

Terri Cude, Chair
Daniel Miller, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Keen Berger, Secretary
Erik Coler, Assistant Secretary

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: 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)

APPLICANT INFORMATION:

Name of applicant(s):

Soho Village Hotel LLC and San Marino at Soho Inc.

Trade name (DBA):

Four Points by Sheraton and San Marino Ristorante

Premises address:

66 Charlton Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:

Varick Street and Hudson Street

CONTACT INFORMATION:

Principal(s) Name(s):

Skender Gashi

Office or Home Address:

City, State, Zip:

Telephone #:

email :

Landlord Name / Contact:

Landlord's Telephone and Fax:

NAMES OF ALL PRINCIPAL(s):

Cindy Luk

Keith Lam

Kim Chung Lam

Yuk Jin Lam

Suey Jin Tang

Skender Gashi

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Please see attached.

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

Full service hotel with on-site Italian restaurant offering Northern Italian cuisine.

Principals and Names/Locations of Past/Current licenses held

Cindy Luk

Premises Name	Address	License Class	License Type	Expiration Date	License Status
CHELSEA GRAND LLC & IFB HOSPITALITY LLC	158 160 W 25TH ST 6TH & 7TH AVES ATTN HUNG LUK NEW YORK, NY 10001	242	HL	12/31/2021	License is Active
SOHO VILLAGE HOTEL LLC & SAN MARINO AT SOHO INC	66 CHARLTON ST HUDSON ST AND VARICK ST NEW YORK, NY 10013	242	HL	07/31/2022	License is Active
TIMES SQUARE WEST LLC	326 W 40TH STREET 8TH AVENUE & 9TH AVENUE NEW YORK, NY 10018	242	HL	06/30/2011	License is Inactive
DUMBO REAL ESTATE HOLDINGS LLC&AVERE BROOKLYN INC	222 DUFFIELD STREET WILLOUGHBY ST AND FULTON ST BROOKLYN, NY 11201	242	HL	04/30/2022	License is Active
BROOKLYN DOWNTOWN HOTEL LLC	216 DUFFIELD ST WILLOUGHBY & DUFFIELD STREETS BROOKLYN, NY 11201	242	HL	05/31/2021	License is Active
DUFFIELD 229 MGMT INC & DUFFIELD OPERATING CORP	229 231 DUFFIELD ST BROOKLYN, NY 11201	242	HL	12/31/2022	License is Active

Keith Lam

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SOHO VILLAGE HOTEL LLC & SAN MARINO AT SOHO INC	66 CHARLTON ST HUDSON ST AND VARICK ST NEW YORK, NY 10013	242	HL	07/31/2022	License is Active
VAN DAM HOSPITALITY LLC	52 23 34TH ST BRADLEY & STARR AVE LONG ISLAND CITY, NY 11101	242	HL	11/30/2018	Expired
TIMES SQUARE WEST LLC	326 W 40TH STREET 8TH AVENUE & 9TH AVENUE NEW YORK, NY 10018	242	HL	06/30/2011	License is Inactive
DUMBO REAL ESTATE HOLDINGS LLC&AVERE BROOKLYN INC	222 DUFFIELD STREET WILLOUGHBY ST AND FULTON ST BROCKLYN, NY 11201	242	HL	04/30/2022	License is Active
BROOKLYN DOWNTOWN HOTEL LLC	216 DUFFIELD ST WILLOUGHBY & DUFFIELD STREETS BROCKLYN, NY 11201	242	HL	05/31/2021	License is Active
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Kim Chung Lam

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DUFFIELD 229 MGMT INC & DUFFIELD OPERATING CORP	229 231 DUFFIELD ST BROOKLYN, NY 11201	242	HL	12/31/2022	License is Active
LAM PLATT STREET HOTEL LLC	4 10 PLATT ST NEW YORK, NY 10038	242	HL		License is Inactive
LAM PLATT ST HOTEL LLC & PLATT ST OPERATING CORP	4 10 PLATT ST AKA 6 PLATT ST NEW YORK, NY 10038	242	HL	01/31/2022	License is Active
LAM PEARL STREET HOTEL LLC DBA: RESIDENCE IN NY	215 PEARL ST NEW YORK, NY 10038	242	HL		Pending
VIRGIN HOTELS NEW YORK LLC & LG BROADWAY MGMT INC	1205 1227 BROADWAY NEW YORK, NY 10001	242	HL		Pending

Yuk Jin Lam

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Suey Jin Tang

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Skender Gashi

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SOHO VILLAGE HOTEL LLC & SAN MARINO AT SOHO INC	66 CHARLTON ST HUDSON ST AND VARICK ST NEW YORK, NY 10013	242	HL	07/31/2022	License is Active
ROYAL 35 LLC	1 E 35TH ST GROUND FLOOR & MEZZANINE NEW YORK, NY 10016	252	OP	12/31/2022	License is Active
ANGELETTO 2ND AVE INC	890 2ND AVE STORE #3 STORE #4 NEW YORK, NY 10017	252	OP	04/30/2022	License is Active
16 EAST 39TH ST LLC & DEVIN EAST 39 INC	16 E 39TH ST NEW YORK, NY 10016	242	HL		Pending
ANTINORI REST INC, NY STONE ST HTL AB LIC LLC	8 12 STONE ST NEW YORK, NY 10004	242	HL	09/30/2022	License is Active

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 : Method of Operation Change

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

Extending use of outdoor bar to serve full liquor

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: Serial # 1203960 exp. 7/31/2022

Soho Village Hotel LLC & San Marino at Soho Inc.

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: 20 Year Built : 2006

Describe neighboring buildings:
Commercial and Office buildings

Zoning Designation: M1-6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 580/ 15

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? 150 (Restaurant)

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? 150 (Restaurant)

If yes, what is the use group for the premises? Eating and Drinking (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
On file

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? 10,000 sq. ft.
5,000 sq ft Ground Floor (2400 sq ft - Restaurant)
If more than one floor, please specify square footage by floors: 5,000 sq ft Cellar

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

540 sq. ft.

If more than one floor, what is the access between floors?	n/a
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How many entrances are there? 3 How many exits? 3 How many bathrooms? 2

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

OVERALL SEATING INFORMATION:

Total number of tables? 32 Total table seats? 96

Total number of bars? 2 Total bar seats? 16

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

Total OVERALL number of seats in Premises : 112

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 16

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

Any food counters? X 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 X Restaurant Club/ Cabaret X Hotel Other:

What are the Hours of Operation?

Sunday: 6am to 2am <u>10am to 12am</u>	Monday: 6am to 2am <u>12pm to 12am</u>	Tuesday: 6am to 2am <u>12pm to 12am</u>	Wednesday: 6am to 2am <u>12pm to 12am</u>	Thursday: 6am to 2am <u>12pm to 12am</u>	Friday: 6am to 2am <u>12pm to 12am</u>	Saturday: 6am to 2am <u>10am to 12am</u>	*Inside *Outside
--	--	---	---	--	--	--	---------------------

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 : Doors open to front patio

Will you have TV's ? ☐ no ☒ yes (how many?) 3

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: Use of existing soundproofing.

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) _____

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 ½ " 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: SARAH GASHI Phone: _____

Address: _____

Email: _____

Application submitted on
behalf of the applicant by:

Signature

Print or Type Name

SKENDER GASHI

Title

OWNER (president)

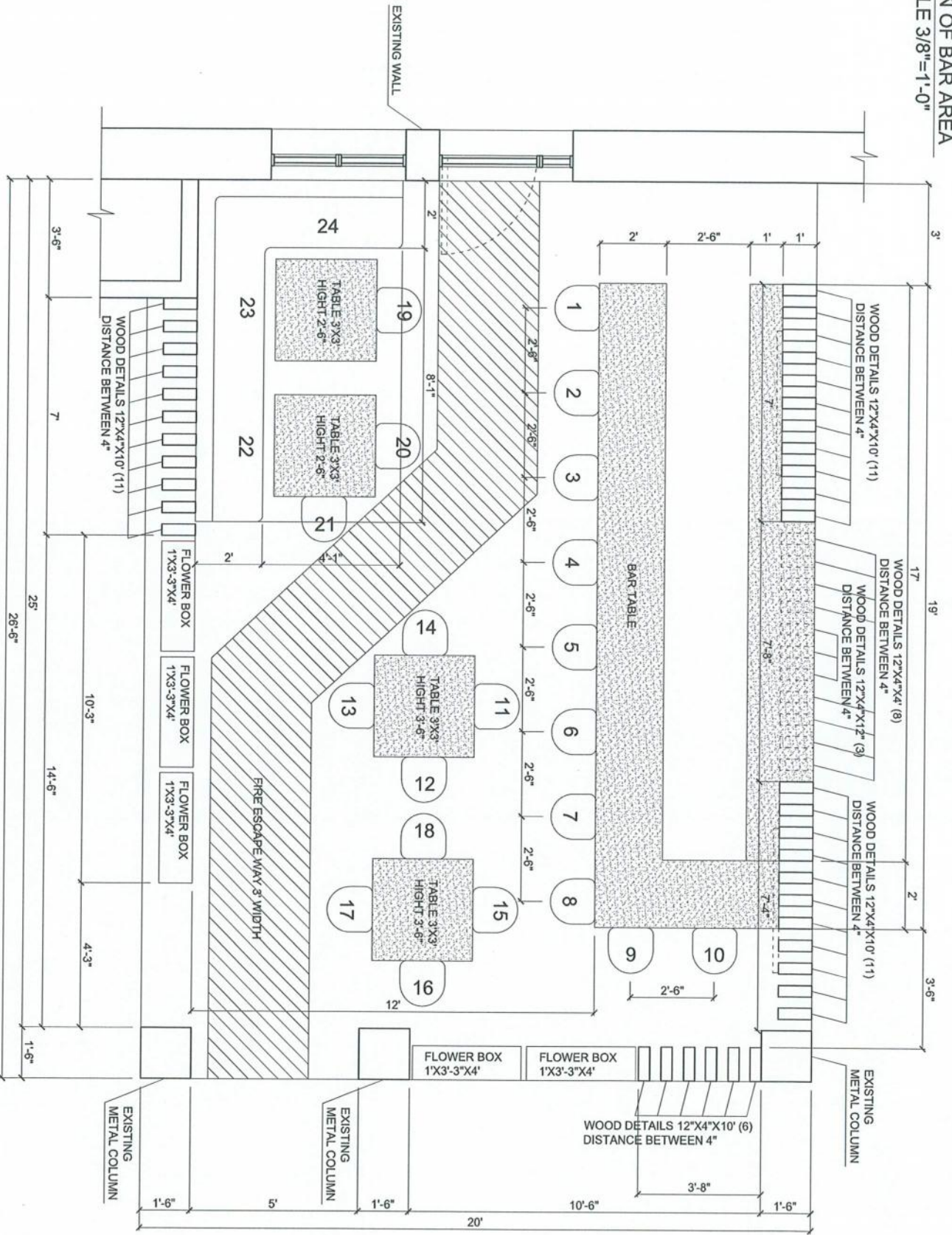
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.

Carter Booth

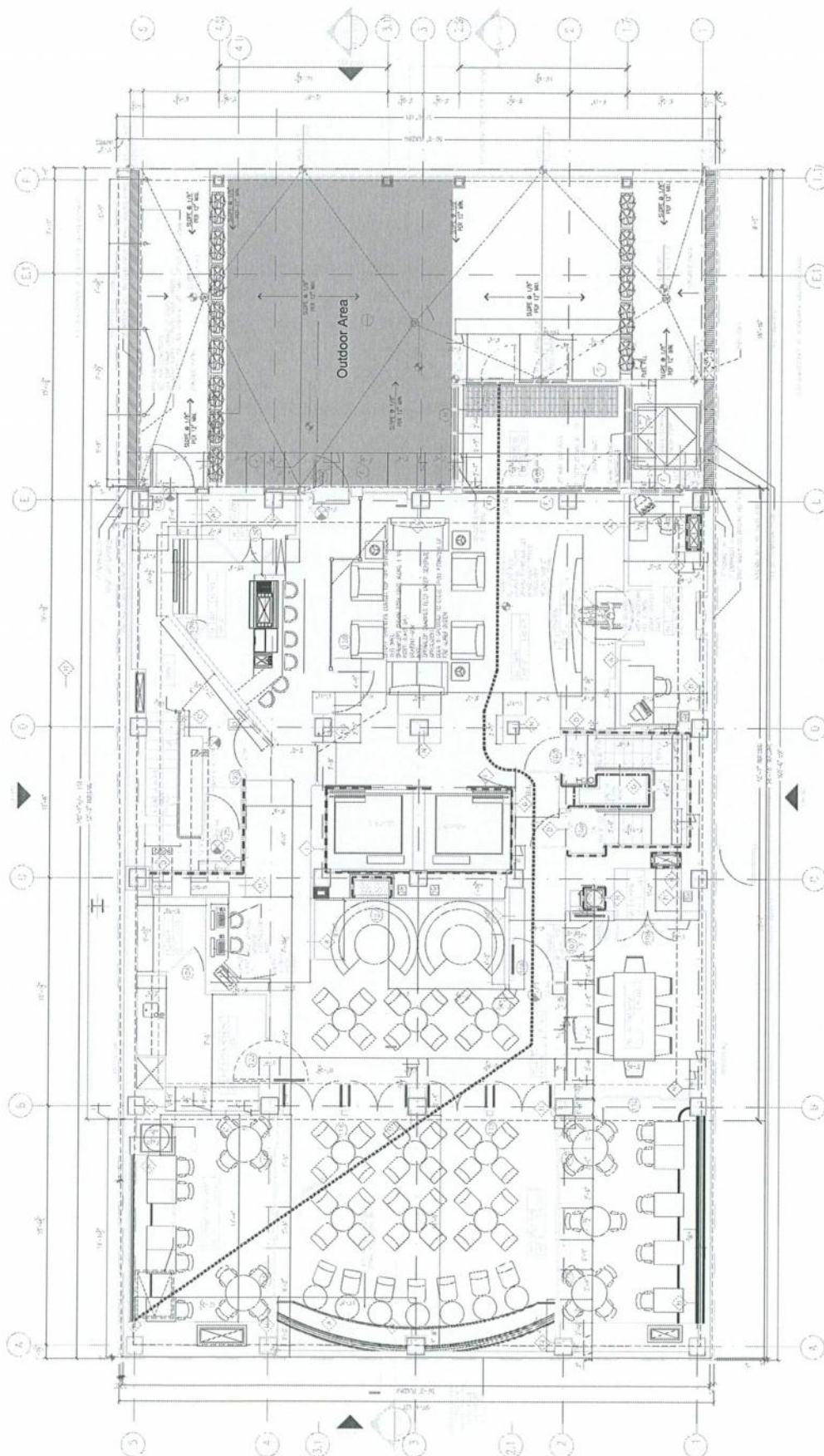
R. Ely

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

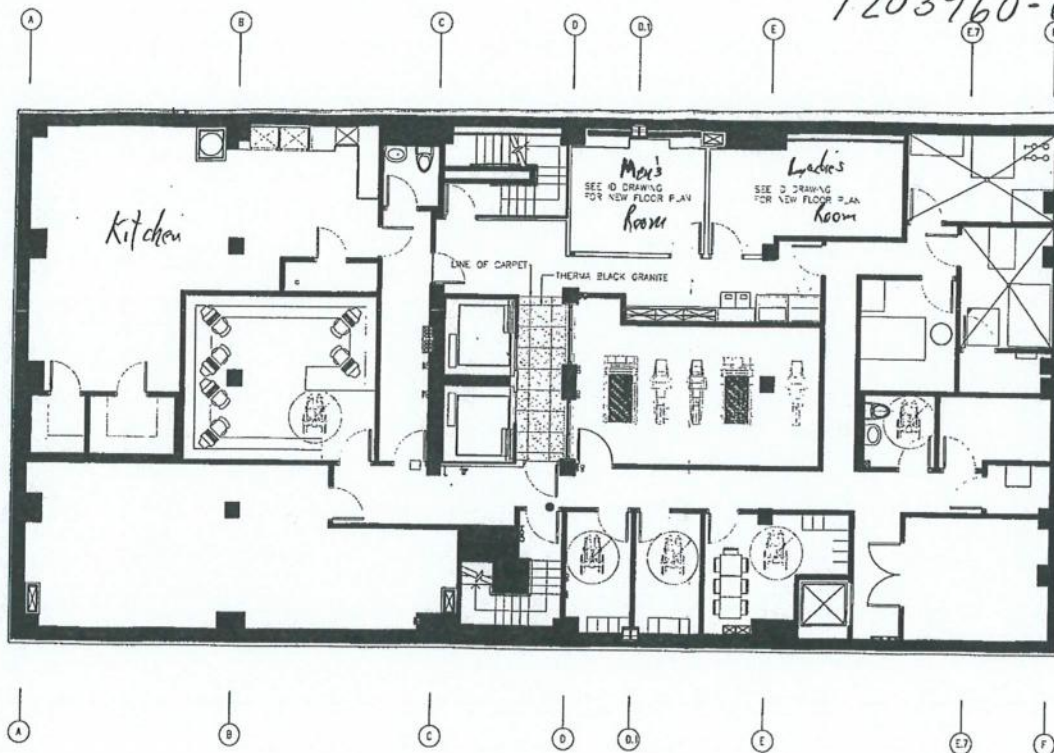
Proposed
PLAN OF BAR AREA
 SCALE 3/8"=1'-0"



NOTES:
 PROJECT IS DESIGNED FOR 24 SEATS



Basement/Cellar Floor - Solos Village Hotel LLC 66 Charlton St
 1203960-63
 10/1/06



THE GENERAL CONTRACTOR SHALL
 CHECK AND VERIFY ALL DIMENSIONS
 AND REPORT ALL ERRORS AND
 DISCREPANCIES TO THE ARCHITECTS. DO NOT
 SCALE THE DRAWINGS. THIS DRAWING
 SHALL NOT BE USED FOR
 CONSTRUCTION PURPOSES UNTIL SOLED
 BY THE CONTRACTOR.

DATE	DESCRIPTION
10/1/06	REVISED DRAWINGS



GEIA
 1000 ROUTE 100, SUITE 100
 TEL: 908.526.1000 FAX: 908.526.1001
 PROJECT:
 66 CHARLTON ST.
 TITLE:
 BASE FLOOR DESIGN PLAN
 DATE:
 02/25/2006
 DRAWING:
 ID-01