

Meeting Date: March 2022

**APPLICANT INFORMATION:**

Name of applicant(s): Barbuto West LLC

Trade name (DBA): Barbuto

Premises address: 521 West Street aka 113 Horatio Street / New York, New York 10014

Cross Streets and other addresses used for building/premise:  
Washington Street and West Street

**CONTACT INFORMATION:**

Principal(s) Name(s): Jonathan Waxman

Office or Home Address: 521 West Street aka 113 Horatio Street

City, State, Zip: New York, New York 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:  
[REDACTED] c.

Landlord's Telephone and Fax: [REDACTED]

**NAMES OF ALL PRINCIPAL(s):      NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

See attached list      \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Barbuto has been operating with industrial decor, an open kitchen, a California - Italian menu since February 2020. However - the restaurant closed due to COVID in March 2020 and reopened October 2021. The restaurant features mismatched chairs, 1/4 sawn oak bar top, a wine list featuring the best, reasonable wines from Italy, France, NY, California and the rest of the world. Barbuto has a rustic, authentic vibe that is very user friendly to the neighborhood, we will welcome families with strollers, business folks, locals who stroll in from the near vicinity, and from all the boroughs, NJ, Connecticut and anyone who appreciates fine food and good service.**

**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.)

**The changes include an increase in occupancy on the ground floor from 74 to 160 and an increase in occupancy in the cellar from 4 to 110 together with an increase in seating. The cellar space will now include use for patrons for private events.**

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

**Barbuto West LLC has been operating as a restaurant at the premises since February 2020. However the restaurant closed due to COVID March 2020 and reopened October 2021.**

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: \_\_\_\_\_

**Current licensee is Barbuto West LLC / Serial No. 1319231 / January 31, 2024**

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:

**Bakehouse NYC Inc dba Bakehouse operating as a bakery, cafe and restaurant from November 2011 to 2017**  
**Taste Caterers Inc dba Taste from October 1992 to 2011**

**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: **12** Year Built : **1930**

Describe neighboring buildings:  
\_\_\_\_\_ **Mixed** \_\_\_\_\_

Zoning Designation: **C6-2A**

Zoning Overlay or Special Designation (applicable) **N/A**

Block and Lot Number: **643** / **1**

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 **Sidewalk Cafe**

What is the proposed Occupancy? **Proposed occupancy is 270 (ground floor= 160 and cellar= 110)**

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes **See enclosed Temporary Certificate of Occupancy that will be renewed and will issue with an increase in occupancy and eating and drinking establishment for the cellar.**

If yes, what is the maximum occupancy for the premises? **Proposed occupancy is 270 and current occupancy is 74.**

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

If yes, is proposed occupancy permitted?  yes  no, explain : **DOB approved the occupancy increase and when the TCO renews it will show the occupancy increase and eating and drinking establishment for the cellar.**

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes\*  no  
**\*DOB approved the Public Assembly Permit.**

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: **N/A**

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 7,914 square feet -

If more than one floor, please specify square footage by floors: First floor= 4,081 square feet  
Cellar= 3,833 square feet

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

Sidewalk cafe= 380 square feet

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

How many entrances are there? 1 How many exits? 2 How many bathrooms ? 5

Is there access to other parts of the building? no  yes, explain: Egress door in basement

**OVERALL SEATING INFORMATION:\*\***  
\*1st floor tables= 29 and seats= 126 with 17 bar stools  
Cellar tables= 34 tables with 90 seats / Exterior tables= 23 and seats= 54  
Grand total tables= 86 and Grand total seats= 287

Total number of tables? 86\* Total table seats? 270 - Includes exterior seating\*

Total number of bars? 2 Total bar seats? 17\*

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

Total OVERALL number of seats in Premises : 287\*

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 17

How many service bars are being applied for on the premises? 20' service bar in cellar for private events

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? \*

Exterior: 8AM-11PM\* 8AM-11PM 8AM-11PM 8AM-11PM 8AM-11PM 8AM-12AM 8AM-12AM  
Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

8AM to 1AM\* 8AM to 1AM 8AM to 1AM 8AM to 1AM 8AM to 2AM 8AM to 2AM 8AM to 2AM

\*Alcohol service commences on 10AM on Sunday

Will the business employ a manager? \_\_\_ no  yes, name / experience if known : Evan Campbell  
**Had worked at the Washington Street Barbuto for five plus years.**

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? N/A

Please describe your sound system and sound proofing: A/V Speakers : 9 x Martin Audio/

**CDDD12@ 300W each; 8 x Martin Audio CDDD8@ 200W each. We use quiet board in all the walls and ceilings, acoustical sound panels on all ceilings and insulation on all HVAC equipment to prevent sound leakage.**

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 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 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: **Jonathan Waxman** Phone: 

Address: **521 West Street aka 113 Horatio Street/ New York, NY 10014**

Email : 

Application submitted on  
behalf of the applicant by:

***Donald M. Bernstein***

Signature

Print or Type Name **Donald M. Bernstein, Esq.**

Title **Counsel for licensee applicant**

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 Licenses for Jonathan Waxman

1414 Holdings LLC, SH Group Hotels & Residences US LLC & JW1h LLC  
dba 1 Hotel Central Park / JAMS  
1414 Avenue of the Americas  
New York, New York 10019  
Serial #1278668  
July 2015 to Present

### Previous Licenses

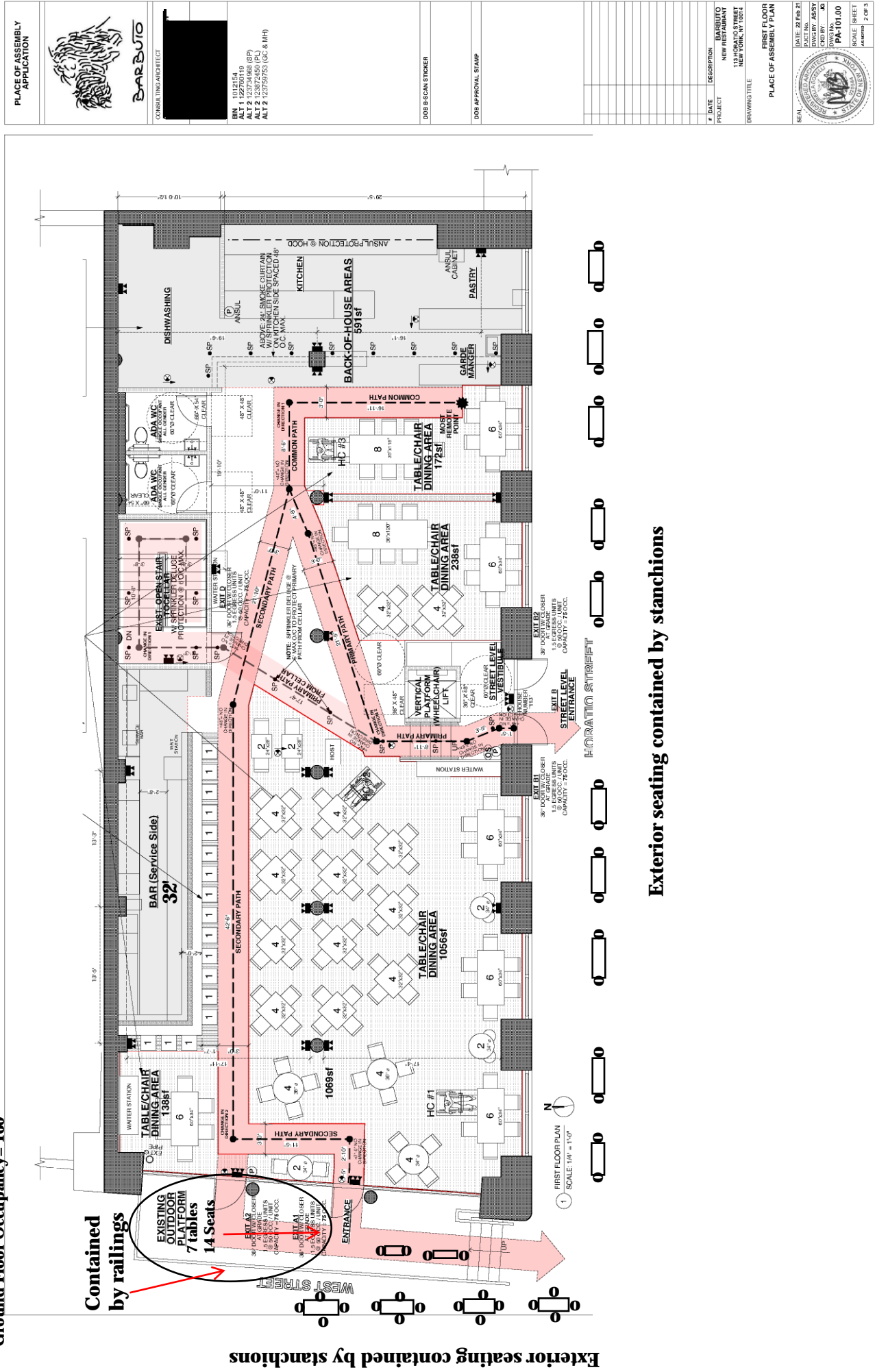
Barbuto LLC  
771 775 Washington Street  
New York, New York 10014  
Serial #1148002  
March 2004 to May 2019

Mabu LLC  
dba Madaleine Mae  
461 Columbus Avenue  
New York, New York 10024  
Serial #1199224  
December 2007 to 2009

Ground Floor Diagram / Barbuto West LLC dba Barbuto 521 West Street aka 113 Horatio Street/ New York, New York 10014 / Serial No. 1319231

Interior tables= 29 and seats= 126 with 17 bar stools for a total of 143 seats / Exterior tables= 23 and seats= 54. Total ground floor seating= 197

Ground Floor Occupancy= 160



PLACE OF ASSEMBLY APPLICATION



BARBUTO  
CONSULTING ARCHITECT  
BN 1012354  
ALT 1 122760119  
ALT 2 122760688 (SP)  
ALT 3 122760750 (GC & MH)  
ALT 2 122760750 (GC & MH)

DOB ESCAN STICKER

DOB APPROVAL STAMP

# DATE DESCRIPTION  
PROJECT BARBUTO  
NEW RESTAURANT  
113 HORATIO STREET  
NEW YORK, NY 10014  
DRAWING TITLE

FIRST FLOOR  
PLACE OF ASSEMBLY PLAN



Exterior seating contained by stanchions

Contained by railings

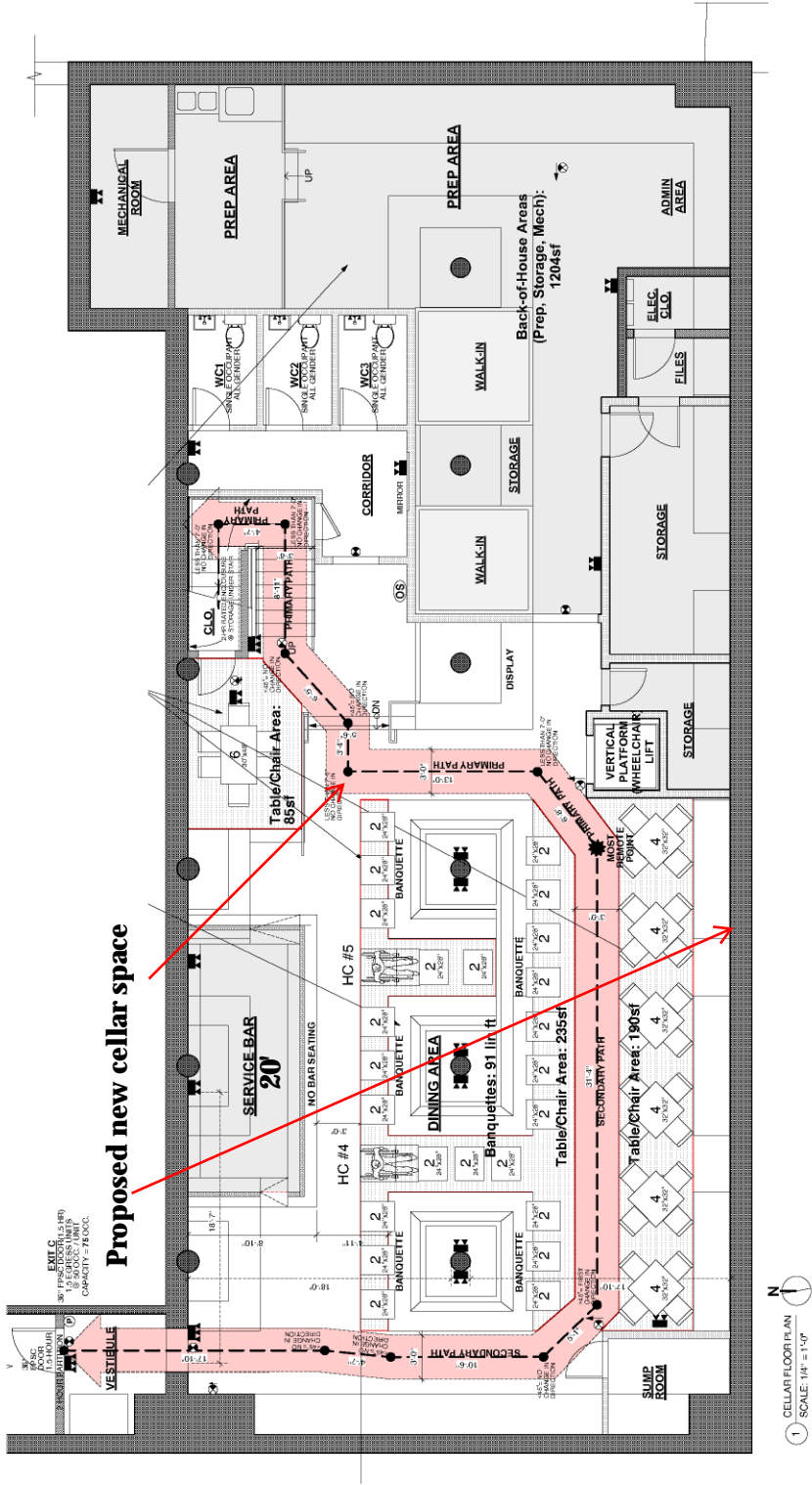
Exterior seating contained by stanchions



Cellar Diagram / Barbuto West LLC dba Barbuto 521 West Street aka 113 Horatio Street/ New York, New York 10014 / Serial No. 1319231

Tables= 34 tables with 90 seats / Total interior tables= 63 and Total interior seats= 233 / Grand total tables= 86 and Grand total seats= 287

Cellar Occupancy= 110 / Cellar is only for private events



PLACE OF ASSEMBLY APPLICATION

BARBUTO

BIN 1012154  
 ALT 1 122790119  
 ALT 2 122790688 (SP)  
 ALT 3 122790750 (GC A, MH)  
 ALT 4 122790750 (GC A, MH)

DOB ESCAN STICKER

DOB APPROVAL STAMP

#	DATE	DESCRIPTION
1	02/28/21	BARBUTO NEW RESTAURANT
2	04/28/21	113 HORATIO STREET NEW YORK, NY 10014

DRAWING TITLE: CELLAR PLACE OF ASSEMBLY PLAN

DATE: 28 Feb 21  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 PROJECT: BARBUTO NEW RESTAURANT  
 DRAWING: PW-101.00  
 SCALE: SHEET 3 OF 3