



BARBUTO

Barbuto West LLC / 521 West Street aka 113 Horatio Street
New York, New York 10014

Questionnaire for an On-Premises Liquor License Application and Transfer Application for a Temporary Retail Permit

1. Diagrams
2. Photographs
3. Menu
4. Area Survey and SLA Proximity Reports
5. Public Interest Statement
6. Temporary Certificate of Occupancy

BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brplaw.com

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: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: **95-97 Horatio LLC c/o TF Cornerstone Inc.**

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 X yes, name / experience if known : Evan Campbell
Had worked at the Washington Street Barbuto for five plus years.

Will there be security personnel? X no ___ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? X no ___ yes

If yes, please describe : _____

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

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box X Ipod / CDs ___ none

Expected Volume level: X Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? ___ no X 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? X private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? X 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? X 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: Jonathan Waxman Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

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.

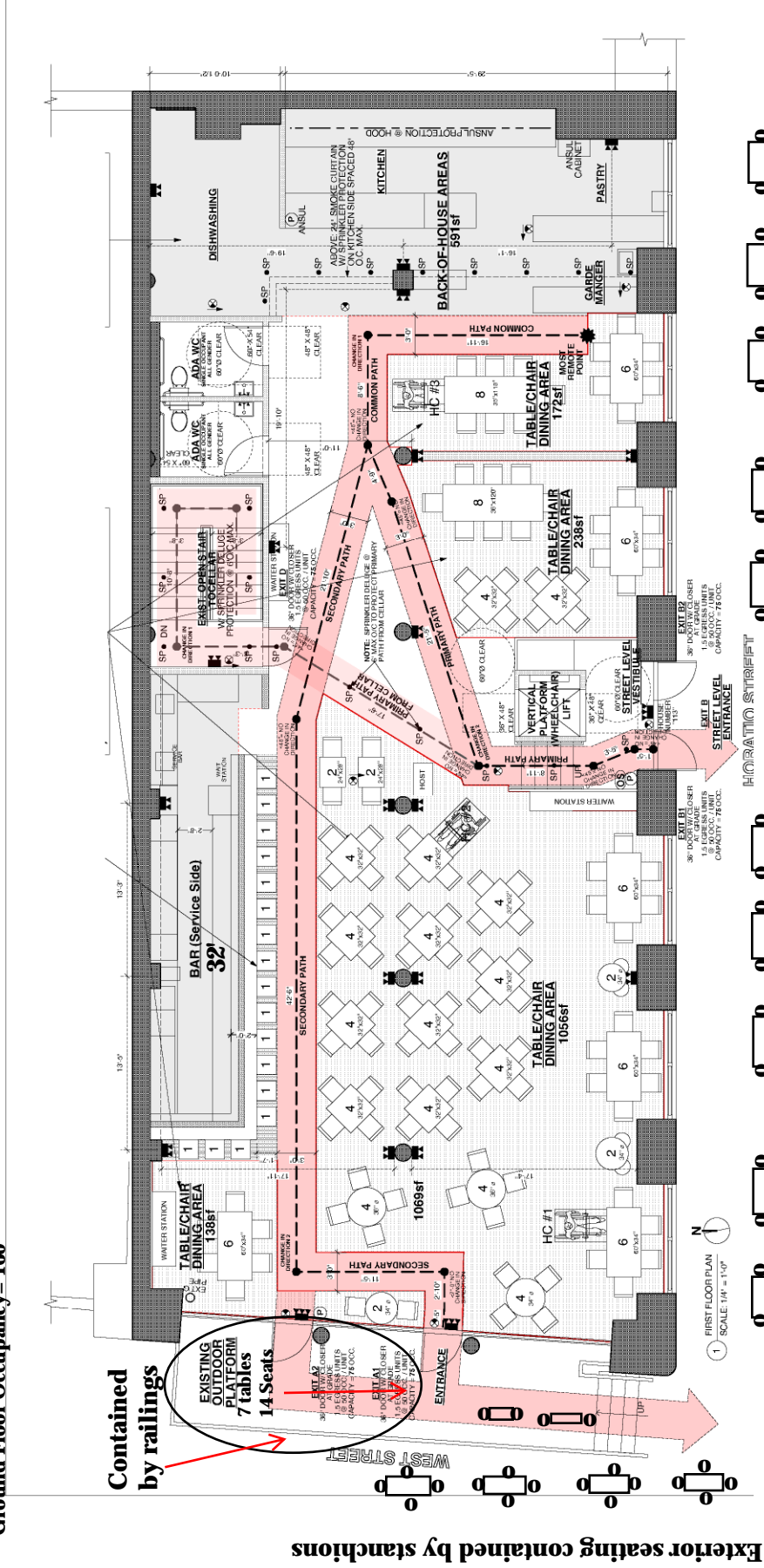


Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

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



Contained by railings

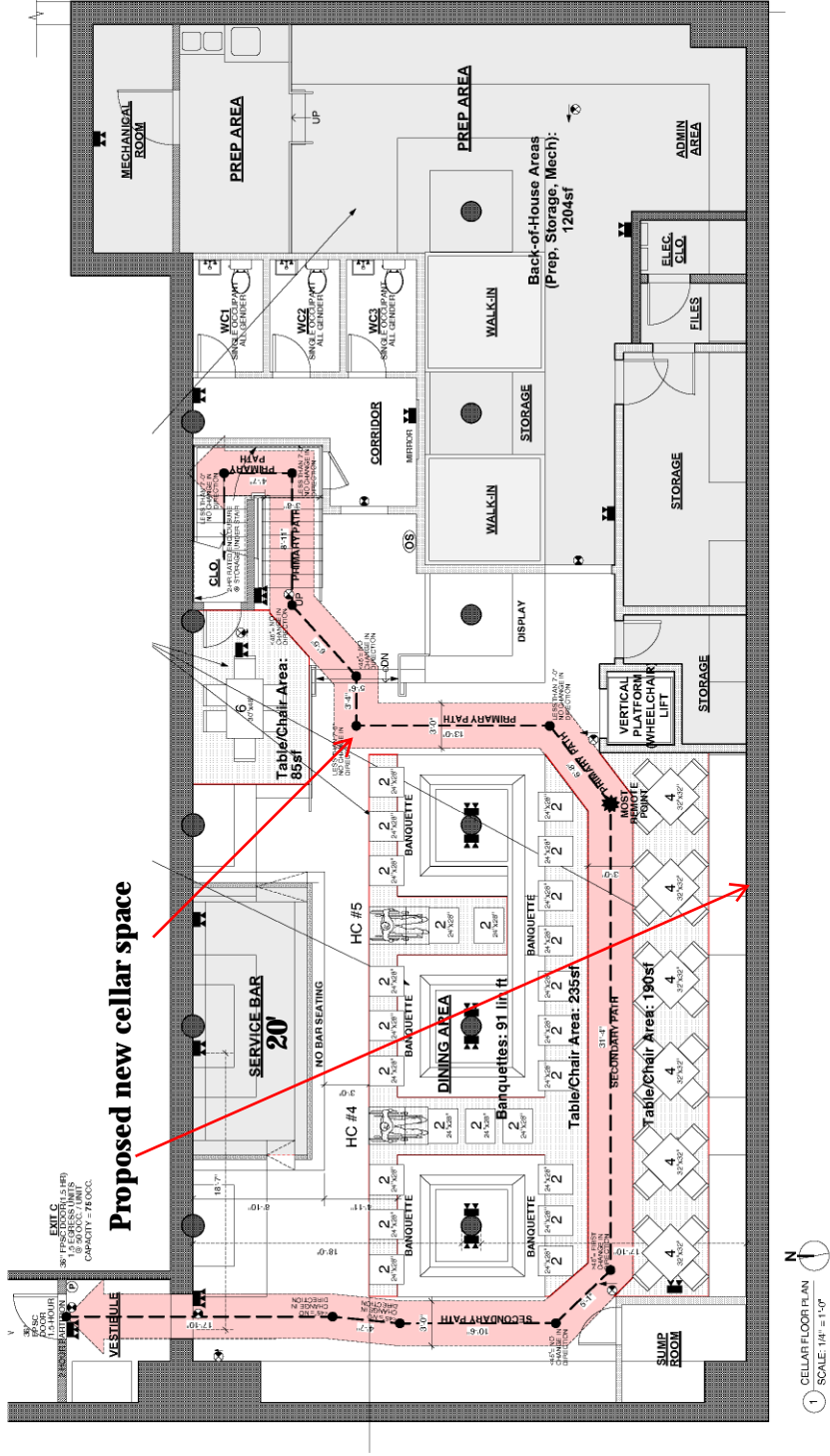
EXISTING OUTDOOR PLATFORM 7 tables 14 Seats

Exterior seating contained by stanchions

PLACE OF ASSEMBLY APPLICATION	
CONSULTING ARCHITECT	BARBUTO
ARCHITECT OF RECORD	RICHARD H. LEWIS ARCHITECT NEW YORK, NY 10020 TEL: 212 265-9881
PROJECT	NEW RESTAURANT 113 HORATIO STREET NEW YORK, NY 10014
DRAWING TITLE	FIRST FLOOR PLACE OF ASSEMBLY PLAN
DATE	DESCRIPTION
DATE: 22 Feb 21	DATE: 22 Feb 21
DRAWN BY: JAC	DRAWN BY: JAC
CHECKED BY: JAC	CHECKED BY: JAC
SCALE: 1/4" = 1'-0"	SCALE: 1/4" = 1'-0"
SHEET: 2 OF 3	SHEET: 2 OF 3

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

CONSULTING ARCHITECT
BARBUTO
 RICHARD H. LEWIS ARCHITECT
 SINGLE CORPORATE
 27 BARBUTO STREET
 NEW YORK, NY 10020
 TEL 212 865-9881

ARCHITECT OF RECORD
 RICHARD H. LEWIS ARCHITECT
 27 BARBUTO STREET
 NEW YORK, NY 10020
 TEL 212 865-9881

BN 1012154
 ALT 1 122790119
 ALT 2 122790688 (SP)
 ALT 3 122790753 (GC & MH)
 ALT 2 122790753 (GC & MH)

DOB ESCAN STICKER

DOB APPROVAL STAMP

#	DATE	DESCRIPTION
1	08/20/2014	BARBUTO NEW RESTAURANT
2	08/20/2014	113 HORATIO STREET NEW YORK, NY 10014

DRAWING TITLE
CELLAR PLACE OF ASSEMBLY PLAN

SEAL
 DATE: 22 Feb 21
 EXPIRES: 22 Feb 22
 DIVISION: ASSESSMENT
 COUNTY: NY
 DRAWING: PA-101.00
 SCALE: SHEET 3 OF 3