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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:** May 2022

**APPLICANT INFORMATION:**

Name of applicant(s): Merrin Hospitality LLC

Trade name (DBA): Houston Hall

Premises address: 222 West Houston Street, New York, New York 10014

Cross Streets and other addresses used for building/premise:  
Varick Street and Avenue of the Americas

**CONTACT INFORMATION:**

**Principal(s) Name(s):** Jeremy Merrin

Office or Home Address: [REDACTED]

City, State, Zip: New York, New York 10036

Telephone #: [REDACTED] email : [REDACTED]

**Landlord Name / Contact:**  
[REDACTED]

Landlord's Telephone and Fax: [REDACTED]

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>Jeremy Merrin</u>	<u>Havana Central NY 2 LLC (#115975) - 2005-Present</u>
<u></u>	<u>Havana Central (NY) 5 LLC (#1266469) - 2012- Present</u>
<u></u>	<u>Havana Central NY4 LLC (#1258537) - 2011-2020</u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
Houston Hall will continue to operate as a restaurant-tavern offering a full menu of classics, tavern style  
food complimented by craft beers.

**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.)

None

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

N/A this is a transfer

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: \_\_\_\_\_

West Houston Hall Inc. #1258087 Exp. 12/31/2022

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:

\_\_\_\_\_

\_\_\_\_\_

## 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 Year Built : 1920

Describe neighboring buildings:

Mixed residential and commercial

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 528 / 16

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 \*Ground and mezzanine

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? ☐ yes ☐ no, please explain : N/A

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? 289 for all floors

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? 289

If yes, what is the use group for the premises? UG6

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 \*already in place

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: \_\_\_\_\_)

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 5,900 SF

If more than one floor, please specify square footage by floors: Ground: 4,900 SF; Mezzanine: 1,000 SF

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? Internal Staircase

How many entrances are there? 1 How many exits? 2 How many bathrooms ? 3

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

**OVERALL SEATING INFORMATION:**

Total number of tables? 32 Total table seats? 230

Total number of bars? 1 Total bar seats? 18

Total number of "other" seats? 0 please explain : \_\_\_\_\_

Total OVERALL number of seats in Premises : 248

**BARS:**

How many \* stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 18

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 \_\_\_\_\_ Restaurant \_\_\_\_\_ Club/ Cabaret \_\_\_\_\_ Hotel \_\_\_\_\_ Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
12pm to 1am   12pm to 1am   12pm to 2am   12pm to 2am   12pm to 3am   12pm to 3am   12pm to 3am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : TBD

Will there be security personnel? ☐ no ☒ yes( if yes, what nights and how many?) Between 1-6 guards  
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? ) 2; already existing

**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)      Subject to recommendations of Acoustilog in initial 2011 report

Do you have or plan to install soundproofing? ☐ no ☒ yes

IF YES, will you be using a professional sound engineer? Already installed as per attached Acoustilog report

Please describe your sound system and sound proofing: Existing sound system in place since 2012 as per  
Acoustilog report attached

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) see attached

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 ½ " x 11").***

Indicate the distance in feet from the proposed premise:

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Merrin Hospitality LLC  
Rider to Manhattan Community Board 2 Questionnaire

Do you have plans to manage or address vehicular traffic and crowd control on your sidewalk caused by your establishment?

We will have Houston Hall employees outside the premises during heavy traffic time directing traffic to Varick Street. There will also be Houston Hall employees inside making sure that people enter and exit the premises properly. There will be metal barricades controlling the line going into Houston Hall and making sure the street is passable. On busy days and nights, there will be a Houston Hall employee outside making sure cars do not stand in front of Houston Hall.

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: Jeremy Merrin Phone: [REDACTED]

Address: [REDACTED]

Email : jmerrin@havanacentral.com

Application submitted on  
behalf of the applicant by:

Jeremy Merrin

Signature

Print or Type Name Jeremy Merrin

Title Managing Member

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.

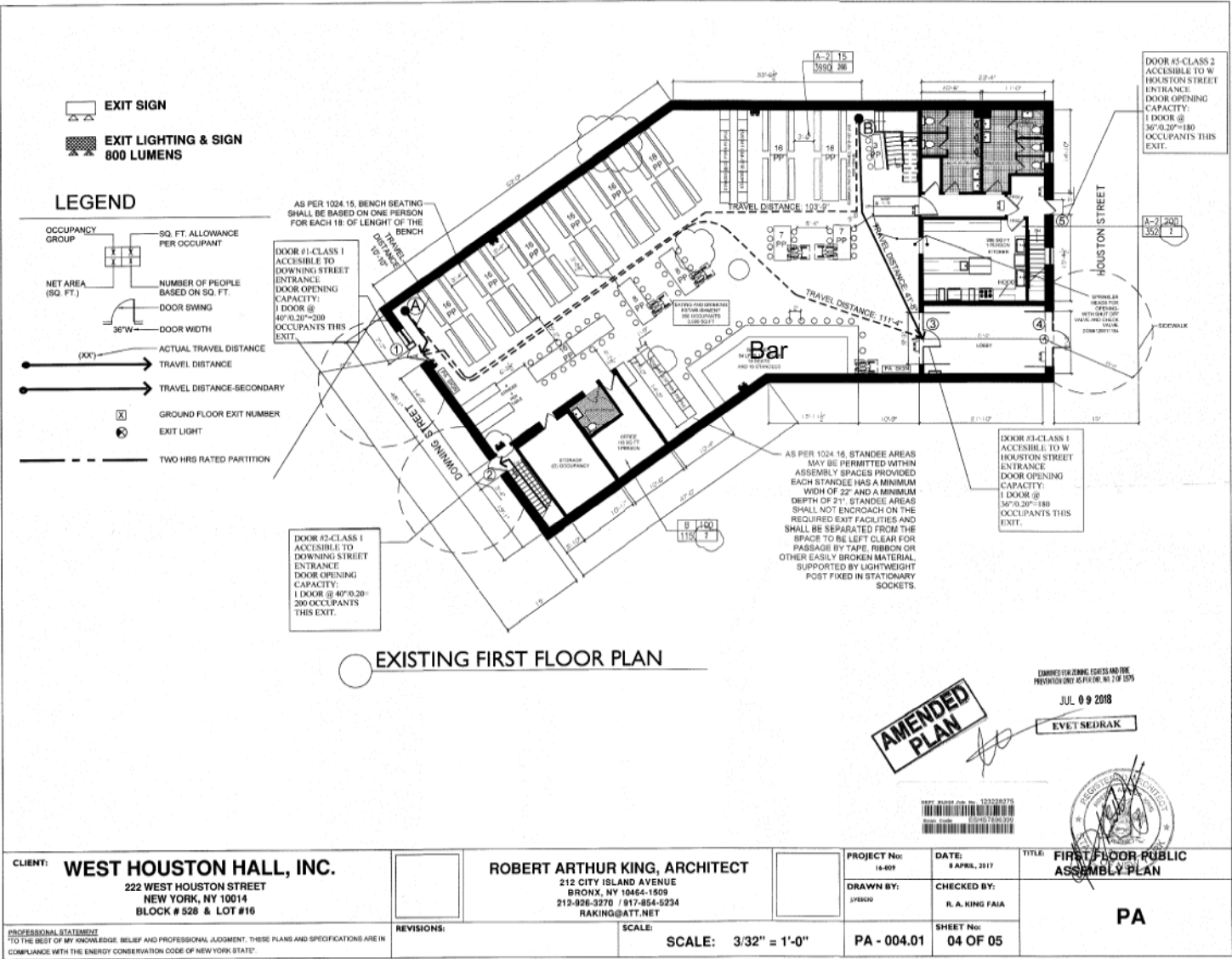
David Raftery

[Signature]

Community Board 2, Manhattan  
SLA Licensing Committee  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair

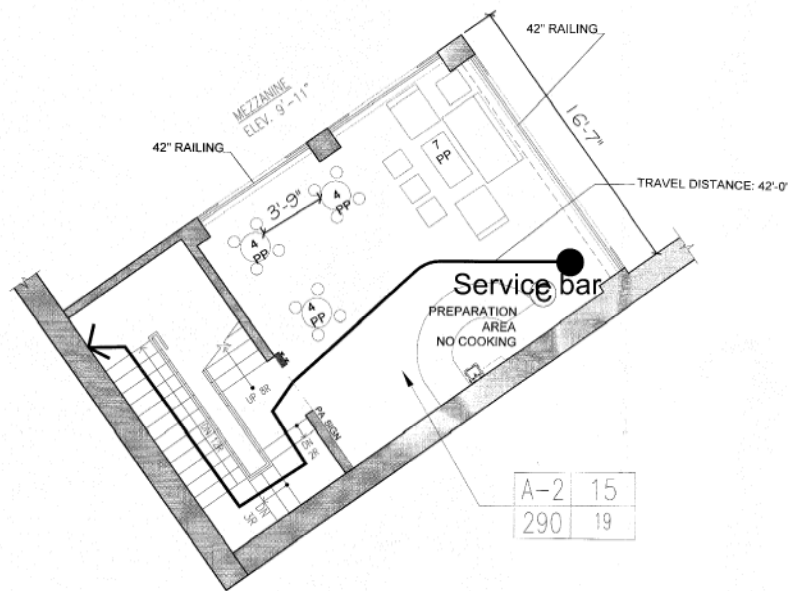


Ground floor  
28 tables, 211 seats  
1 stand-up bar, 18 bar stools



Merrin Hospitality LLC  
Mezzanine

4 tables, 19 seats  
1 service bar

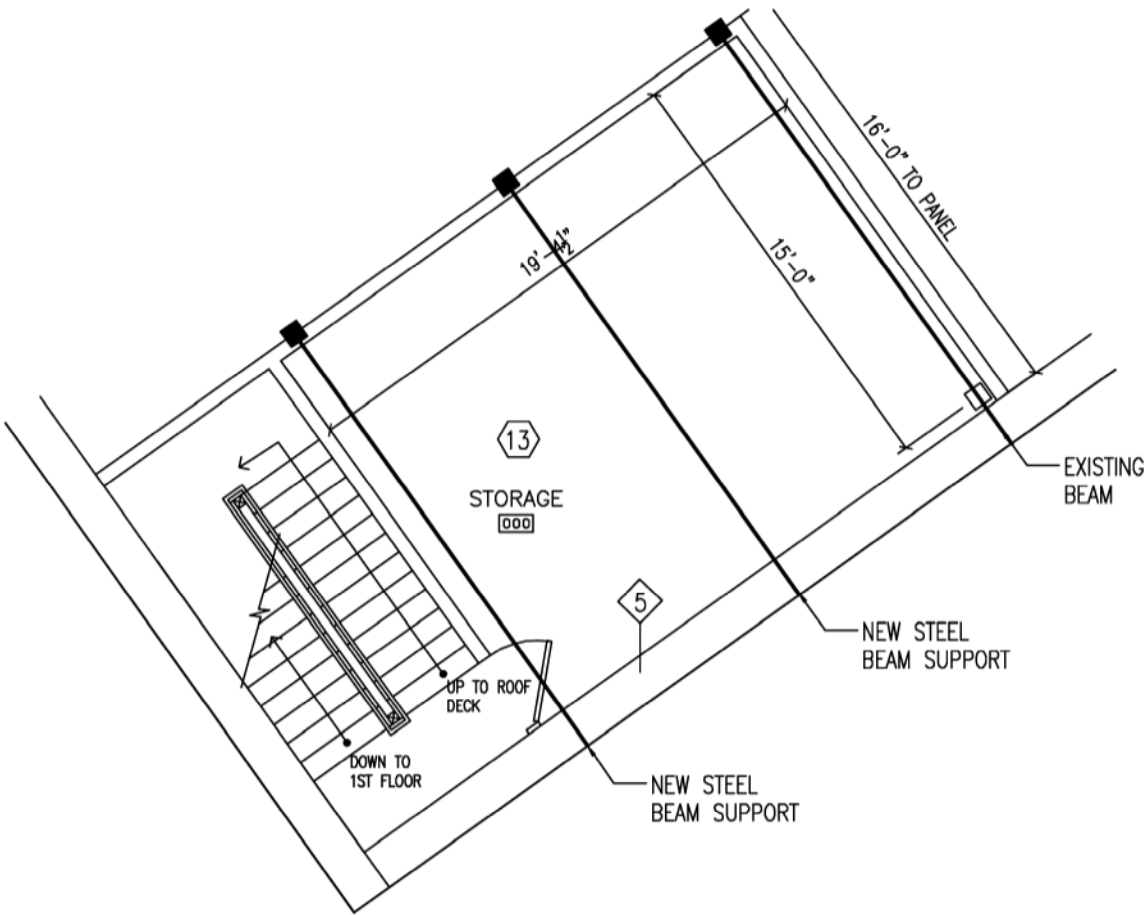


I EXISTING MEZZANINE

FORWARDED FOR CHANGING EDITIONS AND FOR  
PREPARATION OF A PLOT FOR THE 1 OF 10  
JUN 08 2018  
EVET SEDWAK



<b>CLIENT:</b> <b>WEST HOUSTON HALL, INC.</b> 222 WEST HOUSTON STREET NEW YORK, NY 10014 BLOCK # 528 & LOT #16	<b>ROBERT ARTHUR KING, ARCHITECT</b> 212 CITY ISLAND AVENUE BROOK, NY 10464-1509 212-926-3270 / 917-854-9234 RAKING@ATT.NET	<b>PROJECT No:</b> 14-099 <b>DRAWN BY:</b> A.SCHODIN J.VESOD	<b>DATE:</b> 31 MAY, 2017 <b>CHECKED BY:</b> R. A. KING FAIA	<b>TITLE:</b> <b>MEZZANINE PUBLIC ASSEMBLY PLAN</b>
<small>PROFESSIONAL STATEMENT "TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE."</small>	<b>REVISIONS:</b>	<b>SCALE:</b> SCALE: 1/4" = 1'-0"	<b>PA - 005.00</b> <b>SHEET No:</b> 05 OF 05	<b>PA</b>



NEW STORAGE @ MEZZANINE LEVEL

SCALE: 3/16" = 1'-0"