

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Aime Leon Dore Soho LLC

Trade name (DBA): Aime Leon Dore

Premises address: 214 Mulberry Street

Cross Streets and other addresses used for building/premise:
Spring Street and Prince Street

CONTACT INFORMATION:

Principal(s) Name(s): Theodore Santis

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED]

email : [REDACTED]

Landlord Name / Contact: Margl Holding Corp.

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

Theodore Santis

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Pineapple Club 509 E. 6th Street NY, NY / 1321228

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

We will operate a cafe with light food and wine/beer/cider.

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:

Retail clothing store with cafe.

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: Mika Food LLC
d/b/a Balaboosta 06/01/2012 thru 05/31/2018 Op Serial No.: 1261654

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:

Not to our knowledge.

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 Year Built : 1900

Describe neighboring buildings: Mixed Use Buildings

Zoning Designation: C6-2

Zoning Overlay or Special Designation (applicable) LI

Block and Lot Number: 494 / 7502

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 _____

What is the proposed Occupancy? 50

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

If yes, what is the use group for the premises? LNO for commercial use

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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 16659 Sq Ft.

If more than one floor, please specify square footage by floors: 2598 Sq Feet Per Floor

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? Interior stair case and sidewalk hatch

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: Exit in basement to building.

OVERALL SEATING INFORMATION:

Total number of tables? 17 Total table seats? 38

Total number of bars? 1 Total bar seats? 4

Total number of "other" seats? 0 please explain: N/A

Total OVERALL number of seats in Premises: 42

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 4

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

Any food counters? no yes, describe: Coffee Bar

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: Cafe

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
10AM to 1A 10AM to 1AM 10AM to 1AM 10AM to 1AM 10AM to 2AM 10AM to 2AM 10AM to 2AM

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

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?) 2

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? No

Please describe your sound system and sound proofing: low-profile spring sound barrier ceiling

* background music and DJ no more than 4 times per month.

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties on occasion

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: N/A

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: Panos Karakos Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:

Kathleen E. Negri Stathopoulos, Esq.
Signature

Print or Type Name Kathleen E. Negri Stathopoulos, Esq.

Title Attorney

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.

Donna Raftery

Robert Ely

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

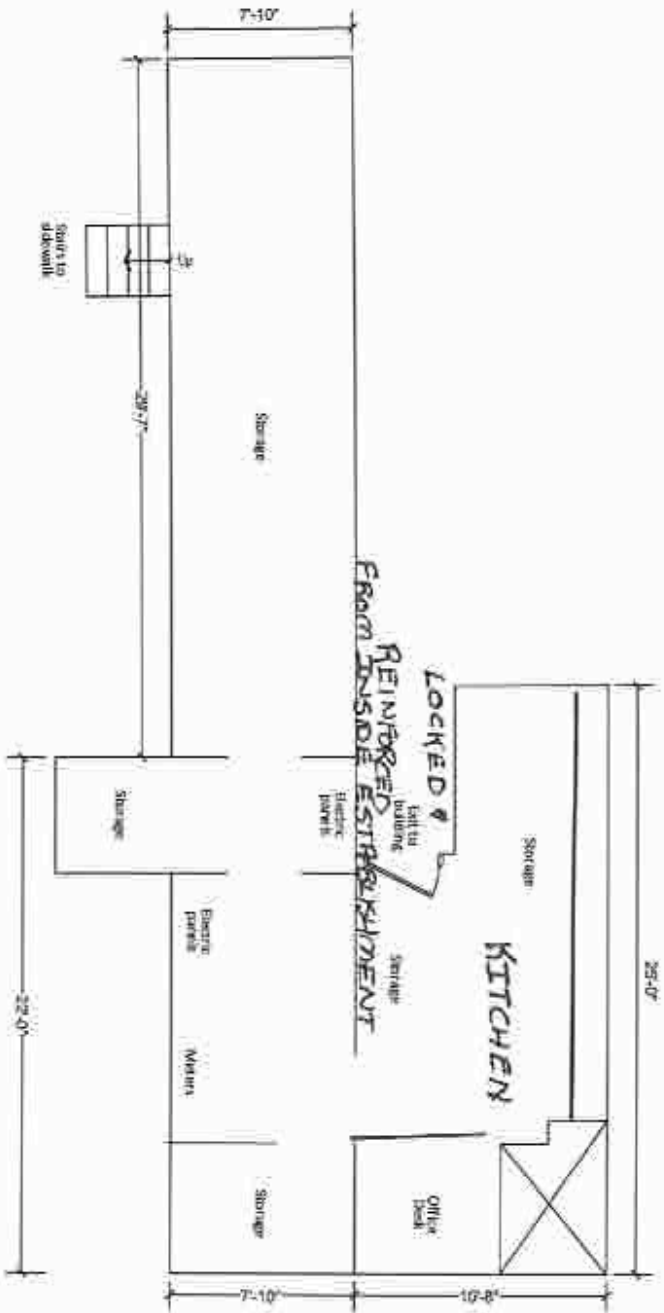
Residential
Perfumes
Super Market
Clothing
Residential
Barber
Cleaners
Regina's (Food only)
Clothing
Residential
Rubirosa 235 Mulberry st.
Gym
Nolita Wine Merchants 227 Mulberry St.
Coffee Store
Residential
Five Space (wine, beer)
Beauty Supplies
Ruby's (wine, beer)
Coffee Store
Beyond Sushi (wine, beer)
Upside Pizza (wine, beer)

Mulberry Street

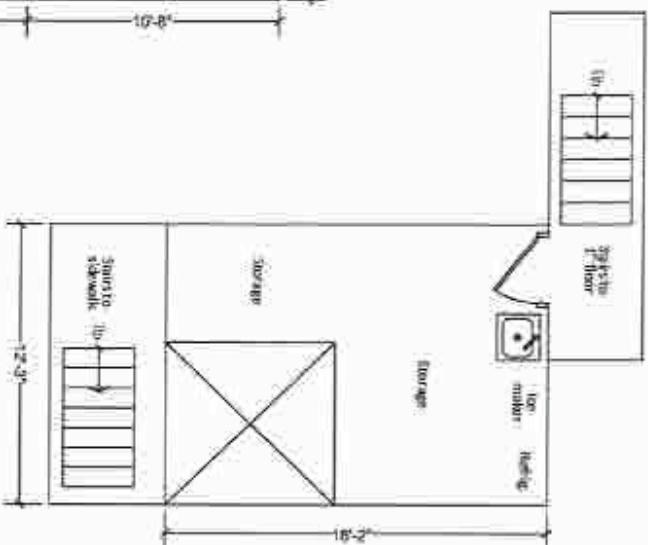
NOT TO SCALE

BLOCK PLOT
214 Mulberry Street
New York, NY
August 2, 2022

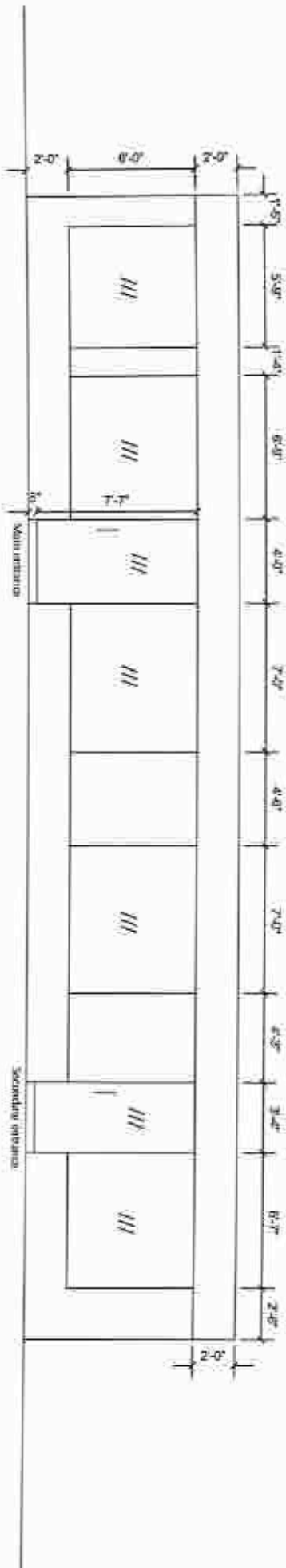
Prince Street
Clothing
Residential
Bronson's Burgers (Food only)
Perm 248 Mulberry St.
Gray Dog 244 Mulberry St.
Local 92 244 Mulberry St.
Desserts
Vacant
Residential
Vacant
Housewares
Clothing
Pen Store
Clothing
Cleaners
Juice Bar
↑
Vacant
Residential
Vacant
APPLICANT
Residential
Taim Nolita (Food only)
Spring Street



* These two basement spaces are not connected



INTERIOR DIAGRAM - Basement
 214 Mulberry Street
 New York, NY
 August 2, 2022
 NOT TO SCALE



FRONT ELEVATION
 214 Mulberry Street
 New York, NY
 August 2, 2022
 NOT TO SCALE

CAFÉ LEON DORE
QUEENS, NEW YORK

DRINKS

CAFE

FREDDO ESPRESSO.....	\$4.00
FREDDO CAPPUCCINO.....	\$4.50
GREEK MOUNTAIN TEA.....	\$4.00

BEER

ALPHA greek lager beer.....	\$9.00
FIX greek pilsner beer.....	\$9.00

WINE

GLINAVOS <i>natural</i>	\$16.00
WHITE ASSYRTIKO <i>santorini</i>	\$16.00
RED <i>light</i>	\$16.00
AGIORGITIKO <i>st. george's grape</i>	\$16.00
ORANGE.....	\$16.00
SPARKLING WINE.....	\$16.00

FOOD

SNACKS

OLIVES.....	\$10.25
CHEESE.....	\$10.25
DIP TRIO <i>eggplant, hummus, tzatziki</i>	\$14.00
EGG SALAD SANDWICH.....	\$13.00
MINI BRIOCHE <i>greek salami & graviera cheese</i>	\$10.25

SALADS

QUINOA SALAD.....	\$15.00
HIERLOOM TOMATO SALAD.....	\$25.00

LARGE PLATES

BEEF SLIDERS.....	\$39.00
BEET CARPACCIO.....	\$21.00
FLATBREADS	
GREEK CREAM CHEESE, FIGS, BALSAMIC.....	\$15.25
SMOKED SALMON, CREAM CHEESE, CAPERS.....	\$15.25
SANDWICHES	
FETA & TOMATO.....	\$15.25
HAM & CHEESE.....	\$15.25
BAKED POTATO <i>with caviar</i>	\$39.00