12am; Tue 8am to 12am; Wed 8am to 12am;
 Thu 8am to 12am; Fri 8am to 12am; Sat 8am to 12am; Sun 8am to 12am
 - (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
 3. I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
 4. 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. I will have a closed fixed façade with no open doors or windows except my entrance door 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.
 5. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ private parties per ^{**}_____. ^{**The number of private parties will be determined when the business opens.}
 6. I will play ambient recorded background music only. 0 number of TVs.
 7. 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.
 8. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
 9. I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
 10. I will not participate in pub crawls or have party buses come to my establishment.
 11. I will not have unlimited drink specials, including boozy brunches, with food.
 12. I will not have a happy hour or drink specials with or without time limitations OR I will have happy hour and it will end by 7pm. -Please indicate one of the above-
 13. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
 14. I will conspicuously post this stipulation form beside my liquor license inside of my business.
 15. 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: Morgan First Phone Number: 310 597 9175
16. I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

X Morgan First
Signed

11/6/23
Dated

Sworn to this 6 day of Nov 2023

CUIYING LI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI0004996
Qualified in NEW YORK County
Commission Expires 04/04/2024

Notary Public

Champagne Wishes

Celebrate Everything LES LLC dba Champagne Wishes
112 Stanton Street
New York, New York 10002
Questionnaire for a Beer and Wine License

1. Floor Plans
2. License and Work History for Applicants
3. Email to Block Associations

BERNSTEIN REDO & SAVITKSY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com



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 MANHATTAN COMMUNITY BOARD 3
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 Phone (212) 533-5300
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Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: **November 6, 2023**

APPLICANT

1. Name of applicant and principle(s): **Celebrate Everything LES LLC / Morgan First and Tyler Balliet**
2. Premise address: **112 Stanton Street**
3. Cross streets: **Ludlow and Essex Streets**
4. Trade name (DBA): **Champagne Wishes**
5. Check which you are applying to: New liquor license* Alteration of an existing license Sale of assets
***Beer and Wine**
6. If alteration, describe nature of alteration: **N/A**
7. Is location currently licensed? Yes No
8. Type of license: **Beer and Wine**
9. Previous or current use of the location: **Previous use was a Sushi Restaurant with a beer and wine license**
10. Corporation and trade name of current location: **Previous licensee: Sushumai Asian Fusion Inc dba Sushumai Asian Fusion**
11. Type of building and number of floors: **Six story residential building with ground floor commercial space**
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes* No 12a. What is the permitted occupancy indoors and outdoors? **Indoor is 56***
13. Do you plan to apply for Public Assembly permit? Yes No ***Applicant will apply to DOB to amend the CO for an increase in occupancy and will apply for all appropriate permits**
14. 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): **C4-4A**
15. How many licensed establishments are within 1 block? **Appropriately 3**
16. How many On-Premise (OP) liquor licenses are within 500 feet? **Appropriately 38**
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: **Themed restaurant featuring celebrations.**
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: **N/A**
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): **Indoors only: 8am to 12am Monday to Sunday**
22. Total number of table: **27**** 23. Total number of seats: **101****
****See enclosed diagrams**
24. How many stand-up bars / bar seats are located on the premise? **15' stand-up bar with 9 bar stools**

(A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

25. Describe all bars (length, shape, and location): **15' stand-up bar in the front of the premises**
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? **All hours of operation**
28. What type of food is available for sale? **Meat and cheese plates, salads and full meals. See enclosed menu.**
29. Will a manager or principal always be on site? Yes No If yes, which? **Manager**
30. How many employees will there be? **Estimated 10 employees**
31. Do you have or plan to install? French doors accordion doors windows
32. Will there be TVs / monitors? Yes No If Yes, how many? _____
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Jukebox
 DJ Tapes / CDs / iPod
34. If other type, please describe: **N/A**
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: **6 speakers on the 1st floor and 4 speakers in the cellar with a 65 decibel level.**
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
 Yes No
38. If Yes, what type of events or performances are proposed and how often? **N/A**
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
Staff will be trained to manage any crowds or traffic. There will be a large waiting area in the front of the premises.
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? **N/A**
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
Staff will be trained to maintain a quite environment and only background music will be played.
42. Do you have sound proofing installed? Yes No **There are already soundproofing panels in the ceiling.**
43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

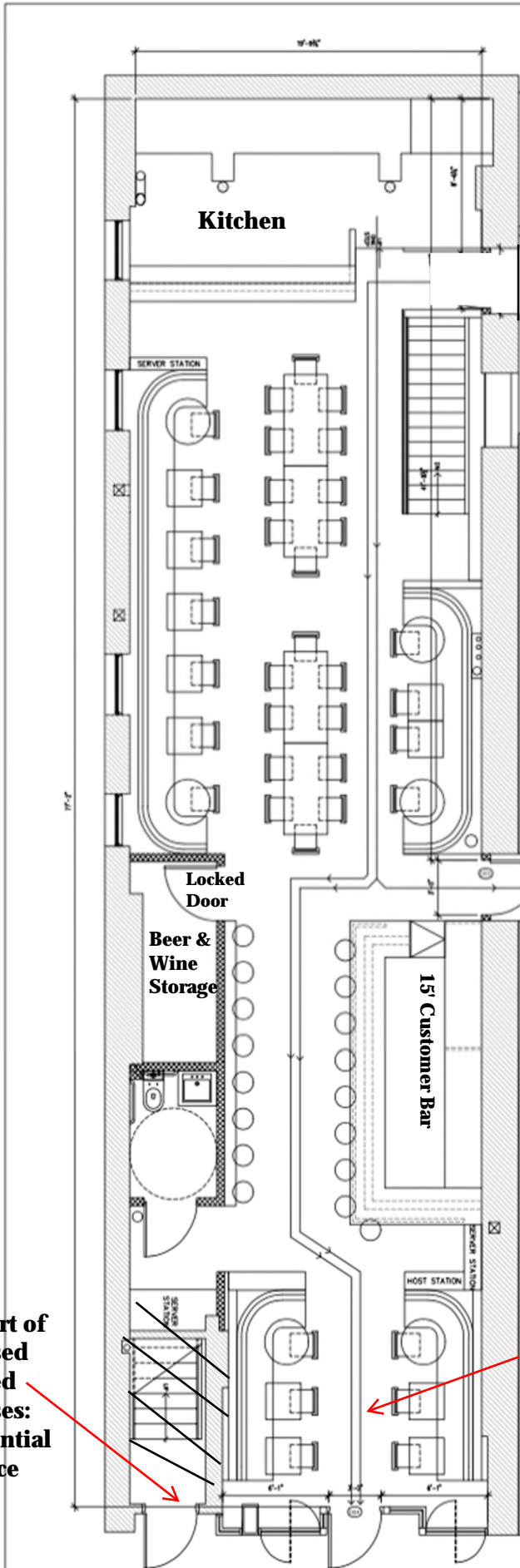
44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): **See attached list**
45. Address: **See attached list** 45a. Community Board **See attached list**
46. Dates of operation: **See attached list**
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. **See attached list**
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: _____
49. Has any principal had SLA reports or action within the past 3 years? Yes No If yes, attach list of violations and dates of violations and outcomes.

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.

Please see attached email to block associations

Champagne Wishes
Floor Plans



**Celebrate Everything LES LLC
 dba Champagne Wishes
 112 Stanton Street
 New York, New York 10002**

**Ground floor 21 tables and 68 seats with a
 15' customer bar with 9 bar stools**

Total seating is 77

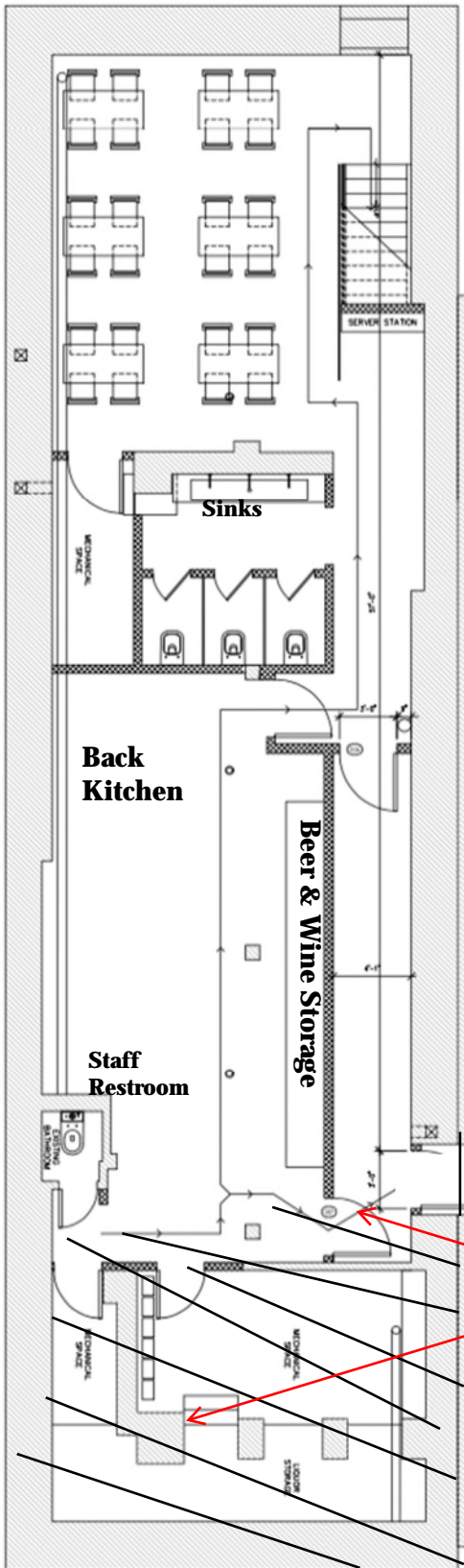
**Not part of
 proposed
 licensed
 premises:
 Residential
 entrance**

**Waiting
 Area**

**Celebrate Everything LES LLC
dba Champagne Wishes
112 Stanton Street
New York, New York 10002**

Cellar 6 tables and 24 seats

Grand total: 27 tables and 101 seats



Locked Door

**Not of proposed
licensed premises**

Champagne Wishes

License and Work History for
Applicants

License History for Morgan First

**Three Liter New York LLC - Beer and wine license
dba Rose Mansion
100 West 33rd Street
New York, NY 10001
From May 2019 to August 2020
Community Board No. 5**

**Wonderland Dreams NYC LLC - Beer and wine license
dba Wonderland
529 Fifth Avenue
New York, NY 10017
From September 2022 to January 2023
Community Board No. 5**

Work History for Morgan First

01/2023 to Present	Self-Employed	Owner	75 Bowey, Floor 3 New York, NY 10002	Hospitality
01/2022 to 01/2023	DOUP Partners LLC	Chief Operating Officer	480 Broadway New York, NY 10012	Museum
02/2019 to 12/2021	Three Liter New York LLC	Owner	500 7 th Avenue - 14 th Floor New York, NY 10018	Wine Event Production Company
03/2018 to 01/2019	Three Liter Productions LLC	General Manager	163 Montrose Avenue Brooklyn, NY 11205	Wine Event Production Company
07/2018 to 11/2018	Three Liter Productions LLC dba Rose Mansion	General Manager	445 Fifth Avenue New York, NY 10016	Pop-up Wine Venue
03/2017 to 02/2018	WeWork	Marketing and Events Manager	115 West 18 th Street 2 nd Floor New York, NY 10011	Co-Working Spaces

01/2014 to 02/2017	Second Glass Inc	Founder	745 Atlantic Avenue Boston, MA 02111	Wine Event Production and Retailer
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License History for Tyler Balliet

**Three Liter Productions LLC - Summer seasonal beer and wine license
dba Rose Mansion
445 Fifth Avenue
New York, NY 10016
From July 2018 to November 2018
Community Board No. 5**

**Three Liter New York LLC - Beer and wine license
dba Rose Mansion
100 West 33rd Street
New York, NY 10001
May 2019 to August 2020
Community Board No. 5**

**Wonderland Dreams NYC LLC- Beer and wine license
dba Wonderland
529 Fifth Avenue
New York, NY 10017
From September 2022 to January 2023
Community Board No. 5**

Work History for Tyler Balliet

01/2022 to Present	Self-Employed	Owner	75 Bowey, Floor 3 New York, NY 10002	Hospitality and Author
02/2019 to 12/2021	Three Liter New York LLC	Owner	500 7 th Avenue - 14 th Floor New York, NY 10018	Wine Event Production Company
03/2018 to 01/2019	Three Liter Productions LLC	Owner	163 Montrose Avenue Brooklyn, NY 11205	Wine Event Production Company
02/2017 to Present	All Things Consulting	Owner	163 Montrose Avenue Brooklyn, NY 11205	Wine, Beer & Spirit Marketing Consulting

10/2008 to 01/2017	Second Glass Inc	President	745 Atlantic Avenue Boston, MA 02111	Wine Event Production and Retailer

Champagne Wishes

Email to Block Associations

From: Jules Vigh

Sent: Monday, November 6, 2023 11:48 AM

To: Jules Vigh <Jules@brpclaw.com>

Cc: 'Morgan First' <morgan1st@gmail.com>; Donald Bernstein <Donald@brpclaw.com>

Subject: 112 Stanton Street / Celebrate Everything LLC

Good morning:

We wanted to contact your organization to let you know that Celebrate Everything LLC dba Champagne Wishes will be opening a themed restaurant at 112 Stanton Street between Ludlow and Essex Street. They will be applying for a beer and wine license. The former business at the premises was Sushumai Asian Fusion Inc dba Sushumai Asian Fusion that operated with a beer and wine license from 2017 to September 2023.

The new restaurant will request that guests make reservations by pre-purchasing tickets and each ticket will include a full meal including dessert. The meals will focus on celebrations such as promotions, anniversaries, engagements, birthdays, etc. Customers will have a meal centered around a celebration of their choosing. One of the meals will be named a "fancy girl dinner" which is a high-end meat and cheese plate stacked on a large tea tray. Other offerings include full meals such as pasts, fish and meat dishes.

The ground floor will have approximately 68 seats with a 15' customer bar with 9 bar stools and the cellar will have approximately 24 seats. There will only be background music played at a low volume level and there will not be any outdoor spaces. The proposed hours of operation are 8am to 12am Monday to Sunday.

The owners Morgan First and Tyler Balliet owned and operated Rose Mansion. The first location was located at 445 Fifth Avenue and operated with a summer seasonal beer and wine license from July 2018 to November 2018. Rose Mansion then moved to 100 West 33rd Street and operated with a beer and wine license from May 2019 to August 2020. The venue closed due to the pandemic.

If you would like any additional information on this matter please contact us at donald@brpclaw.com or jules@brpclaw.com

Thank you,

Jules

Jules Vigh|Paralegal

BERNSTEIN REDO & SAVITSKY PC

1177 Avenue of the Americas, 5th floor

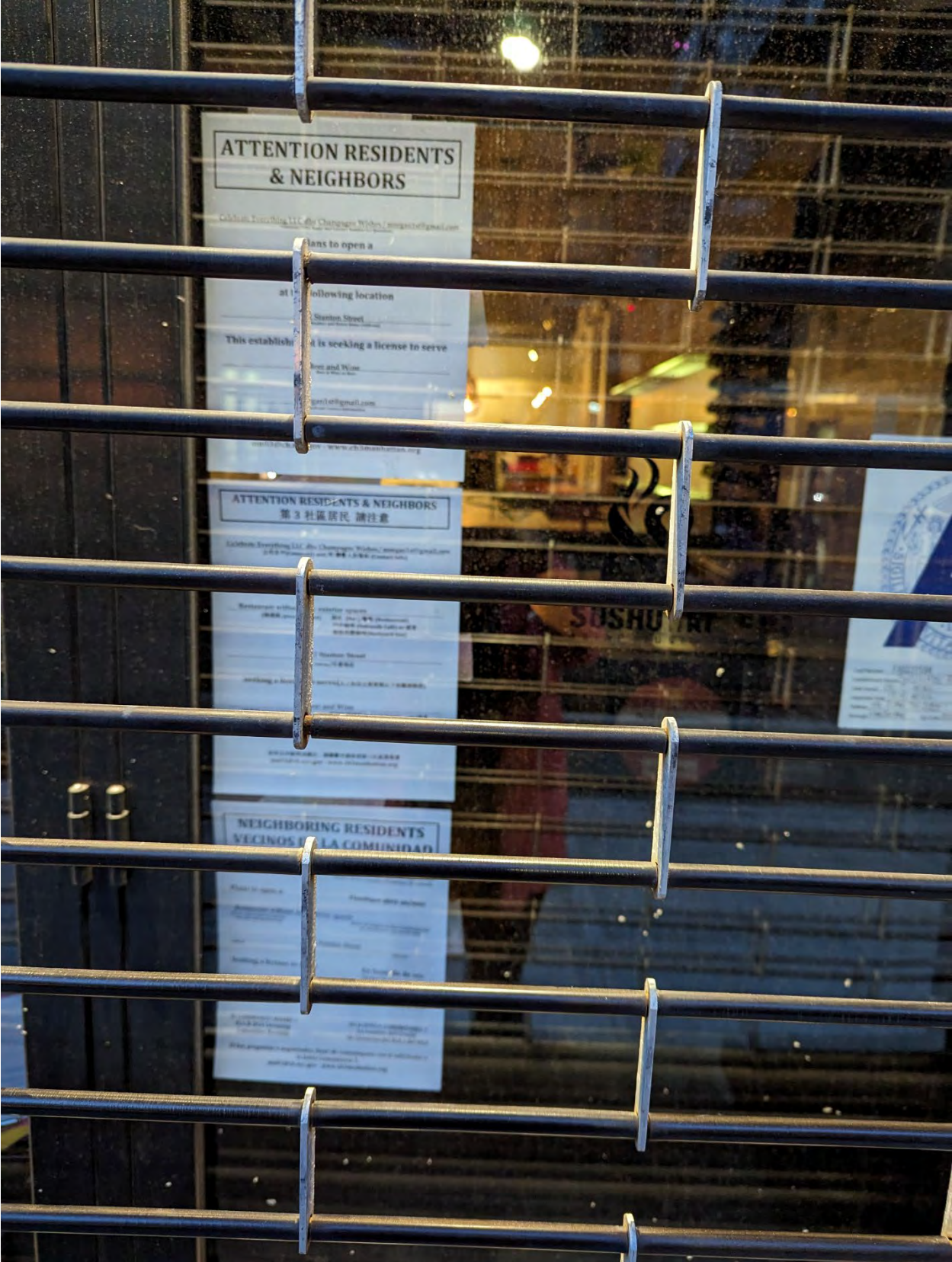
New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ www.brpclaw.com

List of Community Based Organizations Contacted

- Lower East Side Dwellers Neighborhood Association
lesdwellers2012@gmail.com
- Seven Loave dba GOH Productions
info@gohproductions.org
- Loisaida United Neighborhood Gardens (LUNGS)
ck@wingflix.com
- Fourth Arts Block aka FABnyc
dakota@fabnyc.org



**ATTENTION RESIDENTS
& NEIGHBORS**

Celebrate Everything LLC dba Champagne Wishes / morgan1st@gmail.com
Company Name and Contact Number for Questions

plans to open a

Restaurant without any exterior spaces
(Please check if Bar/Restaurant/Club and indicate if also will be Sidewalk Cafe - Backyard Canteen)

at the following location

112 Stanton Street
Building Address and Street Name (A, B, etc.)

This establishment is seeking a license to serve

Beer and Wine
Beer & Wine or Beer

morgan1st@gmail.com
Applicant Contact Information

Contact the Applicant to COMMUNITY BOARD 3
With any questions or concerns.
mn03@cb.nyc.gov - www.cb3manhattan.org

**ATTENTION RESIDENTS & NEIGHBORS
第 3 社區居民 請注意**

Celebrate Everything LLC dba Champagne Wishes / morgan1st@gmail.com
公司名字(Company) and / 和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主要要在第 3 社區申請生意相關牌照或展生意)

Restaurant without any exterior spaces
(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Cafe) or 或者
後院花園咖啡 (Backyard Use)

112 Stanton Street
Address/生意地址

seeking a license to serve(以上的店主要要請以下相關牌照)

Beer and Wine
(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liqueur)

如有任何疑問或關注，請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov - www.cb3manhattan.org

**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**

Celebrate Everything LLC dba Champagne Wishes / morgan1st@gmail.com
Company Name/ Calle y No. de la Calle

Plans to open a:

Planifique abrir un/una:

Restaurant without any exterior spaces
(Please choose if Bar/Restaurant/Club and indicate if also will be Sidewalk Cafe - Backyard Canteen)

¿Se va a permitir? (Bar/Restaurant/Club)
¿Se va a servir? (Sidewalk Cafe - Backyard Canteen)

112 Stanton Street
Address

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer and Wine
Beer & Wine or Beer/Whisky & Liqueur

En busca de cerveza, vino y bebidas alcohólicas

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

Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o
la Junta Comunitaria 3.
mn03@cb.nyc.gov - www.cb3manhattan.org