

DATE: 3/8/21

APPLICANT INFORMATION:

Name of applicant(s): St Tropez Soho LLC

Trade name (DBA): St Tropez

Premises address: 194-196 Spring Street

Cross Streets and other addresses used for building/premise: Sullivan & Thompson Streets

CONTACT INFORMATION:

Principal(s) Name(s): Yohann Pecheux

Office or Home Address: 194-196 Spring Street

City, State, Zip: New York NY

Telephone #: [redacted] email: st.tropezwinebar@gmail.com

Landlord Name / Contact: [redacted]

Landlord's Telephone and Fax: [redacted]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Yohann Pecheux	} St. Tropez Wine Bar LLC
Fabian Pichard	} 304 West 4 th Street
Ulrich Lerissel	} St. Tropez 194-196 Spring St
Gerald Barthelemy	

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

An intimate French restaurant featuring the cuisine of Provence authentically prepared & served in a warm convivial atmosphere, featuring reasonably priced appetizers, entrees and desserts, specializing in wines uniquely designed to complement our menu.

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.)

Change from a Restaurant Wine to an
On Premise Liquor License.

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

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: ST. TROPEZ
S0440 LC / 313 689 expiration 12/31/2022

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: 6 Year Built: 1900

Describe neighboring buildings: Mixed Use

Zoning Designation: R 7-2

Zoning Overlay or Special Designation (applicable) C 1-5

Block and Lot Number: 489, 18

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: n/a.

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? Restaurant

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

no yes LND

If yes, what is the maximum occupancy for the premises? 74

If yes, what is the use group for the premises? 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 n/a

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? 1200 sf

If more than one floor, please specify square footage by floors: 1st flr 800sf; Basement 400sf

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
Sidewalk Cafe with 5 tables + 10 seats using 53'

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

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 7 Total table seats? 34

Total number of bars? 1 Total bar seats? 8

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

Total OVERALL number of seats in Premises: 42

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 8

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: _____

* 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: 12PM to 12AM Monday: 12PM to 12AM Tuesday: 12PM to 12AM Wednesday: 12PM to 12AM Thursday: 12PM to 1AM Friday: 12PM to 1AM Saturday: 12PM to 1AM

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

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 : _____

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 Existing

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

Please describe your sound system and sound proofing: Ipod with small speakers

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 occasional (Birthdays, & Social Functions)

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) one employee will be designated to insure that the sidewalk does not become problematic

Will you be utilizing ___ ropes movable barriers ___ other outside equipment (describe) for the sidewalk cafe

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: _____

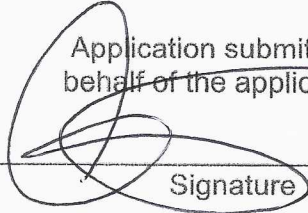
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:



Signature

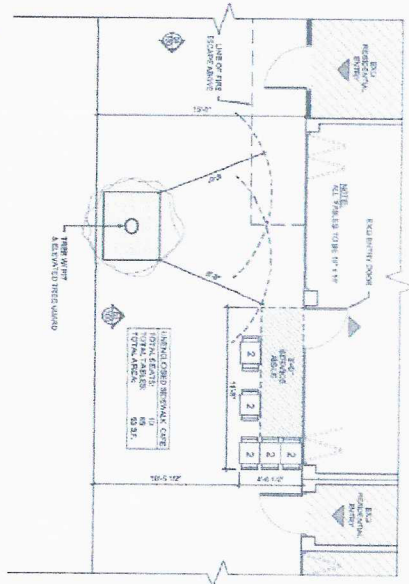
Print or Type Name Michael Kelly
Title Representative

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.

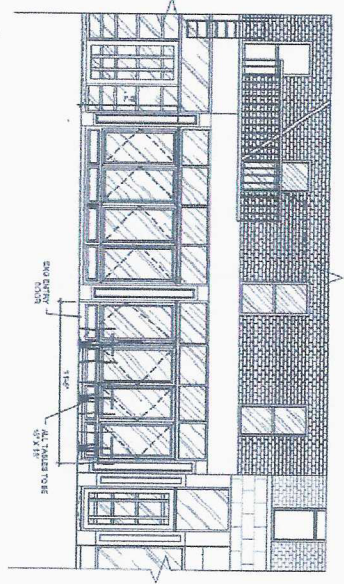


Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

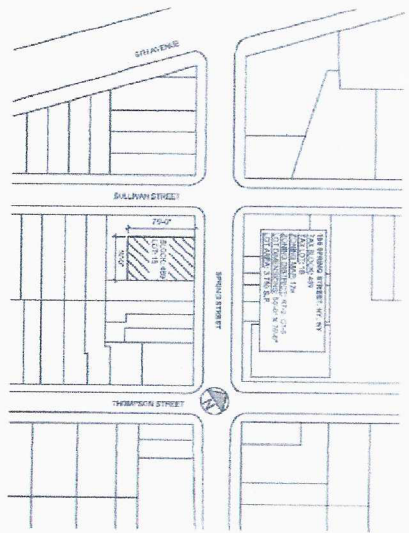
Sidewalk Cafe



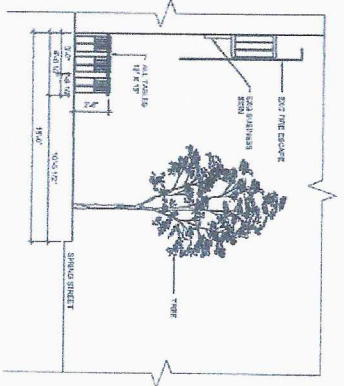
100 PLAN REVISIONS TO SIDEWALK CAFE



103 ELEVATIONS & CURB CUTS FOR SIDEWALK CAFE



102 SITE PLAN



104 ELEVATIONS & CURB CUTS FOR SIDEWALK CAFE

100 East 49 Street, Suite 10
 New York, NY 10017
 Email: daniel@peter.com

1822 -
 ST. Tropez
 Wine Bar
 198 Spring Street,
 New York, NY 10012

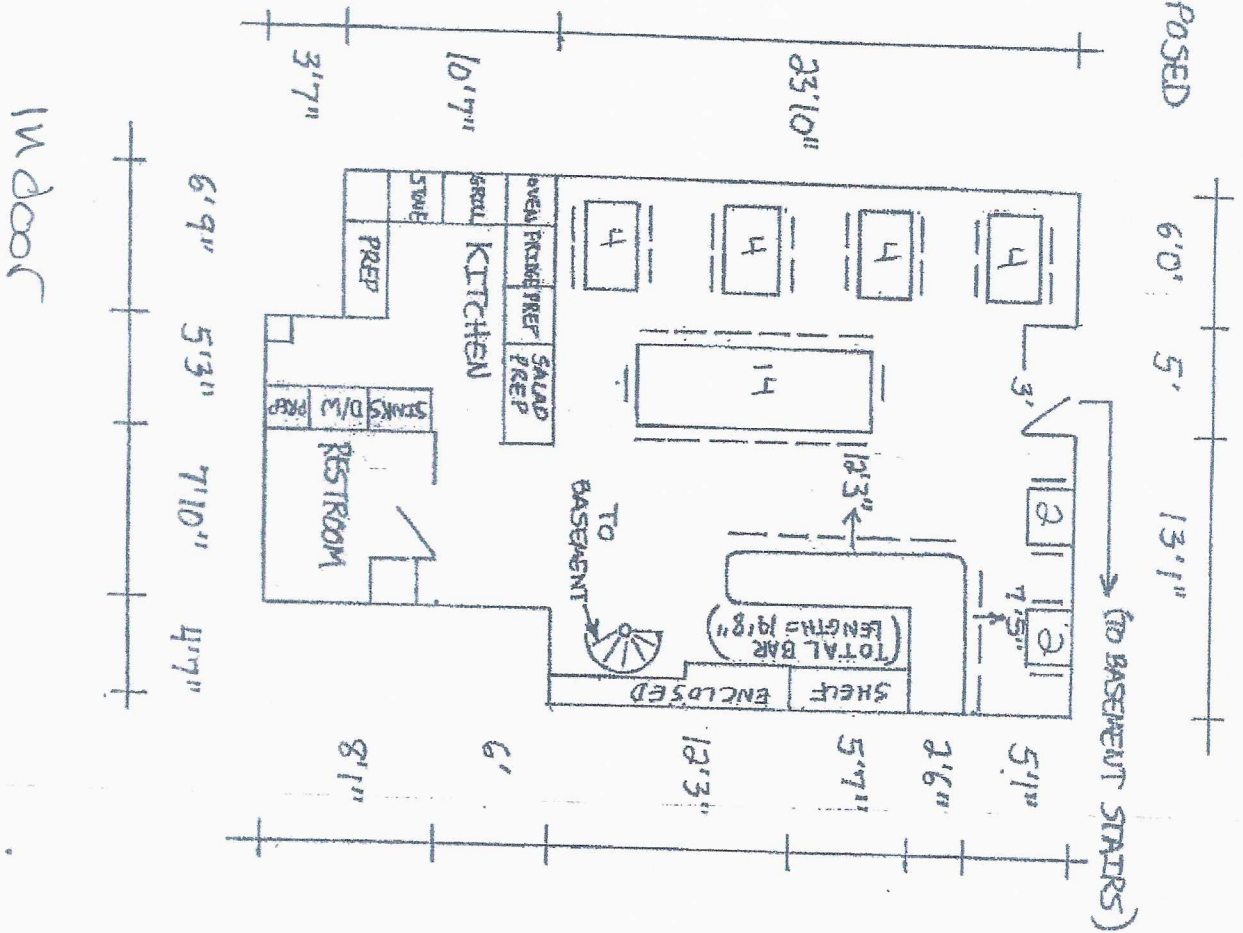
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INTERIOR DIAGRAM - PROPOSED
 196 SPRING STREET
 NEW YORK, N.Y.
 AUGUST 28, 2018
 NOT TO SCALE

- 7 TABLES
- 34 SEATS
- 8 BAR STOOLS



INTERIOR DIAGRAM - BASEMENT
196 SPRING STREET
NEW YORK, N.Y.
AUGUST 28, 2018
NOT TO SCALE

Basement

