

Holy Ground

Yves LLC dba Holy Ground / 356 Bowery
New York, New York 10012

Questionnaire for An On-Premises Liquor License Application

1. Diagrams
2. Photographs
3. Menu
4. NYS Liquor Authority Proximity Report
5. Public Interest Statement
6. NYC Department of Buildings Property Profile
Page together with Temporary Certificate of
Occupancy

BERNSTEIN REDO SAVITSKY PC

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100

www.brpclaw.com

Meeting Date: June 7, 2022

APPLICANT INFORMATION:

Name of applicant(s): Yves LLC

Trade name (DBA): Holy Ground

Premises address: 356 Bowery

Cross Streets and other addresses used for building/premise:
Great Jones Street and East 4th Street at the corner of Cooper Square

CONTACT INFORMATION:

Principal(s) Name(s): See attached list

Office or Home Address: 356 Bowery c/o Franco Vlastic

City, State, Zip: New York, New York 10012

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: MH 356 Bowery LLC

Landlord's Telephone and Fax: [REDACTED]

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

Matthew Abramcyk See attached list

Franco Vlastic See attached list

Nathan Lithgow See attached list

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

Yves LLC dba Holy Ground plans to re-open its classic steakhouse - barbeque restaurant originally located at 109 West Broadway to 356 Bowery. Holy Ground will continue its ambiance of a charming old-world establishment and will offer guests live jazz and soothing background music.

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:

Bowery Time LLC and Aguila & SOL LLC

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:

Bowery Time LLC and Aguila & SOL LLC dba Hecho en Dumbo / King Cross from 2008 to 2018

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: **5 floors plus cellar & sub-cellar** Year Built : **Estimated 1910**

Describe neighboring buildings:
Mixed

Zoning Designation: **M1-5B**

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

Block and Lot Number: **531** / **39**

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 **Exterior backyard**

What is the proposed Occupancy? **140 (70 for th e ground floor and 70 for the cellar)**

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 for renewal and applicant will apply for all appropriate permits.**

If yes, what is the maximum occupancy for the premises? **140**

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? 3,388 square feet

If more than one floor, please specify square footage by floors: Sub-cellar = 1,248 square feet; cellar = 1,000 square feet and 1st floor= 1.140 square feet.

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

Backyard = 480 square feet

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

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

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

OVERALL SEATING INFORMATION:

***Ground Floor Tables= 11/ Seats= 50/ Bar stools= 10
Cellar: Tables= 13/ Seats= 50 / Bar stools= 10
Exterior backyard: Tables= 16 / Seats= 32**

Total number of tables? 40* Total table seats? 132*

Total number of bars? 2 Total bar seats? 20

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

Total OVERALL number of seats in Premises : 152*

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 20

How many service bars are being applied for on the premises? None

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?

Exterior: 10am -12am Friday and Saturday and 11am -11pm Sunday to Thursday

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

10am to 2am 11am to 2am 11am to 2am 11am to 2am 11am to 2am 11am 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? ___ no X* yes(if yes, what nights and how many?) ***Only for private events**

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

If yes, please describe : N/A

Will you have TV's ? ___ no X yes (how many?) **1 - only for use on special occasions - award shows/ sporting events.**

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

***DJs only for private events**

Expected Volume level: X Background (quiet) X 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? **To be determined**

Please describe your sound system and sound proofing: **Sound system - estimated 6 speakers with a 70 -75 decibel level. We will however take extra measures to sound proof the ceiling for the above residential tenant.**

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

**Yves LLC
dba Holy Ground
356 Bowery
New York, NY 10012**

**Ground Floor:
Tables= 11/ Seats= 50
Bar stools= 10
Total seats= 60**

**Cellar:
Tables= 13/ Seats= 50
Bar stools= 10
Total seats= 60**

**Exterior Backyard:
Tables= 16/ Seats= 32**

**Total interior tables= 24
Total interior seats= 120**

**Grand Totals:
Tables= 40
Seats= 152**

