

Meeting Date: March 4, 2021

APPLICANT INFORMATION:

Name of applicant(s): Four Green Fields LLC

Trade name (DBA): Agave

Premises address: 130 Seventh Avenue South

Cross Streets and other addresses used for building/premise:
Charles Street and West 10th Street

CONTACT INFORMATION:

Principal(s) Name(s): James McCartin - see also attached list

Office or Home Address: 140 Seventh Avenue South

City, State, Zip: New York, New York 10014

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**

See attached list _____

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

The new Agave cafe will continue in the tradition of the current Agave restaurant offering customers a southwestern menu together with its famous margaritas. Agave would like the community to feel a part of the space - On some weeknights Agave will utilize the space to exhibit featured artists' works, a local poet, author or for tastings. The new Agave will be a summer seasonal venue.

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- a new liquor license (Restaurant Tavern / On premise liquor Other)
Cafe
- 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:

N/A - empty commercial space

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: N/A

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:

N/A

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: 9 Year Built : 2018

Describe neighboring buildings:

Mixed

Zoning Designation: C2-6

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 611 / 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 apply 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 Sidewalk Cafe

What is the proposed Occupancy? 59

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

no yes See enclosed **Temporary Certificate of Occupancy**

If yes, what is the maximum occupancy for the premises? 59

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: New signage showing trade name - Agave

INTERIOR OF PREMISES:

2,602 square feet total
1,100 square feet ground floor
902 square feet cellar

What is the total licensed square footage of the premises? 600 square feet exterior sidewalk cafe space

If more than one floor, please specify square footage by floors: See above

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

600 square feet sidewalk cafe

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

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 2

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

OVERALL SEATING INFORMATION:

*Interior tables= 25 and seats= 50
Exterior Sidewalk Cafe tables= 18 and seats= 36

Total number of tables? 43* Total table seats? 86*

Total number of bars? 1 Total bar seats? None **Service bar only**

Total number of "other" seats? _____ please explain : N/A

Total OVERALL number of seats in Premises : 86

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 0 Seats 0

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

Any food counters? X 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 X Other: Cafe

What are the Hours of Operation?

Interior and Exterior Sidewalk Cafe

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

1130am to 11pm 1130am to 11pm 1130am to 11pm 1130am to 11pm 1130am to 11pm 1130am to 12am 1130am to 12am

Will the business employ a manager? no yes, name / experience if known : Peter Marzulli and Edgar Guzman, Manager and General Manager of Agave at 140 7th Ave South

Will there be security personnel? 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 : N/A

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? N/A

Please describe your sound system and sound proofing: 2 or 3 sonos speakers on a bluetooth connection. The walls /interior partitions are Sheetrock and are insulated since these are demising walls

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) _____
N/A

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: James McCartin Phone: 9 [REDACTED]

Address: [REDACTED]

Email : [REDACTED]


Application submitted on behalf of the applicant by:

Donald M. Bernstein
Signature

Print or Type Name Donald M. Bernstein, Esq.

Title Counsel for applicant

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

List of Owners

James O'Hanlon

James McCartin

Ann Maire Flynn

Kevin Flynn

Current Licenses Held by Owners

Four Green Fields LLC

dba Agave

140 Seventh Avenue South

New York, New York 10014

Serial No. 1130040

June 2002 to present

Five Green Fields LLC

dba Mojave

22 26 31st Street

Astoria, New York 11105

Serial No. 1198248

December 2007 to present

Greenfields Restaurant Group LLC

dba Agave

488 Third Avenue

New York, New York 10016

Serial No: 1315526

May 2019 to present

Previous Held License for James O'Hanlon

James O'Hanlon & Son Inc

dba O'Hanlon's Bar & Grill

22 57 31st Street

Astoria, New York 11105

1971 / Left business in 2017

Previous Held License for James McCartin

Urban Group Corp

dba Mitchel's

542 Ninth Avenue

New York, New York 10018

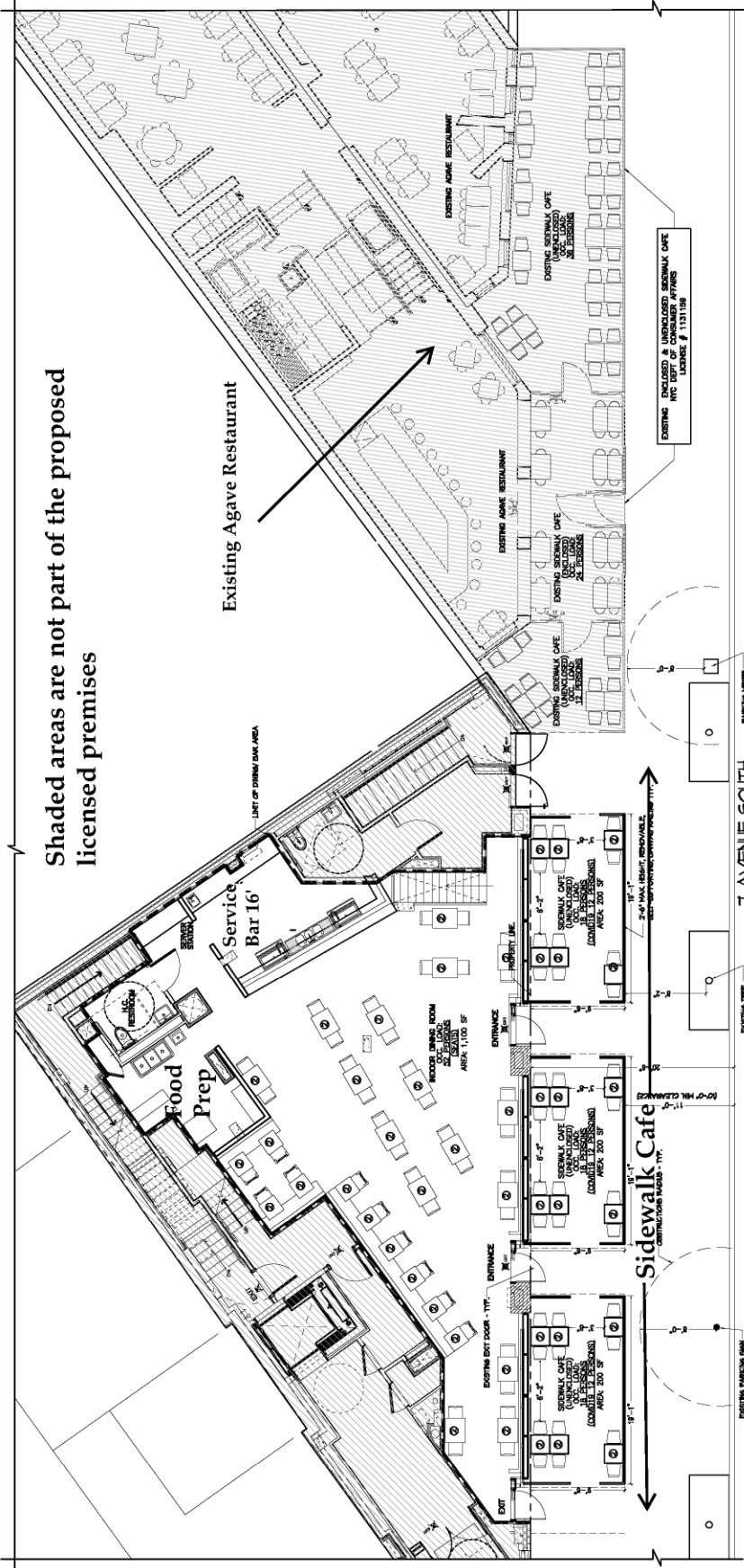
Serial No. 1125819

April 2002 to March 2004

Interior tables= 25 and seats= 50 / Exterior sidewalk cafe tables= 18 and seats= 36

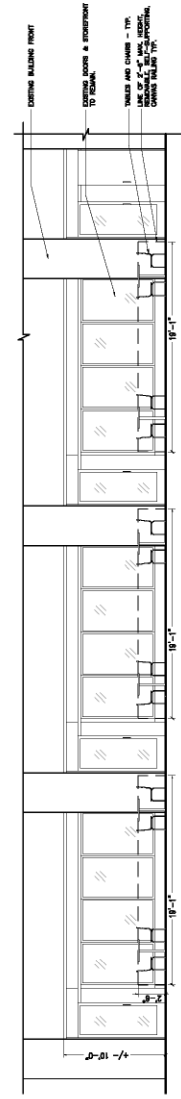
Total tables= 42 and seats= 86

Shaded areas are not part of the proposed licensed premises



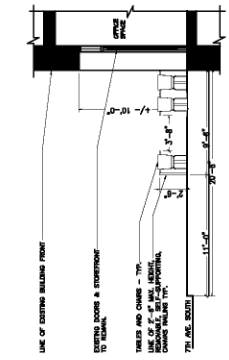
1 175 WEST TENTH STREET SIDEWALK CAFE & INDOOR DINING PLAN

SCALE: 3/16" = 1'-0"



2 SEVENTH AVE ELEVATION

SCALE: 3/16" = 1'-0"



3 SECTION

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



Robert J. Keeler, R.A.
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Pittsford Valley, NY 10579
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Email: robert@keelerarchitecture.com

SIDEWALK CAFE EXTENSION FOR
AGAVE RESTAURANT & BAR
140-142 Seventh Ave South,
New York, NY 10014

Design and specifications are preliminary and subject to change without notice. This drawing is not to be used for any other construction without the written permission of Keeler Architecture P.C.

DATE	DESCRIPTION
02.04.2021	CR SET
02.05.2020	REVIEW SET
01.14.2020	REVISION
01.14.2020	REVISED
01.14.2020	REVISED
01.14.2020	REVISED

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