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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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:** \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s): TMSI, INC AND USE LX LLC

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Trade name (DBA): INTERSECT BY LEXUS

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Premises address: 412 WEST 14TH STREET NEW YORK, NY 10014

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Cross Streets and other addresses used for building/premise:

411-417 WEST 13TH STREET NEW YORK, NY 10014, 9TH AVE AND WASHINGTON STREET

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**CONTACT INFORMATION:**

Principal(s) Name(s): AVISHEH AVINI

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Office or Home Address: [REDACTED]

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City, State, Zip: [REDACTED]

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Telephone #: [REDACTED] email: [REDACTED]

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Landlord Name / Contact: 412 W. 14 OWNER, LLC

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Landlord's Telephone and Fax: [REDACTED]

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**NAMES OF ALL PRINCIPAL(s):**

SEE ATTACHED

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**NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

SEE ATTACHED

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

The boutique gallery is a space where people can experience the brand without getting behind the steering wheel of a Lexus vehicle. Consisting of a vehicle display area, modest exhibition and event space complemented by a contemporary restaurant, sitting area and lounge, the venue is a place where people can be entertained, educated and interact with each other and engage with the latest activities of the Lexus brand.

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**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 Method of Operation: All service/sale of full alcoholic beverages on the first floor (which service is currently restricted to private/invitation events only).

Alteration: The space that has been used as an automobile display room and the current cafe on the 1st floor will be converted to a dining/lounge space with 15 tables with 41 seats and 6 counter seats.

\_\_\_\_\_

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

n/a

\_\_\_\_\_

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: \_\_\_\_\_

TMSI INC AND USE LX LLC, Serial #1301803- EXPIRES: 09/30/22

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:

\_\_\_\_\_

\_\_\_\_\_

**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: 3 Year Built : APPROX 1901

Describe neighboring buildings:  
commercial - heavy retail with restaurants and some office space

Zoning Designation: M 1-5

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 646 / 7501

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 \_\_\_\_\_

What is the proposed Occupancy? 350

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? 439

If yes, what is the use group for the premises? 12A

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  
Premises is open and operating

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? 16,500(PUBLIC SPACE APPROX. 6,700 SF)

If more than one floor, please specify square footage by floors: 1st FL: 1,707; 2nd FL: 2,086; 3rd FL: 1,236\*  
\*these do not include restrooms, kitchen, storage areas, etc.

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? Stairs and Elevators

How many entrances are there? 1 How many exits? 3 How many bathrooms? 4

Is there access to other parts of the building? no x yes, explain: \_\_\_\_\_

Access to a cellar which is not part of the leased premises and a roof which is part of the leased premises

## OVERALL SEATING INFORMATION:

Total number of tables? 32 Total table seats? 95

Total number of bars? 2 Total bar seats? 14

Total number of "other" seats? 14 please explain: Counter seating on 1st and 2nd floor

Total OVERALL number of seats in Premises: 123 plus lounge seating on 1st and 2nd floor

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 14

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

Any food counters? no x yes, describe: food/beverage counter on ground floor

### *For Alterations and Upgrades:*

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_  
Current bar is circular with 14 seats (no change); 1st floor stand-up bar with no bar seats (no physical change); Allow service/sale of full alcoholic beverages to the public on the 1st floor (which service is currently restricted to private/invitation events only)

\* 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 x Restaurant Club/ Cabaret Hotel x Other: sitting area + bar event area and flexible community space

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:  
SEE ATTACHED  
\_\_\_ to \_\_\_ \_\_\_ to \_\_\_ \_\_\_ to \_\_\_ \_\_\_ to \_\_\_ \_\_\_ to \_\_\_ \_\_\_ to \_\_\_

Will the business employ a manager? \_\_\_ no  yes, name / experience if known : Grant Gardner

Will there be security personnel? \_\_\_ no  yes( if yes, what nights and how many?) the entire space  
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? ) \_\_\_\_\_  
Intimate performances

Type of MUSIC / ENTERTAINMENT:  Live Music  Live DJ \_\_\_ Juke Box  Ipod / CDs \_\_\_ none  
\*Intimate performances

Expected Volume level:  Background (quiet)  Entertainment level \_\_\_ Amplified Music  
(check all that apply) \*private events only

Do you have or plan to install soundproofing? \_\_\_ no  yes

IF YES, will you be using a professional sound engineer? n/a - premises is open and operating

Please describe your sound system and sound proofing: For music or film events, soundproofing panels will cover the windows and separate the void from 3rd floor event space.

Will you be permitting: \_\_\_ promoted events  scheduled performances \_\_\_ outside promoters  
\*regular intimate performances

\_\_\_ 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) \_\_\_  
not needed

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: \_\_\_\_\_

HOURS OF OPERATION:

1<sup>st</sup> Floor: 7AM – 12AM Daily  
(private events to end at 11PM)

2<sup>nd</sup> Floor: 11AM – 12AM Daily

3<sup>rd</sup> Floor: Events to end by 11PM

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: Grant Gardner Phone: [REDACTED]

Address: \_\_\_\_\_

Email : [REDACTED]

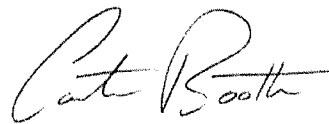
Application submitted on behalf of the applicant by:

DocuSigned by:  
  
Signature

Print or Type Name Avisheh Avini

Title Chief Legal Officer

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

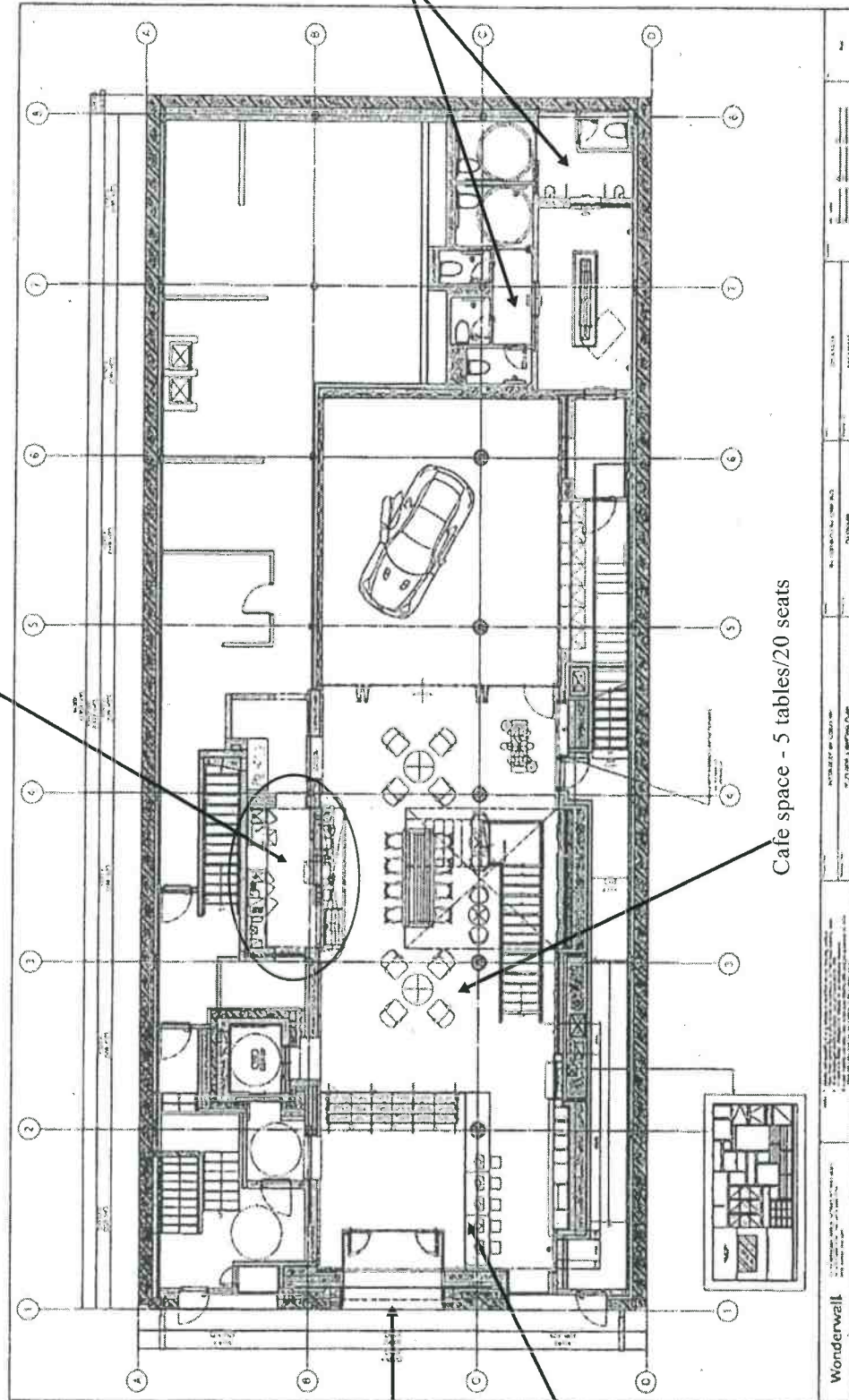


TMSI Inc. and USE LX, LLC as manager  
412 W 14th Street, Unit 1N/North Unit  
a/k/a 411-417 W 13th Street  
New York, NY 10014



# CURRENT FIRST FLOOR LAYOUT

Stand-up bar 15' with no bar stools



Entrance

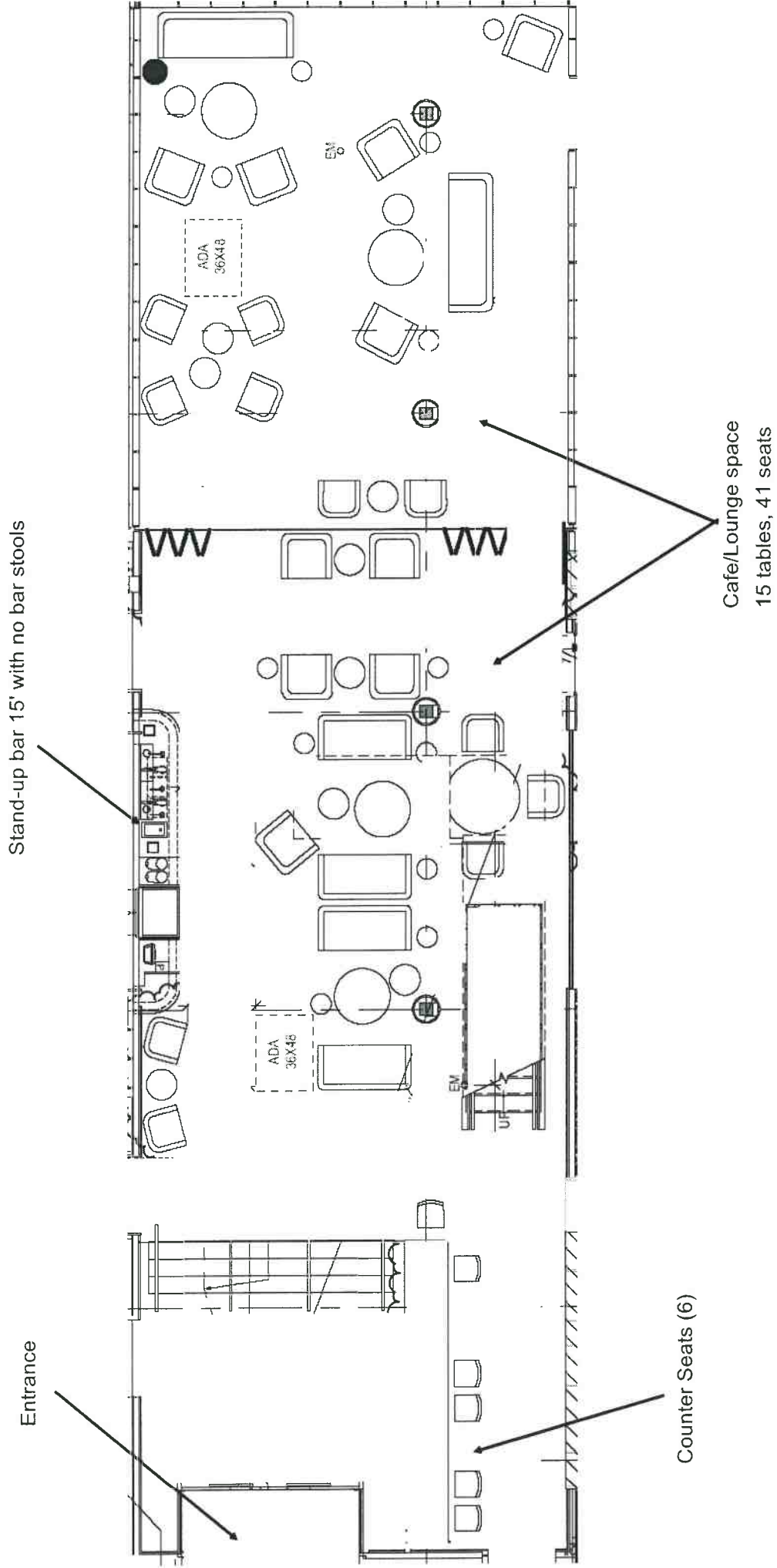
Counter seats - 5

Cafe space - 5 tables/20 seats

Restrooms

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## PROPOSED FIRST FLOOR LAYOUT



**2nd FLOOR - NO CHANGE**

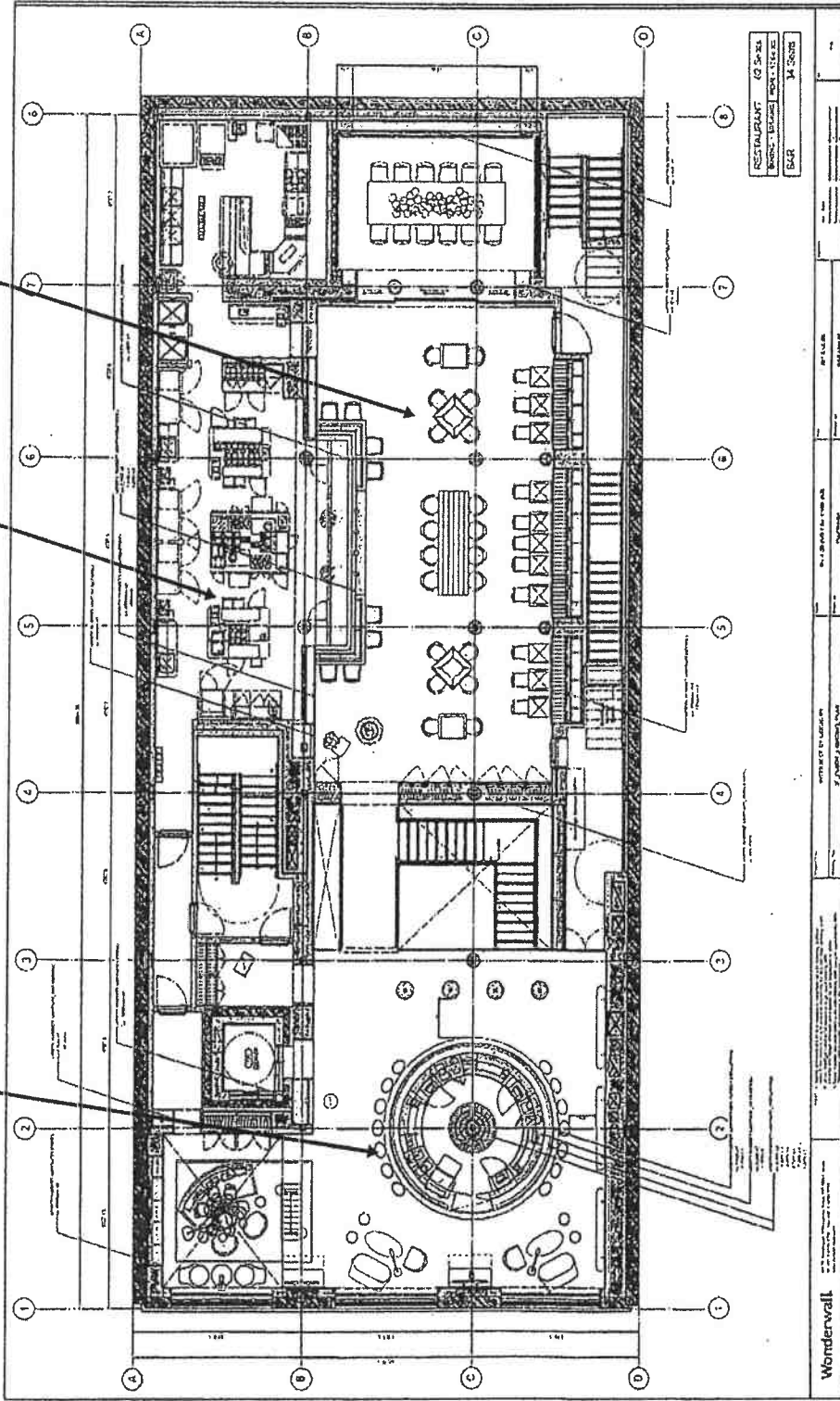
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Kitchen

Bar 54' with 14 bar stools

Restaurant space  
 17 Tables/54 Seats plus 8 counter seats



3<sup>rd</sup> FLOOR - NO CHANGE

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