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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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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):

320 West Broadway Diner Corp.

Trade name (DBA):

To Be Determined

Premises address:

320 West Broadway, New York, New York 10013

Cross Streets and other addresses used for building/premise:

Between Grand Street and Canal Street

CONTACT INFORMATION:

Principal(s) Name(s):

The Hartz Group, Inc.

Office or Home Address:



City, State, Zip: New York, New York



Telephone #:



email :

Landlord Name / Contact:



Landlord's Telephone and Fax:



NAMES OF ALL PRINCIPAL(s):

Leonard Stern, Leonard Stern Trust, Edward Stern, Edward Stern Trust, Hartz Mountain Development, Lawrence Garb, Constantine Milano, Ellis Yee, Phillip Patton, Tony Fant

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

25 CSH Operating LLC / Inactive
1250450 / 25-33 Cooper Square, New York, New York 10003

Tribeca Grand Hotel Inc. / Active
1100696 / 2 Avenue of the Americas, New York, New York 10007

Soho Grand Hotel Inc. / Active
1023301 / 310 West Broadway, New York, New York 10013

320 W. Broadway Diner Corp. / Active
1315142 / 320 West Broadway, New York, New York 10013

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

Classic New York diner serving comfort food to the neighborhood.

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.)

Licensesee is applying for an alteration application to permanently use back garden seating area (allowed temporarily during COVID-19),

and a change in method of operation application to permit the use of the entire outdoor patio for the service of breakfast (from 8:00am daily),

as well as extend the hours of operation to 11:30pm (daily) with alcohol service ending at 11:00pm, the ability to use heaters and the

West Broadway gate (as needed).

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

Licensed as Soho Diner since 2019, previously a retail clothing store and private dog park for use of hotel guests.

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 Diner, Serial 1315142

Expiration 11/2021

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: 15 Floors Year Built : 1996

Describe neighboring buildings:

Hotel, Clothing Stores, Residential

Zoning Designation: M1-5A

Zoning Overlay or Special Designation (applicable) Not Applicable

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 Side patio enclosed by gate/fence/shrubbery

What is the proposed Occupancy? 150 (inside and outside)

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? 150

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

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,575 interior / 1,619 exterior (4,194 total)

If more than one floor, please specify square footage by floors: N/A (one floor)

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

Side yard - 1,619

If more than one floor, what is the access between floors? N/A

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

Is there access to other parts of the building? no yes, explain: Access to Hotel

OVERALL SEATING INFORMATION:

Total number of tables? 50 Total table seats? 124* *Including booth seating
Interior - 78 Table Seats
Exterior - 46 Table Seats

Total number of bars? 2** Total bar seats? 4
**1 Stand-Up Bar and 1 Service Bar

Total number of "other" seats? 13 please explain : 7 food counter seats and 6 benches

Total OVERALL number of seats in Premises : 141

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 4

How many service bars are being applied for on the premises? 1

Any food counters? no yes, describe : 1 traditional diner food counter with seven diner stools

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: Not Applicable

* 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?

*Diner will operate 24/7 but only serve alcohol during identified hours

Table with 7 columns: Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, Saturday. Each column lists hours of operation and service end times.

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

Will there be security personnel? ___ no yes(if yes, what nights and how many?) 24/7 from Hotel

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

If yes, please describe : Not applicable

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

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ Juke Box ^{Recorded} Ipod / CDs ___ none

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

*Music on interior only.

Do you have or plan to install soundproofing? no ___ yes

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

Please describe your sound system and sound proofing: Juke box in corner, background level music through distributed speakers throughout interior of diner. No music outside.

Will you be permitting: ___ promoted events ___ 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 ___ yes (if yes, please attach plans)

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: _____

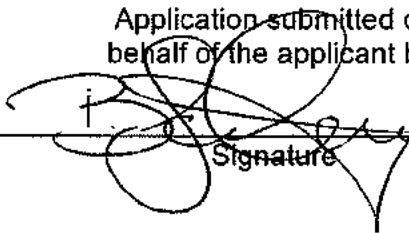
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: _____ Phone: _____

Address: _____

Email : _____

Application submitted on behalf of the applicant by:




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.



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

ALCOHOL STORAGE

KITCHEN

LICENSED PREMISES

STAND-UP BARS - 1

BAR STOOLS - 4

SERVICE BARS - 1

TABLE SEATS - 124

TABLES - 50

DATE	REVISION DESCRIPTION

PROJECT NAME:
INTERIOR TENANT SPACE
310 WEST BROADWAY
NEW YORK, NY 10013

EATING / DRINKING
ESTABLISHMENT
TENANT SPACE

ALL DRAWINGS ARE TO
 BE READ NOT SCALED.

STATEMENT:
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
 UNLESS ACTING UNDER THE DIRECTION OF A
 LICENSED ENGINEER/ARCHITECT, TO ALTER IN ANY
 WAY, ANY ITEM ON THESE DRAWINGS. IF AN ITEM
 BEARING THE SEAL OF AN ENGINEER/ARCHITECT
 IS ALTERED, THE ALTERING ENGINEER/ARCHITECT
 SHALL AFFIX TO THIS ITEM THEIR SEAL AND THE
 NOTATION "ALTERED BY:" FOLLOWED BY HIS/HER
 SIGNATURE AND THE DATE OF SUCH ALTERATION,
 ALONG WITH A SPECIFIC DESCRIPTION OF THE
 ALTERATION ON THE DRAWING.

PROPRIETARY STATEMENT:
 THE PLANS AND SPECIFICATIONS HEREIN ARE
 INTENDED FOR THE SUBJECT PROJECT ONLY AND
 AS A RESULT OF CONTRACTUAL NEGOTIATIONS,
 THESE PLANS AND SPECIFICATIONS WILL BE THE
 SUBJECT OF A COPYRIGHT PETITION AND MAY
 NOT BE REPRODUCED OR REUSED BY ANYONE WITHOUT
 THE WRITTEN AUTHORITY OF JT CONSULTING
 SERVICES, INC.

PROJECT MANAGER:
JT CONSULTING SERVICES, INC.
 4 NOTTINGHILL DRIVE
 MASSAPEQUA, NY 11758
 PHONE: (516) 882-7218
 FAX: (516) 882-7221
 EMAIL: JTconsult@optonline.net

JTCS



PROJECT TITLE:

DRAWING TITLE:

DESIGN BY: BS DATE: 5-20-2018

DRN BY: VV DATE: 5-20-2018

CKD BY: JT DATE: 5-20-2018

SCALE: AS NOTED SHEET #: 12-OF-17

PROJECT NO. DWG. NO.

218-834 A-107.00

ACCESS
TO
HOTEL

RESTROOMS

STAND UP BAR

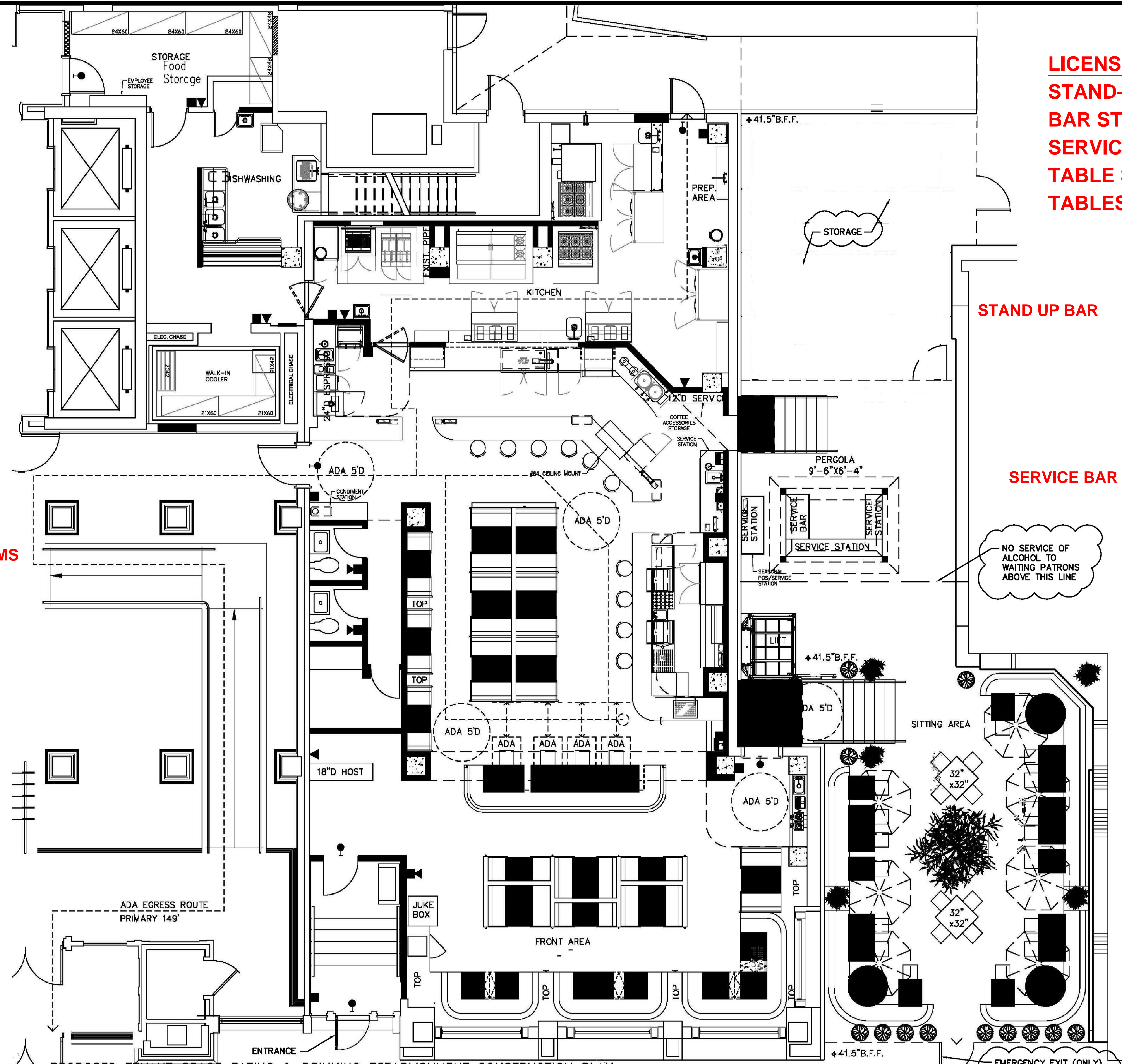
SERVICE BAR

OUTSIDE SPACE

NO SERVICE OF
 ALCOHOL TO
 WAITING PATRONS
 ABOVE THIS LINE

NYC DOB

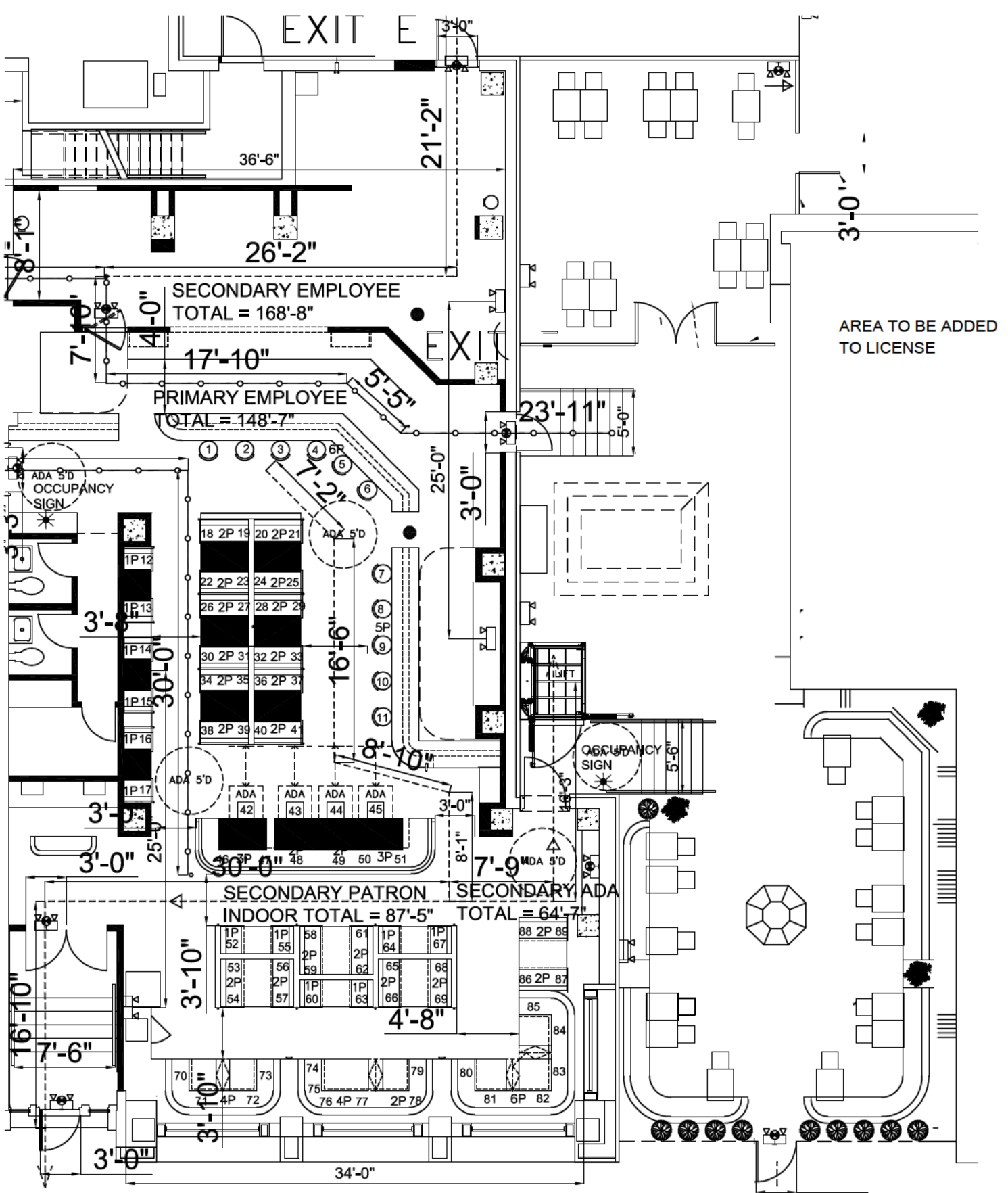
EMERGENCY EXIT (ONLY),
 NOT FOR USE AS REGULAR
 ENTRANCE OR EXIT



NOT PART OF LICENSE SPACE

ENTRANCE

PROPOSED TENANT SPACE EATING & DRINKING ESTABLISHMENT CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"



42'-8"