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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)

Meeting Date: January 5 or 7, 2021 (TO BE CONFIRMED BY CB 2)

APPLICANT INFORMATION:

Name of applicant(s):

RAJMAR HOLDINGS INC.

Trade name (DBA):

HUDSON BAR & BOOKS

Premises address:

636 Hudson Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:

West 13th and West 14th; Horatio Street and Gansevoort Street

CONTACT INFORMATION:

Principal(s) Name(s):

RAJU S. MIRCHANDANI

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED]

email: [REDACTED]

Landlord Name / Contact:

50 HORATIO LLC/ROBERT SPITALNICK

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>RAJU S. MIRCHANDANI</u>	<p>CURRENT: Hudson Bar and Books, 636 Hudson Street, NYC 10014 Le Bateau Ivre, 230 East 51st Street, NYC 10022</p> <p>PAST: Bombay Bistro, 31 Cornelia Street, NYC 10014 Lexington Bar & Books, 1020 Lexington Ave., NYC 10021 Beekman Bar and Books, 889 First Avenue, NYC 10022 The Royal Munkey, 438 Second Avenue, NYC 10010</p>

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

We are a neighboring oriented Bar & Books that has been open and operating at this present 636 Hudson Street location since approximately 1990.

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.)

This alteration is an extension of licensed premises to include contiguous space situated to the north, of similar size. The hours of operation will be MONDAY - THURSDAY from 4:00 PM - 3 AM (Pre Covid); and from FRIDAY - SUNDAY from 3 PM - 4 AM (Pre Covid).

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

Prior use was a laundromat

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: RAJMAR HOLDINGS INC., License Serial No. 1025637; expiration date - 10/31/2022

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?
 yes no See above question - license in effect since 1990

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

Hudson Bar and Books - operating from 1990 to date

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: _____ Year Built : 1910

Describe neighboring buildings:
residential/commercial with minimal stories

Zoning Designation: See attached sheet confirming there are no certificates of occupancy on file for this address of 636 Hudson Street

Zoning Overlay or Special Designation (applicable) See above.

Block and Lot Number: 626 / 27

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 : Not Applicable

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 Existing sidewalk cafe of approximately 100 square feet

What is the proposed Occupancy? Same as heretofore, except that the new proposed premises will double the occupancy from approximately 30 to 65

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? _____

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 ^{NOT APPLICABLE}

Do you plan to file for changes to the Certificate of Occupancy? yes no ^{NOT APPLICABLE}
(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:

EXISTING SPACE: 450 for first fl; 450 bsmt.

What is the total licensed square footage of the premises? PROPOSED SPACE: 450 for first fl; 450 bsmt.

If more than one floor, please specify square footage by floors: 900 square feet per floor

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

Sidewalk Cafe - approximately 100 square feet

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

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? 6 Total table seats? 18 PROPOSED: 11 tables; 30 seats

Total number of bars? 1 Total bar seats? 12 (not used during COVID 19)

Total number of "other" seats? --- please explain: ---

Total OVERALL number of seats in Premises: 60 including proposed space

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 10 Seats 12
PLEASE NOTE: No bar seats used during COVID 19

How many service bars are being applied for on the premises? None

Any food counters? no yes, describe: _____

For Alterations and Upgrades:

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

20 feet plus two returns, each for 6 feet; 12 bar seats pre COVID 19 (no bar seats used; NO CHANGES TO EXISTING BAR; also, the new proposed space will not have any bar

* 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: 3 PM-4 AM Monday: 4 PM-3AM Tuesday: 4 PM-3AM Wednesday: 4 PM-3AM Thursday: 4 PM-3AM Friday: 3 PM-4AM Saturday: 3 PM-4 AM

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

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? X no yes

If yes, please describe :

Will you have TV's ? no X yes (how many?) 2 (1 in existing space; 1 in proposed space)

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? no yes NOT SURE

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

Please describe your sound system and sound proofing: amplifier

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

NO 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? X no yes (if yes, please attach plans)

Will you be utilizing N/A ropes N/A movable barriers N/A other outside equipment (describe) N/A

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"). NOT APPLICABLE

Indicate the distance in feet from the proposed premise:

Name of School / Church:

Address: Distance:



Name of School / Church: Not Applicable as nearest are approximately one mile from premises

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

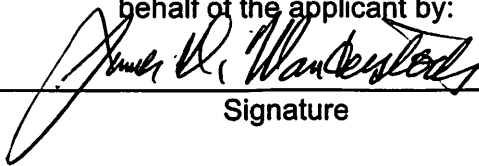
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: RAJU S. MIRCHANDANI Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

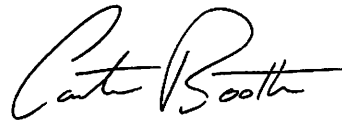
Application submitted on behalf of the applicant by:


Signature

Print or Type Name JAMES D. WANDERSTOCK

Title Authorized Representative (SHERRY & O'NEILL)

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

PROJECT:
**Proposed Alteration
 HUDSON BAR & BOOKS**

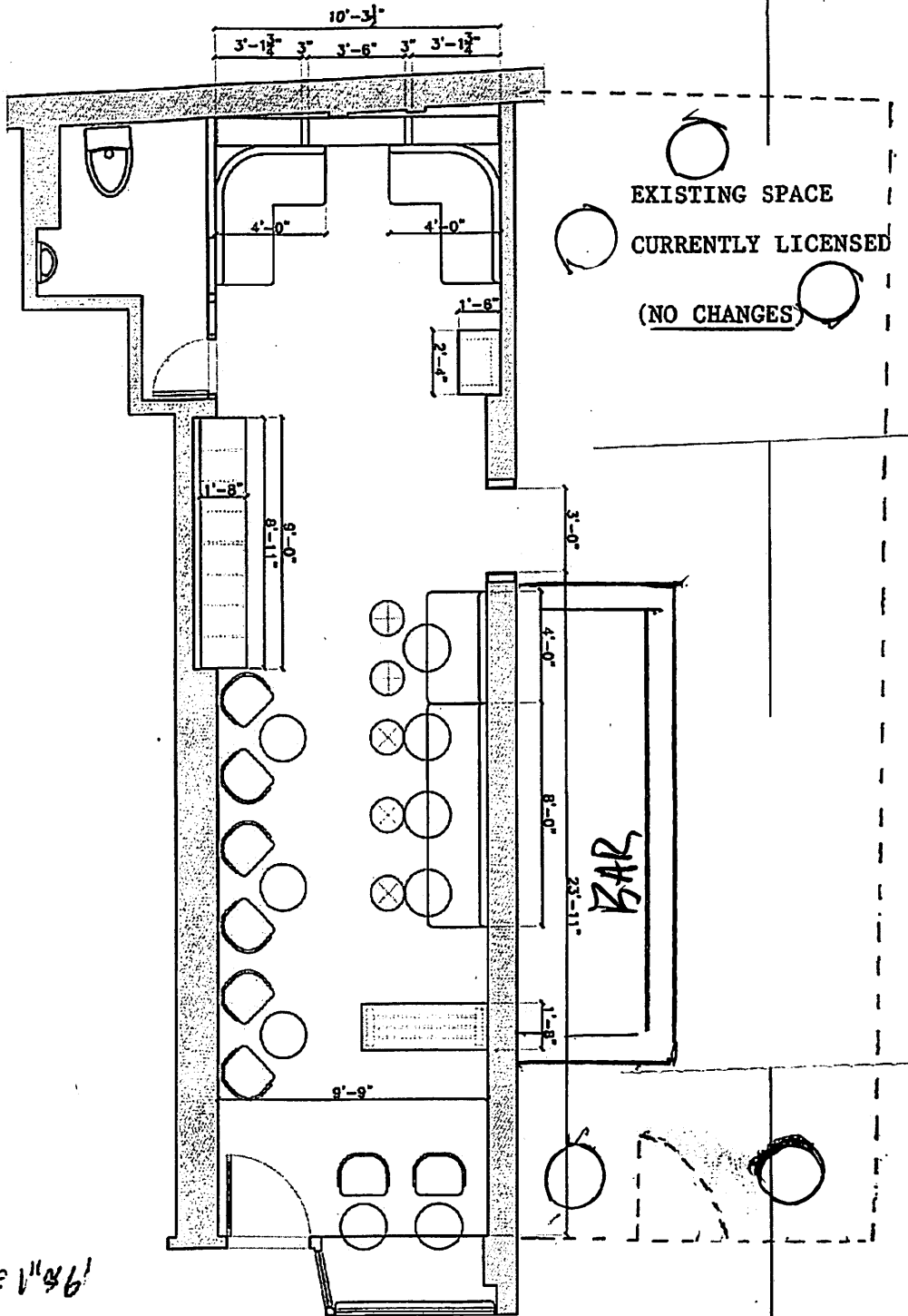
MGS-Studio, Inc.
 244 East 30th Street
 New York, NY 10016
 Tel: 917.450.2857

DRAWING NO:
AI-100

↑
 TSYA

↑
 NORTH

BASE PLAN
 Scale: 1/4" = 1'-0"



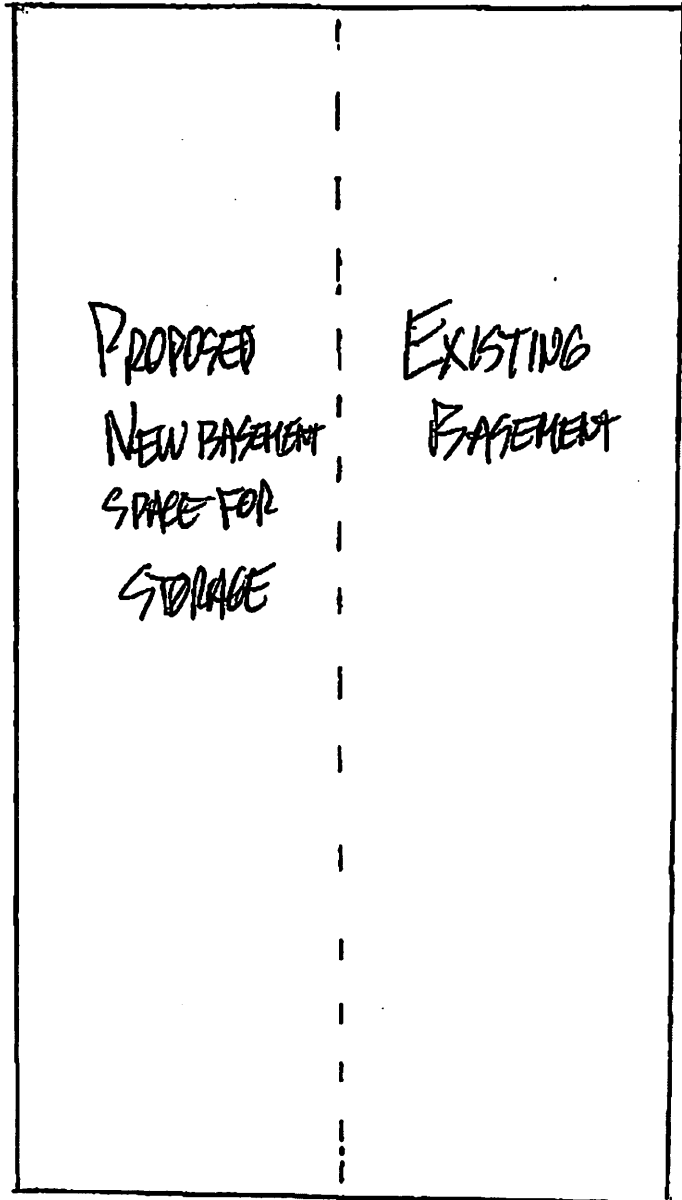
SCALE 1" = 6'

RAJMAR HOLDINGS INC.
 Hudson Bar & Books
 636 Hudson Street
 New York, NY 10014

MGS-Studio, Inc.

↑
EAST

← NORTH



SCALE 1" = 6'

BASEMENT PLAN

RAJMAR HOLDINGS INC.
d/b/a Hudson Bar & Books
636 Hudson Street
New York, NY 10014