

Meeting Date: May 2022

APPLICANT INFORMATION:

Name of applicant(s): 11 Street Restaurant LLC

Trade name (DBA): To be determined

Premises address: 314 West 11th Street

Cross Streets and other addresses used for building/premise:
Hudson and Greenwich Streets / aka 749 - 751 Greenwich Street

CONTACT INFORMATION:

Principal(s) Name(s): Diana Creed - Contact

Office or Home Address: 314 West 11th Street

City, State, Zip: New York, NY 10014

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>Angie Mar</u>	
<u>Matthew Abramcyk</u>	<u>See attached list</u>
<u>Matthew Edgerton</u>	
<u>Joseph Wald</u>	
<u>Edward "Teddy" Wasserman</u>	

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

The new restaurant will be upscale and will offer guests a seafood raw bar on the ground floor and a meat-based menu on the second floor. The restaurant will provide a new beginning for the iconic 19th 2 century building offering guests an intimate dining experience. The menu will have a French undertone. Chef Angie Mar is renowned for her vision and unequivocally downtown interpretation of fine dining. Her commitment to quality, ingenuity and pursuit of perfection in food and hospitality have earned her countless accolades.

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

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

The Local LLC dba The Spotted Pig Restaurant occupied the space with a full liquor license from 2004 to 2020.

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: _____

The Local LLC dba The Spotted Pig Restaurant / Serial #1147430 / The license expired April 30, 2020.
The restaurant closed January 2020.

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:

The Local LLC dba The Spotted Pig Restaurant occupied the space with a full liquor license from 2004 to 2020.

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: **3 floors plus basement** Year Built : **1890**

Describe neighboring buildings:

Mixed

Zoning Designation: **C1-6**

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

Block and Lot Number: **633** / **46**

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 apply to LPC**

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? **96**

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. Applicant is applying for a final Certificate of Occupancy and applicant will apply for all appropriate permits.**

If yes, what is the maximum occupancy for the premises? **96**

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

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: **New signage**

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,643 square feet

If more than one floor, please specify square footage by floors: Basement= 444 square feet; 1st floor= 1,379 square feet and 2nd floor= 820 square feet.

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? Interior staircase between 1st and 2nd floors and sidewalk hatch for basement.

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

Is there access to other parts of the building? ___ no X yes, explain: Staircase to third floor - no patron access

*1st Floor - Tables= 9 and seats= 24 with 8 bar stools
2nd Floor - Tables= 14 and 45 seats

OVERALL SEATING INFORMATION:

Total number of tables? 23* Total table seats? 69*

Total number of bars? 2 Total bar seats? 8

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

Total OVERALL number of seats in Premises : 77

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? 1

Any food counters? X 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 X Restaurant ___ Club/ Cabaret ___ Hotel ___ Other: _____

What are the Hours of Operation?

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

10am to 2am 1130am to 2am 1130am to 2am 1130am to 2am 1130am to 2am 1130am to 2am 10am to 2am

Will the business employ a manager? ___ no X yes, name / experience if known : To be determined

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? ___ no X yes

If yes, please describe : 2nd floor windows to open. Will close by 8pm.

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? No

Please describe your sound system and sound proofing: **Sound system will be two speakers on each floor. The first floor speakers will be located on the north and south sides and the second floor speakers will be located on the east and west sides. We will be keeping the existing sound proofing that is already installed: Durock is suitable sound proofing since it is very dense and serves as an excellent insulator against impact and airborne noise. Homasote is ideal for sound control and insulation in walls, ceilings and floors.**

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? ___ no X yes (if yes, please attach plans) **We will be taking reservations to avoid any lines outside and will accommodate walk ins. We do not anticipate an increase in vehicular traffic and we do not expect crowds outside.****

Will you be utilizing ___ ropes ___ movable barriers ___ other outside equipment (describe) _____

****The team / staff will assure there are no crowds or lines outside.**

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: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:

Donald M. Bernstein

Signature

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

Title **Counsel for 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

License History for Owners

Angie Mar Current License

Three Horses Hospitality, LLC
dba Les Trois Chevaux
283 West 12th Street
New York, NY 10014
Serial #1332888
July 2021 to present

Angie Mar Previous License

Butcher's Block Hospitality, LLC
dba The Beatrice Inn
285 West 12th Street
New York, NY 10014
Serial #191690
2016 to 2021

Edward "Teddy" Wasserman Current License

Oceanside Owners LLC & Bridgeton Hotel Management LLC
dba Hero Beach Club
626 Montauk Highway
Montauk, NY 11954
Serial #1302375
2017 to present

Matthew Abramcyk List of Current Licenses

Aemal LLC
dba Yves
385 Greenwich Street
New York, NY 10013
Serial #1289485
2015 to present

No Moore Oysters LLC
dba Smith & Mills
71 North Moore Street
New York, NY 10013
Serial #11757353
2006 to present

Matthew Abramcyk List of Previous Licenses

77 Warren Foods LLC
dba Warren 77
77 Warren Street
New York, NY 10007
Serial #1219513
2009 to 2020

No Moore Oysters & Maritime LLC
dba Navy
137 Sullivan Street
New York, NY 10012
Serial #1275334
2014 to 2017

109 West Broadway Food & Wine LLC
dba Superlinda
109 West Broadway
New York, NY 10013
Serial #1248085
2011 to 2015

109 West Broadway Food & Wine LLC and Yves LLC and
MAC 1 Food & Beverage LLC
dba's A Summer Day Café and Holy Ground
109 West Broadway
New York, NY 10013
Serial #1301179
2018 to 2020

98 Kenmare Restaurant Group LLC
dba Maison O
98 Kenmare Street
New York, NY 10012
Serial #1197104
2007 to 2015

Panma LLC
dba The Beatrice
285 West 12th Street
New York, NY 10014
Serial #1179615
2006 to 2011

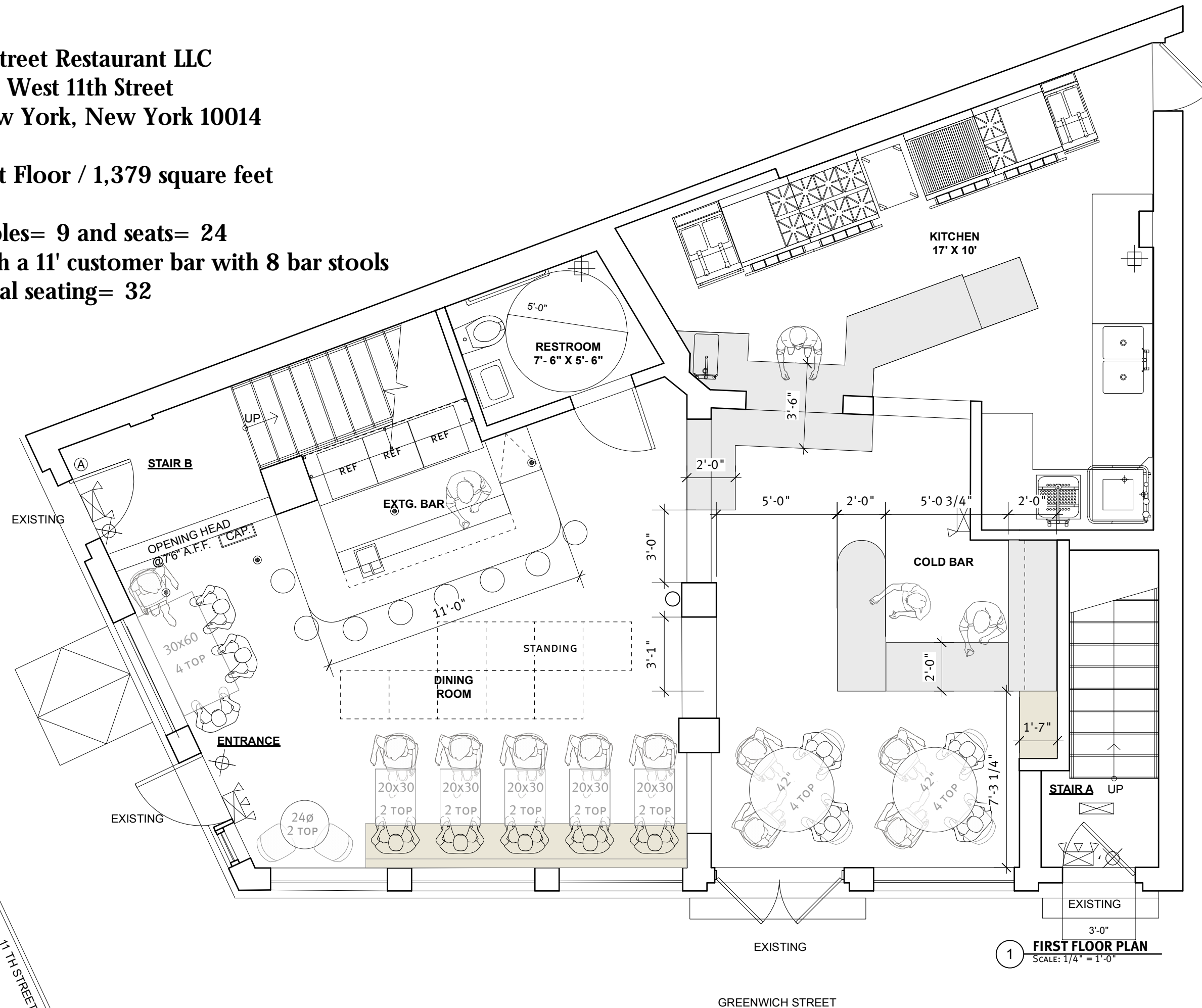
1 BB Food & Drink Corp
1 Furman Street
Brooklyn, NY 11201
Serial #1295932
Removed as co-licensee May 2018

11 Street Restaurant LLC
314 West 11th Street
New York, New York 10014

First Floor / 1,379 square feet

Tables= 9 and seats= 24
with a 11' customer bar with 8 bar stools
Total seating= 32

DINING COVERS = 32
 STANDING ROOM = 9
 STAFF = 8
 TOTAL OCCUPANCY 2ND FL = 49



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

11 TH STREET

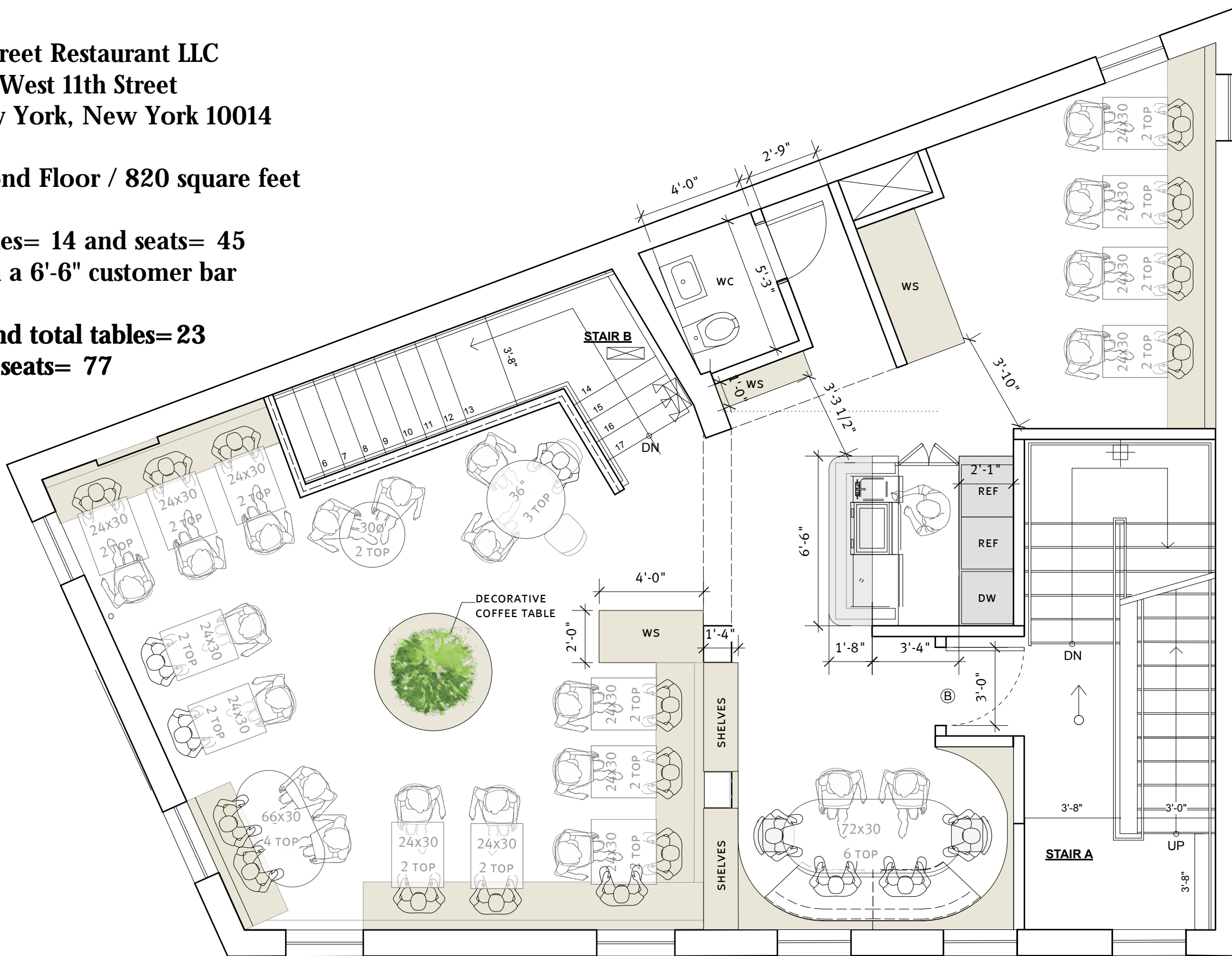
GREENWICH STREET

11 Street Restaurant LLC
314 West 11th Street
New York, New York 10014

Second Floor / 820 square feet

Tables= 14 and seats= 45
with a 6'-6" customer bar

Grand total tables= 23
and seats= 77



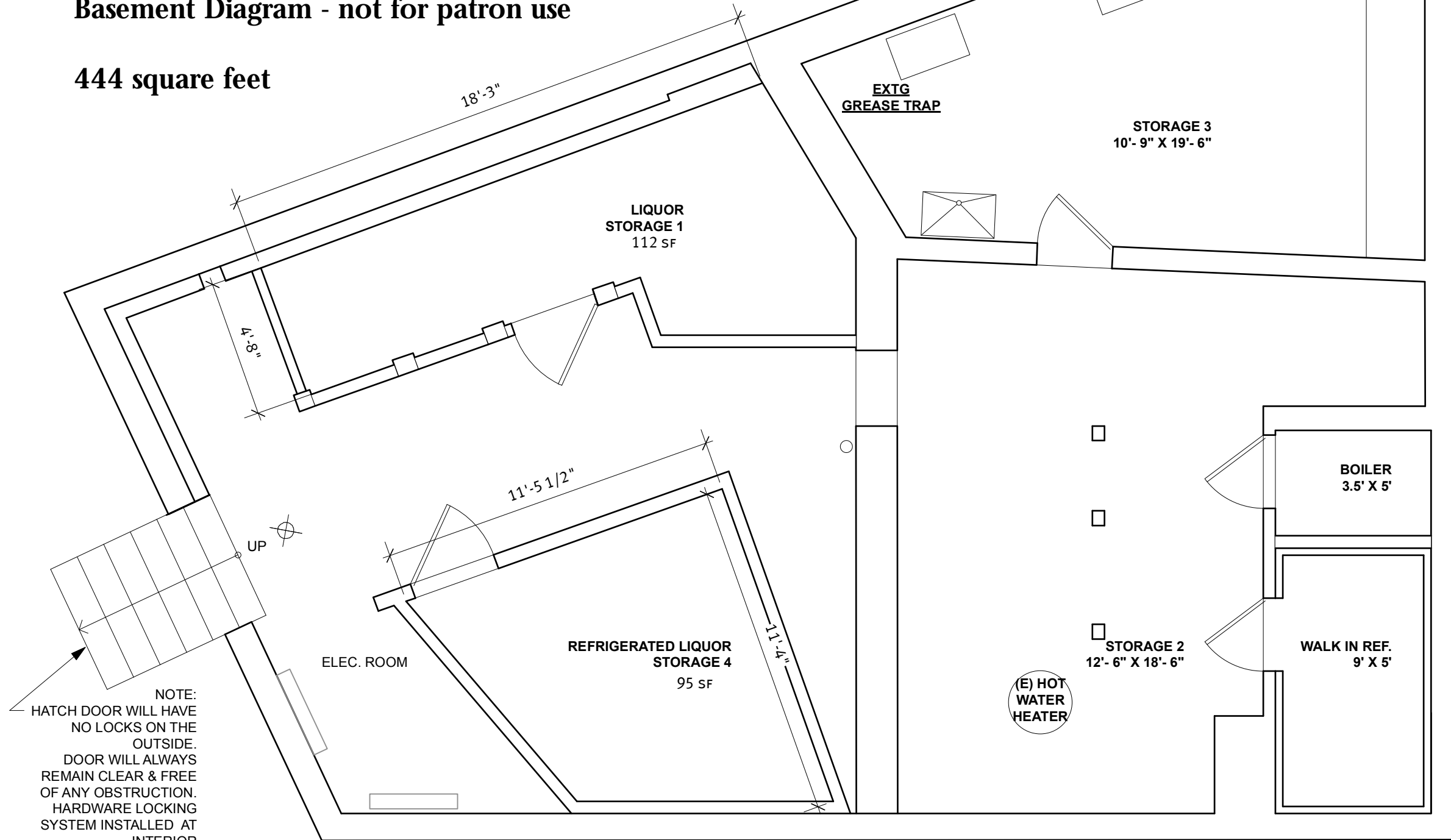
DINING COVERS = 45
 STAFF = 2
 TOTAL OCCUPANCY 2ND FL = 47

1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

**11 Street Restaurant LLC
314 West 11th Street
New York, New York 10014**

Basement Diagram - not for patron use

444 square feet



NOTE:
HATCH DOOR WILL HAVE
NO LOCKS ON THE
OUTSIDE.
DOOR WILL ALWAYS
REMAIN CLEAR & FREE
OF ANY OBSTRUCTION.
HARDWARE LOCKING
SYSTEM INSTALLED AT
INTERIOR

1 CELLAR PLAN (NO OCCUPANCY)
SCALE: 1/4" = 1'-0"