

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Corp to be formed by Steven Bensusan

Trade name (DBA): TBD

Premises address: 117 7th Avenue South

Cross Streets and other addresses used for building/premise:
10th Street & Christopher Street

CONTACT INFORMATION:

Principal(s) Name(s): Steven Bensusan

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

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>Steven Bensusan</u>	<u>Highline Ballroom - 431 West 16th St, NY, NY</u>
_____	_____
_____	_____

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
We will be a restaurant & prepared food market open for Breakfast, Lunch and Dinner
We focus on locally sourced food and spirits. We will offer a wide selection of grab and go
organic healthy meals as well as coffee, teas, pastries & fresh juices

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.)

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

Supermarket - Gourmet Garage

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: _____

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:

Jan Services 7th Avenue LLC &/b/a Gourmet Garage
2010 - 2018

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: 6 Year Built: 1920

Describe neighboring buildings: Mix of Residential and Commerical

Zoning Designation: C4-5

Zoning Overlay or Special Designation (applicable) n/a

Block and Lot Number: 610 / 16

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 exterior changes except replacing signage)

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? 110

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

no yes Pending

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

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

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) To increase occupancy from 74 to 110

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

(if yes, please describe: There is currently no signage. It was removed by the previous tenant

Applicant will be installing new signage

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 6,100 (approx)

If more than one floor, please specify square footage by floors: 4,600 first floor, 1,500 basement (approx)

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

If more than one floor, what is the access between floors? staircase and elevator

How many entrances are there? 2 How many exits? 4 How many bathrooms? 2

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

OVERALL SEATING INFORMATION:

Total number of tables? 17 Total table seats? 68

Total number of bars? 1 Total bar seats? 16

Total number of "other" seats? 10 please explain: counter top

Total OVERALL number of seats in Premises: 94

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 16

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

Any food counters? no yes, describe: counter top seating overlooking kitchen

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: _____
(Franchise)

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

8am to 12am 8am to 12am 8am to 12am 8am to 12am 8am to 12am 8am to 12am 8am to 12am

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

Will there be security personnel? no yes (if yes, what nights and how many?) 1 per day

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

If yes, please describe : There are accordion doors in place. We will replace them with new ones

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

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

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

Do you have or plan to install soundproofing? no yes

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

Please describe your sound system and sound proofing: Computer generated with
Small Speakers

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) Security will be responsible for crowd control + sidewalk

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: _____

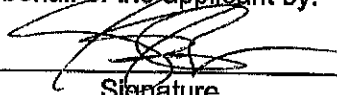
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Steven Bensusan Phone: _____

Address: _____

Email: _____

Application submitted on behalf of the applicant by:



Signature

Print or Type Name Steven Bensusan

Title President

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



AREA SURVEY
 117 7th Avenue South
 New York, NY
 October 8, 2020
 NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography

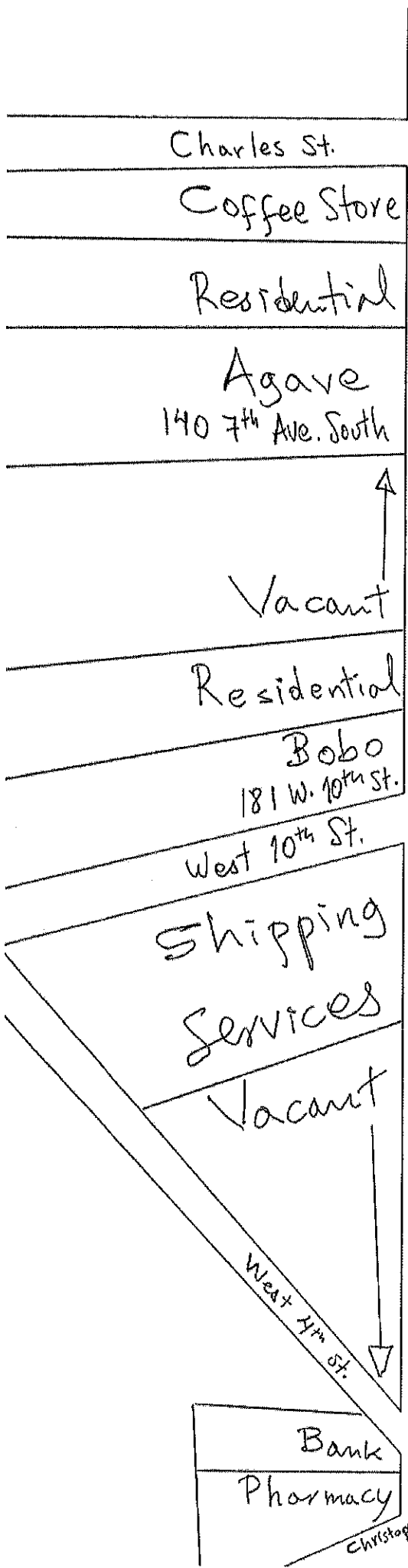
45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5632
E-mail: landess@att.net
landessphotographers.com

Re: 117 7th Avenue South

1. Highlands - 150 West 10th Street - (310')
2. Julius - 159 West 10th Street - (233')
3. Mezzrow - 163 West 10th Street - (130')
4. Gallway Hooker - 133 7th Avenue South - (147')
5. Agave - 140 7th Avenue South - (157')
6. Bobo - 181 West 10th Street - (98')
7. While We Were Young - 183 West 10th Street - (126')
8. Smalls - 183 West 10th Street - (143')
9. Bar Sardine - 183 West 10th Street - (165')
10. Fedora - 239 West 4th Street - (220')
11. Fairfax - 234 West 4th Street - (226')
12. Due West - 189 West 10th Street - (294')
13. Empellon - 230 West 4th Street - (218')
14. Wilkie & Nell - 228 West 4th Street - (217')
15. Ofrenda - 113 7th Avenue South - (128')
16. Duplex - 59-61 Christopher Street - (201')
17. Kettle of Fish - 57-59 Christopher Street - (194')
18. 55 Bar - 55 Christopher Street - (183')
19. The Stonewall - 53 Christopher Street - (181')
20. Jeffrey's - 172 Waverly Place - (294')
21. Joseph Leonard - 170 Waverly Place - (288')
22. Hakata Tonton - 61 Grove Street - (486') (Closed)
23. Boucherie - 97-99 7th Avenue South - (453')
24. Monster - 80 Grove Street - (301')
25. Bell Book & Candles - 141 West 10th Street - (399')
26. Morandi - 15 Charles Street - (438')
27. Seville - 62 Charles Street - (309')
28. Extra Virgin - 259 West 4th Street - (483')

Schools & Churches

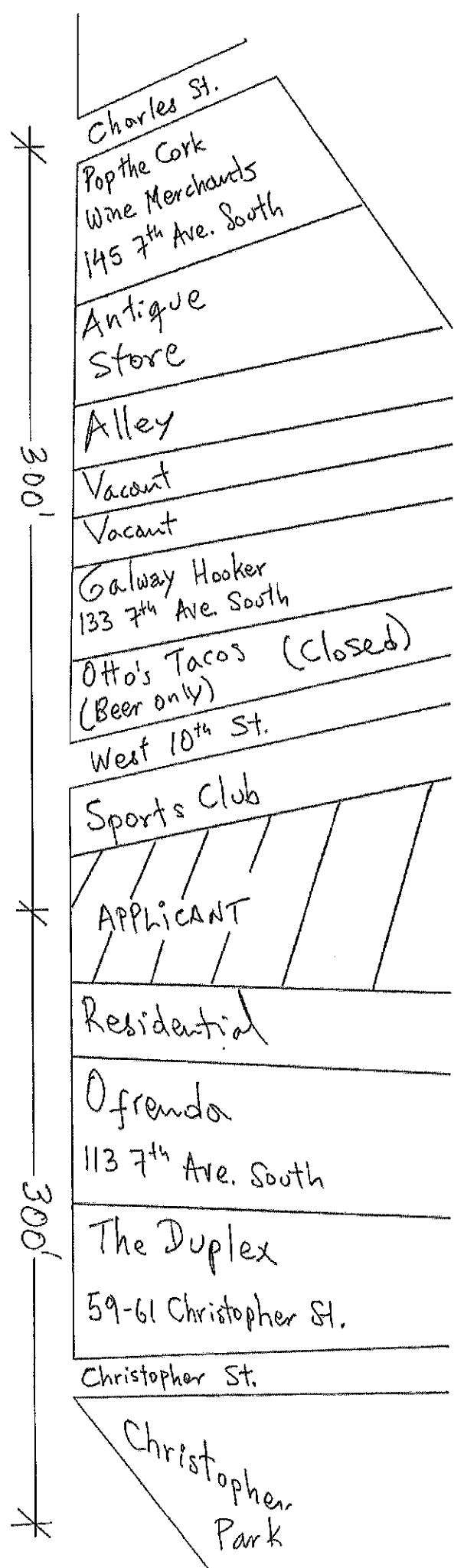
1. St. John's Lutheran Church - 81 Christopher Street - (444')



7th Avenue South

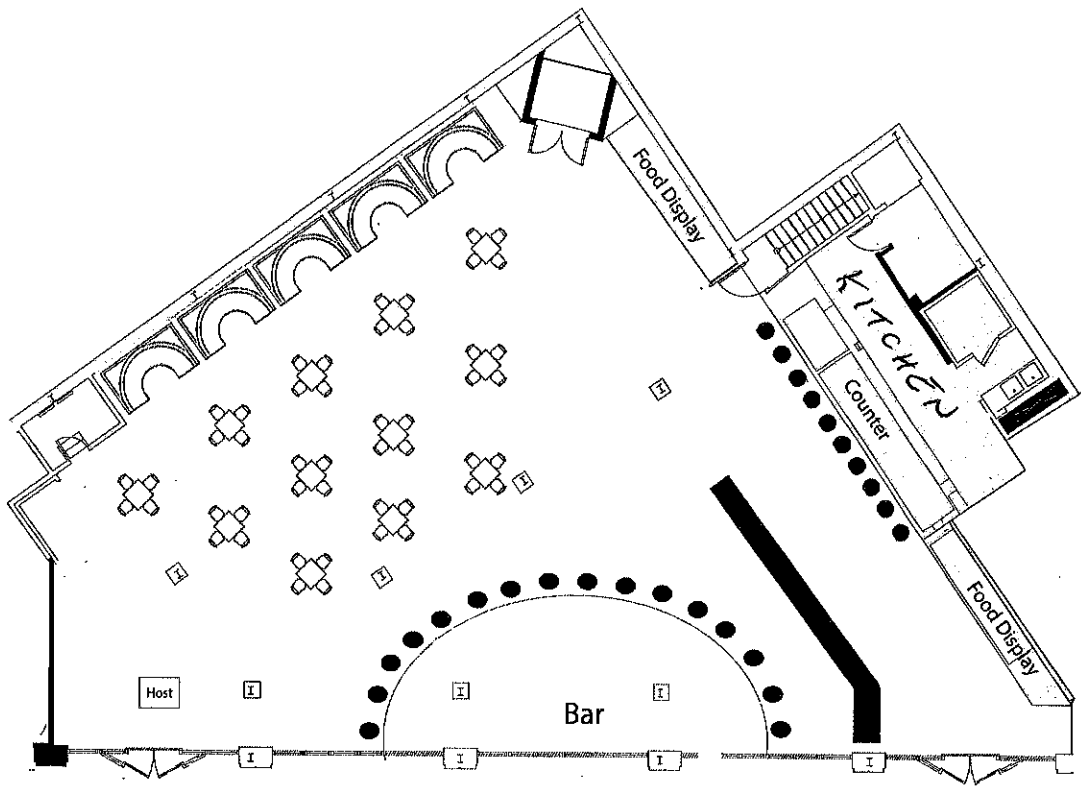
NOT TO SCALE

BLOCK PLOT
117 7th Ave. South
New York, NY
September 28, 2020



300'

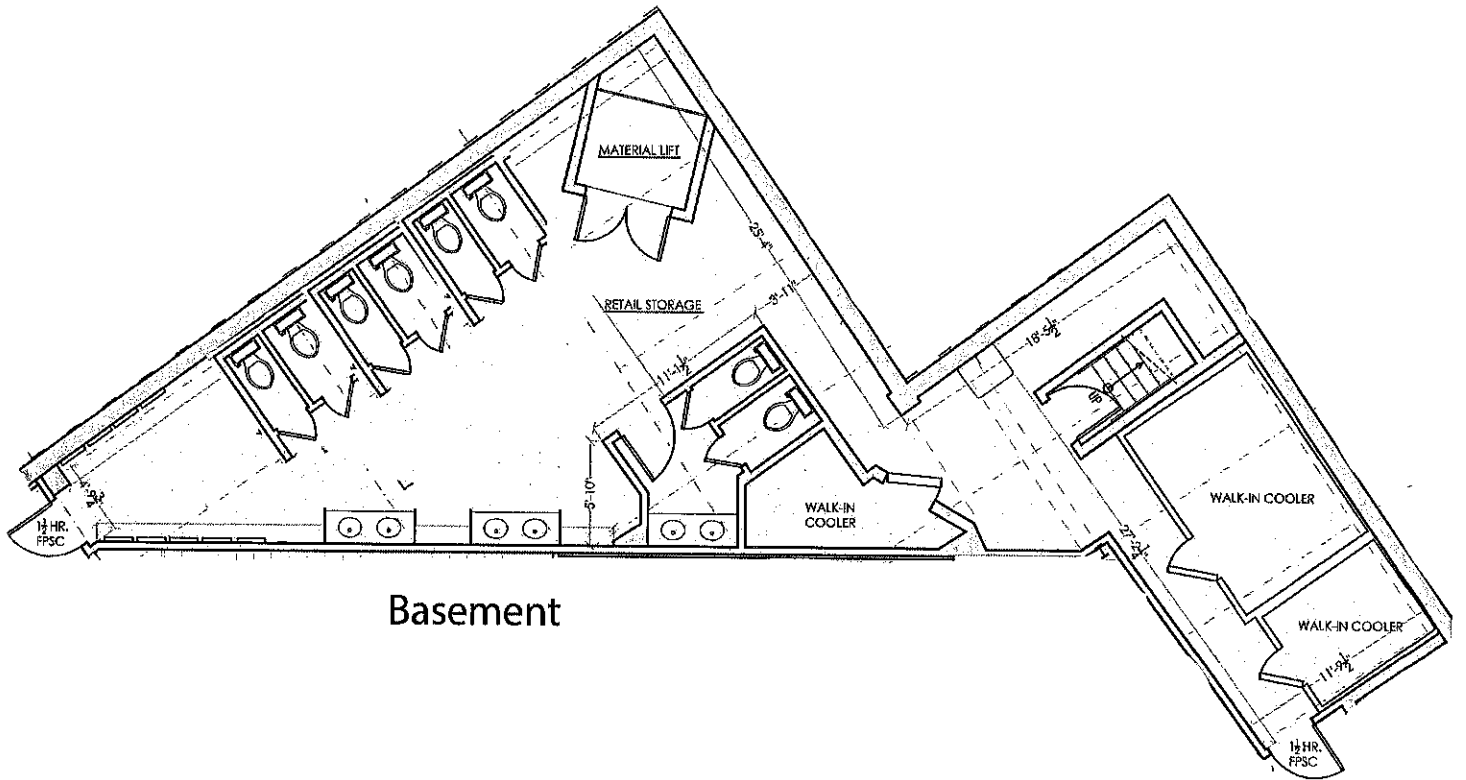
300'



SIDEWALK

7TH AVENUE SOUTH

17 Tables
 68 Seats
 16 Barstools
 10 Counter seats



Basement