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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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:

- ✓ A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
- ✓ 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.
- N/A 3. Provide any plans filed or to be filed with the Buildings Department.
- ✓ Proposed menu, if applicable.
- ✓ Certificate of Occupancy or Letter of No Objection for the premises.
- 6. Letter of Understanding or Letter of Intent from the Landlord. Pending - Lease in Negotiations
- ✓ 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.)
- ✓ 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): OC W14, LLC

Trade name (DBA): Olde City Cheesesteaks & Brew

Premises address: 202 W. 14th St., New York, NY 10011

Cross Streets and other addresses used for building/premise:
8th Ave. & 7th Ave.

CONTACT INFORMATION:

Principal(s) Name(s): Evan Stein, John Rigos, Arthur Wrubel, Scott Krase, & David Blitzer

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
[REDACTED]

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
• Evan Stein, LLC Manager	- Licensing History attached
• John Rigos, LLC Member	- Licensing History attached
• Arthur Wrubel , LLC Member	- No Licensing History
• Scott Krase, LLC Member	- No Licensing History
• David Blitzer, LLC Member	- No Licensing History

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
Olde City Cheesesteaks & Brew is a neighborhood restaurant and bar specializing in South Philly-style sandwiches, including the iconic cheese-steak. The bar program will focus on craft beers, natural wines and unique cocktails made with fresh juices. We will have a delivery component available to the entire neighborhood of Chelsea, Meatpacking District and a portion of the West Village. For customers dining at the premise 7 televisions will be available displaying major sporting events.

Found 9 matches for: "Stein, Evan" in Principal Name
 Displaying records 1 - 9.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
WISE WIZ LLC	576 9TH AVENUE 41ST & 42ND STREETS NEW YORK, NY 10036	252	OP	05/31/2018	License is Inactive
NOMAD HOSPITALITY LLC	66 MADISON AVE NEW YORK, NY 10010	252	OP	09/30/2017	License is Inactive
YORKVILLE HOSPITALITY LLC	1678 1ST AVE NEW YORK, NY 10128	252	OP	06/30/2018	License is Inactive
LUCKY PEARL LLC	62 PEARL ST NEW YORK, NY 10004	252	OP	03/31/2017	License is Inactive
SHORTYS FLATBUSH LLC	229 FLATBUSH AVE BROOKLYN, NY 11217	252	OP	09/30/2019	Expired
SHORTYS RESTAURANTS LLC	62 PEARL ST NEW YORK, NY 10004	252	OP	09/30/2022	License is Active
SHORTYS RESTAURANTS LLC	1678 1ST AVE NEW YORK, NY 10128	252	OP	09/30/2020	Expired
SHORTYS RESTAURANTS LLC	66 MADISON AVE NEW YORK, NY 10016	252	OP	09/30/2022	License is Active
SHORTYS RESTAURANTS LLC	576 9TH AVE NEW YORK, NY 10036	252	OP	09/30/2020	Expired

COVID-19 Updates

The COVID-19 vaccine is here. It is safe, effective and free. Walk in to get vaccinated at sites across the state. Continue to mask up and stay distant where directed.

GET THE FACTS >



Andrew M. Cuomo, Governor
 Vincent G. Bradley, Chairman
 Greeley T. Ford, Commissioner

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Public Query - Results

Found 39 matches for: **"Rigos, John"** in Principal Name
 Displaying records 1 - 39.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
TASTING ROOM LLC, THE	264 ELIZABETH ST HOUSTON & PRINCE NEW YORK, NY 10012	252	OP	09/30/2010	License is Inactive
FGNY 496 LAGUARDIA LLC	496 LAGUARDIA PLACE BLEECKER AND HOUSTON NEW YORK, NY 10014	341	RW	07/31/2010	License is Inactive
FGNY 496 LAGUARDIA LLC	496 LAGUARDIA PL NEW YORK, NY 10014	341	RW	09/30/2013	License is Inactive
333FISH TACOS NY 1 LLC	333 PARK AVE S NEW YORK, NY 10010	252	OP	01/31/2022	License is Active
MS601 LLC	601 LEXINGTON AVE NEW YORK, NY 10022	341	RW	07/31/2015	License is Inactive
MS W26 LLC	55 W 26TH ST NEW YORK, NY 10010	341	RW	07/31/2021	License is Active
MS SUB W50 LLC	135 W 50TH ST NEW YORK, NY 10020	341	RW	11/30/2021	License is Active
MS 111 FULTON LLC	111 FULTON ST SUITE 1B NEW YORK, NY 10038	341	RW	05/31/2022	License is Active
MS W52 LLC	877 8TH AVE NEW YORK, NY 10019	341	RW	10/31/2022	License is Active
2 PENN MARKET LLC AND PENNSY BAR LLC	2 PENN PLAZA GROUND FLOOR NEW YORK, NY 10121	252	OP	01/31/2018	License is Inactive
MS 135 FOURTH AVENUE LLC	135 4TH AVE NEW YORK, NY 10003	341	RW	12/31/2020	License is Inactive
FGC 304 PAS LLC	304 PARK AVE SOUTH STORE #101 NEW YORK, NY 10010	341	RW	05/31/2021	License is Inactive
LB 1140 BROADWAY LLC	1140 BROADWAY STORE 4 NEW YORK, NY 10001	341	RW	07/31/2021	License is Inactive
LB WESTCHESTER LLC	125 WESTCHESTER AVE	341	RW	07/31/2020	License

	ROOM FS01A WHITE PLAINS, NY 10601				is Inactive
FGC 599 LEXINGTON LLC	599 LEXINGTON AVE CORNER OF 52ND STREET NEW YORK, NY 10022	341	RW	06/30/2022	License is Active
FGC 148 MADISON LLC	148 MADISON AVE NEW YORK, NY 10016	341	RW		License is Inactive
FGC 24 E 12 LLC	88 UNIVERSITY PL AKA 24E 12TH ST NEW YORK, NY 10003	341	RW	03/31/2023	License is Active
FGNY 80 MAIDEN LLC	80 MAIDEN LN NEW YORK, NY 10038	341	RW		Pending
APQ 10 FIFTH AVENUE NY LLC	10 5TH AVE NEW YORK, NY 10011	341	RW		Pending
APQ LINCOLN SQUARE NY LLC	1920 36 BROADWAY NEW YORK , NY 10023	341	RW		Pending
APQ TRIBECA NY LLC	81 W BROADWAY AKA 60 WARREN ST NEW YORK, NY 10007	341	RW		Pending
APQ 250 W55 NY LLC	250 W 55TH ST NEW YORK, NY 10019	341	RW		License is Inactive
APQ UNION SQUARE NY LLC	801 BROADWAY NEW YORK, NY 10003	341	RW		License is Inactive
APQ 1592 FIRST AVENUE NY LLC	1592 FIRST AVE NEW YORK, NY 10028	341	RW		Pending
APQ SOUTH END AVENUE NY LLC	395 SOUTH END AVE NEW YORK, NY 10280	341	RW		Pending
APQ GARDEN CITY NY LLC	630 OLD COUNTRY RD ROOM 1024B GARDEN CITY, NY 11530	341	RW	02/28/2023	License is Active
APQ RYE NY LLC	30 PURCHASE ST RYE, NY 10580	341	RW		Pending
APQ GRAND CENTRAL WEST NY LLC	340 MADISON AVE NEW YORK , NY 10017	341	RW		Pending
APQ BRYANT PARK NY LLC	70 W 40TH ST WWW.LEPAINQUOTIDIEN.COM NEW YORK , NY 10018	341	RW		Pending
APQ 1399 MADISON NY LLC	1399 MADISON AVE NEW YORK, NY 10029	341	RW		Pending
APQ E53 NY LLC	7 E 53RD ST NEW YORK, NY 10022	341	RW		License is Inactive
APQ 708 THIRD AVENUE NY LLC	708 THIRD AVE NEW YORK , NY 10017	341	RW		License is Inactive
APQ CARNEGIE HILL NY LLC	1309 LEXINGTON AVE NEW YORK , NY 10128	341	RW		License is Inactive
MPQ 370 LEXINGTON LLC	370 LEXINGTON AVE NEW YORK, NY 10017	344	TW		Pending
MPQ 1377 SIXTH AVENUE LLC	1377 6TH AVE NEW YORK, NY 10010	341	RW		Pending
MPQ 921 BROADWAY LLC	921 BROADWAY AKA 149 5TH AVE NEW YORK, NY 10010	341	RW		Pending
MPQ 1535 THIRD AVENUE LLC	1535 3RD AVE A/K/A 200 E 87TH ST NEW YORK, NY 10028	341	RW		Pending
MPQ 2161 BROADWAY LLC	2161 BROADWAY NEW YORK, NY 10024	341	RW		Pending
MPQ 339 SEVENTH AVENUE LLC	339 7TH AVE NEW YORK, NY 10001	341	RW		Pending

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.)

N/A

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

Restaurant

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:

KNOCL Group Inc. - ZUSIK - 11/2018 - 2/2021

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: 5 Year Built : 1910

Describe neighboring buildings: Mixed Use

Zoning Designation: C6-2A

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 618 / 31

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? 84

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? 84

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

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? 2800 sq. ft.

If more than one floor, please specify square footage by floors: Ground Floor: 1900 sq. ft./Basement: 900 sq. ft.

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

How many entrances are there? 1 How many exits? 2 How many bathrooms? 3

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

OVERALL SEATING INFORMATION:

Total number of tables? 23 Total table seats? 46

Total number of bars? 1 Total bar seats? 10

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

Total OVERALL number of seats in Premises : 56

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 10

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

Any food counters? no ___ yes, describe : _____

For Alterations and Upgrades: N/A

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

11am to 3 am 11am to 3 am 11am to 3 am 11am to 3 am 11am to 3 am 11am to 3 am 11am to 3 am

Will the business employ a manager? ___ no yes, name / experience if known : Justine Jaskier
10 years of experience

Will there be security personnel? ___ no yes (if yes, what nights and how many?) ^{1 - Fridays and Saturday, with the option for}

Do you have or plan to install French doors, accordion doors or windows that open? ___ no yes ^{Sundays}

If yes, please describe : Front windows that fold open

Will you have TV's ? ___ no yes (how many?) 7

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? No

Please describe your sound system and sound proofing: _____

We are using the existing sound system from previous owner. Insignia stereo receiver and Bose speakers in place

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)

Though it is not the intension of the applicant to have any vehicular/sidewalk, crowding issues it will be the responsibility of the manager and/or security to ensure traffic and crowds are managed.

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 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 Erin M. O'Brien

Title Licensing Manager - Shenter Russo & Clark

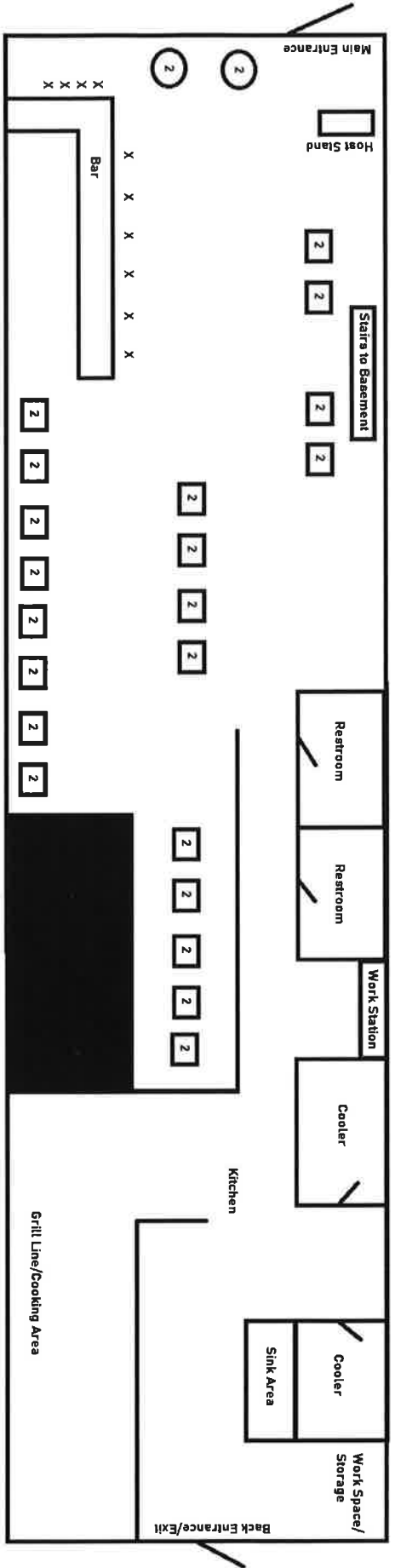
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





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

1st Floor



Basement

