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## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto: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): Babushka NYC LLC

Trade name (DBA): Babushka

Premises address: 77 W Houston St.

Cross Streets and other addresses used for building/premise:  
W Broadway & Houston / Wooster & Houston

**CONTACT INFORMATION:**

Principal(s) Name(s): Travis Odegard

Office or Home Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Landlord Name / Contact: Tom Eschmann

Landlord's Telephone and Fax: \_\_\_\_\_

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Travis Odegard</u>	<u>Pineapple Club</u>
<u>Nazar Urab</u>	<u>Pineapple Club</u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
We plan on being a restaurant & craft cocktail bar, specializing in authentic Russian cuisine and infused vodka cocktails. Traditional Russian art and decor.

**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.)

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

Peggy Club

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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:

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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: 2 Year Built: 1987

Describe neighboring buildings: Commercial & Mixed res

Zoning Designation: M1-5A

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

Block and Lot Number: 00515 / 0015

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? \_\_\_\_\_

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? 125

If yes, what is the use group for the premises? \_\_\_\_\_

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: possibly new paint and a banner

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 2,400 Sq Ft

If more than one floor, please specify square footage by floors: N/A

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? N/A

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

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

**OVERALL SEATING INFORMATION:**

Total number of tables? 33 Total table seats? 112

Total number of bars? 1 Total bar seats? 13

Total number of "other" seats? N/A please explain: \_\_\_\_\_

Total OVERALL number of seats in Premises: 125

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 13

How many service bars are being applied for on the premises? N/A Service is regular are the same

Any food counters?  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  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday: 12 to 4 Monday: 5 to 4 Tuesday: 5 to 4 Wednesday: 5 to 4 Thursday: 5 to 4 Friday: 5 to 4 Saturday: 12 to 4

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? Yes

Please describe your sound system and sound proofing: Professional sound engineer  
will instal system, no surrounding residential

Will you be permitting: No promoted events No scheduled performances No outside promoters

No any events at which a cover fee is charged? Yes 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 No ropes No movable barriers No 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: \_\_\_\_\_

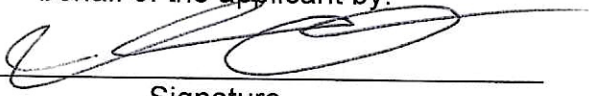
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Travis Odegard Phone: (702) 371-1164

Address: 20 Flower Ln

Email: TRAVIS@PineappleClub.com

Application submitted on behalf of the applicant by:



Signature

Print or Type Name Travis Odegard

Title Principal

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

## STORE LEASE

Agreement of Lease (the "Lease"), made as of this 25<sup>th</sup> day of November, 2021, between WEST HOUSTON SOHO COMPANY, LLC (hereinafter referred to as "Landlord") a limited liability company organized pursuant to the laws of the State of Delaware with its business address 101 West 55<sup>th</sup> Street, New York, New York 10019, and BABUSHKA NYC LLC, (hereinafter referred to as "Tenant") a limited liability company organized pursuant to the laws of the State of New York, with its business address at The Pineapple Club, 509 East 6<sup>th</sup> Street, New York, New York 10009.

### WITNESSETH:

Landlord hereby leases to Tenant and Tenant hereby hires from Landlord second floor, existing entrances, foyers, staircases at or in the building known as 77 West Houston Street, New York, New York, being a retail space of approximately +/- 3000 square feet on second floor and an entrance space of approximately +/- 280 square feet on the ground floor shown on Exhibit A attached hereto and made a part hereof, (the "Building"/"Demised Premises") for the term of twelve (12) years (or until such term shall sooner cease and expire as hereinafter provided) to commence on the day of delivery to the Tenant of a fully executed copy of this Lease (the "Commencement Date") and to end on the last day of the Twelfth (12<sup>th</sup>) Lease Year (as defined herein) (the "Expiration Date") both dates inclusive, at an annual Rental rate as set forth below which Tenant agrees to pay in lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, in equal monthly installments in advance on the first day of each month during said term, at the office of Landlord or such other place as Landlord may designate, without any set off or deduction whatsoever, except that Tenant shall pay the first monthly installment(s) on the execution hereof. The first Lease Year shall be the period beginning on the Commencement Date and ending on the last day of the twelfth (12<sup>th</sup>) full calendar month following the Commencement Date. The second Lease Year shall commence of the day following the expiration of the first Lease Year and shall end of the last day of the twelfth full calendar month thereafter. Each succeeding Lease Year shall have the same anniversary dates as the second Lease Year. If the Rent Commencement Date (as defined hereafter) is not the first day of a month, Fixed Minimum Rent will be prorated for that month. When the Rent Commencement Date has been determined. Landlord and Tenant shall, upon the request of either of them, execute a statement in the form annexed hereto as Exhibit "R" setting forth such date.

The parties hereto, for themselves, their heirs, distributees, executors, administrators, legal representatives, successors and assigns, hereby covenant as follows:



# 77 WEST HOUSTON STREET

SoHo • New York City • Between W. Broadway & Wooster Street

RETAIL PROPERTY FOR LEASE



For more information:  
**Joshua J. Roth**  
Senior Vice President of Retail  
212.408.0602  
jroth@mskyline.com



103 W. 55<sup>th</sup> Street // New York, NY 10019 // 212.408.0602

All information contained herein is from source deemed reliable however no representation is made as to the accuracy thereof. All data is subject to change of price, error, omission, other condition, or withdrawal without notice. Any square foot dimensions set forth are approximate.

# 77 WEST HOUSTON STREET

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## OFFERING SUMMARY

Available SF: Ground Floor:  
Approximately 280 SF  
Second Floor:  
Approximately 3,000 SF

Ceiling Height 13'

Asking Rent: Upon Request

Term Long Term

Possession: Immediate

## PROPERTY HIGHLIGHTS

- Former home of the legendary Pegu Club
- Main entrance on W. Houston Street with a service entrance on Wooster Street
- Space is currently vented with equipped kitchen in place
- 150' of second floor frontage on W Houston
- Neighboring tenants include: Dos Caminos, Modern Acupuncture, Starbucks, Thomas Taft Salon, Morgenstern's Finest Ice Cream, Elvis + Elvin, Sadelle's, Burger & Barrel, Van Leeuwen, Ligne Roset and Bulthaup

For more information

**Joshua J. Roth**

Senior Vice President of Retail

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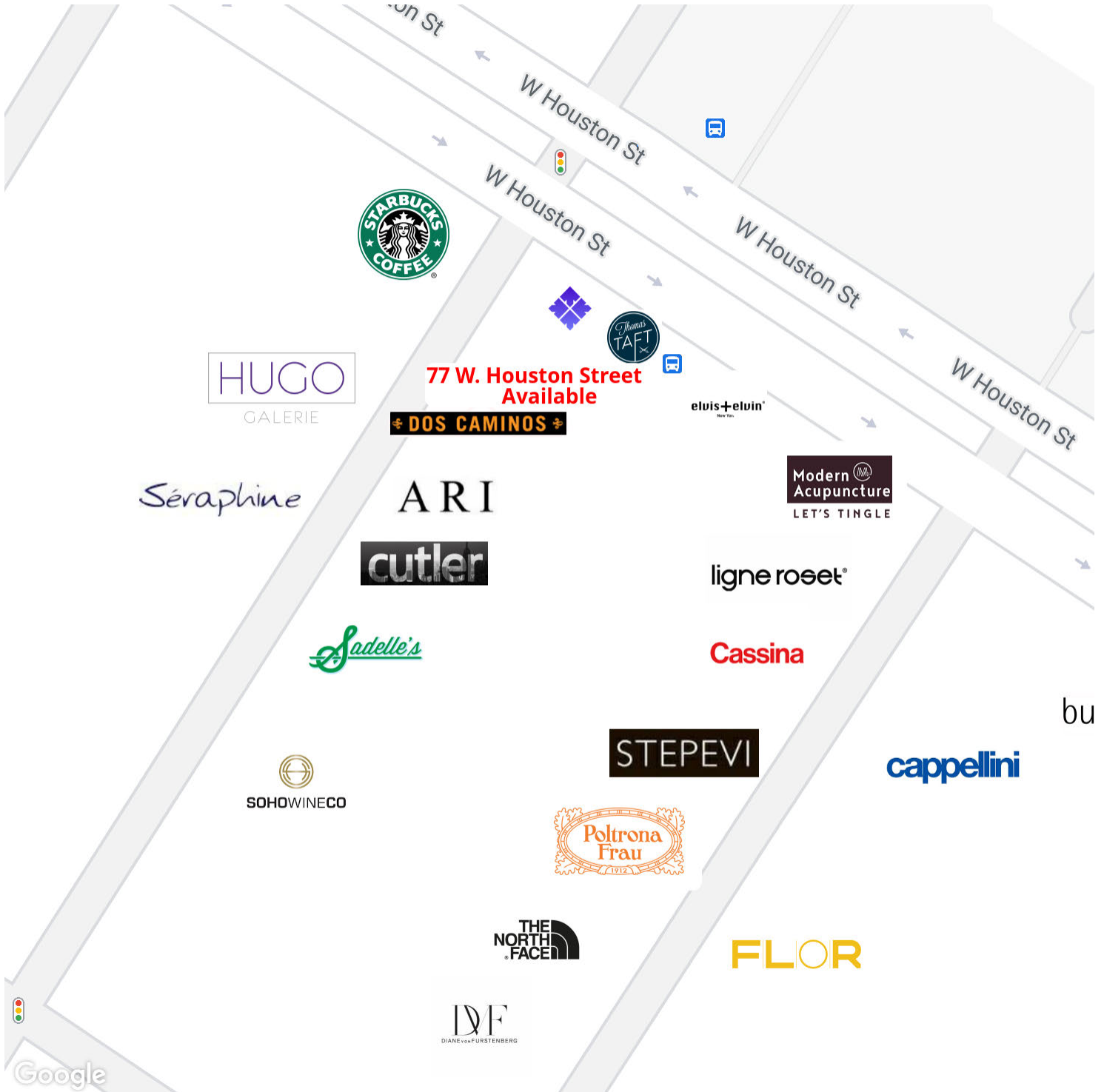


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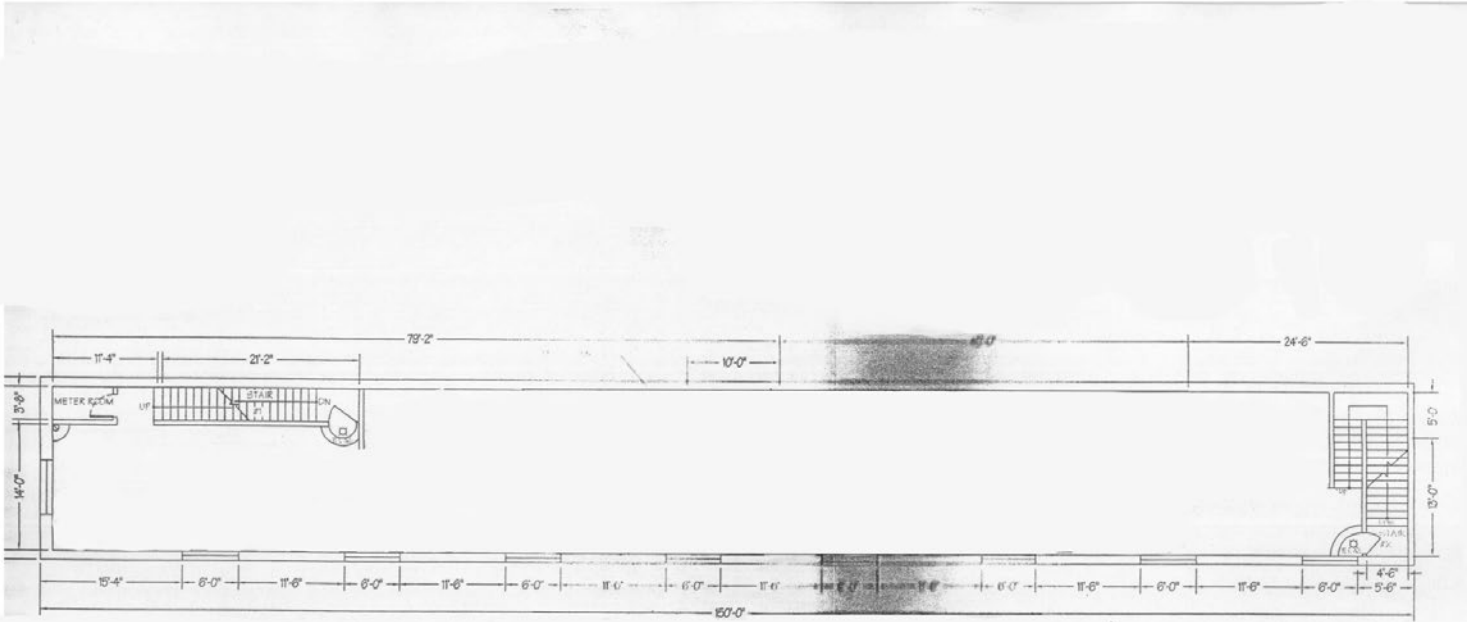


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SECOND FLOOR PLAN  
N.T.S.

Floorplan is for illustrated purposes only, has not been verified, is not to scale and is subject to change.

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