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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)

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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: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s): J. Bell on behalf of entity to be determined

Trade name (DBA): TBD

Premises address: 102 Christopher Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:  
Christopher Street between Bleeker & Bedford

**CONTACT INFORMATION:**

Principal(s) Name(s): Jeff Bell

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY [REDACTED]

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**

Jeff Bell      Please Don't Tell (PDT) - 113 Saint Marks Place

Apres Cru Hospitality      Multiple locations around NYC

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

We are opening the quintessential downtown restaurant and bar that looks to the past to celebrate New York and American cuisine while utilizing the expertise of our team.

Coffee and lunch will be available during the day for those who work from home or happen to be in the neighborhood.

The evening will transition to a place for neighbors to enjoy world class food, cocktails, wine in a setting that celebrates this 100 year old building.

(SEE ATTACHED DECK FOR MORE INFORMATION)

**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.)

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

Clothing retail - Rag & Bone

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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: \_\_\_\_\_

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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:

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**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: LOI

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 5 Year Built : 1920

Describe neighboring buildings: Mixed residential and retail

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) LPC

Block and Lot Number: 588 / 54

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 : Not yet submitted

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 small outdoor cafe 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? 74 or fewer \*Letter of No Objection to be obtained, use group 6\*

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  no N/A

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: change to new branding of the new business

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 1561 on ground floor, 1054 in cellar

If more than one floor, please specify square footage by floors: 1561 on ground floor, 1054 in cellar

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?  
approximately 100 sq ft

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

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

Is there access to other parts of the building? no  yes, explain: through area downstairs

**OVERALL SEATING INFORMATION:**

Total number of tables? 18 Total table seats? 48

Total number of bars? 1 Total bar seats? 12

Total number of "other" seats? 6 please explain : outdoor cafe seating (Open Restaurants)

Total OVERALL number of seats in Premises : 66

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 12

How many service bars are being applied for on the premises? 1

Any food counters?  no yes, describe : \_\_\_\_\_

**For Alterations and Upgrades:**

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

\* 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: 11am to 2am Monday: 11am to 2am Tuesday: 11am to 2am Wednesday: 11am to 2am Thursday: 11am to 2am Friday: 11am to 2am Saturday: 11am to 2am

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?)

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? \_\_\_ Yes

Please describe your sound system and sound proofing: \_\_\_\_\_

All speakers and the overall sound system is designed to provide ambient background music as one would find in a fine dining restaurant and will be code compliant. We will be utilizing JBL Control 28 Loudspeakers, speakers will be wall-mounted around the perimeter of the space. The sound system will be a Monitor Audio IA150-8C with built in DSP has presets using a 10 band parametric EQ that is individually selectable on each channel, and can be locked and accessed remotely. It will be set so as not-to-exceed NYC Commercial Music Code.

Will you be permitting: \_\_\_ promoted events \_\_\_ scheduled performances \_\_\_ outside promoters

\_\_\_ any events at which a cover fee is charged? \_\_\_ private parties \*None\*

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) \_\_\_\*None\*

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: \_\_\_\_\_

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: Jeff Bell Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:



Signature

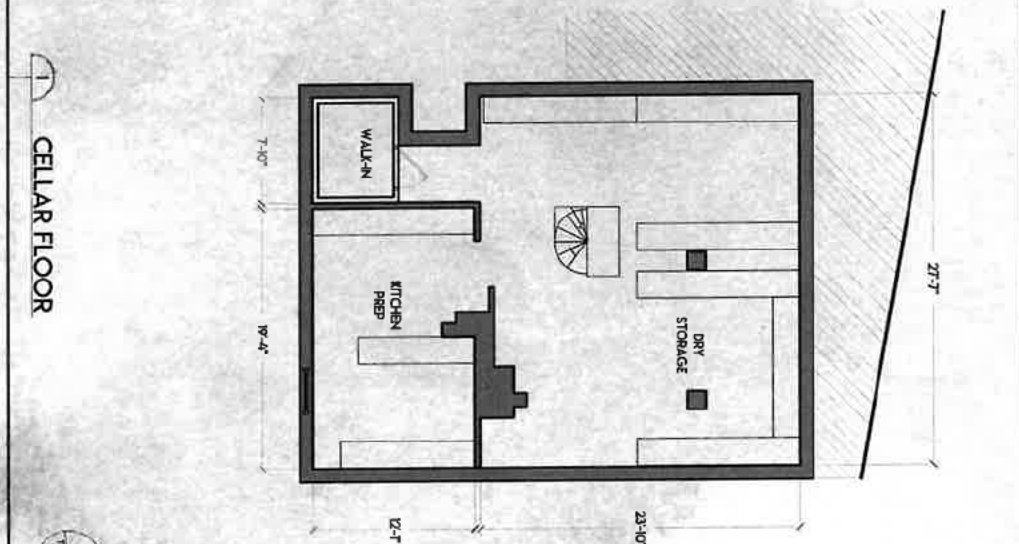
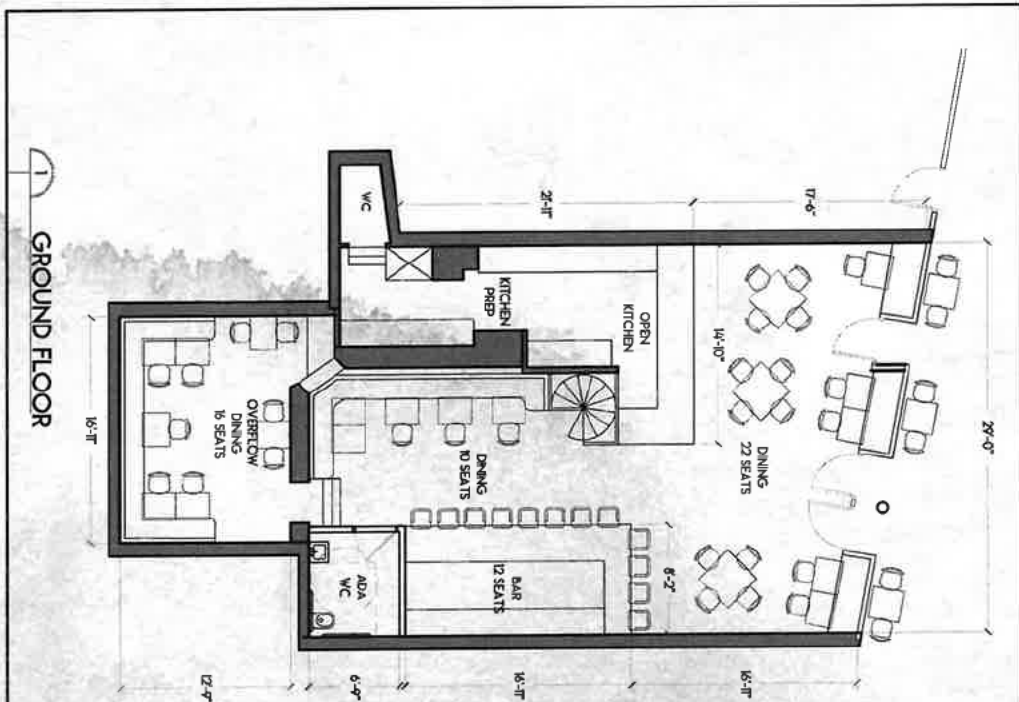
Print or Type Name Elke Hofmann

Title Representative

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



GROUND FLOOR

CELLAR FLOOR



	<b>102 CHRISTOPHER ST</b> NEW YORK, NY 10014	PRELIMINARY NOT FOR CONSTRUCTION	DATE: 10/20/2022 DRAWING TITLE: FLOOR DIAGRAM SCALE: 1/8" = 1'-0" SHEET NO. 7
	CS DWG. NO.		