

APPLICANT INFORMATION:

Name of applicant(s): 150 West 10th Street LLC

Trade name (DBA): ZZ's

Premises address: 150 West 10th Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:
Greenwich Avenue and Waverly Place

CONTACT INFORMATION:

Principal(s) Name(s): Jeffrey Zalaznick

Office or Home Address: 99 E 52nd Street

City, State, Zip: New York, NY 10022

Telephone #: 646-692-4732 email : jeff@majorfood.com

Landlord Name / Contact: Jonis-181 Waverly Place LLC

Landlord's Telephone and Fax: 516-466-3333

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

See attached Rider

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

We will be cooking and preparing on premises a large collection of raw fish, prepared
dishes with a focus on seafood, as well as world-class sushi.

Liquor License Rider for Jeffrey Zalaznick, Mario Carbone, Rich Torrisi

Corporate Name and DBA Name	Business Address
181 Thompson Restaurant LLC d/b/a Carbone	181 Thompson Street New York, NY 10012
169 Thompson Restaurant LLC d/b/a ZZ's Clam Bar	169 Thompson Street New York, NY 10012
Parm Mulberry LLC d/b/a Parm	248 Mulberry Street New York, NY 10012
Ludlow Hotel Operating LLC & Ludlow Hotel F&B LLC d/b/a Dirty French	180-184 Ludlow Street New York, NY 10002
Highline Restaurant LLC d/b/a Santana	820 Washington Street New York, NY 10014
Parm Upper West LLC d/b/a Parm	235 Columbus Avenue New York, NY 10023
Parm Battery Park LLC d/b/a Parm	250 Vessey Street New York, NY 10281
Mahor Dough Soho 463 LLC d/b/a Sadelle's	463 Broadway New York, NY 10012
375 Park Food LLC & Major Management TCZ LLC d/b/a Pool & Grill	99 E 52 nd Street New York, NY 10152
POD TS F&B LLC & POD TS F&B Major Management LLC	400 W 42 nd Street New York, NY 10036
375 Park Food LLC d/b/a The Lobster Club	375 Park Avenue New York, NY 10022

Torrise Associates LLC d/b/a Torrise Italian Specialties	250 Mulberry Street New York, NY 10012
Parm Williamsburg LLC	162 N 4 th Street Brooklyn, NY 11211
Parm 42 West LLC	400 W 42 nd Street New York, NY 10036

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.)

N/A

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

Restaurant/Gastropub

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: _____

Highlands Restaurant Group NYC Lp/Serial# 1229603/Expiration date: 11/30/2021

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:

P*ong/Dates of Operation: 2007-2009

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: 5 Year Built : 1926

Describe neighboring buildings: Mixed: Commercial/Residential

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 610 / 42

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 : _____

***any changes requiring LPC approval will be submitted to LPC**

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? 49

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

no yes LNO 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)

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

(if yes, please describe: Removing previous signage.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,975 sq ft

If more than one floor, please specify square footage by floors: Ground Floor: 1,100 sq ft Basment: 875 sq ft

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? Staircase

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: _____

OVERALL SEATING INFORMATION:

Total number of tables? 10 Total table seats? 28

Total number of bars? 1 Total bar seats? 6

Total number of "other" seats? 0 please explain : _____

Total OVERALL number of seats in Premises : 34

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 6

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

Any food counters? no yes, describe : _____

For Alterations and Upgrades:

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

N/A

* 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: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
5pm to 2am 5pm to 2am 5pm to 2am 5pm to 2am 5pm to 2am 5pm to 2am 5pm to 2am

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

Will there be security personnel? X no ___ 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: ___ Live Music ___ Live DJ ___ Juke Box X Ipod / CDs ___ none

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

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

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

Please describe your sound system and sound proofing: _____

Will you be permitting: No promoted events No scheduled performances No outside promoters

No any events at which a cover fee is charged? No private parties

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

Will you be utilizing No ropes No movable barriers No other outside equipment (describe) No

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: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:

Signature

Print or Type Name Jeffrey Zalaznick

Title 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.

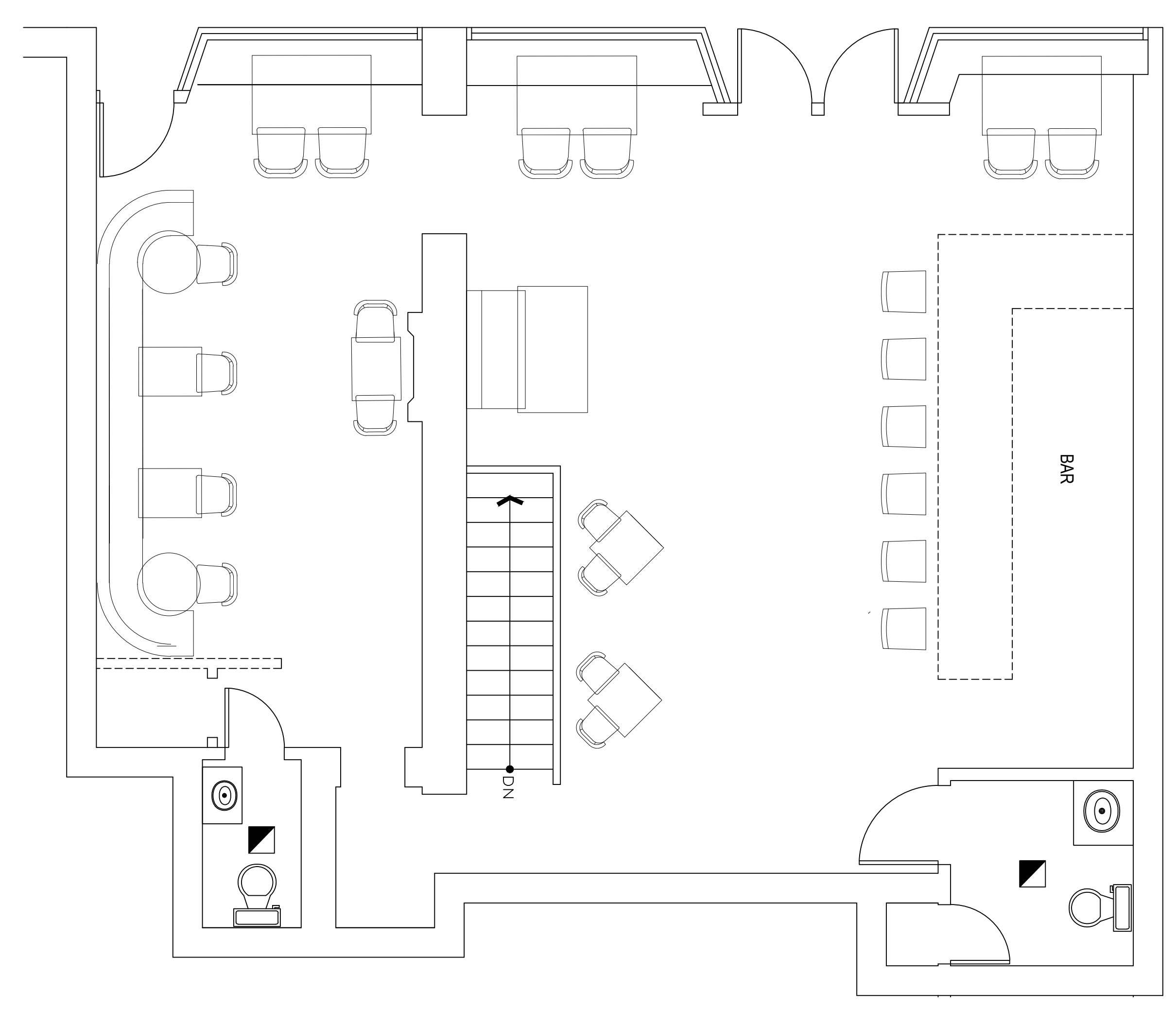


Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

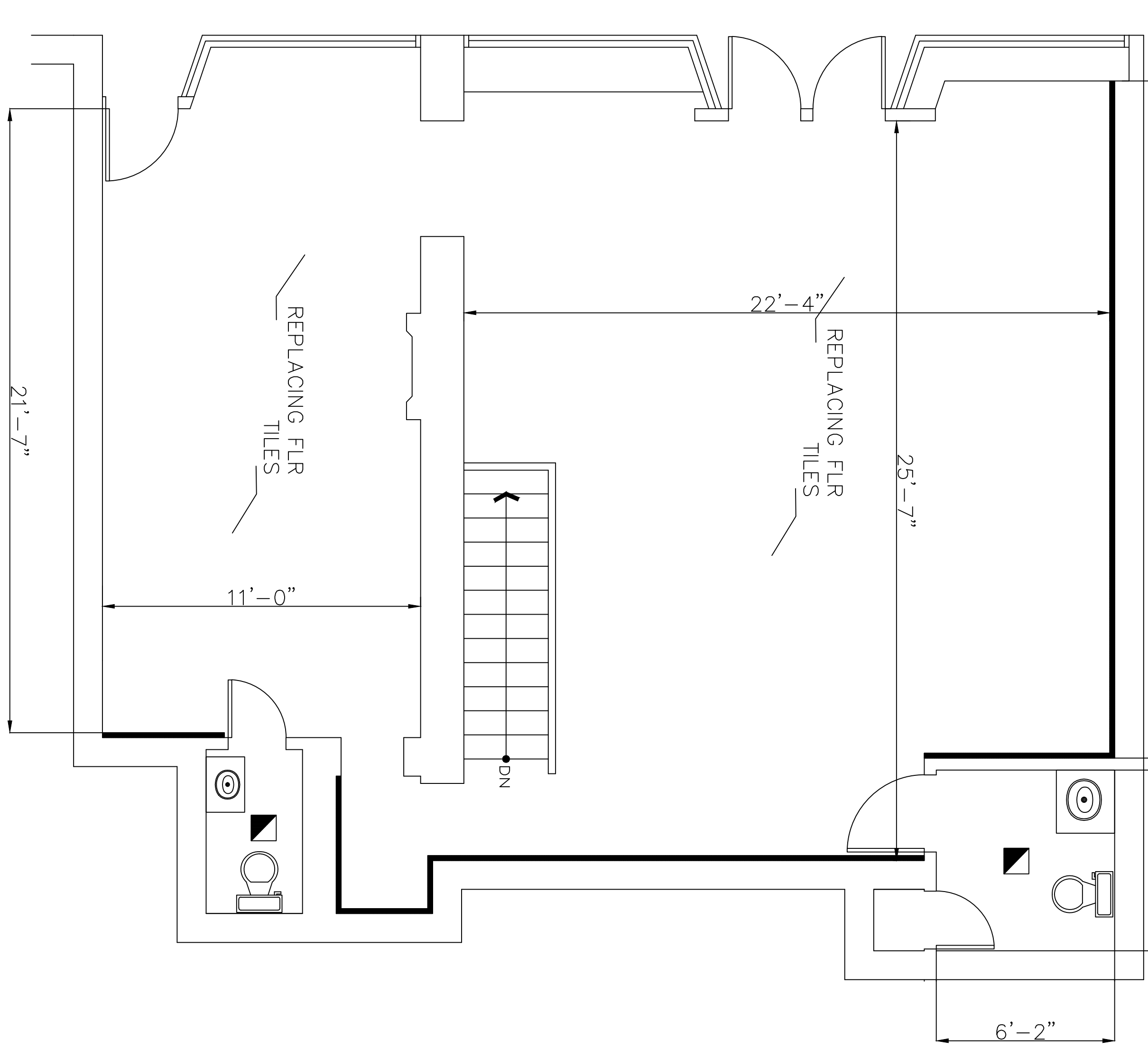
367 92ND STREET

LEGEND

-  EXISTING WALLS AND PARTITIONS
-  REMOVALS AND DEMOLITIONS
-  1 HR. NEW PARTITIONS - 3 5/8" METAL STUDS @ 16" O.C WITH 5/8" TYPE X GYP. BD. EACH SIDE OF STUDS
-  MECHANICAL VENTILATION (BATHROOMS 75 CFM.)
-  SMOKE / CARBON MONOXIDE DETECTOR (HARDWIRED)



PART OF 1ST FLOOR PLAN#BAR (EXISTING & DEMOLITION)
SCALE 3/16" = 1'-0"



PART OF 1ST FLOOR PLAN#BAR (CONSTRUCTION)
SCALE 3/16" = 1'-0"

SEAL
PROJECT

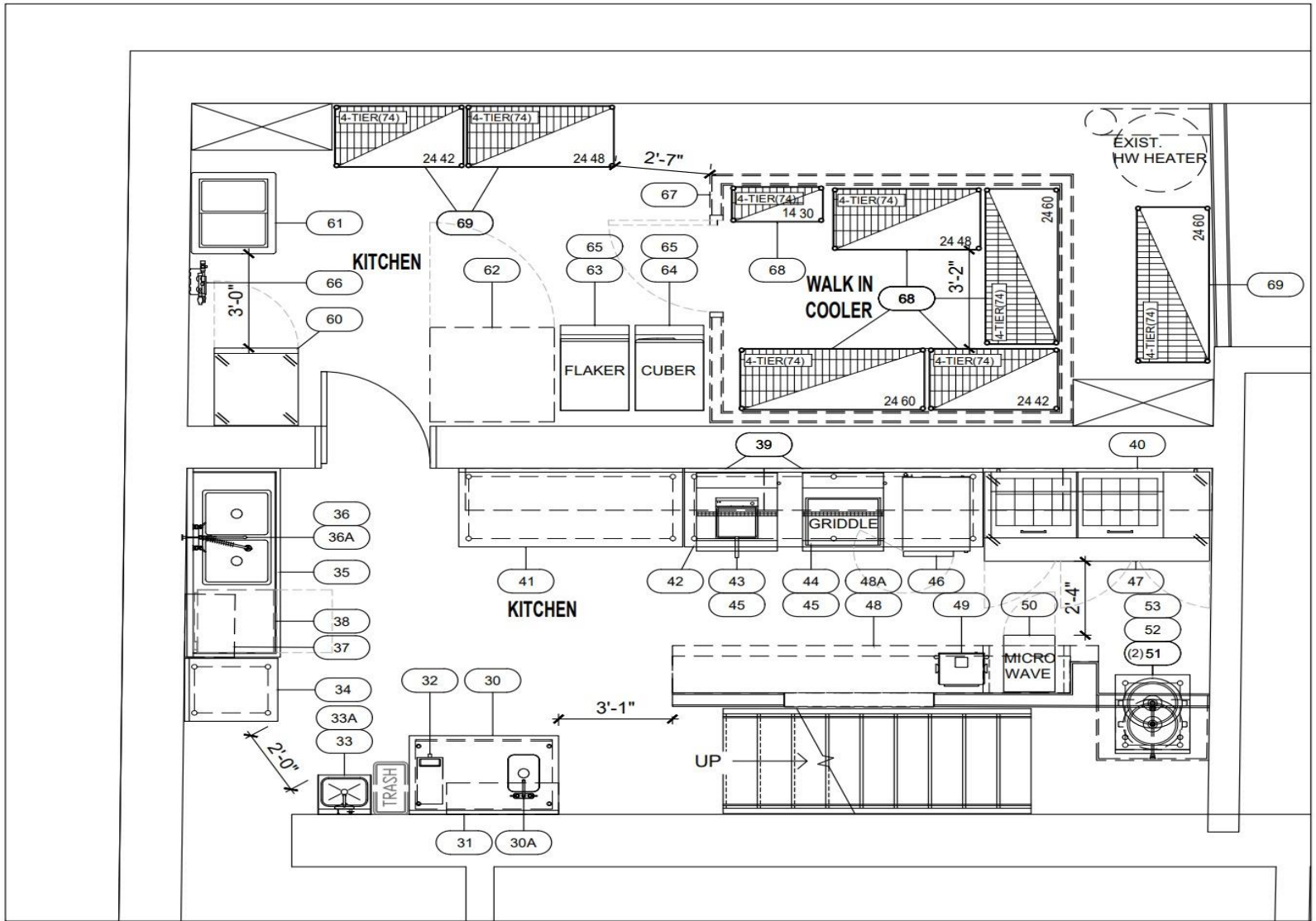
ADDRESS:
181 WAVERLY PLACE
NEW YORK, NY-10036

DRAWN BY	
DESIGNED BY	DATE 08/24/20
CHECKED BY	SCALE
DRAWING TITLE	

CONSTRUCTION PLAN

DRAWING NO.
A-101.00

SHEET
03 of 03



FOODSERVICE EQUIPMENT LAYOUT CELLAR

SCALE: 1/4" - 1' - 0"