

Meeting Date: August 2022

APPLICANT INFORMATION:

Name of applicant(s): Ossea LLC

Trade name (DBA): To be determined

Premises address: 39 Clarkson Street

Cross Streets and other addresses used for building/premise:
Hudson and Greenwich Streets

CONTACT INFORMATION:

Principal(s) Name(s):
Ian Medwin - Contact and General Manager / Owners: Olivier Limousin and Craig Dix

Office or Home Address: 39 Clarkson 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

Olivier Limousin N/A

Craig Dix N/A

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

Ossea will be a modern brasserie that serves seafood delicacies highlighting the freshest and finest sustainable ingredients paired with an extension wine list and specialty cocktails with reasonable prices. The restaurant will be open for lunch and dinner. Brunch will be served on the weekends. The second floor will feature an intimate cocktail bar and lounge offering guests breakfast, lunch and dinner. The new establishment plans to blend in with the exquisite character of the South Village neighborhood and is looking forward to welcoming residents as our customers.

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 ****With a 2nd floor cocktail bar and lounge**
- 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:

Koppers Chocolate Factory had operated at the space since 1937 and closed in 2015

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: N/A

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:

N/A

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: 6 plus cellar Year Built : Estimated 1920

Describe neighboring buildings:
_____ **Mixed** _____

Zoning Designation: M1-5

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 601 / 72

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 : 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 Exterior sidewalk seating

What is the proposed Occupancy? 245

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no* yes *Applicant will apply for a Temporary Certificate of Occupancy and all appropriate permits.

If yes, what is the maximum occupancy for the premises? 245 estimated

If yes, what is the use group for the premises? Use Group 6

If yes, is proposed occupancy permitted? yes* no, explain : _____

The occupancy will be permitted when the Temporary Certificate of Occupancy issues.

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? 14,230 estimated square feet

If more than one floor, please specify square footage by floors: Estimated Cellar= 4,624; 1st floor= 4,803 and 2nd floor= 4,803

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

Estimated size for sidewalk seating= approximately 60 feet of frontage

If more than one floor, what is the access between floors? Interior staircases and elevators

How many entrances are there? 2 How many exits? 2 How many bathrooms? 5

Is there access to other parts of the building? no X yes, explain: Staircases and elevators to upper floors of buildings

OVERALL SEATING INFORMATION:

*1st floor tables= 33 and seats= 92 includes chef's counter together with 10 bar stools / 2nd floor tables= 21 and seats= 68 with 14 bar stools

Total number of tables? 54* Total table seats? 150*

Total number of bars? 2* Total bar seats? 24*

Total number of "other" seats? 10* please explain: Ground floor chef's counter

Total OVERALL number of seats in Premises: 184*

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 24

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

Any food counters? no X yes, describe: Ground floor chef's counter

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 X Other: 2nd floor cocktail bar and lounge

What are the Hours of Operation? **See enclosed hours of operation**

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

Will the business employ a manager? _____ no yes, name / experience if known : Ian Medwin
See enclosed resume

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 : N/A

Will you have TV's ? _____ no yes (how many?) 2 on the 2nd floor with no sound.

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) *Live music will be kept at a volume level so guests do not have to raise their voices when speaking to each other.

Do you have or plan to install soundproofing? _____ no yes

IF YES, will you be using a professional sound engineer? Yes - see enclosed acoustical survey

Please describe your sound system and sound proofing:

Sound system: Music system with eight speakers on each floor played daily and suitable for fine dining.

Sound proofing: Please see enclosed acoustical survey.

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) 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? 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: Ian Medwin Phone: [REDACTED]

Address: [REDACTED]

Email : ian@amberhospitalityllc.com

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

The proposed hours of operation for the first floor are:

- *10:00am to 12:00am Monday to Sunday*

The proposed hours of operation for the second floor are

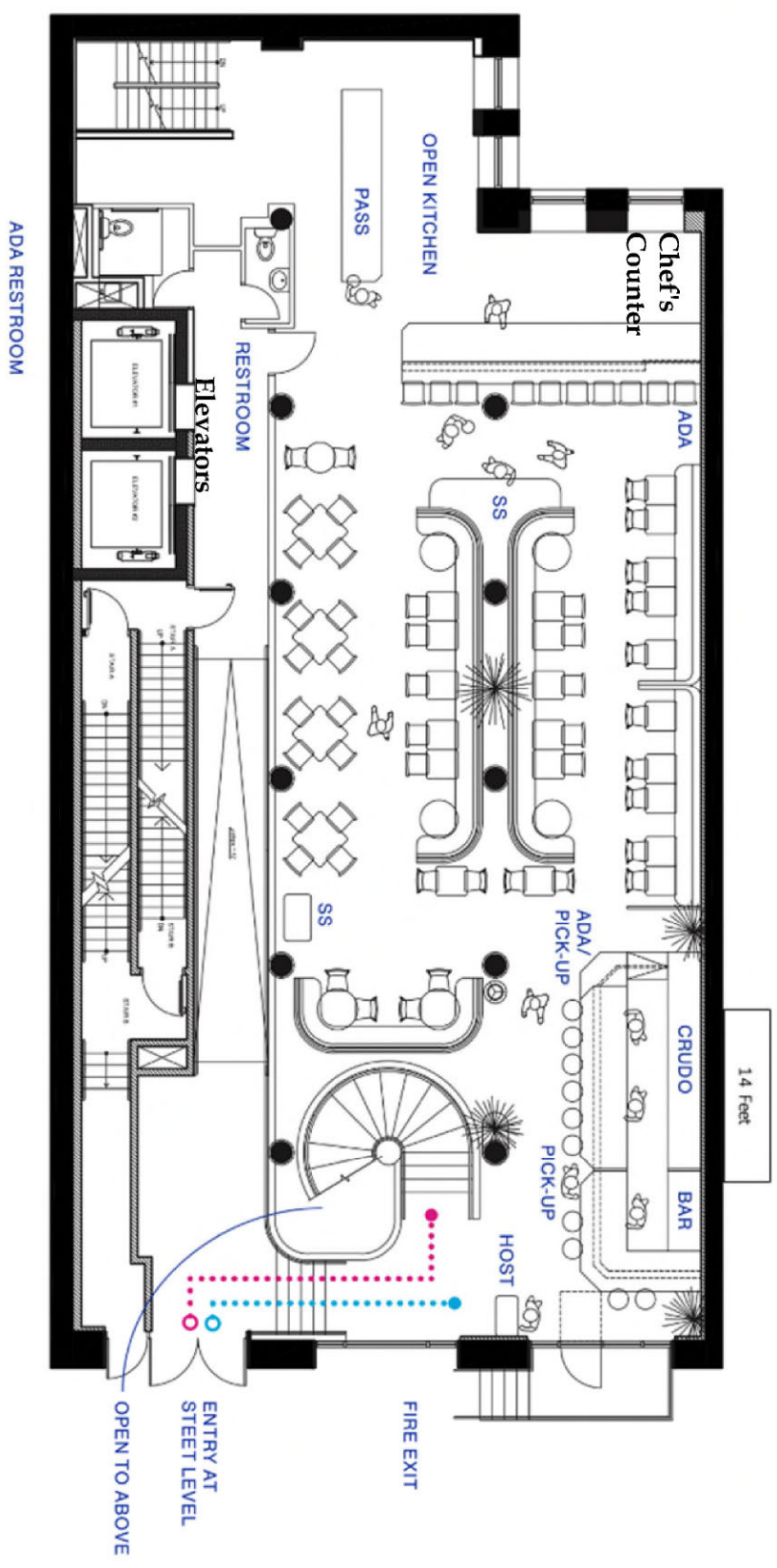
- *8:00am to 12:00am Monday to Wednesday*
- *8:00am to 2:00am Thursday and Friday*
- *10:00am to 2:00am Saturday*
- *10:00am to 12:00am Sunday*

The proposed hours of operation for the exterior roadway seating are:

- *Lunch - 1130 am to 3 pm Monday thru Sunday*
- *Dinner - 530 pm to 11pm Monday thru Sunday*

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Restaurant
1st floor tables = 33 and seats = 92 which includes the chef's counter together with a 14' customer bar with 10
bar stools for a total of 102 seats

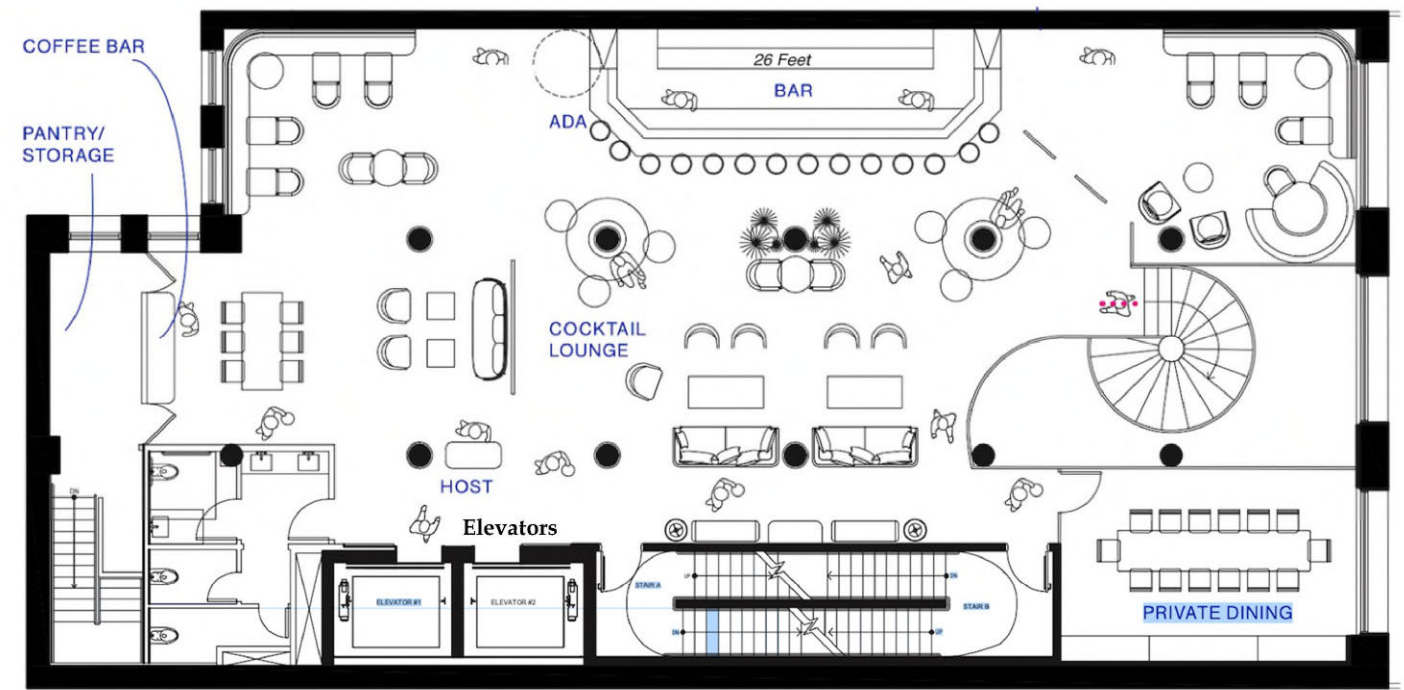


ADA RESTROOM

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Lounge

2nd floor tables= 21 and seats= 68 which includes the private dining together with a 26' customer bar with 14 bar stools for a total of 82 seats



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Cellar diagram - not for patron use

