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COMMUNITY BOARD No. 2, MANHATTAN

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies plus supporting material requested** to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following months meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

APPLICANT INFORMATION:

Name of applicant(s):

Soho Grand Hotel, Inc.

Trade name (DBA):

Soho Grand Hotel

Premises address:

310 West Broadway

Cross Streets and other addresses used for building/premise:

Between Grand Street & Canal Street

CONTACT INFORMATION:

Principal(s) Name(s):

Ellis Yee, Vice-President

Office or Home Address: c/o Soho Grand Hotel

City, State, Zip: 310 West Broadway, New York, New York 10013

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:

[REDACTED]

Landlord's Telephone and Fax: N/A

NAMES OF ALL PRINCIPAL(s):

Leonard Stern, Leonard Stern Trust, Edward Stern, Edward Stern Trust, SGH Special Shareholder, Lawrence Garb, Frank E. Roscitt

Vincent Rubino Jr, Leonard Stern
Richard J. Milder, Ellis Yee, Phillip Patton

Constantino Milano, & Tony Fant

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Soho Grand Hotel, Inc. d/b/a Soho Grand Hotel - 310 West Broadway

Tribeca Grand Hotel, Inc - 2 Avenue of the Americas

320 W. Broadway Diner Corp - 320 W. Broadway

5 CSH Operating LLC - 25-33 Cooper Square (inactive)

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Modern, upscale full-service hotel. This is an application to extend the hours of the outdoor space on the ground level of the hotel, "Gilligans,"

and use back gate (as needed).

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 : Change in Method of Operation

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

Change in the method of operation - an outdoor restaurant/bar is included as part of the licensed premises. This application requests
an extension of the hours for the outdoor space, to 11:30pm throughout the week with licensee to stop service of alcohol by 11:00pm daily,
and the ability to use the gate on Thompson Street for exiting.

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

N/A - the premises have been licensed and used as the Soho Grand for nearly two decades.

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: _____

Soho Grand Hotel, Inc. - Serial No. 1023301 (Expiration June 30, 2023)

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:

Not applicable.

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: 16 Year Built : 1996

Describe neighboring buildings:

Commercial, Mixed Use, Residential and Industrial

Zoning Designation: M1-5A

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 227 / 28

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 : _____~~

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 Outdoor patio area adjacent to hotel

What is the proposed Occupancy? 1000+ (Entire Building & Outdoor Area)

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? 1000+ (Entire Building)

If yes, what is the use group for the premises? Use Group 5

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

*Already have PA

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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? Approximately 189,986 sq. ft

Ground Floor: Approximately 12,805 sq. ft.

If more than one floor, please specify square footage by floors: Hotel Floors Approximately 19,138 sq. ft. per floor

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

Approximately 4,995 sq. ft. of usable outdoor patio space.

If more than one floor, what is the access between floors? Elevator/Stairs

How many entrances are there? 2 How many exits? 4* How many bathrooms? 6 (not incl. guest rooms/
faculty facilities)

*Additional emergency exist from hotel.

Is there access to other parts of the building? no X yes, explain: Emergency exits/ADA access to adjacent retail space.

OVERALL SEATING INFORMATION:

Total number of tables? In: 31 Out: 14 Total table seats? In: 129 Out: 48

Total number of bars? 4 Total bar seats? In: 16 Out: 8

Total number of "other" seats? In: 11/Out: 50 please explain : In: lounge seating, Out: bench seating

Total OVERALL number of seats in Premises : Approximately 262

BARS: (No new bars requested, all bars currently licensed)

Main Bar: 8
Club Room (Main): 8
Club Room (add'l): 0

How many *stand-up bars / bar seats are being applied for on the premises? Bars 4 Seats Outdoor: 8

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

Any food counters? X no yes, describe : _____

For Alterations and Upgrades: N/A

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)

X Bar X Bar & Food Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation? * Hotel operates 24 hours a day, 7 days a week. The hours identified below are for the outdoor area. All other hours will remain the same.

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
10am to 11:30pm* 8am to 11:30pm* 8am to 11:30pm* 8am to 11:30pm* 8am to 11:30pm* 8am to 11:30pm* 8am to 11:30pm*

** SERVICE OF ALCOHOL TO STOP AT 11:00PM DAILY **

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

Will there be security personnel? no yes(if yes, what nights and how many?) 4-5 daily

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 ? no yes (how many?) _____

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

*Inside only

Expected Volume level: Background (quiet) Entertainment level Amplified Music

(check all that apply)

*Inside only

*Inside only

Do you have or plan to install soundproofing? no yes

IF YES, will you be using a professional sound engineer? YES

Please describe your sound system and sound proofing: Interior - no changes to existing sound system.

Will you be permitting: promoted events scheduled performances outside promoters

*promoted in the sense that there may be press concerning a special event, not that there will

**Inside only.

be third-party 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 yes (if yes, please attach plans) Please see attached security plan.

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? 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: 24 hour live operator to manager on duty Phone: (212) 965-3000

Address: 310 West Broadway, New York, New York 10013

Email : ellisye@grandlifehotels.com

Application submitted on
behalf of the applicant by:

Benjamin Savitsky

Signature

Print or Type Name Benjamin Savitsky

Title Attorney

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.

Carter Booth

Robert Ely

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



SOHO GRAND - HARBOR ROOM / THE YARD.

