

Meeting Date: 1/5/23

APPLICANT INFORMATION:

Name of applicant(s): Gigi Group LLC ; 142 Emmot Partners LLC

Trade name (DBA): TBD

Premises address: 138 Bowery

Cross Streets and other addresses used for building/premise:
B/n Broome ; Grand Sts

CONTACT INFORMATION:

Principal(s) Name(s):
Jonathan Mason

Office or Home Address: 138 Bowery

City, State, Zip: NYC, NY

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: 142 Emmot Partners LLC

Landlord's Telephone and Fax: (212) 707-8893

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Jonathan Mason</u>	<u>N/A</u>
<u>Ryan Urban</u>	
<u>John Young</u>	

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
Full service 81 room hotel with food and beverage service to the rooms featuring a ground floor restaurant serving nouvelle cuisine in a beautiful setting and a cellar lounge area designed to handle overflow and late night dining all within a state of the art insulated and floating acoustic shell

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.)

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

new construction - vacant since 2014

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: Hotel

Number of floor: 8 Year Built : 2016

Describe neighboring buildings:
mixed use commercial/residential

Zoning Designation: C6-1G

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 470 / 53

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 - no changes

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 Roof top

What is the proposed Occupancy? 68

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits? no yes (currently being amended)

If yes, what is the maximum occupancy for the premises? 784

If yes, what is the use group for the premises? 12

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) (not yet filed)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: no facade or sign currently exists

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? Approx 40,000 sf (entire building)

If more than one floor, please specify square footage by floors: 5,321 sf per floor

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

5,321 sf

If more than one floor, what is the access between floors? interior stairs + elevator

How many entrances are there? 2 How many exits? 5 How many bathrooms? 19 + hotel rooms

Is there access to other parts of the building? no yes, explain: entry to common areas of the hotel

OVERALL SEATING INFORMATION:

Total number of tables? 51 Total table seats? 324

Total number of bars? 3 Total bar seats? 26

Total number of "other" seats? 20 please explain: these are dependent upon varied configurations depending upon the event

Total OVERALL number of seats in Premises: 370

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 26

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: 7am to 4am Monday: 8 to 4am Tuesday: 8 to 4am Wednesday: 8 to 4am Thursday: 8 to 4am Friday: 8 to 4am Saturday: 8 to 4am

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?) TBD

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: SEE ATTACHED REPORT

Will you be permitting: ^{self} 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) SEE ATTACHED PLAN

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: _____

Address: _____ Distance: _____


Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

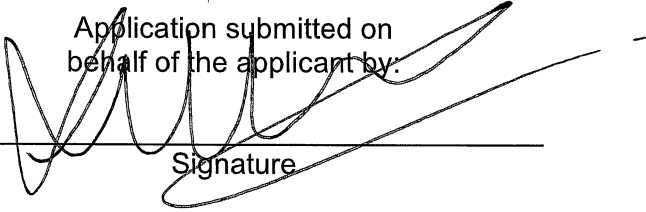
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Jonathan Mason Phone: 

Address: 

Email: 

Application submitted on behalf of the applicant by:

X 
Signature

Print or Type Name Jonathan Mason

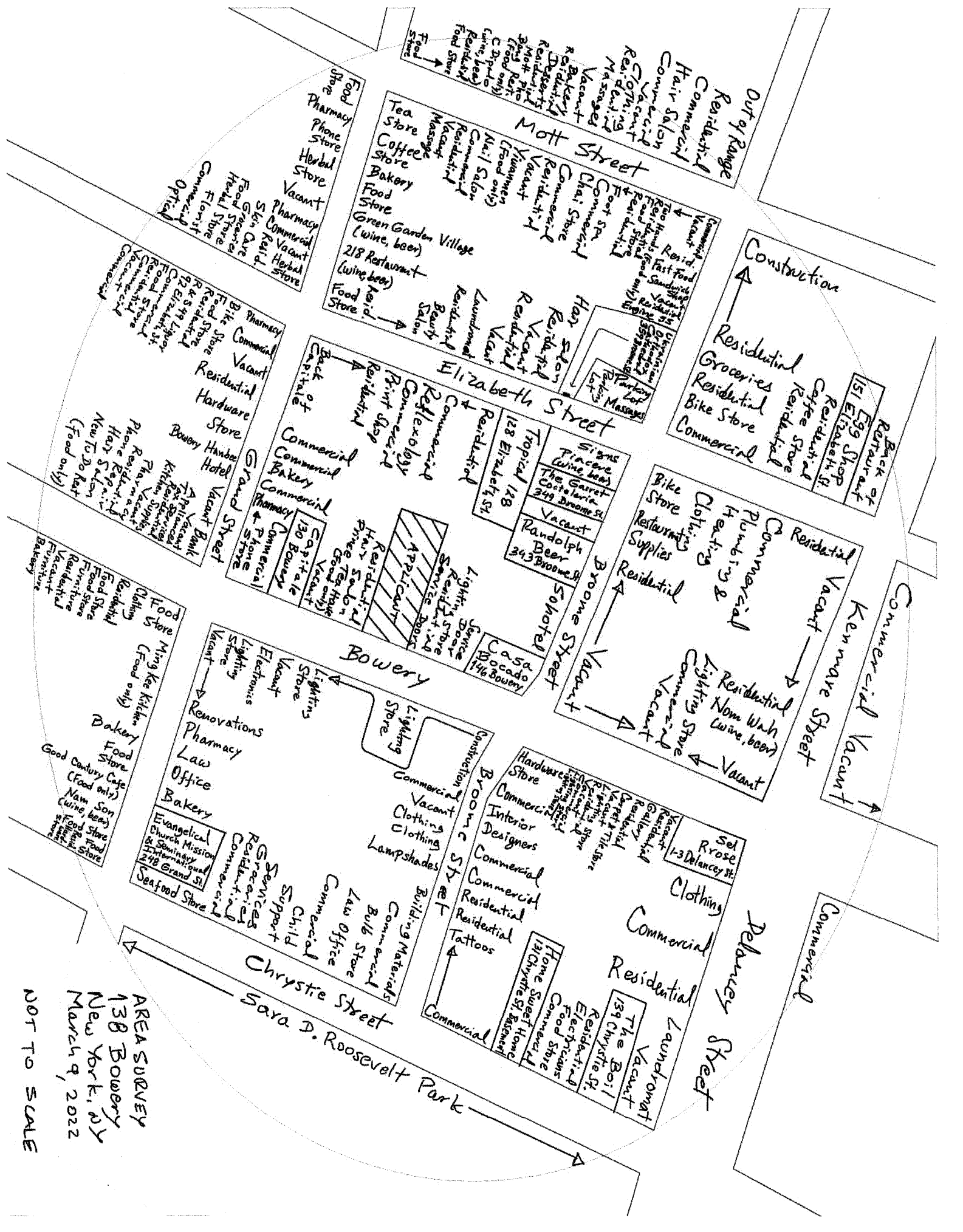
Title 11/21/22

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



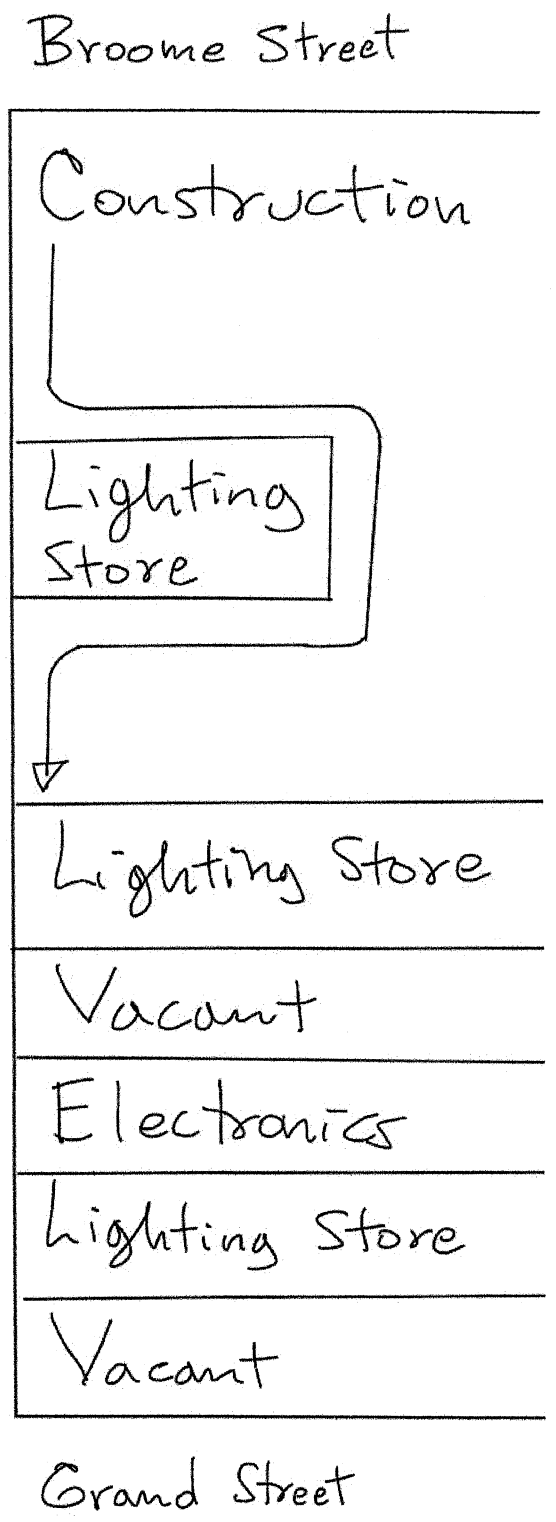
AREA SURVEY
 138 BOWERY
 New York, NY
 March 9, 2022
 NOT TO SCALE

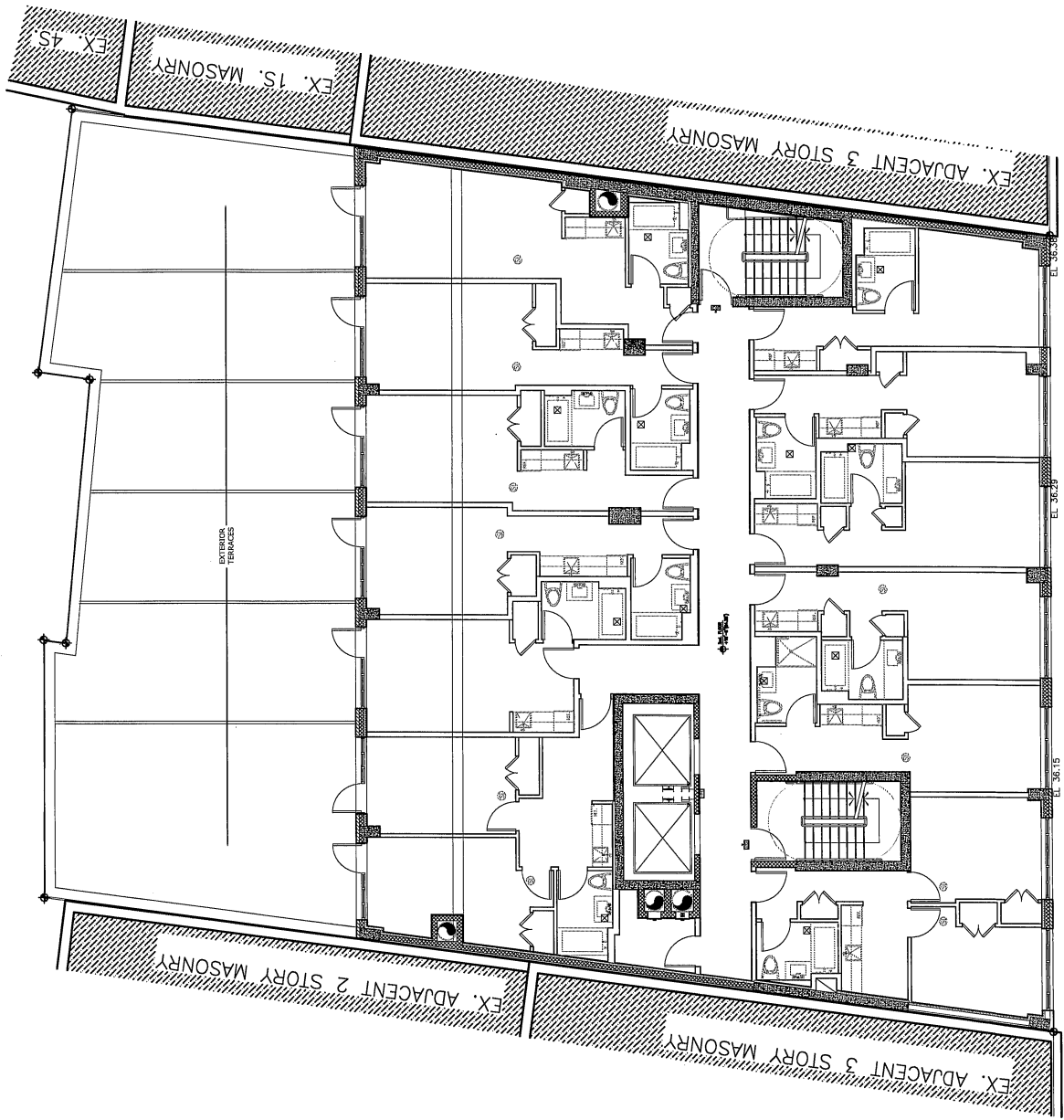
Casa Bocado 146 Bowery
Service door
Lighting store
Residential
Service Doors
APPLICANT
Residential
Hair Salon
Prince Tea House (Food only)
Vacant
Capitale 130 Bowery
Commercial
Phone Store

Bowery

NOT TO SCALE

BLOCK PLOT
138 Bowery
New York, NY
March 9, 2022



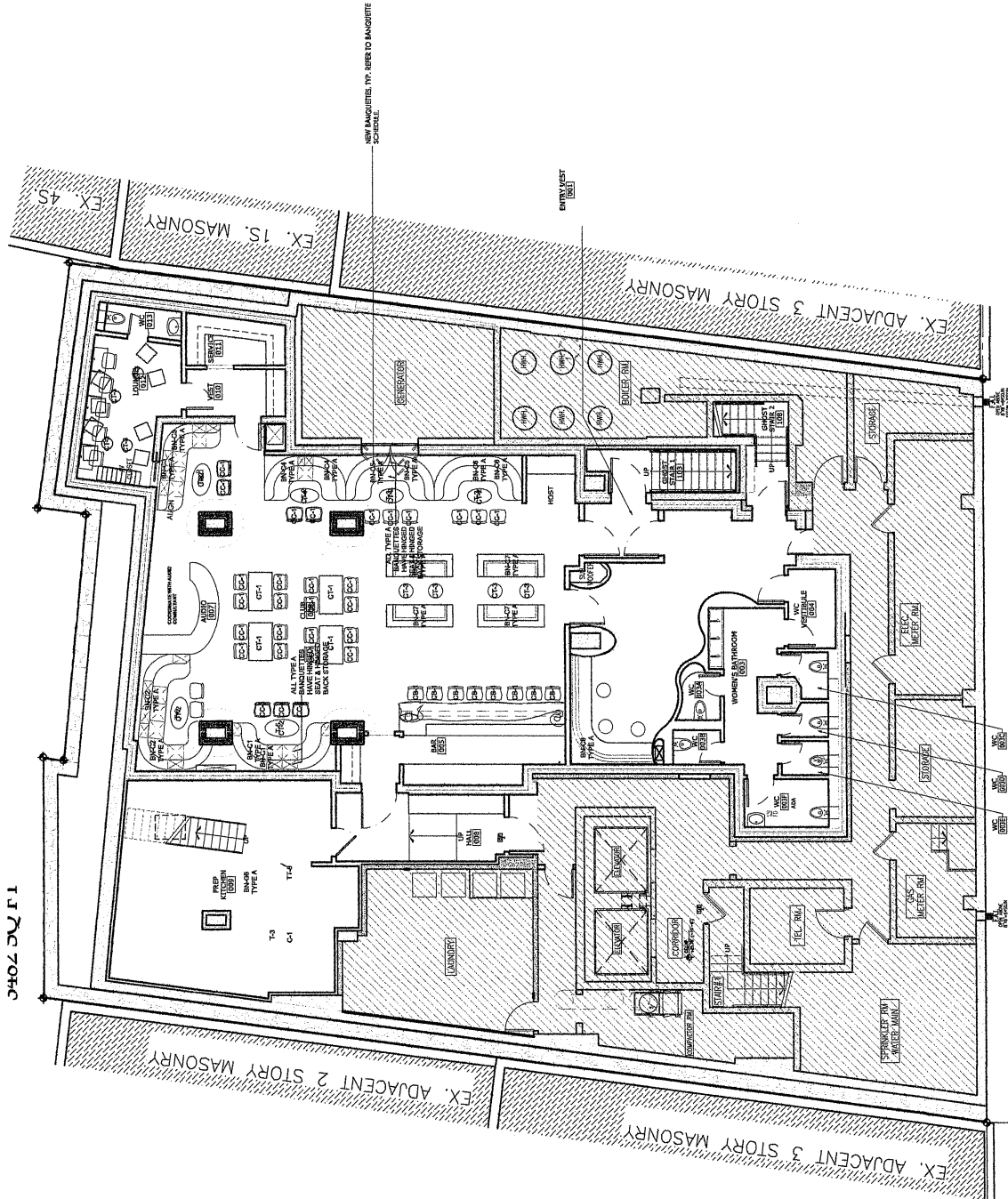


- Typical hotel floor plan

138 BOWERY - 2ND FLOOR PLAN
 INTERIOR SQUARE FOOTAGE - 5321 sq ft

BOWERY
 (IRREG. WIDTH)

NOTES:



1 CELLAR FURNITURE & FIXTURE PLAN
 CORR. SHEET 1-17

NOT FOR CONSTRUCTION OR DESIGN INTENT ONLY

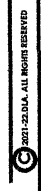
No.	Date	Description	Issued To
1	28 March 2021	31/6"=1'-0"	

Project No. **gaita/ghost**
 138 Stuyvesant
 New York, NY 10013

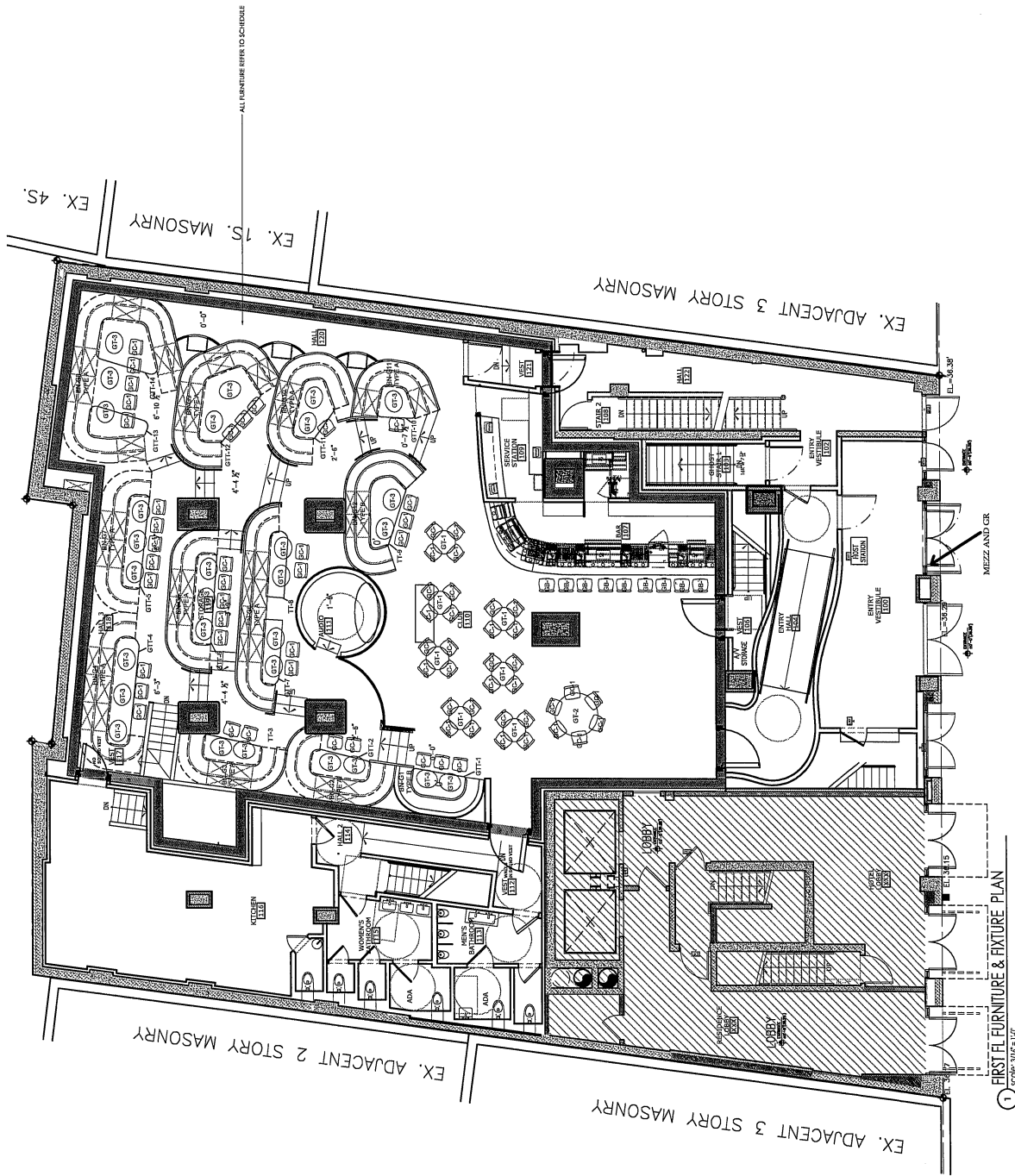
Daniel Laporte
 Architecture
 119 Mott Street
 New York, NY 10013
 Tel. 917.225.4462

Date: 28 March 2021
 Scale: 31/6"=1'-0"
**CELLAR FURNITURE &
 FIXTURE PLAN**

DWG. No. **F-100**



NOTES:



03.28.22 DD ICON
 No. Date Description Issued to
 Project No.
 gaia/ghost
 188 East 74th
 New York NY 10013
 Daniel Laporte
 Architecture
 119 Moft Street
 New York, NY 10013
 Tel. 917.225.6462
 Date 2 September 2021
 Scale 3/16"=1'-0"
 FIRST FLOOR FURNITURE
 PLAN

DWG. No.

F-101

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NOTES:

03.28.22 DD ICON
 No. Date Description Based to
 Project No.

gaia/ghost
 138 Bowery
 New York NY 10013
 Tel: 717.225.6462

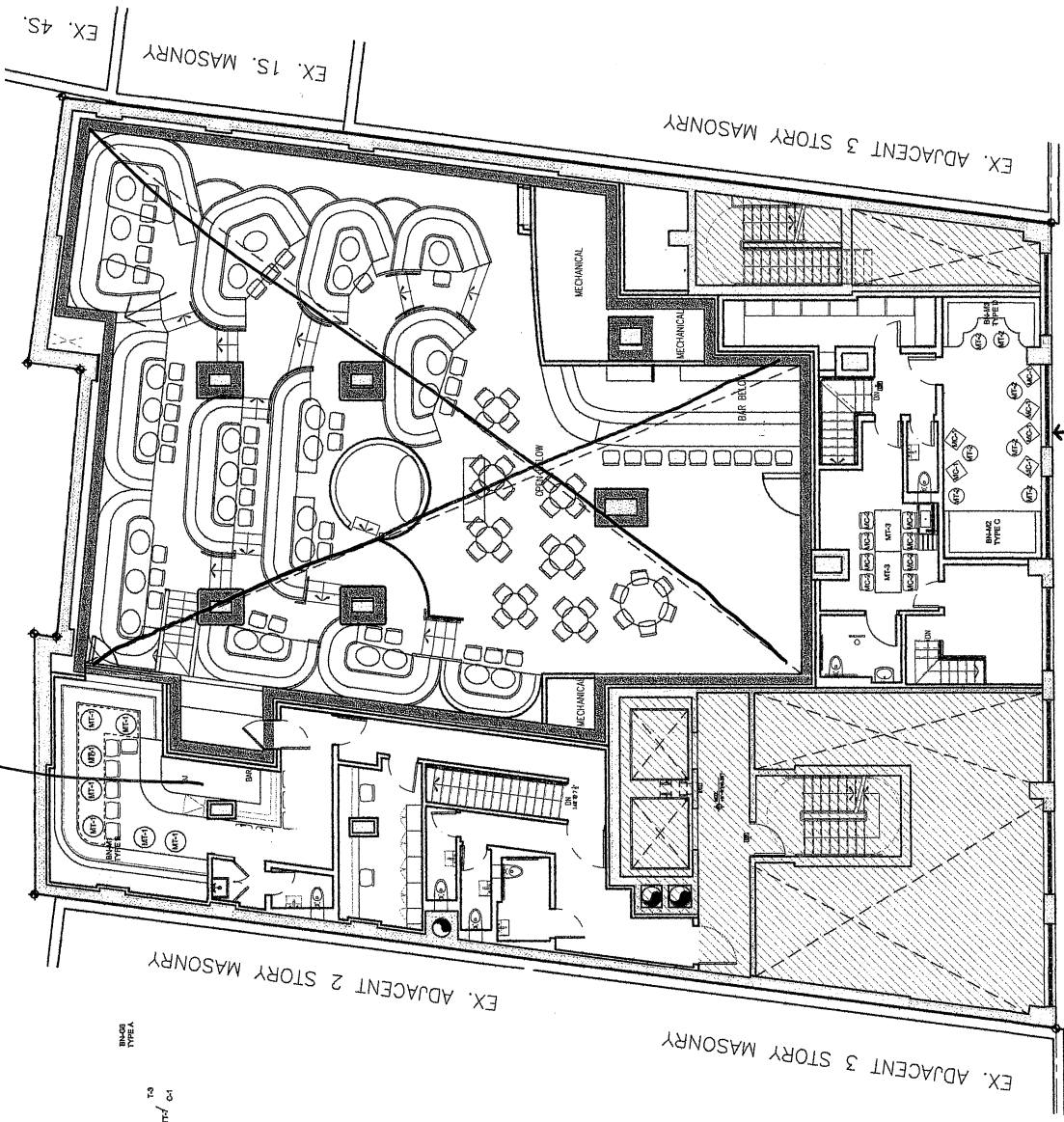
Daniel Laporte
 Architecture
 119 North Street
 New York NY 10013
 Tel: 717.225.6462

Date Scale
 2 September 2021 3/16"=1'-0"
MEZZANINE FURNITURE PLAN

DWG. No.

F-102

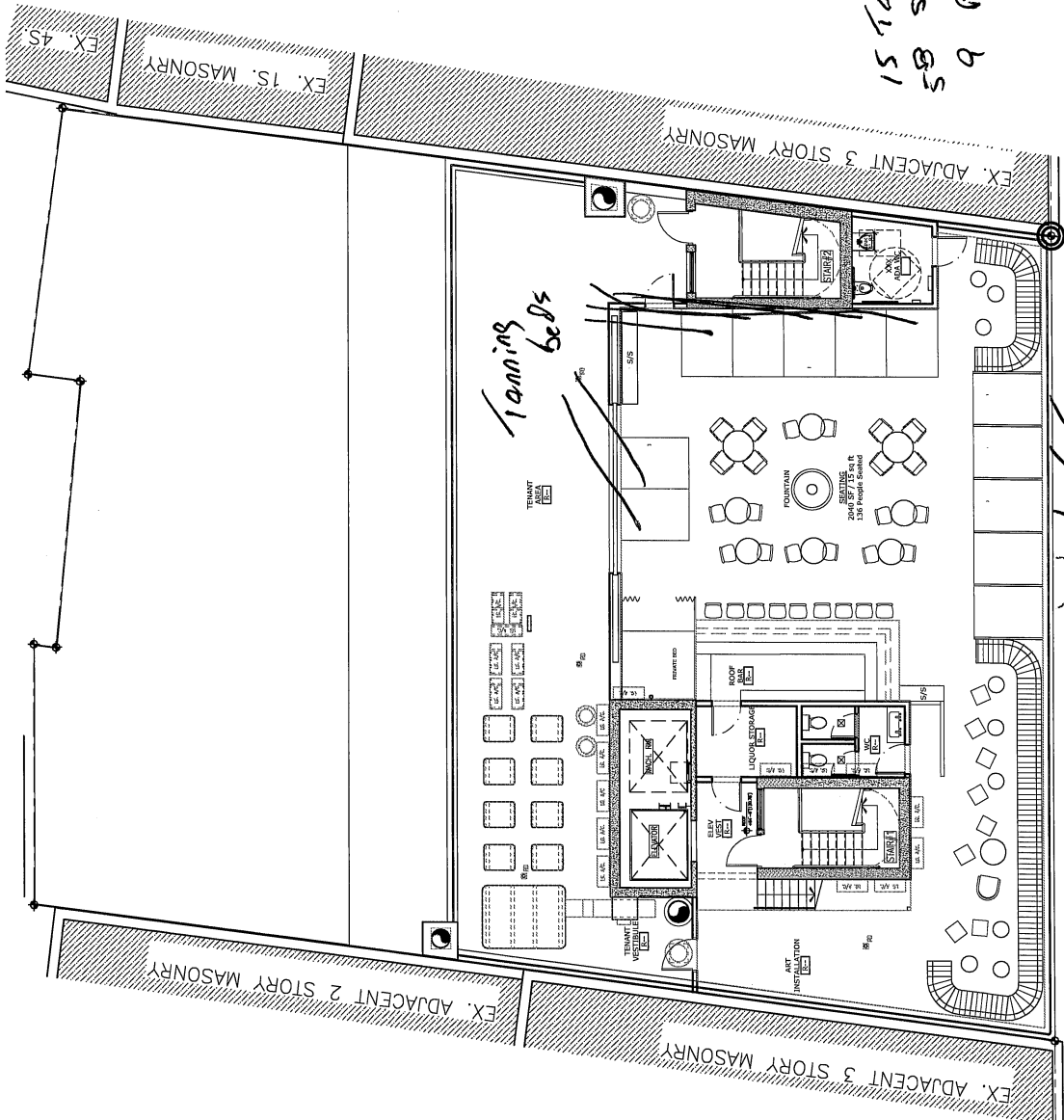
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1 FURNITURE & FIXTURE PLAN - MEZZANINE
 SCALE: 3/16"=1'-0"

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NOTES:



15 Tables
 58 seats
 9 Bar stools

TANNING BEDS

1 FLOOR PLAN- ROOF
 SCALE 3/8" = 1'-0"

No.	Date	Description	Issued to
△ 03.28.22	DD	ICON	

Project No. gca/ghost
 138 East 47th St.
 New York NY 10013

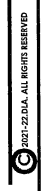
Daniel Laporte
 Architecture
 119 North Street
 New York, NY 10013
 Tel. 917.225.6462

Date 2 September 2021
 Scale 3/16"=1'-0"
 PROPOSED ROOF PLAN

DWG. No.

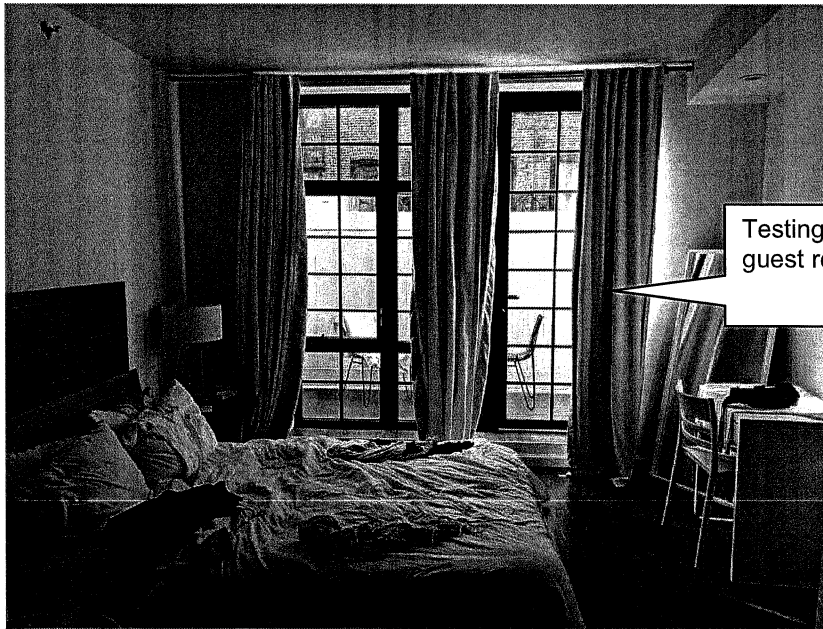
A-109

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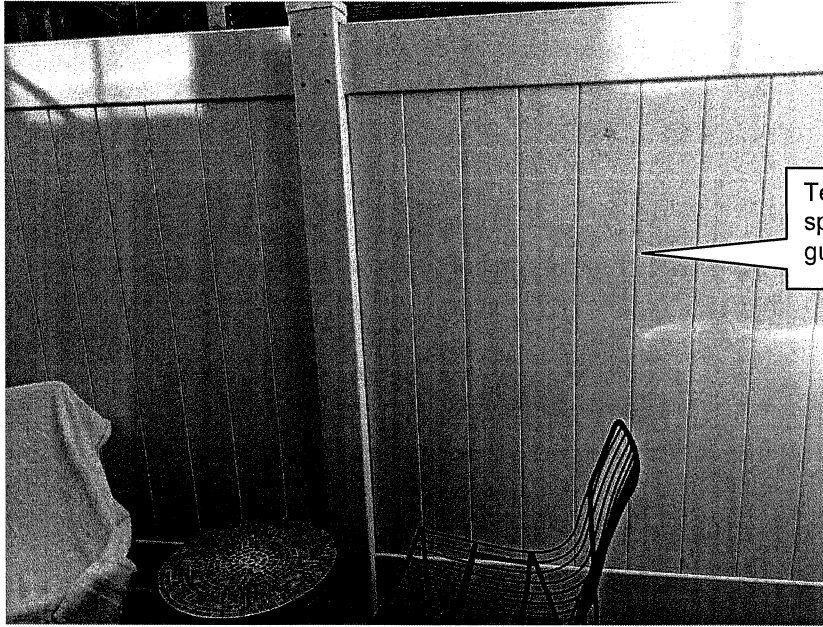




Large subwoofers were used to produce loud sound in the ground floor and the cellar.



Testing in 2nd floor guest room 207



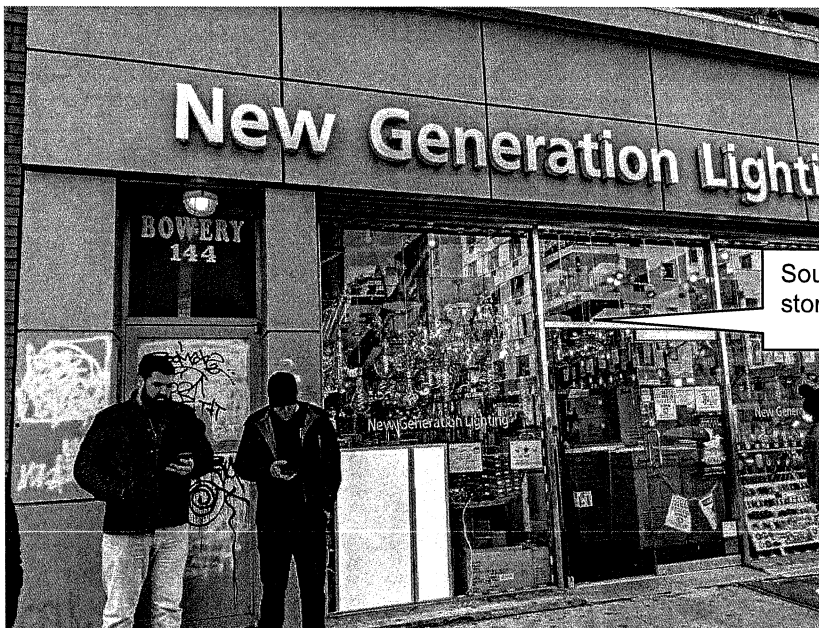
Testing on roof terrace space outside of 2nd floor guest room 207



Testing in hallway outside of 2nd floor guest room 208



Testing in stairwell on 2nd floor



Sound was tested in the lighting store to the north.



Sound was tested in the second-floor stairwell in the building to the north.



Sound was also tested on the sidewalk right in front of the building.