

Meeting Date: May 2021

APPLICANT INFORMATION:

Name of applicant(s):

Thor James Hotel Leaseco LLC, Highgate Hotels LP and 530 Lounge LLC

Trade name (DBA): **Please see updated trade names for the hotel - The trade name for Jimmy has not changed**

Modernhaus Soho (Hotel) / Veranda (Restaurant) / The Signature Room (Cellar Private Event Space)

Jumpin Jacks (2nd floor lobby) and Jimmy

Premises address:

23 27 Grand Street / New York, New York 10013

Cross Streets and other addresses used for building/premise:

Avenue of the Americas and Thompson Street

CONTACT INFORMATION:

Principal(s) Name(s):

See enclosed list / Contact for hotel is Rene Roman, General Manager

Office or Home Address: 23 27 Grand Street

City, State, Zip: New York, New York 10013

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 enclosed list

See enclosed list

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

The Modernhaus Soho Hotel fka The James Hotel is one of the 25 top hotels in New York City according to Conde Nast Traveler. The luxury boutique hotel has 114 rooms and is conceived and designed as an artistically approachable and warmly modern hotel. The exterior garden and tree house spaces feature sculptures made from recycled and reused materials. The cellar has been converted to a private event space and the exterior ground floor garden restaurant has a retractable enclosure. The cellar event space and the garden restaurant will offer menus from the renowned catering company Abigail Kirsch. Jimmy - located on the 18th floor is a contemporary lounge with lingham wood floors and modular furniture with panoramic views. Jimmy has an exterior roof deck with a pool.

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.)
See attached Modification to Memorandum of Understanding (MOU) regarding advertising signage on the exterior of the hotel

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: _____

Thor James Hotel Leaseco LLC/ Serial No. 1306380 / Expiration date 02/29/2022

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:

PR Grand Hotel Leaseco LLC, PR Grand Hotel Bar, PR Grand Hotel Restaurant LLC and PR Grand Hotel Cafe LLC
04/2013 to 12/2017

BCRE Grand Hotel LLC, BCRE Grand Bar LLC, BCRE Grand Restaurant LLC and BCRE Grand Cafe LLC
09/2010 to 04/2013

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: ^{18 floors plus} cellar & roof Year Built : 2008

Describe neighboring buildings:
Residential and Commercial

Zoning Designation: M1-5B

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 227 / 50

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 Garden Restaurant, Tree house levels and 18th Floor Roof Deck

What is the proposed Occupancy? 1,044
Hotel= 544, Cellar Event Space= 161, Garden/ Tree House Levels = 191 and 18th Floor Lounge= 148

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? 1,044

If yes, what is the use group for the premises? Use Group 5 and 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 **Already existing**

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: Advertising signage will be erected from time to time and new trade names signs will be displayed.

INTERIOR OF PREMISES:

Hotel= 77,213 / Lounge= 2,725 (Interior= 1,250 & Exterior= 1,475)
Restaurant= 4,119 / Garden= 3,690 (Interior= 1,083 & Exterior= 2,607)

What is the total licensed square footage of the premises? 87,747

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?

Garden & Tree House Levels= 2,607 / Exterior Lounge with Pool= 1,475

If more than one floor, what is the access between floors? Stairs and Elevator

How many entrances are there? 2 How many exits? Same How many bathrooms ? 7
Hotel= 2; Lounge= 3 and Cellar= 2

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

OVERALL SEATING INFORMATION: See attached chart for seating and bars by areas in the hotel

Total number of tables? 98 Total table seats? 399

Total number of bars? 3 Total bar seats? 20

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

Total OVERALL number of seats in Premises : 419

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 20

How many service bars are being applied for on the premises? 2

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 X Bar & Food X Restaurant ___ Club/ Cabaret X Hotel ___ Other: Private Event Space

Thor James Hotel Leaseco LLC, Highgate Hotels LP and 530 Lounge LLC
 Serial #1306380 / Approved Seating and Bars

Location	Approved
Ground Floor Interior Hotel	1 table and 5 seats
Upper Exterior Terrace next to Upper Interior Restaurant	6 tables and 13 seats
Upper Interior Restaurant	8 tables and 26 seats Customer Bar: 19'- 7" with 11 bar stools
Exterior Garden Restaurant	Exterior garden restaurant with a retractable enclosure 21 tables and 78 seats Exterior Customer Bar: 17' -9" with no bar stools.
Exterior Treehouse Level and Upper Exterior Treehouse	12 tables and 32 seats - Exterior Treehouse Level 14 tables and 38 seats - Upper Exterior Treehouse
Interior Cellar Private Event Space	Maximum number of tables for an event=11 Maximum number of seats for an event= 100 Customer Bar: Total 21'-5"
Roof Terrace 18 th Floor / Jimmy's	Interior: 14 tables and 39 seats Interior Customer Bar: 23'- 9" with 9 bar stools Exterior: 14 tables and 36 seats/ Service bar: 6' Total tables= 28 and seats= 84
Hotel Interior 2 nd Floor	11 tables and 32 seats Service bar: 4'
Grand Totals	Interior Tables= 52 and Seats= 280 Exterior Tables= 46 and Seats= 119 Bar Stools= 20 Total Tables= 98 and Seats= 419

What are the Hours of Operation? See enclosed chart for hours of operation

Hotel
Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
24 hours a day / 7 days a week
___ to ___ ___ to ___ ___ to ___ ___ to ___ ___ to ___ ___ to ___

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

Will there be security personnel? * no ___ yes(if yes, what nights and how many?) *Doorman & Bellhops
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) ***Only for private events limited to the cellar space**

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: Using existing sound system

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) ***We do not anticipate vehicular traffic or crowds**

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: _____

Thor James Hotel Leaseco LLC / Serial No. 1306380

Location in Hotel

Approved

Proposed Interior Cellar Event Space	7AM – 1AM Sun to Wed 7AM – 2AM Thurs to Sat
Upper Exterior Terrace Above Grand Street	11PM Seven Days
Interior Ground Floor Restaurant Space Adjacent to Exterior Garden Restaurant with Retractable Enclosure	7AM – 1AM Sun to Wed 7AM – 2AM Thurs to Sat
Rooftop Bar / Restaurant/ Lounge Pool – Jimmy's Interior and Exterior Space	5PM – 1AM Mon to Wed 3PM – 2AM Thurs to Sat 3PM – 1AM Sun


Name of School / Church: _____

Address: _____ Distance: _____

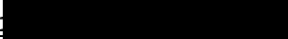
Name of School / Church: _____

Address: _____ Distance: _____

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

Contact Person: Rene Roman Phone: 

Address: 23 26 Grand Street / New York, New York 10013

Email : 

Application submitted on
behalf of the applicant by:

Donald M. Bernstein

Signature

Print or Type Name Donald M. Bernstein, Esq.

Title Attorney for Licensees / Applicants

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 Members / LLC Managers for Thor James Hotel Leaseco LLC

Joseph Sitt

Betty Sitt

Isaac Sitt

Albert Dayan

Adam Priester

Morris Missry

Menasche Stul

Michael Pellicano

Renato Pellicano

Antonio Pellicano

Ferdinando Pellicano

List of Officers for Highgate Hotels LP

Paul Womble, LLC Manager

Edward Winslow Martin III, Vice President

List of Members for 530 Lounge LLC

David Rabin, Member

AK 530 LLC, Member

Thor James Hotel Leaseco LLC Previous License History for:

Betty Sitt, Isaac Sitt, Albert Dayan and Morris Missry

Ethos Labs LLC dba The Woodstock

446 West 14th Street

New York, New York 10014

Serial #1307651

Winter seasonal liquor license from March 2018 to May 2018

Ethos Labs LLC dba The Woodstock

446 West 14th Street

New York, New York 10014

Serial #1309314

Full liquor license in May 2018 and then subsequently closed the business

CURRENT NEW YORK LICENSES – HIGHGATE HOTELS LP

9 Crosby LLC and Highgate Hotels, LP
9 Crosby Street
New York, NY 10013
Serial #1284551
(Endorsement Application Pending)

Highgate Hotels LP and
Gerber Group Blue NY LLC
541 Lexington Avenue
New York, NY 10022
Serial #1309950

Highgate Hotels, LP
790 Eighth Avenue
New York, NY 10019
Serial #1310496

+42 W 35th Property LLC &
Highgate Hotels LP
42 West 35th Street
New York, NY 10001
Serial #1285099

MP Bedford Property LLC, Highgate Hotels
LP and Bedford Ash Restaurant LLC
118 East 40th Street
New York, NY 10016
Serial #1286271

Highgate Hotels, L.P. and
Urban Commons 2 West LL LLC
2 West Street
New York, NY 10004
Serial #1308874

Thor James Hotel Leaseco LLC, and
Highgate Hotels LP and 6 Grand LLC
23-27 Grand Street
New York, NNY 10013
Serial #1306380

TGA II, LLC, One 29 Park, LLC and
Highgate Hotels L.P.
420 Park Avenue South
New York, New York 10016
Serial #1243657

One 29 Park LLC, TGA II, LLC and TG 29
Hospitality LLC
420 Park Avenue South
New York, NY 10016
Serial #1243604

44th Street Hotel Lessee LP and
Highgate Hotels, LP
44 West 44th Street
New York, NY 10036
Serial #1303653

CYH Manhattan LLC &
Highgate Hotels, L.P.
371 Seventh Avenue
New York, NY 10001
Serial #1299095

NY Broadway Hotel Owner LLC &
Highgate Hotels LP
2170-2178 Broadway
New York, NY 10024
Serial #1297427

SF IV LBH LLC &
Highgate Hotels, L.P.
80 West Broadway
Long Beach, New York 11561
Serial #1215137

O&O Properties Corp &
Highgate Hotels, L.P.
120 West 44th Street
New York, New York 10036
Serial #1192259

CURRENT NEW YORK LICENSES – HIGHGATE HOTELS LP

Starhotels International Corp., &
Highgate Hotels, L.P.
152 West 51st Street
New York, New York 10019
Serial #1023392

Apple Eight Hospitality Management Inc.
& Highgate Hotels, L.P.
130 East 57th Street
New York, New York 10022
Serial #1202546

MTS NY PropCo, LP, MTS NY Lessee LP
& Highgate Hotels, LP
790 Seventh Avenue
New York, NY 10019
Serial #1297277

FCH HH Knickerbocker Owner, L.P. &
Highgate Hotels, L.P. as manager
1466 Broadway
New York, NY 10036
Serial #1273540

DiamondRock Times Square Tenant LLC,
Highgate Hotels, L.P. & DNP Restaurant
Partners Inc.
136-140 West 42nd Street
New York, NY 10036
Serial #1276128

Highgate Hotels, L.P.
36 Central Park South
New York, NY 10019
Serial #1274722

RP/HH Milford Plaza Lessee, LP &
Highgate Hotels, LP
700 Eighth Avenue
New York, NY 10036
Serial #1272856

Sunstone Red Oak Lessee, Inc. &
Highgate Hotels, L.P.
80 West Red Oak Lane
West Harrison, NY 10604
Serial #1261142

DiamondRock NY Lex Tenant LLC &
Highgate Hotels, L.P.
511-515 Lexington Avenue
New York, NY 10017
Serial #1254329

Becker-Paramount Fee LLC & Highgate
Hotels, L.P., as manager
235-245 West 46th Street
New York, NY 10036
Serial #1152767

RLJ III DBT Metropolitan Lessee LLC &
Highgate Hotels, L.P.
569-573 Lexington Avenue
New York, NY 10022
Serial #1250458

Times Square JV LLC,
CPTS Hotel Lessee LLC &
Highgate Hotels, L.P.
1605 Broadway
New York, NY 10019
Serial #1185020

Sunstone 42nd Street Lessee, Inc. &
Highgate Hotels, L.P.
234 West 42nd Street
New York, NY 10036
Serial #11750

RJL C NY Upper Eastside Lessee LLC &
Highgate Hotels LP
410 East 92nd Street
New York, NY 10128
Serial #1265999

Times Square Hotel Operating Lessee LLC
& 1568 Broadway Hotel Management LLC
1568 Broadway
New York, NY 10036
Serial #1191106

PC Festivus Lessee LLC & Highgate Hotel LP
870 Seventh Avenue
New York, NY 10019
Serial #125959

PREVIOUS NEW YORK LICENSES**HIGHGATE HOTELS LP**

MTS NY PropCo, LP, MTS NY Lessee LP
& Highgate Hotels, LP
790 Seventh Avenue
New York, NY 10019
Serial #1283991

NY 2178 Broadway Operating LLC
& Highgate Hotels, L.P. as manager
2170- 2178 Broadway
New York, NY 10024
Serial #1256471

MTS PropCo, LP, MTS Lessee LP
& Highgate Hotels, LP
790 Seventh Avenue
New York, NY 10019
Serial #1271828

RP/HH Milford Plaza Lessee, L.P. &
Highgate Hotels, L.P., as manager
700 Eighth Avenue
New York, NY 10036
Serial #1251503
Highgate Hotels, LP
101 West 57th Street
New York, NY 10019
Serial #1271009

RLJ III F26 Manhattan Lessee LLC,
Highgate Hotels, L.P. & Rare Chelsea
Restaurant Group LLC
152-158 West 26th Street
New York, NY 10001
Serial #1253314

Times Square Hotel Operating Lessee LLC
& 1568 Broadway Hotel Management LLC
1568 Broadway
New York, NY 10036
Serial #1191106

David Rabin/ Current Licenses Held

Business Name	Business Address	Serial No.	Interest/Year
130 West 44 th Hotel Associates LLC and 44 Restaurant LLC dba The Chatwal Hotel; The Lamb Restaurant	130 West 44 th Street New York, NY 10036	1214037	Member / 2008
530 Hospitality LLC and 530 Lounge LLC, as manager dba Skylark	530 Seventh Avenue New York, NY 10018	1270745	Member / 2013
10 Downing Restaurant LLC dba Café Clover	10 Downing Street New York, NY 10014	1277807	Member / 2014
10 Downing Street Restaurant LLC dba Clover Grocery	259 Sixth Avenue New York, NY 10014	1296338	Member / 2016
2 East 15 th Street LLC & Clover Restaurant Management LLC	2 East 15 th Street aka 71 Fifth Avenue New York, NY 10002	1317366	Member / 2019 Application pending
BLF Big Apple LLC & Clover Restaurant Management LLC	33 Greenwich Avenue New York, NY 10014	1318828	Member / 2019 Application pending
Temple 332 LLC	332 Lafayette Street aka 54 Bleecker Street New York, NY 10012	1319828	Member / 2019 Application pending

David Rabin/ Previously Licenses Held

Business Name	Address	Serial No.	Filing Date/ Disposition
Previously Held List of Licenses			
Gans Mex LLC dba MPD Restaurant	817 Washington Street New York, NY 10014	1193736	05/31/2007 Inactive
14 Bar LLC dba Double Seven	63 Gansevoort Street New York, NY 10014	1223285	03/20/2009 Expired
PR Grand Hotel Bar LLC and DJL Bar LLC, as manager dba Jimmy's	27 Grand Street 17 th floor roof level New York, NY 10013	1270235	12/2017 Inactive
Thor James Hotel Leaseco LLC, and Highgate Hotels LP; 6 Grand LLC, DJL Bar LLC and Gitano Jungle Room LLC, as managers	27 Grand Street/ 23 Grand Street New York, New York 10013	1306380	This is for the instant endorsement application whereby 6 Grand LLC, DJL Bar LLC and Gitano Jungle Room NYC LLC will be removed as co-licensees David Rabin is also a member of DJL Bar LLC

EXTERIOR TERRACE:
 TABLES = 6
 SEATS = 13
 BAR STOOLS = 0
 TOTAL SEATING = 13

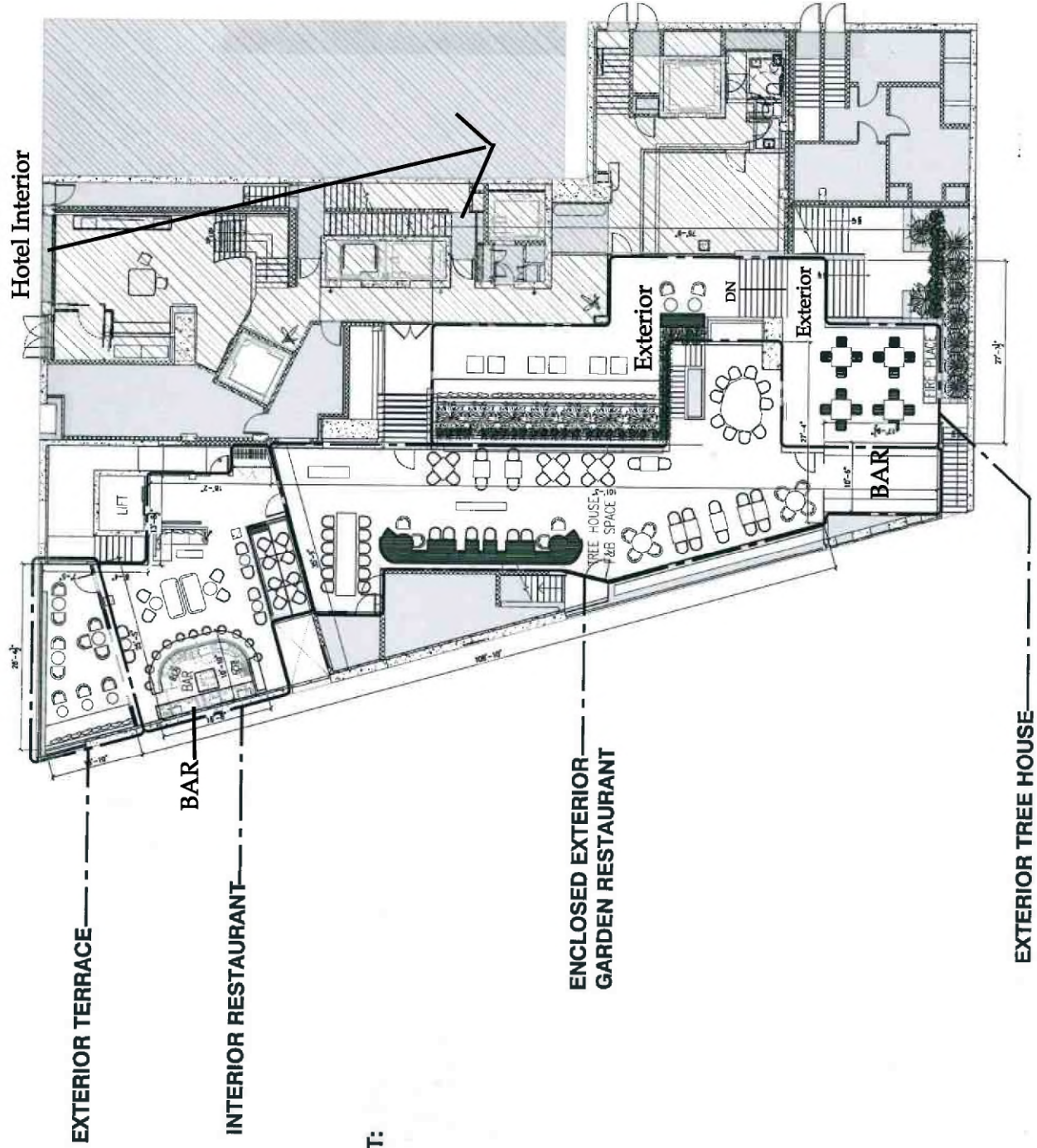
INTERIOR RESTAURANT:
 TABLES = 8
 SEATS = 26
 BAR STOOLS = 11
 TOTAL SEATING = 37

ENCLOSED EXTERIOR GARDEN RESTAURANT:
 TABLES = 21
 SEATS = 78
 BAR STOOLS = 0
 TOTAL SEATING = 78

EXTERIOR TREE HOUSE:
 TABLES = 12
 SEATS = 32
 BAR STOOLS = 0
 TOTAL SEATING = 32

TOTAL:
 TABLES = 47
 SEATS = 160

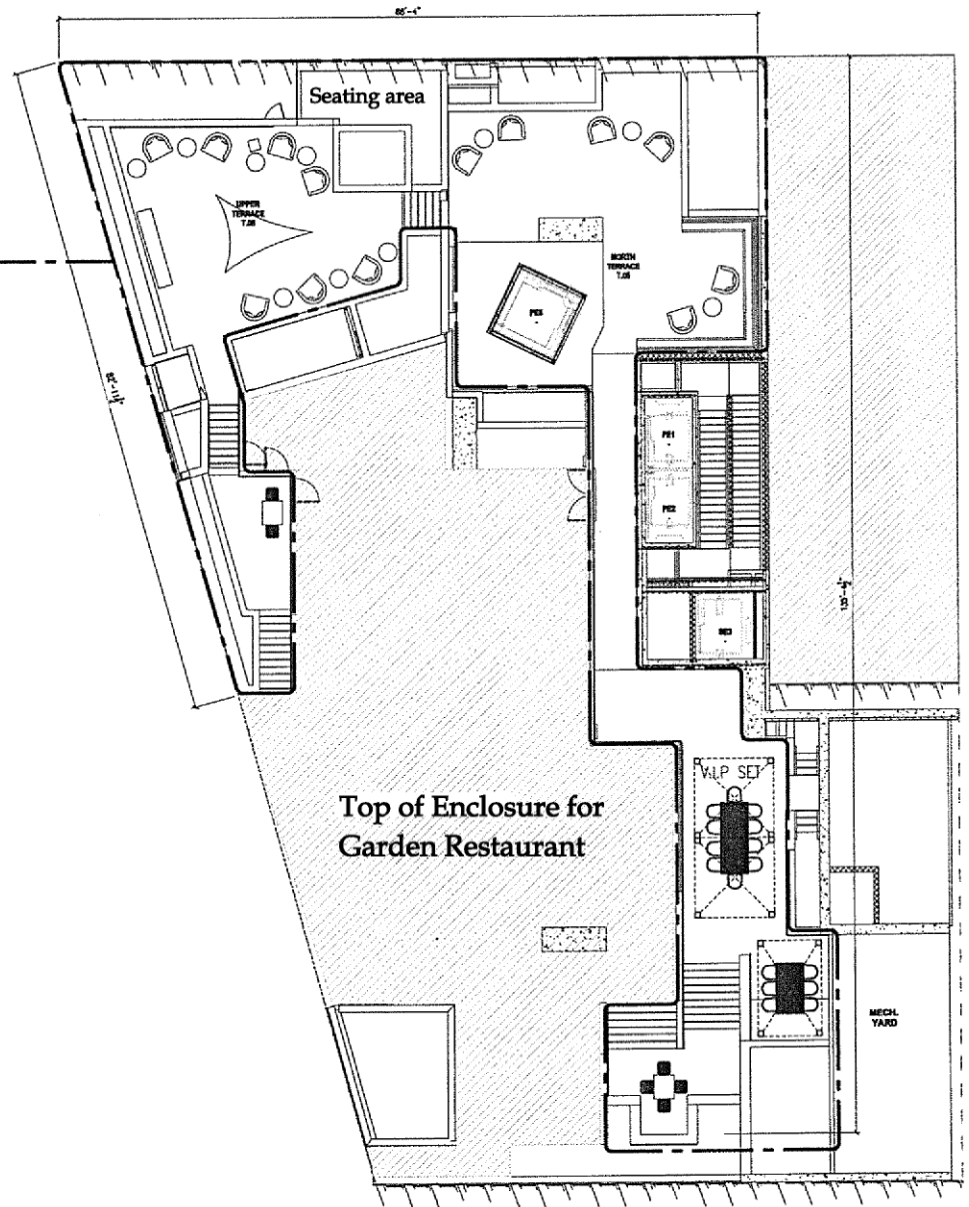
01 TREE HOUSE FURNITURE PLAN
 1/4" = 1'-0"



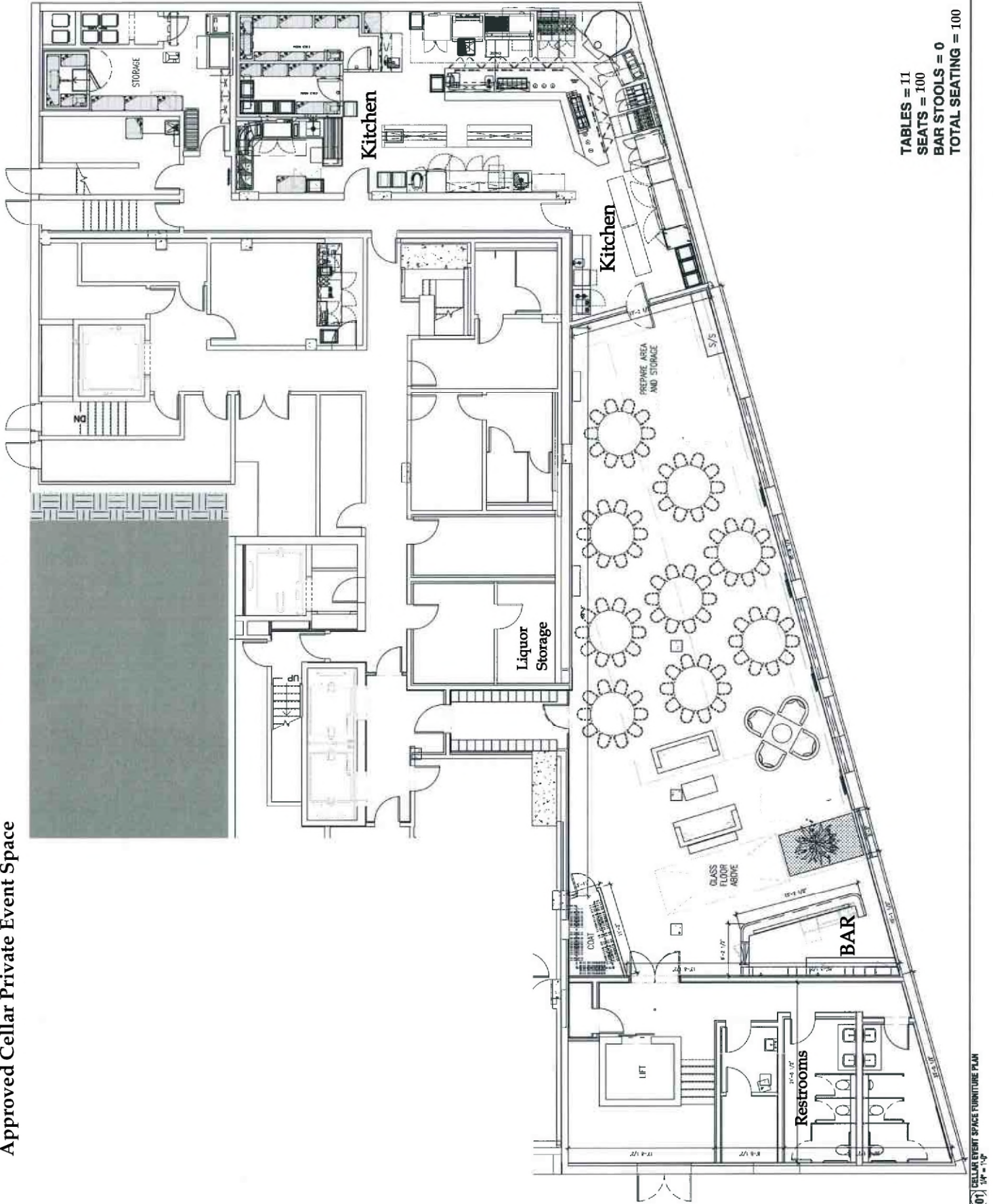
UPPER
EXTERIOR TREE HOUSE

UPPER EXTERIOR TREE HOUSE:
TABLES = 14
SEATS = 38
BAR STOOLS = 0
TOTAL SEATING = 38

01 UPPER TREE HOUSE FURNITURE PLAN
1/4" = 1'-0"



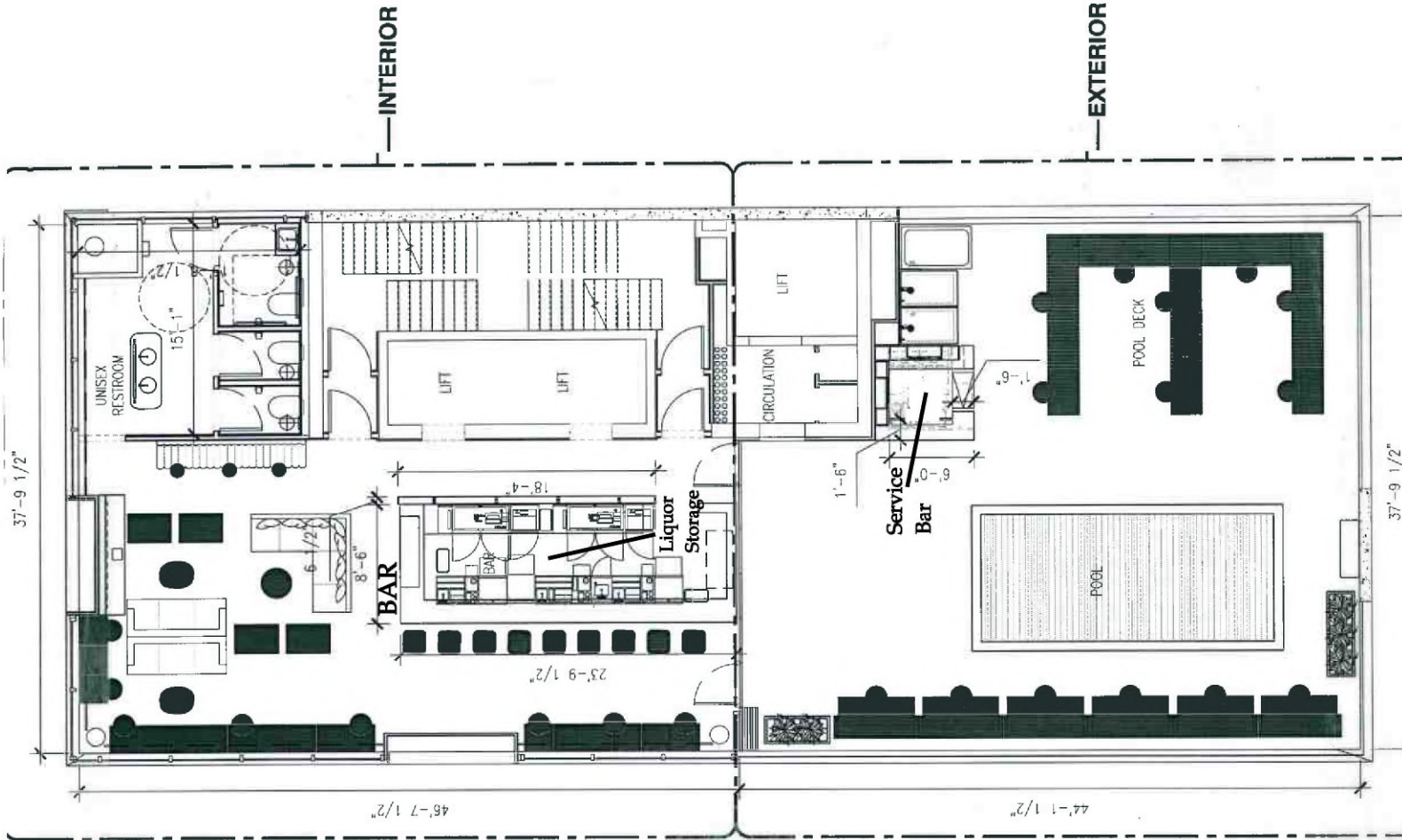
Thor James Hotel Leaseco LLC, Highgate Hotels LP and 530 Lounge LLC / Serial No. 1306380
 Approved Cellar Private Event Space



TABLES = 11
 SEATS = 100
 BAR STOOLS = 0
 TOTAL SEATING = 100

Thor James Hotel Leaseco LLC, Highgate Hotels LP
and 530 Lounge LLC / Serial No. 1306380

Approved 18th Floor - Jimmy

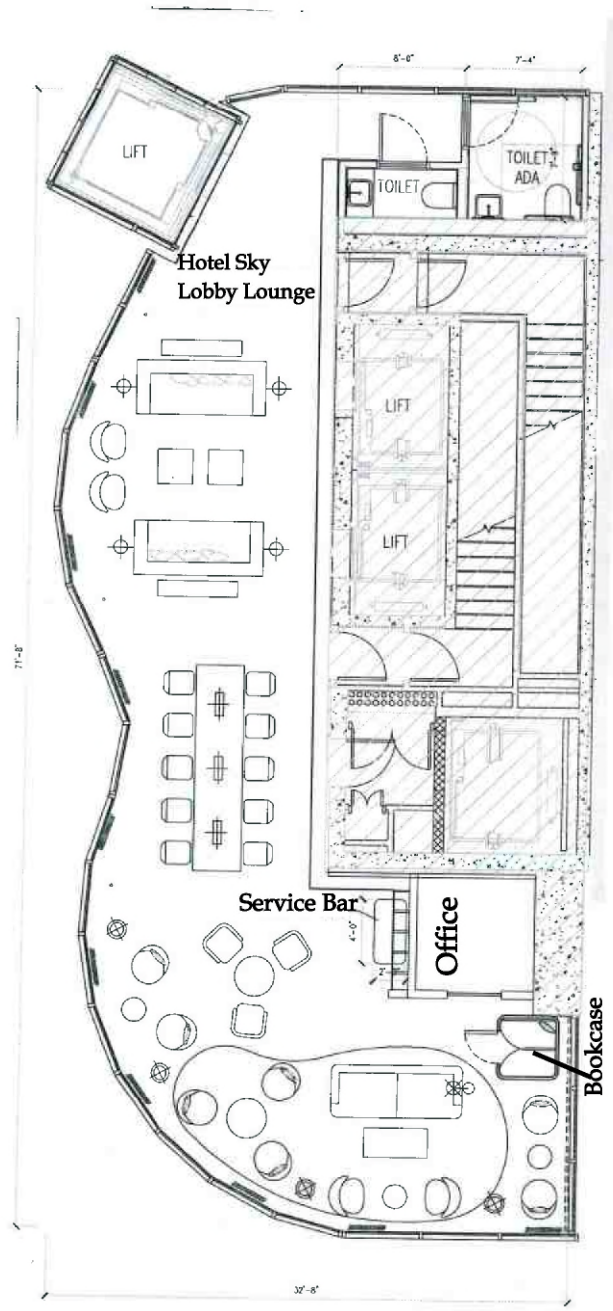


INTERIOR:
TABLES = 14
SEATS = 39
BAR STOOLS = 9
TOTAL SEATING = 48

EXTERIOR:
TABLES = 14
SEATS = 36
BAR STOOLS = 0
TOTAL SEATING = 36

TOTAL:
TABLES = 28
SEATS = 84

Thor James Hotel Leaseco LLC, Highgate Hotels LP and 530 Lounge LLC / Serial No. 1306380
 Approved Interior 2nd Floor Lobby



TABLES = 9
SEATS = 33
BAR STOOLS = 0
TOTAL SEATING = 33

01 SKY LOUNGE FURNITURE PLAN - SERVICE BAR OPTION
 1/4" = 1'-0"