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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)

**Meeting Date:** \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s):  
SAIGON MARKET LLC

Trade name (DBA):

Premises address:  
202 W 14TH STREET, NEW YORK, NY 10011

Cross Streets and other addresses used for building/premise:

7 AVENUE, 8 AVENUE

**CONTACT INFORMATION:**

Principal(s) Name(s):  
NGUYEN, HAU VU PHUONG

Office or Home Address: 202 W 14TH STREET

City, State, Zip: NEW YORK, NY 10011

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:  
202 W. 14 REALTY LLC

Landlord's Telephone and Fax: [REDACTED]

**NAMES OF ALL PRINCIPAL(s):**

NGUYEN, HAU VU PHUONG

**NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

SAIGON BAR & GRILL LLC / 4521 23 AVE N BROOKLYN NY 11234

SAIGON MARKET LLC / 91 93 UNIVERSITY PL NY NY 10003

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

WE ARE A VIETNAMESS RESTAURANT THAT WILL FOCUS ON SERVING VIETNAMESS FOODS  
LIKE PHO, BUN CHA ETC.

**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

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

KOREAN ASIAN FUSION RESTAURANT

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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: \_\_\_\_\_

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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, DBA: ZUSIK, 11/15/2018

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**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 : 1922

Describe neighboring buildings:

COMMERCIAL AND RESIDENTIAL MIXED BUILDING

Zoning Designation: C6-2M

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

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? 69

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? 74

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted?  yes  no, explain : PROPOSED OCCUPANCY LESS THAN MAXIMUM OCCUPANCY

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? 2500 SF

If more than one floor, please specify square footage by floors: BASEMENT: 2000 SF, CELLAR: 500 SF

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? STAIRWAY

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

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

## OVERALL SEATING INFORMATION:

Total number of tables? 25 Total table seats? 58

Total number of bars? 1 Total bar seats? 11

Total number of "other" seats? 0 please explain: \_\_\_\_\_

Total OVERALL number of seats in Premises : 69

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 11

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

11:30AM to 2:00AM    11:30AM to 2:00AM    11:30AM to 2:00AM    11:30AM to 2:00AM    11:30AM to 2:00AM    11:30AM to 2:00AM    11:30AM to 2:00AM

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

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

Please describe your sound system and sound proofing: \_\_\_\_\_

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: \_\_\_\_\_

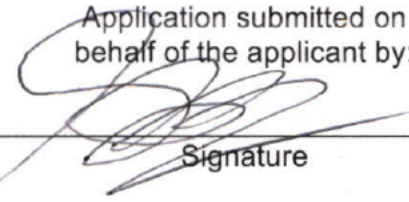
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: NGUYEN, HAU VU PHUONG Phone: [REDACTED]

Address: 202 W 14TH STREET, NEW YORK, NY 10011

Email : [REDACTED]

Application submitted on  
behalf of the applicant by:

  
\_\_\_\_\_  
Signature

Print or Type Name NGUYEN, HAU VU PHUONG

Title 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.





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

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	<b>202 W 14th St, New York, New York, 10011</b>
Geocode	<b>Latitude: 40.73853 Longitude: -74.00037</b>
Report Generated On	<b>8/5/2021</b>

8 Closest Liquor Stores		
Name	Address	Distance
MAHADEV INC Ser #: 1265163	242 W 14TH ST NEW YORK, NY 10011	247 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	501 ft
CHELSEA WINE COUNTRY INC Ser #: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, NY 10011	514 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	714 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	775 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	1,048 ft
FARMERS FIZZ LLC Ser #: 1266747	35 1/2 GREENWICH AVE NEW YORK, NY 10014	1,187 ft
WINE GALLERY INC,THE Ser #: 1023576	576 6TH AVENUE NEW YORK, NY 10011	1,295 ft

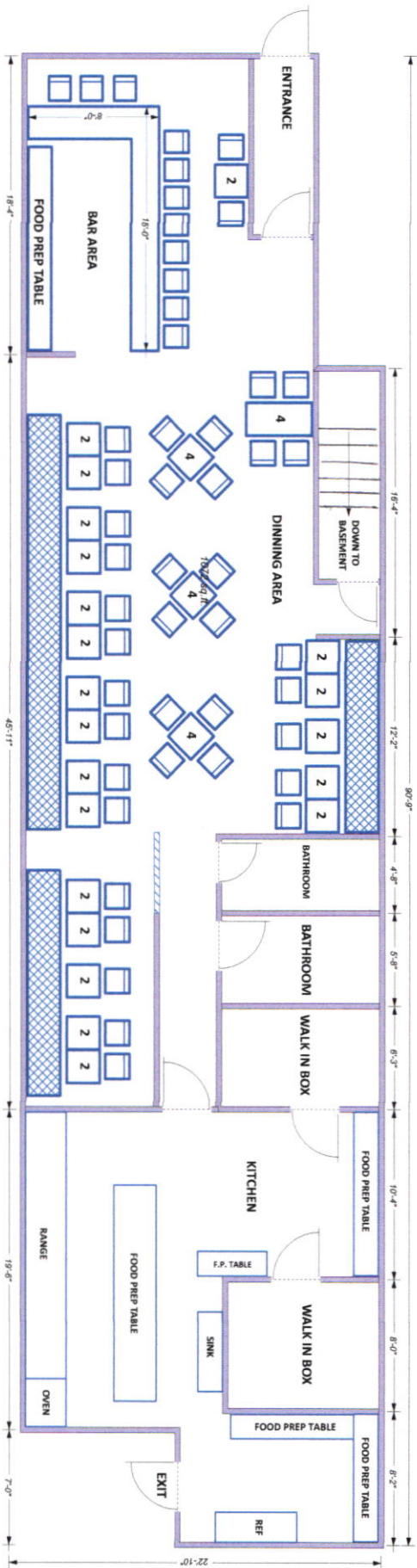
Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name	Address	Distance
Church Of The Village United Methodist Church		224 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CHURCH KEY TAVERN NYC LLC Ser #: 1335910	118 GREENWICH AVE NEW YORK, NY 10011	547 ft
L'ANTICA PEZZERIA DA MICHELE NYC LLC Ser #: 1337701	81 GREENWICH AVE NEW YORK, NY 10014	627 ft
GADFLY LOUNGE LLC Ser #: 1337152	258 W 15TH ST NEW YORK, NY 10011	683 ft

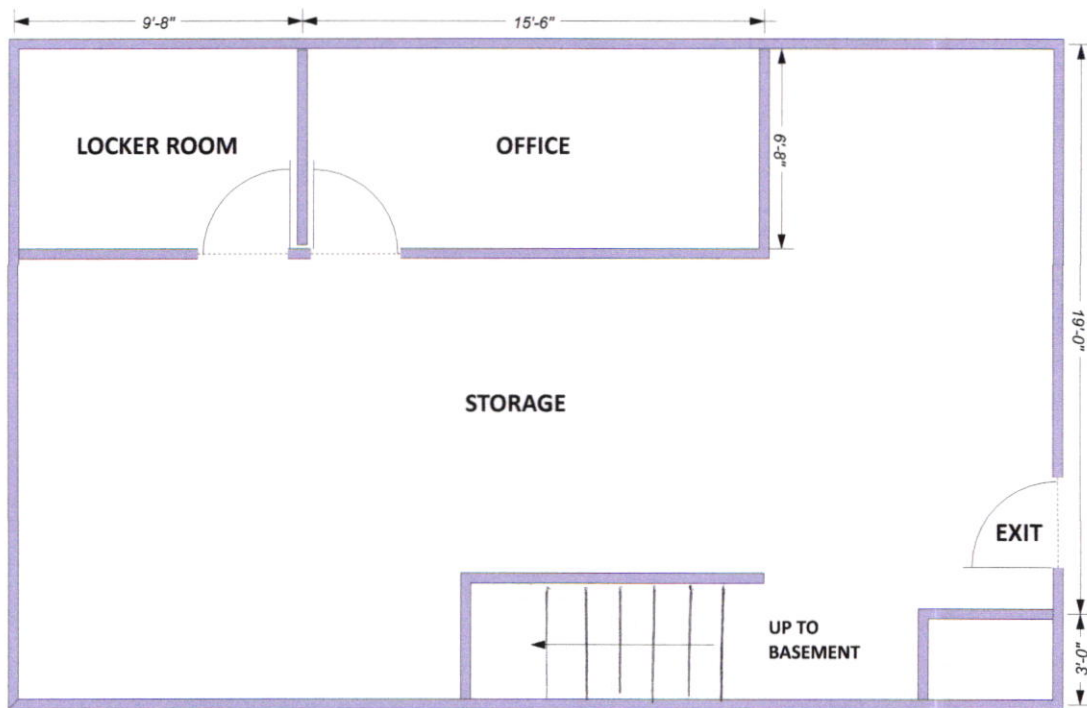


Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
DE ARMAS ENTERPRISES CORP Ser #: 1257497	207 W 14TH ST NEW YORK, NY 10011	150 ft
CON & CON CATERERS INC Ser #: 1024866	205 W 14TH STREET NEW YORK, NY 10011	161 ft
232 W 14 RESTAURANT CORP Ser #: 1228729	232 W 14TH ST 7TH & 8TH AVES NEW YORK, NY 10011	162 ft
245 WEST 14TH STREET TAVERN CORP Ser #: 1198698	250 W 14TH ST 7TH & 8TH AVE NEW YORK, NY 10011	305 ft
DISTRICT 727 INC Ser #: 1314390	72 7TH AVE STORE #2 & BASEMENT NEW YORK, NY 10011	343 ft
LA NACIONAL CAFE LLC Ser #: 1294605	239 W 14TH ST 1ST FL NEW YORK, NY 10011	392 ft
CHAMA MAMA LLC Ser #: 1309522	149 W 14TH ST NEW YORK, NY 10011	404 ft
HNJ NYC LLC Ser #: 1293706	243 W 14TH ST NEW YORK, NY 10011	441 ft
GREEN 90 INC Ser #: 1024891	90 92 GREENWICH AVENUE NEW YORK, NY 10011	471 ft
BENNYS BURRITOS INC Ser #: 1025476	111 113 GREENWICH AVENUE NEW YORK, NY 10014	500 ft
UNCLE BIAGIO LLC Ser #: 1305072	103 GREENWICH AVE NEW YORK, NY 10014	521 ft
GREEN BROOKLYN LLC, THE Ser #: 1308601	252 W 14TH ST NEW YORK, NY 10011	602 ft
PEI MUSSEL KITCHEN LLC Ser #: 1243641	154 W 13TH STREET NEW YORK, NY 10011	618 ft
SKDL CORP Ser #: 1251297	2162 68 8TH AVE AKA 2162 68 FREDERICK DOUGLASS NEW YORK, NY 10026	732 ft
W13 PIZZA LLC Ser #: 1243397	140 W 13TH ST NEW YORK, NY 10011	733 ft
WAVERLY RESTAURANT LLC Ser #: 1176191	16 18 BANK STREET WAVERLY PLACE & W 4TH STREET NEW YORK, NY 10014	746 ft



**BASEMENT DIAGRAM**

SAIGON MARKET LLC  
 202 W 14TH STREET  
 NEW YORK, NY 10011



## CELLAR DIAGRAM

SAIGON MARKET LLC  
202 W 14TH STREET  
NEW YORK, NY 10011





THE CITY OF NEW YORK

ALT: 100245076  
ALT: 100609806

# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE JUN 01 2001

NO. 100609806

This certificate supersedes C.O. NO.

ZONING DISTRICT CG-2M

THIS CERTIFIES that the new—altered—existing—building—premises located at

202 WEST 14 STREET

Block 618 Lot 31

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR PERMITTED USES	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.						STORAGE, BOILER
BASEMENT	100	74			6	COMM	RESTAURANT
1ST FLOOR	50 40	10	1	2	6 2	COMM RES	BEAUTY PARLOR APARTMENT
2ND-4TH							DWELLING
HERETOFORE CONVERTED CLASS A COMMERCIAL OLD CODE							

THIS CERTIFICATE OF OCCUPANCY SHALL BE POSTED  
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES  
OF THE DEPARTMENT OF BUILDINGS, SECTION 26-07, ARTICLE 3, 1967.

OPEN SPACE USES \_\_\_\_\_

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

E. N.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE

*[Signature]*  
 DEPARTMENT SUPERINTENDENT  
*[Signature]*  
 Acting Commissioner

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

11-30-01

JW

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the SOUTH side of WEST 14TH STREET  
 distant 100 WEST feet from the corner formed by the intersection of WEST 14TH ST  
 and SEVENTH AVENUE  
 running thence WEST 25 feet; thence SOUTH 103.3 feet;  
 thence EAST 25 feet; thence NORTH 103.3 feet;  
 thence feet; thence feet;  
 thence feet; thence feet;  
 to the point or place of beginning.

100609806/ 100245076

N.B. or ALT. No. DATE OF COMPLETION 3/22/01 CONSTRUCTION CLASSIFICATION CLASS 3-NFP  
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 5 STORIES, FEET 50  
 RESIDENTIAL

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_

CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_

OTHERS: \_\_\_\_\_

11-30-01

JW