

Meeting Date: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s): Welcome Home Hospitality LLC

Trade name (DBA): TBD

Premises address: 80 Grove Street, NYC

Cross Streets and other addresses used for building/premise:  
B/n Washington & Waverly Places

**CONTACT INFORMATION:**

Principal(s) Name(s): Andrew Castelli

Office or Home Address: 80 Grove Street

City, State, Zip: NYC NY

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: [REDACTED]

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Andrew Castelli</u>	<u>AC Weirton LLC 3631 Broadway NYC</u>
	<u>AC Weirton 137 LLC 3898 Broadway NYC</u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
I intend to provide a seamless transition from the landmark bar, The Monster Bar that has served the Village and its residents for decades and continue to provide live entertainment and a safe haven for the community with an update decor and cuisine

**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

- a new liquor license (  Restaurant  Tavern / On premise liquor  Other )
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : \_\_\_\_\_

If upgrade, alteration, or transfer, please describe specific nature of changes:  
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

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If this is for a new application, please list previous use of location for the last 5 years:

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Is any license under the ABC Law currently active at this location?  yes  no

If yes, what is the name of current / previous licensee, license # and expiration date: \_\_\_\_\_

*Manhattan Monster Inc 1025603 2/28/22*

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?  
 yes  no

If yes, please list DBA names and dates of operation:

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**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: \_\_\_\_\_

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 14 Year Built: 1929

Describe neighboring buildings: mixed residential / comm

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 592 1 40

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes  no

Is the premise located in a historic district?  yes  no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC?  yes  no, please explain: NO CHANGES

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes: explain \_\_\_\_\_

What is the proposed Occupancy? \_\_\_\_\_

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes

If yes, what is the maximum occupancy for the premises? 248

If yes, what is the use group for the premises? 12A/6

If yes, is proposed occupancy permitted?  yes  no, explain: \_\_\_\_\_

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes  no

Do you plan to file for changes to the Certificate of Occupancy?  yes  no (if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise?  no  yes

(if yes, please describe: new signage

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 5000 sf

If more than one floor, please specify square footage by floors: 2200 sf 1st flr; 2800sf, bsm

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?  
N/A

If more than one floor, what is the access between floors? interior stairways

How many entrances are there? 1 How many exits? 2 How many bathrooms? 3

Is there access to other parts of the building? no  yes, explain: locked exit to trash disposal

**OVERALL SEATING INFORMATION:**

Total number of tables? 11 Total table seats? 24

Total number of bars? 2 Total bar seats? 50

Total number of "other" seats? 45 please explain: counter seats

Total OVERALL number of seats in Premises: 119

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 50

How many service bars are being applied for on the premises? -0-

Any food counters? no  yes, describe: throughout both floors

**For Alterations and Upgrades:**

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

**PROPOSED METHOD OF OPERATION:**

What type of establishment will this be? (check all that apply)

   Bar    Bar & Food  Restaurant  Club/ Cabaret    Hotel    Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday: 11 AM to 4 AM Monday: 12 to 4 AM Tuesday: 12 to 4 AM Wednesday: 12 to 4 AM Thursday: 12 to 4 AM Friday: 12 to 4 AM Saturday: 11 to 4 AM

Will the business employ a manager? no X yes, name / experience if known :

Will there be security personnel? no X yes( if yes, what nights and how many?)

Do you have or plan to install French doors, accordion doors or windows that open? no yes

If yes, please describe :

Will you have TV's ? X no yes ( how many? )

Type of MUSIC / ENTERTAINMENT: X Live Music X Live DJ Juke Box X Ipod / CDs none

Expected Volume level: Background (quiet) X Entertainment level X Amplified Music (check all that apply)

Do you have or plan to install soundproofing? X no yes currently exists

IF YES, will you be using a professional sound engineer? NO

Please describe your sound system and sound proofing: professionally install sound board and sound system - Premises extraordinarily well sound proofed

Will you be permitting: X promoted events X scheduled performances outside promoters

any events at which a cover fee is charged? private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no X yes ( if yes, please attach plans) Security will be responsible for crowd control & the sidewalk

Will you be utilizing X ropes movable barriers other outside equipment (describe) rarely, in the event of special events

Are your premises within 200 feet of any school, church or place of worship? X no yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises ( no larger than 8 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church:

Address: Distance:


Name of School / Church: \_\_\_\_\_

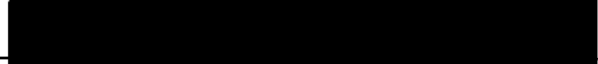
Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

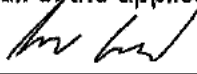
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Andrew Castelli Phone: 

Address: 

Email: 

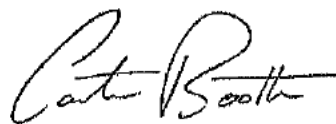
Application submitted on behalf of the applicant by:

x   
Signature

Print or Type Name Andrew Castelli

Title Managing Member

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2, Manhattan  
SLA Licensing Committee  
Carter Booth, Co-Chair  
Robert Ely, Co-Chair



Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

Re: 80 Grove Street

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1. Highlands - 150 West 10<sup>th</sup> Street - (468')
2. Julius - 159 West 10<sup>th</sup> Street - (444')
3. Mezzrow - 163 West 10<sup>th</sup> Street - (384')
4. Gallway Hooker - 133 7<sup>th</sup> Avenue South - (439')
5. Agave - 140 7<sup>th</sup> Avenue South - (463')
6. Bobo - 181 West 10<sup>th</sup> Street - (359')
7. While We Were Young - 183 West 10<sup>th</sup> Street - (363')
8. Smalls - 183 West 10<sup>th</sup> Street - (367')
9. Bar Sardine - 183 West 10<sup>th</sup> Street - (373')
10. Fedora - 239 West 4<sup>th</sup> Street - (452')
11. Fairfax - 234 West 4<sup>th</sup> Street - (400')
12. Due West - 189 West 10<sup>th</sup> Street - (434')
13. Empellon - 230 West 4<sup>th</sup> Street - (352')
14. Wilfie & Nell - 228 West 4<sup>th</sup> Street - (305')
15. Ofrenda - 113 7<sup>th</sup> Avenue South - (201')
16. Duplex - 59-61 Christopher Street - (133')
17. Kettle of Fish - 57-59 Christopher Street - (126')
18. 55 Bar - 55 Christopher Street - (121')
19. The Stonewall - 53 Christopher Street - (128')
20. Jeffrey's - 172 Waverly Place - (296')
21. Joseph Leonard - 170 Waverly Place - (159')
22. Hakata Tonton - 61 Grove Street - (322') (Closed)
23. Marie's Crisis - 59 Grove Street - (346')
24. Arthur's Tavern - 57 Grove Street - (358')
25. Little Owl The Townhouse - 55 Grove Street - (388')
26. Via Carota - 49-51 Grove Street - (427')
27. Pirellino - 52 Grove Street - (349')
28. Panca - 92 7<sup>th</sup> Avenue South - (407')
29. Playhouse - 100A 7<sup>th</sup> Avenue South - (431')



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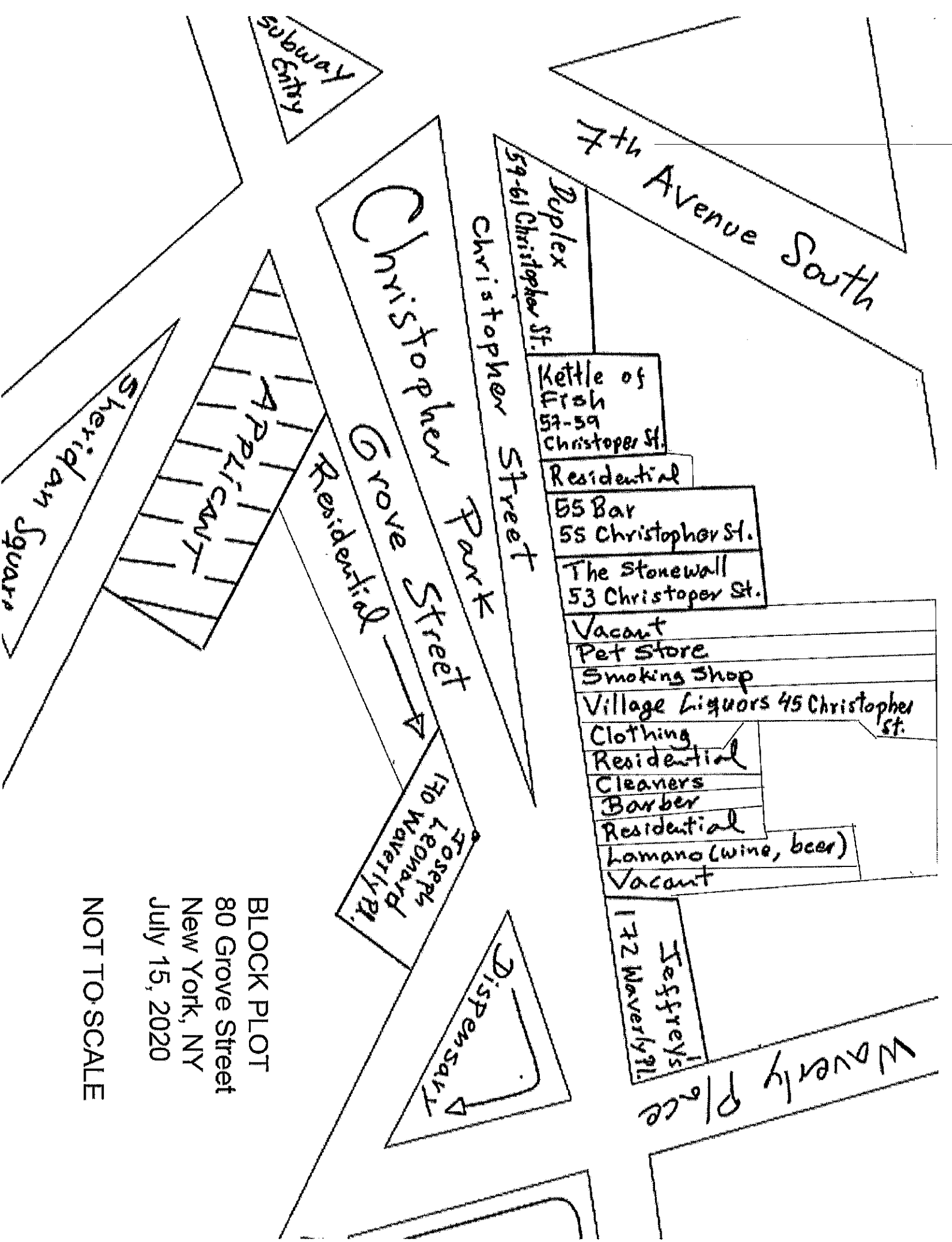
45 Lawins Park  
Wyckoff, NJ 07481  
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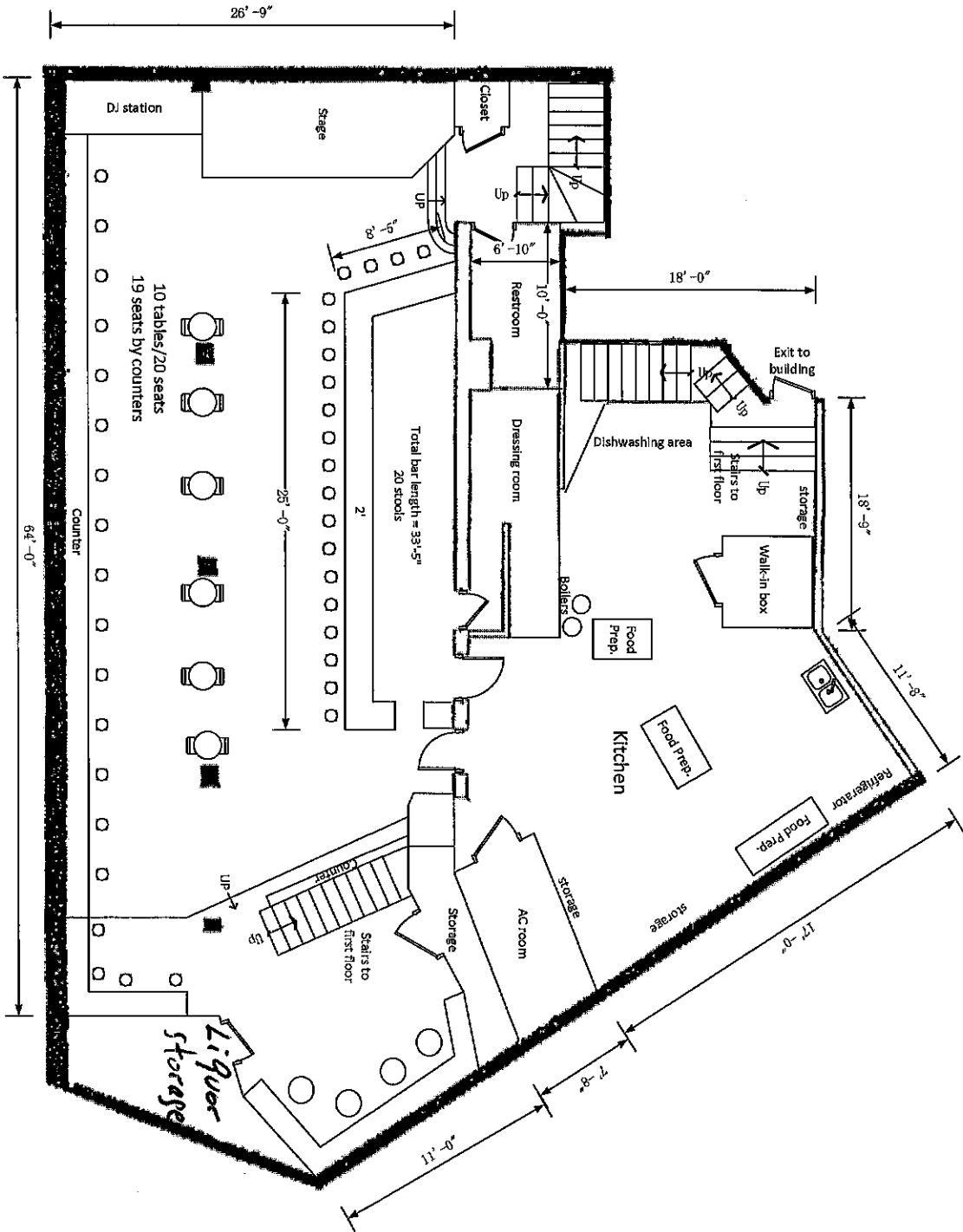
30. Suprema - 305 Bleecker Street - (481')
31. Boucherie - 97-99 7<sup>th</sup> Avenue South - (226')
32. Tagueria Mez-a - 95 7<sup>th</sup> Avenue South - (279')
33. Jekyll & Hyde - 91 7<sup>th</sup> Avenue South - (319')
34. The Spinnard - 190-192 West 4<sup>th</sup> Street - (237')
35. Karaoke Boho - 186 West 4<sup>th</sup> Street - (303')
36. The Slaughtered Lamb Pub - 182 West 4<sup>th</sup> Street - (411')
37. Voula - 9 Jones Street - (446')
38. One if by Land Two if by Sea - 17 Barrow Street - (330')
39. Down the Hatch - 175-179 West 4<sup>th</sup> Street - (446')

Schools & Churches

1. St. Joseph's Church in Greenwich Village - 371 6<sup>th</sup> Avenue - (478')
2. St. John's Lutheran Church - 81 Christopher Street - (384')
- 3.



BLOCK PLOT  
 80 Grove Street  
 New York, NY  
 July 15, 2020  
 NOT TO SCALE



20 Bar stools

INTERIOR DIAGRAM - Basement  
 80 Grove Street  
 New York, NY  
 July 15, 2020  
 NOT TO SCALE



# THE MONSTER

## BURGERS

**BACON EGG AND CHEESE — \$16**  
*8oz. Angus beef patty, potato bun, mayo, cheddar, carmelized onions, applewood smoked bacon and an egg any style.*

**LAMB BURGER — \$16**  
*mix of Angus Beef and Ground Lamb patty, potato bun, jack cheese, Zhug mayo and cucumber dressing*

**MEXI BURGER — \$16**  
*Angus beef patty, potato bun, cheddar, guacamole, jalapenos and chipotle mayo*

**VEGGIE BURGER — \$16**  
*lentil and chickpea patty, jack cheese, malbucho, sprouts, tomato and spicy pickled onions*

## TACOS

**BEEF BIRRIA — \$5**  
*beef birria, jack cheese, red onion and cilantro on fresh corn tortilla*

**BEEF PICADILLO**  
*Beef Picadillo, queso fresco, red onions and cilantro on fresh corn tortilla*

**GRILLED CHICKEN**  
*grilled chicken, jack cheese, avocado, escabeche and cilantro on fresh corn tortilla*

**CHICKEN TINGA — \$5**  
*chicken tinga, queso fresco, pickled onions and cilantro on fresh corn tortilla*

**ACHIOTE CAULIFLOWER — \$5**  
*achiote roasted cauliflower, black beans, black beans, escabeche and cilantro on fresh tortilla*

## PIZZA

**THE HOME ALONE — \$15**  
*mozzarella, parmesan, fresh oregano and marinara*

**JOHNNY UTAH — \$17**  
*double smoked bacon, jalapenos, roasted pineapple, red onion and marinara*

**NOTORIOUS P.I.G. — \$18**  
*kale, Italian sausage, mozzarella, parmesan, ricotta, garlic and marinara*

**#BEYHIVE — \$18**  
*pepperoni, honey, calabrian chili oil, basil, mozzarella, parmesan and marinara*

**THE TONY SOPRANO — \$18**  
*Italian sausage, onion, red pepper, pepperoncini, mozzarella, parmesan and marinara*

## SIDES

**CHEESY GARLIC BREAD — \$8**

**PIZZERIA SALAD — \$12**  
*cucumber, tomato, pepperoncini, red onion and fresh oregano*

**CEASER SALAD — \$12**  
*Romaine, Parmesan, croutons*

**ELOTE — \$4**  
*Corn, Lime Aioli, queso fresco, pickled onions and cilantro*

**GAUCAMOLE — \$12**  
*avocado, tomato, Chiles served with Chips*

**QUESO — \$12**  
*cheddar, tomato, chilis served with chips*

**SALSA — \$7**  
*salsa roja, creamy jalapeno or salsa verde served with chips*

**ESCABECHE — \$7**  
*carrots, onions, jalapenos and organo*

**SEASONED FRENCH FRIES — \$6**  
*choice of salt, Old Bay or Lawrey's seasonings*

**SWEET POTATO FRIES — \$7**

**WEDGE SALAD — \$11**  
*iceberg lettuce, house ranch, bacon and tomato*

**SPICY CABBAGE SLAW — \$6**  
*Cabbage, Zhug mayo, tahini and herbs*

THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE OCT 28 1985 NO. 1007.90

This certificate <sup>is amended</sup> ~~supersedes~~ C.O. No. 36318

ZONING DISTRICT 4-6

THIS CERTIFIES that the ~~new~~ <sup>altered</sup> ~~existing~~ building-premises located at  
80 Grove Street; a/k/a 139/41 Washington Place Block 592 Lot 40

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0.G.	127			12A		Restaurant/Cabaret
1st Floor	120	121			6		Restaurant
2nd to 13th	40				2		6 Apartments each floor
14th Fl.	40				2		2 Apartments
Lower	40				2		1 Apartment

Class " Multiple Dwelling  
Old Code

This is an amended certificate  
of occupancy.

OPEN SPACE USES \_\_\_\_\_

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*[Signature]*  
BOROUGH SUPERINTENDENT

*[Signature]*  
COMMISSIONER

ORIGINAL     OFFICE COPY - DEPARTMENT OF BUILDINGS     COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the distant 0'-0" st side of Grove Street Grove Street feet from the corner formed by the intersection of Sheridan Square and Sheridan Square  
 running thence north 68'-8" feet; thence east 50'-0" feet;  
 thence south 8'-0" feet; thence west 105'-0 1/2" feet;  
 thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
 thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
 to the point or place of beginning.

REF. ALT. No. 333/84 DATE OF COMPLETION 6-21-85 CONSTRUCTION CLASSIFICATION 1A  
 BUILDING OCCUPANCY GROUP CLASSIFICATION Multiple Dwelling HEIGHT 14 9' STORIES 14 9' FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/>	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM	<input checked="" type="checkbox"/>				

(EXISTING)

STORM DRAINAGE DISCHARGES INTO:  
 A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:  
 A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:  
 BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
 CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
 OTHERS: \_\_\_\_\_