

Terri Cude, *Chair*
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: March 8, 2022

APPLICANT INFORMATION:

Name of applicant(s): RUAYSABAY INC

Trade name (DBA): PRANAKHON

Premises address: 88 University Place, 1st Flr, New York, N.Y. 10003

Cross Streets and other addresses used for building/premise:
a/k/a 24 East 12 Street, NY, NY 10003 between 11th & 12th Street

CONTACT INFORMATION:

Principal(s) Name(s): INTIRA YOUNGPHITAK

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

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
<u>INTIRA YOUNGPHITAK</u>	<u>None</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
 The corporation shall conduct business as a Thai restaurant under the trade name, Pranakhon. The menu will include an array of Thai dishes that follow family recipes as well as modern interpretations of traditional Thai dishes. I hope the combination of quality food and service will make Pranakhon a destination for community residents and their families. As a full service restaurant, I seek a liquor license because I would like to provide customers the option to order beer, wine, cider or liquor with their meal. In addition to dining tables, there will be a 10 seat customer bar where customers can eat and order alcohol with their meal. It is not a "stand up bar" in the traditional sense as I view my establishment as a restaurant first and not as a venue where customers congregate to solely consume alcohol.

The primary purpose of having a customer bar is to provide a seating option for someone who is dining alone. There will not be any outdoor seating. Establishment of a restaurant will not be disruptive to the community or residents. The restaurant is located in a nonresidential building. The restaurant will not have loud noise or music at the premises. The restaurant will not host any live performances or private events that would cause crowding in or outside the premises. There is no impact on traffic in the area. The restaurant is close to Union Square subway hub and other public transportation.

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.)

NOT APPLICABLE

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

The last use of the space was a restaurant . Do not know how long the restaurant was in the space.

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: _____

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:

DO NOT KNOW.

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: 11 Year Built : 1906

Describe neighboring buildings:
Residential and commercial

Zoning Designation: C1-7

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 569 / 24

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no
lease of basement, ground floor, mezzanine . Building also known as 24 E. 12 St

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 : No exterior changes

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? Restaurant - under 75 persons

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? Commercial - 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
Occupancy shall not exceed 74 persons.

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: Signage to identify restaurant name.

INTERIOR OF PREMISES:

ground flr -2303 sq ft

Mezzanine - 341 sq ft Basement 2,144 sq ft

What is the total licensed square footage of the premises? _____

If more than one floor, please specify square footage by floors: _____

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

None

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

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

*cellar hatch, front entrance, emergency exit to bldg lobby, from Dining room

Is there access to other parts of the building? ___ no X yes, explain: emergency exit from dining room to building lobby

OVERALL SEATING INFORMATION:

Total number of tables? 22 Total table seats? 56

Total number of bars? 1 Total bar seats? 10

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

Total OVERALL number of seats in Premises : 66

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 8

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

Any food counters? X no ___ yes, describe : _____

For Alterations and Upgrades: not applicable

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 X Restaurant ___ Club/ Cabaret ___ Hotel ___ Other: _____

What are the Hours of Operation?

Sunday: 12PM- 11PM Monday: 12PM 11PM Tuesday: 12PM 11PM Wednesday: 12PM 11PM Thursday: 12PM 11PM Friday: 12PM 11PM Saturday: 12PM 11PM
____ to ____ ____ to ____ ____ to ____ ____ to ____ ____ to ____ ____ to ____

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) _____

THERE WILL NOT BE ANY GATHERING OF CUSTOMERS OUTSIDE

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: _____

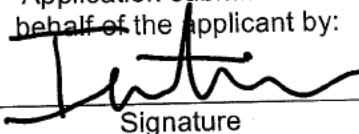
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: INTIRA YOUNGPHITAK Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:


Signature

Print or Type Name Intira Youngphitak

Title President

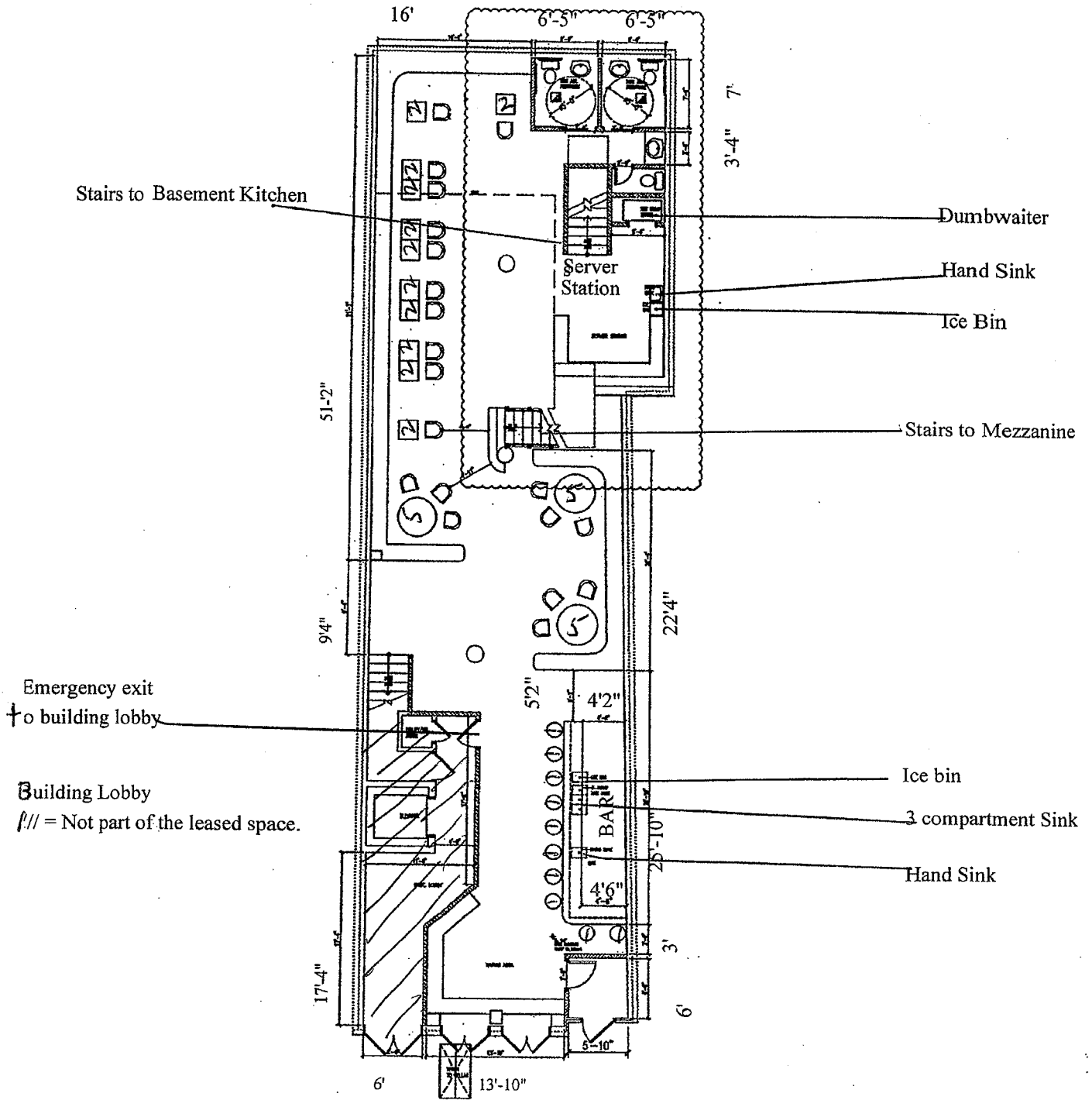
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





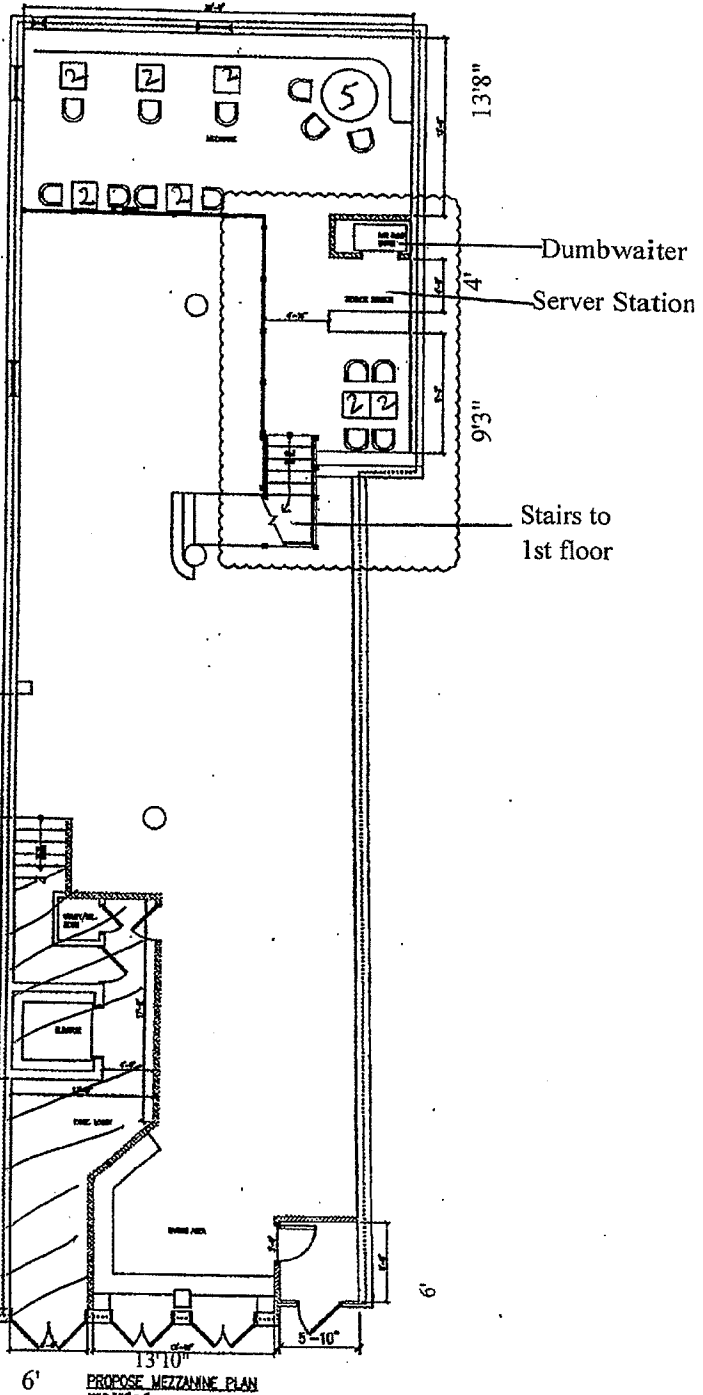
Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

RUAYSABAY INC d/b/a PRANAKHON 88 University Place, New York, N.Y. 10003



PROPOSE 1st FLOOR PLAN
SCALE 3/8" = 1'

29'-9"



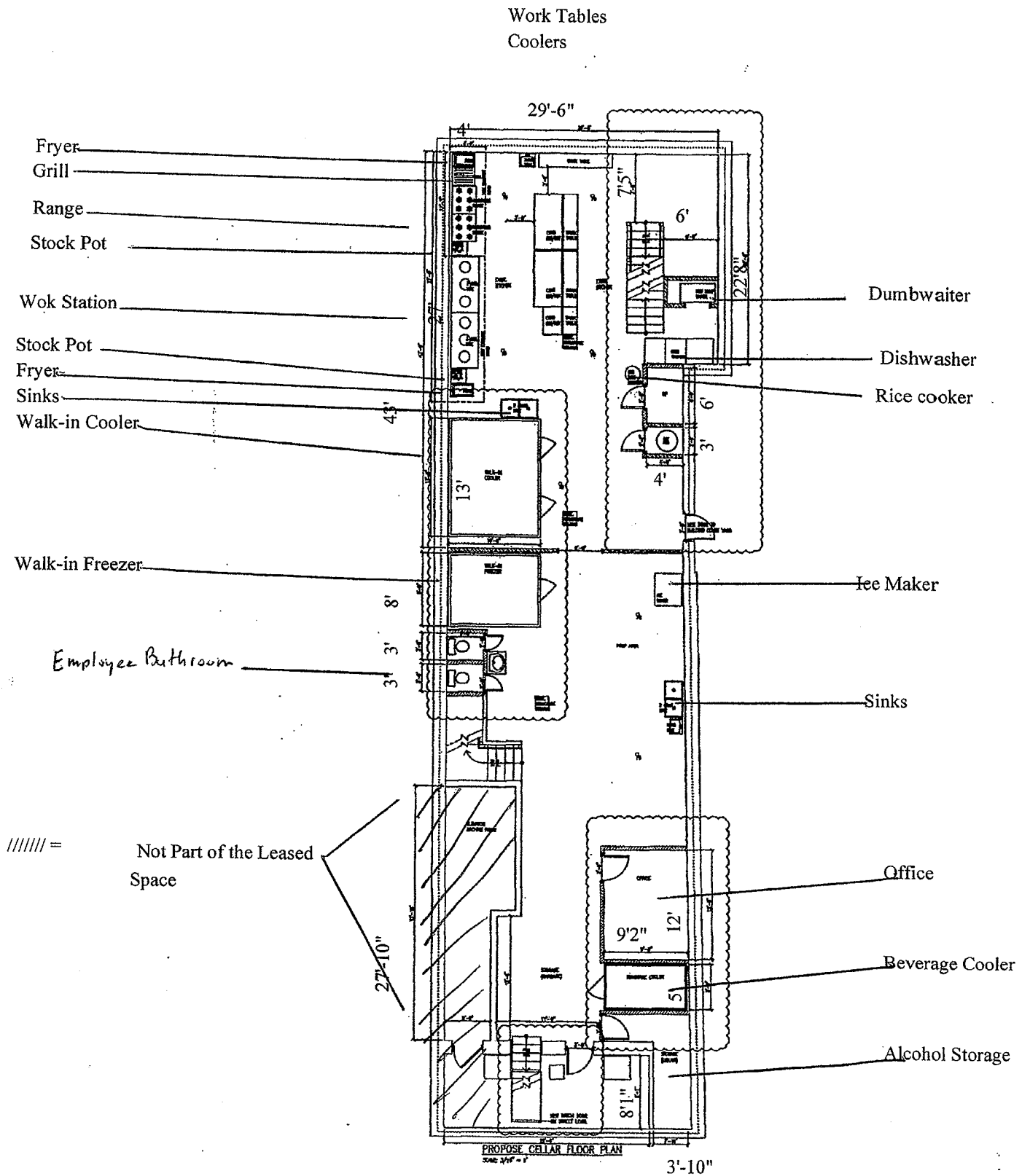
Dumbwaiter

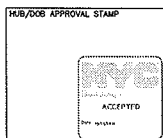
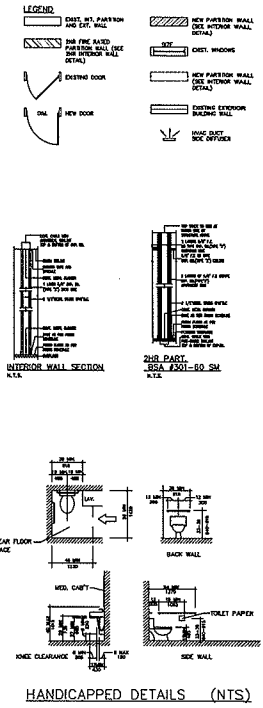
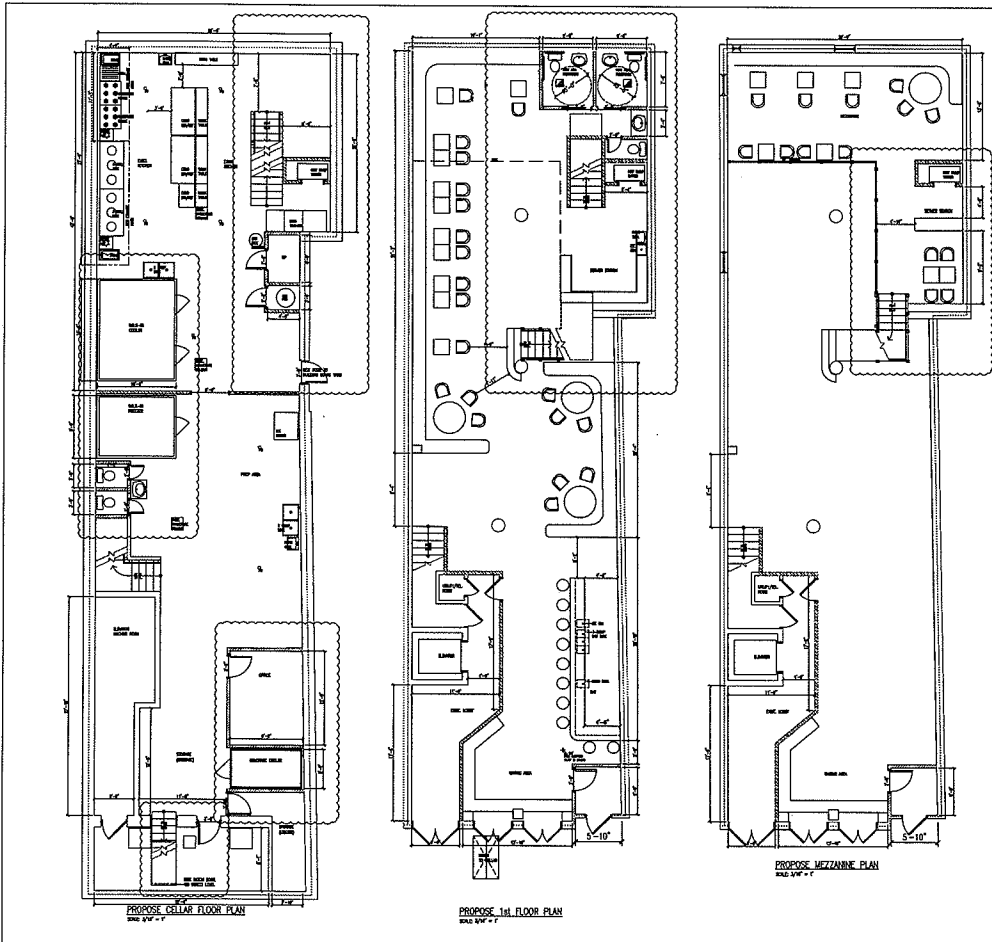
Server Station

Stairs to 1st floor

/// = Not Part of the leased space

PROPOSED MEZZANINE PLAN
SCALE 3/8" = 1'





COMPANY:
ALLEN SHINFELD, PE
8801 81st ROAD
MIDDLE VILLAGE, NY 11203
TEL: (718) 894-5092
NYPE LIC NO 062199

**ARCHITECTURE ENGINEERING,
INTERIOR CONSULTING**

DESIGNER:

REVISIONS:

NO.	DATE	DESCRIPTION

The reproduction of this drawing or the use of this drawing in whole or in part without the written consent of the architect is prohibited. Where dimensions and quantities are indicated, they shall govern over all other information on this drawing and report hereon. It is the architect's responsibility to verify the accuracy of the information provided prior to the start of the work.

PROJECT:
88 UNIVERSITY ST.
MANHATTAN, NY 10003
BLOCK: 569 LOT: 24

DRAWING TITLE:
PROPOSED CELLAR & 1st FLOOR PLAN

SCALE AND SIGNATURE:

REVISIONS:

DESIGNER:
PROJECT NO:
DRAWING NO:
DATE:
SCALE:
AS NOTED
DWG NO:
A-002.01

SHEET: 03 OF 04

DOB JOB NO:
M00542418-P1