

SKENE LAW FIRM, P.C.

A NEW JERSEY PROFESSIONAL CORPORATION
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* NEW JERSEY BAR ADMISSION
+ NEW YORK BAR ADMISSION
^ PENNSYLVANIA BAR ADMISSION

RECEIVED

DEC 17 2025

BY COMMUNITY BOARD 8

December 16, 2025

VIA OVERNIGHT FEDEX DELIVERY

Manhattan Community Board 8
505 Park Ave STE 620
New York, NY 10022

Re: *Restaurant Associates, LLC*
945 Madison Ave., Ground Floor, Level B1 & Level B2
New York, NY 10021

Dear Sir or Madam:

Please be advised that this firm represents the above-referenced entity in its alcoholic beverage regulatory matters. Please be further advised that our client will be filing an On Premises Restaurant Establishment Liquor License Application with the New York State Liquor Authority (NYSLA) for the premises mentioned above. As such, enclosed please find the Standardized Notice Form as required by the NYSLA for same.

Please address any questions or concerns you may have regarding this application to smonteleone@skenelawfirm.com or by phone 732-727-5030.

Thank you for your kind consideration to this matter.

Very truly yours,

SKENE LAW FIRM, P.C.



Steve Monteleone
Paralegal



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

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

1. Date Notice Sent: 12/16/2025 1a. Delivered by: Overnight Mail, Tracking Number and Pro

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

For premises outside the City of New York:

☐ New Application ☐ Removal ☐ Class Change

For premises in the City of New York:

☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal
☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

For New and Temporary Retail Permit applicants, answer each question below using all information known to date

For Renewal applicants, answer all questions

For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For Corporate Change applicants, attach a list of the current and proposed corporate principals

For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For Class Change applicants, attach a statement detailing your current license type and your proposed license type

For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

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

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

3. Name of Municipality or Community Board: Manhattan Community Board 8

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): NA Expiration Date (if applicable): NA

5. Applicant or Licensee Name: Restaurant Associates, LLC

6. Trade Name (if any): NA

7. Street Address of Establishment: 945 Madison Ave., Ground Floor, Level B1 & Level B2

8. City, Town or Village: New York, NY Zip Code: 10021

9. Business Telephone Number of applicant/ Licensee: 610-908-2579

10. Business E-mail of Applicant/Licensee: Tammy.Cipriano@compass-usa.com

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

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

13. Type of Establishment: Restaurant (full kitchen and full menu required)

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

14. Method of Operation: (check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

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

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

☐ Other (specify): _____

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

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: Ground Floor, Level B1 & Level B2
17. List the room number(s) the establishment is located in within the building, if appropriate: NA
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | | |
|-----------|---------------|
| <u>NA</u> | <u>NA</u> |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: 945 Madison Restaurant Venture LLC
23. Building Owner's Street Address: 945 Madison Avenue, New York, NY 10021
24. City, Town or Village: New York State: NY Zip Code: 10021
25. Business Telephone Number of Building Owner: 212-625-3808

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

26. Representative/Attorney's Full Name: Steve Monteleone
27. Representative/Attorney's Street Address: 2614 Route 516, 2nd Floor
28. City, Town or Village: Old Bridge State: NJ Zip Code: 08857
29. Business Telephone Number of Representative/Attorney: 732-727-5030
30. Business E-mail Address of Representative/Attorney: smonteleone@skenelawfirm.com

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

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

31. Printed Principal Name: Jennifer McConnell Title: EVP, General Counsel, Secretary and Director

Principal Signature: _____

