

Empty Lunchbox LLC

d/b/a

20 Blocks

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law



Paul Rangel, Board Chair

Susan Stetzer, District Manager

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: _____

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Japanese Restaurant

Corporation and trade name of current license: Shiawase Factory Ltd d/b/a The Izakaya
(legacy serial # 1330558)

APPLICANT:

Premise address: 215 East 4th St, New York, NY

Cross streets: Between Avenue A and Avenue B

Name of applicant and all principals: Empty Lunchbox LLC

Jack August and William Corman

Trade name (DBA): 20 Blocks

PREMISE:

Type of building and number of floors: Mixed Residential & Commercial ; 6 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 74 *Letter of No Objection, attached

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): R7B

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) Sunday - Wednesday 9am - 12am , Thursday - Saturday 9am - 2am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No

If yes, please describe what type: _____

A small percentage of sales will come from merchandise (t-shirts, mugs, other home goods, etc) and pantry items.

Number of indoor tables? 7 Total number of indoor seats? 20

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 Customer bar (POS ordering counter)

(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 See menu attached.

What are the hours the kitchen will be open? All hours of operation

Will a manager or principal always be on site? Yes No If yes, which? TBD

How many employees will there be? 6

Do you have or plan to install French doors accordion doors or windows?

Will there be TVs/monitors? Yes No (If Yes, how many?) One projector screen

Will premise have music? Yes No

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

If other type, please describe _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: Built in stereo system/vinyl records

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? _____

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.") See traffic management plan attached.

Additional Notes: We plan to have line space inside and will have a dedicated queue area outside if the line ever extends farther out. We will have crowd control posts. If we ever experience heavy traffic, we will have a staff member monitor the line to ensure it moves efficiently. We will ensure that neighbors will not be disturbed.

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

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. We will soundproof the space. At night, no takeout will be allowed, only dine-in. First come, first serve. Staff will be trained to ensure noise is kept to a minimum.

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:

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: _____

Address: _____ Community Board # _____

Dates of operation: _____

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.

See Bio's attached for Jack August and William Corman.

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

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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 14

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)

_____ restaurant, or

I will operate a sandwich shop,

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 9am - 12am ; Tue 9am - 12am ; Wed 9am - 12am ;

Thu 9am - 2am ; Fri 9am - 2am ; Sat 9am - 2am ;

Sun 9am - 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

My sidewalk café hours or other outside hours (including Open Restaurants) will be

5. I will employ a doorman/security personnel: _____

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 4 private parties per month (full buy outs only)
9. I will play ambient recorded background music only.
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 restrictions OR I will have happy hour and it will end by _____.
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.

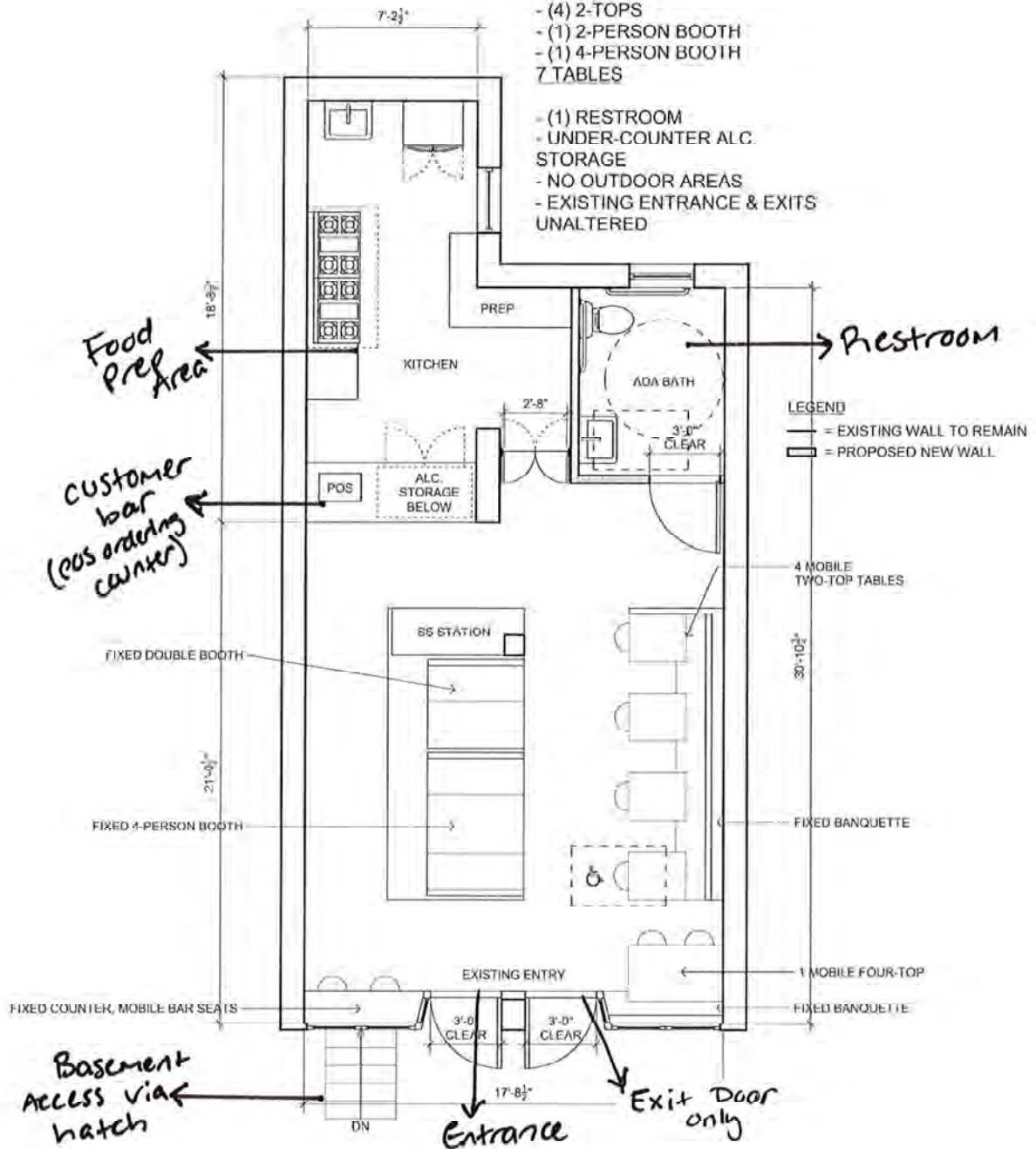
Name: Jack August

Phone Number: 347-330-9243

Empty Lunchbox LLC Ground Floor

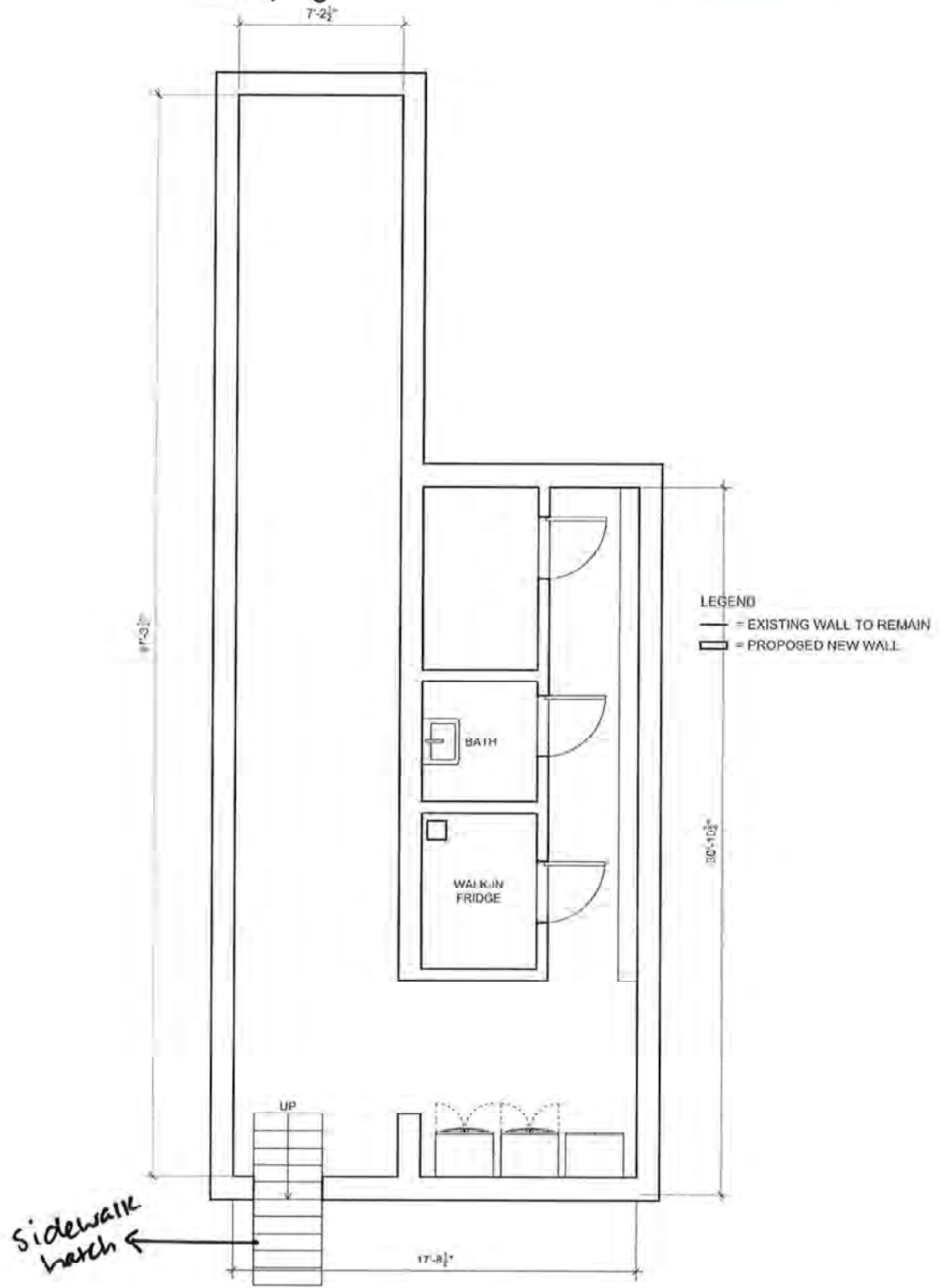
- 20 TOTAL SEATS
- (2) BARSTOOLS
- (1) 4-TOP
- (4) 2-TOPS
- (1) 2-PERSON BOOTH
- (1) 4-PERSON BOOTH
- 7 TABLES

- (1) RESTROOM
- UNDER-COUNTER ALC. STORAGE
- NO OUTDOOR AREAS
- EXISTING ENTRANCE & EXITS UNALTERED



20 BLOCKS
215 E. 4TH, NEW YORK, NY 10009
GROUND FLOOR PLAN
02/17/2025

Empty Lunchbox LLC- Basement



20 BLOCKS
215 E. 4TH, NEW YORK, NY 10009
BASEMENT PLAN
02/17/2025

MENU

SIDES

BOMBALONE	5
SUPPLI ALLA ZUCCA	9
POTATO SALAD	5
LONG BEANS	8
SWEET POTATO CHIPS	7

SANDWICHES

EGG	12
* BROCCOLI RABE	15
FRIED FISH	17
LAMB SHOULDER	19
RATATOUILLE	18

MAINS

GRILLED FISH & SOUR GREENS	32
BRAISED BEEF & FLAT RICE	36

BROCCOLI RABE*

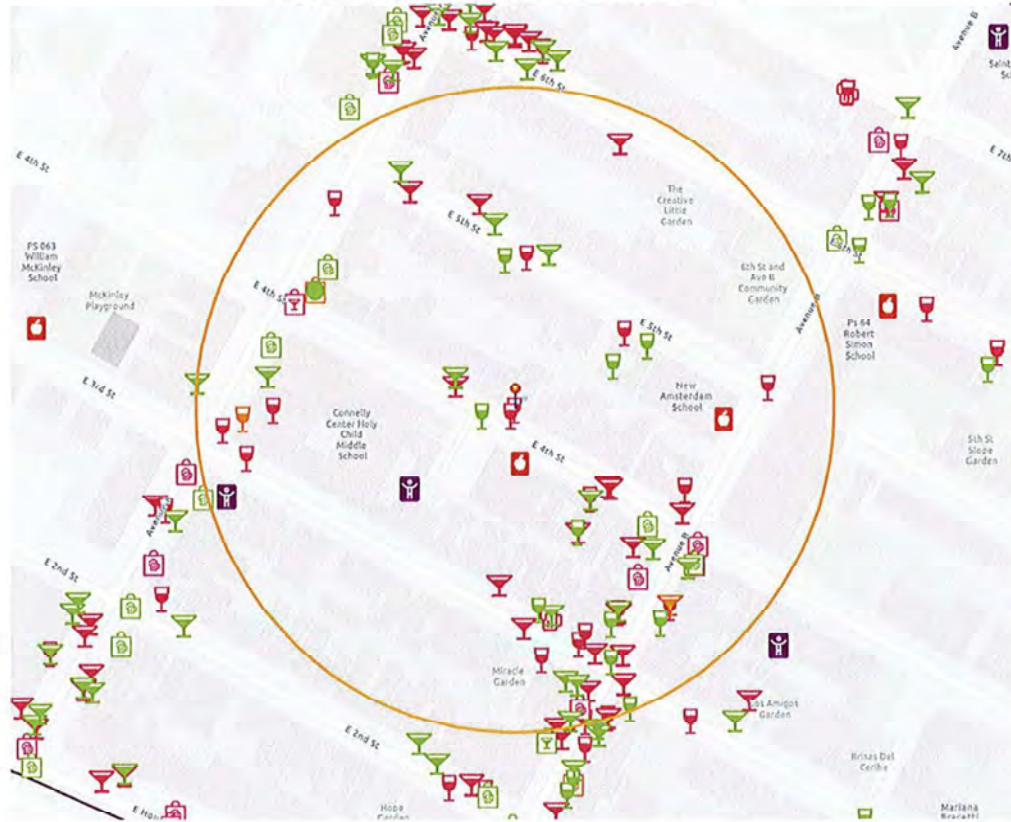
**Sautéed Broccoli Rabe, Smoked
Provolone, Calabrian Chili,
Pizza Bianca**



500 Ft Diagram

Empty Lunchbox LLC

215 E 4th Street, New York, NY 10009



Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
GREAT CABIN LLC, THE License ID: 0340-22-108985 Legacy Serial No.: 1311376	205 E 4TH ST NEW YORK, New York 10009	104 ft
GOSLING INC License ID: 0340-22-109096 Legacy Serial No.: 1309866	234 E 4TH ST WESTERLY STORE NEW YORK, New York 10009	184 ft
DESMO 916 CORP License ID: 0340-23-132594 Legacy Serial No.: 1229027	545 E 5TH ST AKA 76 AVE B AVENUES A & B NEW YORK, New York 10009	244 ft
THUNDERBOLT CORP License ID: 0340-23-131560 Legacy Serial No.: 1024675	531 E 5TH STREET NEW YORK, New York 10009	288 ft
GAMA LOUNGE LLC License ID: 0340-23-132883 Legacy Serial No.: 1340562	50 AVENUE B NEW YORK, New York 10009	307 ft

Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
BOOK CLUB BAR LLC License ID: 0370-23-136119 Legacy Serial No.: 1346476	197 E 3RD ST NEW YORK, New York 10009	325 ft
SOHO PIG COLLECTIVE LLC, THE License ID: 0370-24-105300 Legacy Serial No.: 6013304	42 AVENUE B NEW YORK, New York 10009	353 ft
51 AVENUE B LLC License ID: 0340-24-102335 Legacy Serial No.: 6010304	51 AVENUE B NEW YORK, NY 10004	367 ft
THAI TOMPKINS INC License ID: 0340-22-108083 Legacy Serial No.: 1337933	50 AVENUE A NEW YORK, New York 10009	391 ft
CORMAR INCORPORATED License ID: 0370-23-132733 Legacy Serial No.: 1208152	507 E 5TH ST AVENUE A & AVENUE B NEW YORK, New York 10009	410 ft
OYSTER CITY LLC License ID: 0340-23-133022 Legacy Serial No.: 1350376	200 E 3RD ST NEW YORK, New York 10003	428 ft
AH BUSINESS MANAGEMENT LLC License ID: 0340-23-138652 Legacy Serial No.: 1334462	34 AVENUE B NEW YORK, New York 10009	438 ft
GALMAC LLC License ID: 0370-23-159780 Legacy Serial No.: 6002128	28-30 AVENUE B NEW YORK, NY 10009	491 ft
ILLB INC License ID: 0340-23-132156 Legacy Serial No.: 1314604	43 AVENUE A 141 E 3RD ST GND FL NEW YORK, New York 10009	499 ft

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	215 E 4th St, New York, New York, 10009
Geocode	Latitude: 40.72380 Longitude: -73.98350
Report Generated On	2/20/2025

8 Closest Liquor Stores		
Name	Address	Distance
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, NY 10009	515 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	647 ft
EAST HOUSTON STREET WINE & LIQUOR INC License ID: 0100-24-100179 Legacy Serial No.: 6008088	253 E HOUSTON ST NEW YORK, New York 10002	901 ft
RAGING SKILLET LLC, THE License ID: 0101-24-111545 Legacy Serial No.: 6019705	335 E Houston St New York, New York 10002	1,119 ft
SFDW INC License ID: 0100-22-115633 Legacy Serial No.: 1339790	24 AVENUE C NEW YORK, New York 10009	1,182 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,219 ft
EAST VILLAGE WINE CORP License ID: 0100-21-113865 Legacy Serial No.: 1260885	100 AVENUE C NEW YORK, New York 10009	1,257 ft
TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455	28 30 CLINTON ST STORE B NEW YORK, New York 10002	1,263 ft

Schools within 500 feet		
Name	Address	Distance
CONNELLY CTR EDUCATION/HOLY CHILD MIDDLE SCHOOL	220 E 4TH ST NEW YORK, NY 10009	84 ft
NEW AMSTERDAM SCHOOL	62 AVE B NEW YORK, NY 10009	328 ft

Churches within 500 feet	
Name	Distance
Most Holy Redeemer Church	206 ft
Saebit Ny Church	472 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
45 Avenue B Group Inc Application ID: NA-0340-25-101821	45 Avenue B New York, New York 10009.0	389 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
GREAT CABIN LLC, THE License ID: 0340-22-108985 Legacy Serial No.: 1311376	205 E 4TH ST NEW YORK, New York 10009	104 ft
GOSLING INC License ID: 0340-22-109096 Legacy Serial No.: 1309866	234 E 4TH ST WESTERLY STORE NEW YORK, New York 10009	184 ft
DESMO 916 CORP License ID: 0340-23-132594 Legacy Serial No.: 1229027	545 E 5TH ST AKA 76 AVE B AVENUES A & B NEW YORK, New York 10009	244 ft
THUNDERBOLT CORP License ID: 0340-23-131560 Legacy Serial No.: 1024675	531 E 5TH STREET NEW YORK, New York 10009	288 ft
GAMA LOUNGE LLC License ID: 0340-23-132883 Legacy Serial No.: 1340562	50 AVENUE B NEW YORK, New York 10009	307 ft
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OYSTER CITY LLC License ID: 0340-23-133022 Legacy Serial No.: 1350376	200 E 3RD ST NEW YORK, New York 10003	428 ft
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GALMAC LLC License ID: 0370-23-159780 Legacy Serial No.: 6002128	28-30 AVENUE B NEW YORK, NY 10009	491 ft
ILLB INC License ID: 0340-23-132156 Legacy Serial No.: 1314604	13 AVENUE A 141 E 3RD ST GND FL NEW YORK, New York 10009	499 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
BECAF LLC License ID: 0340-23-134851 Legacy Serial No.: 1188694	29 AVENUE B A/K/A 33 AVE #3 CORNER OF AVE B & E, 3 ST, NEW YORK, New York 10009	511 ft
LOLLO LLC License ID: 0340-24-110078 Legacy Serial No.: 6018185	27 AVENUE B NEW YORK, NY 10009	523 ft
ELLSFRED INC License ID: 0340-22-103615 Legacy Serial No.: 1263574	520 E 6TH ST NEW YORK, New York 10009	527 ft
AND ANOTHER ONE INC License ID: 0340-22-111695 Legacy Serial No.: 1345607	190 E 2ND ST NEW YORK, New York 10009	538 ft
PINEAPPLE CLUB LLC THE License ID: 0340-22-107448 Legacy Serial No.: 1321228	509 E 6TH ST NEW YORK, New York 10009	544 ft
BA VICTORY CORP License ID: 0340-23-134715 Legacy Serial No.: 1268813	513 E 6TH ST NEW YORK, New York 10009	555 ft
NOWON INC License ID: 0340-22-110468 Legacy Serial No.: 1340827	507 E 6TH ST NEW YORK, New York 10009	559 ft
AVE A KARAOKE CORP License ID: 0340-23-128379 Legacy Serial No.: 1110686	81 AVENUE A 5TH & 6TH STREETS NEW YORK, New York 10009	559 ft
ROLO REST LLC License ID: 0340-21-118903 Legacy Serial No.: 1225341	32 AVENUE A E 2ND STREET & E 3RD STREET NEW YORK, New York 10009	559 ft
GERMAT OF NY INC License ID: 0340-22-108074 Legacy Serial No.: 1338768	192 F 2ND ST NEW YORK, New York 10009	562 ft
25 B GROUP REST AVE LLC License ID: 0340-22-103811 Legacy Serial No.: 1245111	25 AVENUE B NEW YORK, New York 10009	566 ft
BALLINGERS EV LLC License ID: 0340-22-114226 Legacy Serial No.: 1317190	85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, New York 10009	578 ft
SOMTUM DER NYC INC License ID: 0340-24-109322 Legacy Serial No.: 6017393	85 AVENUE A STORE 1 NEW YORK, New York 10009	579 ft
BOGGY DEPOT INC License ID: 0340-21-116302 Legacy Serial No.: 1117052	85 AVENUE A 5TH & 6TH STREETS NEW YORK, New York 10009	580 ft
B M POST LLC License ID: 0340-23-139494 Legacy Serial No.: 1329963	217 E 3RD ST NEW YORK, New York 10009	594 ft
CORSICA ENTERTAINMENT INC License ID: 0340-22-106327 Legacy Serial No.: 1170273	505 E 6TH STREET AVENUES A & B NEW YORK, New York 10009	604 ft
RAGUBOY CORP License ID: 0340-23-127055 Legacy Serial No.: 1140962	156 EAST 2ND STREET AVENUE A & AVENUE B NEW YORK, New York 10009	618 ft
CIEN FUEGOS LLC License ID: 0340-23-133624 Legacy Serial No.: 1239384	95 AVENUE A AKA 445 E 6TH ST NEW YORK, NY 10009	625 ft
OT AT OT LLC License ID: 0340-23-133332 Legacy Serial No.: 1347370	94 96 AVENUE A NEW YORK, New York 10009	629 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
CANTINA CUBANA LLC License ID: 0340-24-104144 Legacy Serial No.: 6012134	210 E 2ND ST NEW YORK, NY 10009	669 ft
FRENCH AVENUE B INC License ID: 0340-23-133791 Legacy Serial No.: 1280774	103 105 AVENUE B NEW YORK, New York 10009	728 ft
TEAM BODOR 3 LLC License ID: 0370-24-139069 Legacy Serial No.: 6047947	101 AVENUE A NEW YORK, New York 10009	739 ft
SWAUTO LTD License ID: 0370-24-110015 Legacy Serial No.: 6018122	25 AVENUE A NEW YORK, New York 10009	746 ft



Rick D. Chandler, PE
Commissioner

Joseph Bruno, RA
Dep. Borough Commissioner
jbruno@buildings.nyc.gov

280 Broadway, 3rd Fl.
New York, NY 10007
www.nyc.gov/buildings
212-393-2019
646-600-6170

February 13, 2017

Dana E. Christian, Director
Licensing Issuance Division
New York State Liquor Authority
317 Lenox Avenue, 4th floor
New York, NY 10027

Re: **215 East 4th Street**
Block: 400; Lot: 50
Zoning District: R7B

To Whom It May Concern:

This is in response to your request dated October 28, 2017, for a Letter of No Objection for **215 East 4th Street 9th**. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicates that on the 1st floor there is a commercial space.

Therefore, The Department has **No Objection** to an **Eating and Drinking Establishment**, Use Group #8, Non-Place of Assembly, for less than Seventy-Five (75) persons, on the **first (1st)** floor of the above referenced premises.

If this building is hereafter altered or its use changes, an application for such alteration work or change of use must be filed and a Certificate of Occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

Sincerely,

JOSEPH BRUNO, RA

Joseph Bruno, RA
Deputy Borough Commissioner
Manhattan

JB/pm

Cc: Martin Rebholz, RA, Borough Commissioner
Gino Topino, Plan Examiner
Premises File
LNO Files

NY 046



EXECUTIVE OFFICES
210 BROADWAY, NEW YORK, N.Y. 10007

Patricia J. Lancaster, AIA, Commissioner
(212) 312-3100, TTY (212) 312-4700
Website: NYC.gov/buildings

BOROUGH OFFICES

MANHATTAN
201 BROADWAY, 12th FL.
NEW YORK, NY 10007

BROOKLYN
125 WEST 47th AVENUE
BROOKLYN, NY 11211-6106

BROOKLYN
MUNICIPAL BUILDING
BROOKLYN, NY 11201-3716

QUEENS
125-16 QUEENS BLVD.
KEY GARDENS, NY 11415-1124

STATEN ISLAND
BOROUGH HALL
ST. GEORGE, NY 10314-1501

8

DATE: JUN 17 2003

RE: NO CERTIFICATE OF OCCUPANCY

To Whom It May Concern:

Our record indicate that, 213-15 East

Block #: 400 Lot #: 50 in the Borough of Manhattan, does not have a
Certificate of Occupancy.

Very truly yours,

Karen Smith
Borough Manager
Manhattan

Rev. 3/02

TRAFFIC MANAGEMENT



- There will be clear signage for ordering and pickup to ensure streamlined movement within and outside of the space.
- Indoor seating will be minimal to encourage quick turnover and prevent loitering.
- If the line extends outside and beyond the front of the restaurant, it will continue past the neighboring doorway and line up along the red brick wall.
- In the event that the line reaches this length, a staff member will be present to manage it and ensure smooth flow.
- The left doorway is exclusive to entering, and the right doorway is exclusive to exiting.
- As for night, no takeout will be allowed, only dine-ins. First come first serve.
- If the space is full, we'll take down names & numbers and shoot them a text when a table opens up. We plan to send people to local establishments while they wait.

AERIAL SURVEY



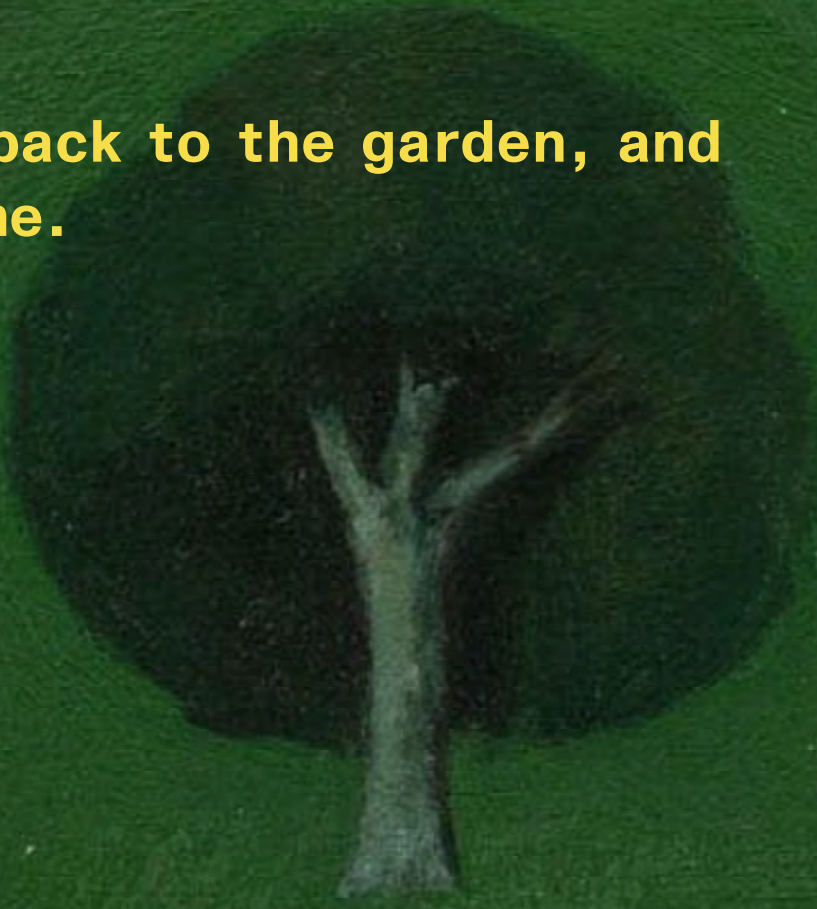
- The premises are situated at 215 East 4th Street, between Avenue A and Avenue B.
- Vehicular traffic flows eastward, with the ability to turn right (downtown), or left (uptown) on Ave B
- There is a CitiBike dock on the NE corner of 4th Street.

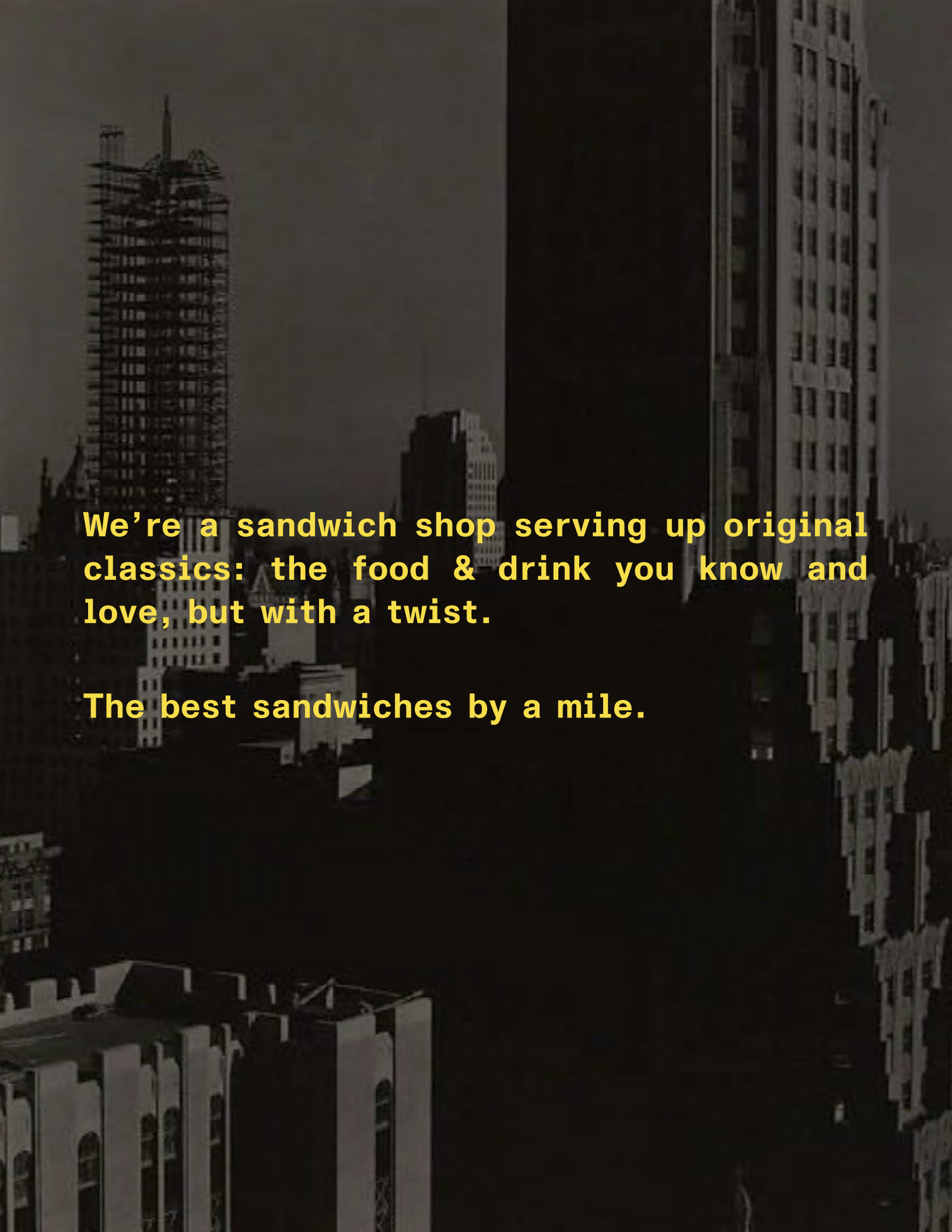
Brief Background

For our pop up series, we brought people together over good food in our city's gardens.

A new garden, a new chef, and a new menu every week.

All the profits went back to the garden, and we sold out every time.





We're a sandwich shop serving up original classics: the food & drink you know and love, but with a twist.

The best sandwiches by a mile.

BIO

JACK AUGUST

Jack is a born-and-raised New Yorker who has been producing live events across music and the arts ever since he got into college. But it wasn't until he fell deep in love with the sandwich that he knew this had to be his full-time thing. The past three years have been a relentless pursuit: countless pop-ups, about a hundred site visits, late-night R&D sessions, and more test sandwiches than he can count. Through extensive research, hands-on development, and strategic planning, he has built a concept that is unabashedly him: welcoming, effortless, elevated, unpretentious, and instinctively dialed-in. Now, with a fully realized vision, he is bringing it to life.



BIO

WILLY CORMAN

Willy has spent eight years deeply immersed in the fine arts—curating exhibitions, shaping private collections, and working with artists, galleries, and brands to bring ambitious projects to life. His work has always been driven by storytelling, curation, and execution—whether crafting the narrative of an exhibition, shaping a collector’s vision, or orchestrating the finer details that bring an idea to life. Over time, his deep love of food, the ritual of gathering, and the home he calls New York City pulled him toward something new—one where he could create a space that brings people together, offer comfort, and make others feel taken care of in the most essential, human way.