

Meeting Date: June 7th, 2022

APPLICANT INFORMATION:

Name of applicant(s):

DeMolinari Seventh Avenue Inc.

Trade name (DBA):

Saint George

Premises address:

74 S. Seventh Avenue, New York, NY 10014

Cross Streets and other addresses used for building/premise:

Cross street: Bleecker St.

CONTACT INFORMATION:

Principal(s) Name(s):

Stephan Marsan, CEO; Salvatore Massimo Rianna, CFO Treasurer

Office or Home Address:

[Redacted]

City, State, Zip:

[Redacted]

Telephone #:

[Redacted]

email:

[Redacted]

Landlord Name / Contact:

CEM Seventh Ave., Inc.; Michelle Fontanez

Landlord's Telephone and Fax:

(213) 244-1200

NAMES OF ALL PRINCIPAL(s):

Stephan Marsan

Salvatore Rianna

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

DeMolinari Palisades, Inc., 189 The Grove Dr., Ste. F90B, Los Angeles, CA 90036-6256

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

We are a food establishment that will focus on freshly made food and breads with coffee and beverages to accompany them.

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:

It was a Bistro under previous ownership.

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:

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 : 1910

Describe neighboring buildings:

Restaurants and residential

Zoning Designation: Commercial

Zoning Overlay or Special Designation (applicable) C2-6

Block and Lot Number: 587 / 56

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 : no exterior changes have been made

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 Will apply for outdoor/sidewalk seating

What is the proposed Occupancy? 70

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? 100

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

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 X no

Do you plan to file for changes to the Certificate of Occupancy? ___ yes X 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? X no ___ yes

(if yes, please describe: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,822

If more than one floor, please specify square footage by floors: basement approx. 891, 1st fl. approx 1040, 2nd fl. approx 891

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? Stairs

How many entrances are there? 4 How many exits? 4 How many bathrooms? 3

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

OVERALL SEATING INFORMATION:

Total number of tables? 16 Total table seats? 70

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? 0 please explain: _____

Total OVERALL number of seats in Premises: 70

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

How many service bars are being applied for on the premises? 0

Any food counters? no yes, describe: Customers will order food and pick it up food at a counter

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: _____

1 rectangular bar, about 8 feet long, for ordering and picking up, no seats at it

* 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:

7:30am to 8pm 7:30am to 8pm 7:30am to 8pm 7:30am to 8pm 7:30am to 8pm 7:30am to 8pm 7:30am to 8pm

Will the business employ a manager? no yes, name / experience if known : Emma Mikhailoff

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 : _____

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

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)

Do you have or plan to install soundproofing? no yes

IF YES, will you be using a professional sound engineer? _____

Please describe your sound system and sound proofing: Sonos speakers

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)

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 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: Church Of Jesus Christ Of LDS

Address: 144 W 15th St, New York, NY 10011 Distance: 382 ft

Name of School / Church: The Church Of Jesus Christ Of Latter-Day Saints

Address: 144 W 15th St, New York, NY 10011 Distance: 381.56 ft

Name of School / Church: Church Of The Village United Methodist Church

Address: 201 W 13th St, New York, NY 10011 Distance: 497 ft

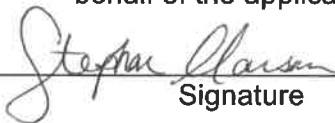
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Alissa Yohey;Christina Gonzales Phone: 

Address: 

Email : 

Application submitted on
behalf of the applicant by:


Signature

Print or Type Name Stephan Marsan

Title CEO

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
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