

Meeting Date: 02/1/23

APPLICANT INFORMATION:

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

Trade name (DBA): TBD

Premises address: 138 Bowery

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

CONTACT INFORMATION:

Principal(s) Name(s): Jonathan Mason

Office or Home Address: [REDACTED]

City, State, Zip: NYC, NY

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: 142 Emmut Partners LLC

Landlord's Telephone and Fax: [REDACTED]

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, dinner theater restaurant, serving nouvelle cuisine in an intimate amphitheater style setting and a cellar lounge level designed to handle overflow and late night dining, all within a state of the art, insulated and floating acoustic shell. These premises also feature a large entry vestibule, guest reception area - paired with an innovative reservation system which ensures no patrons/guests gathering/waiting outside minimizing sidewalk and street noise.

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 - recent 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

Total OVERALL number of seats in Premises: 448 configurations depending upon the event

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: 8am to 4am Tuesday: 8am to 4am Wednesday: 8am to 4am Thursday: 8am to 4am Friday: 8am to 4am Saturday: 8am 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: PLEASE SEE ACOUSTILOG REPORT ATTACHED;

to remedy Acoustilog's concerns, these premises will feature an acoustic shell and Insulation box, which will completely seal in any sound from these premises, please see attachment

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. ALSO see reservations system and guest reception area layout.

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

No

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: _____

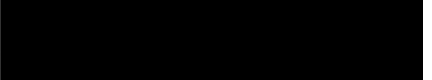
Name of School / Church: _____


Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

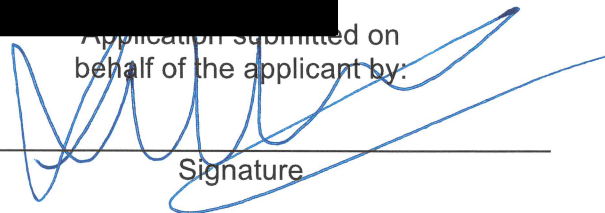
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

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

Addendum to Community Board 2
Application

FIRST: A primary focus of this application is noise containment; these premises will feature a floating acoustic shell and box, which utilizes vibration and sound absorbers and 1 3/4" thick acoustic panel layers to completely trap and seal all noise produced by these premises. This is a state of the art system which is costing the applicant in excess of \$1,500,000.00, in addition to the cost of the premises build out; the applicant would not be making such an exorbitant investment unless it was proven to be 100% effective in noise containment. Please see the attached 2 pages labelled "Sound Insulation Overview".

SECOND: Another prime focus for this applicant is noise mitigation. These premises feature double heavy doors which provide a sound vestibule that further insulates the space, creating an entry "snake"; the vestibule has been created to prevent patrons from lingering on the sidewalk.

To further mitigate noise, these premises feature a "reservations only" policy (with very limited exceptions for bar seating). An admitted patron at these premises will first be required to create an account online, make a reservation and will be emailed confirmation of that reservation.

Further, all guests, upon arrival, will be issued RFID (Radio Frequency Identification) bands, which will allow the management team to provide more effective monitoring of patrons behaviors; guest will upload their ID, contact and payment information, all of which will be stored in the restaurants database, permitting management to closely monitor guests behavior.

These premises will feature multiple hosts at multiple entrances to swiftly confirm reservations and seat patrons at all times, to insure that there will be no queuing on the sidewalk. Please see the attached pages labeled "Floor Plan" and "Front Door Plan".

The applicant intends to completely confine sound in its premises through the use of the acoustic shell and box; further, the applicant intends to eliminate noise on the street through the measures outlined above.

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 138 Bowery

1. Sel Rose - 1-3 Delancey Street - (389')
2. The Boil - 139 Chrystie Street - (437')
3. Home Sweet Home - 131 Chrystie Street Basement - (383')
4. Capitale - 130 Bowery - (158')
5. Casa Bocado - 146 Bowery - (107')
6. Randolph Beer - 343 Broome Street - (142')
7. The Garrett Cocteleria - 349 Broome Street - (188')
8. Tropical 128 - 128 Elizabeth Street - (205')
9. Egg Shop - 151 Elizabeth Street - (459')
10. Moxy Hotel - 145 Bowery (70')

Schools & Churches

1. Ukrainian Orthodox Cathedral - 354 Broome Street - (247')
2. Evangelical Church Mission & Seminary International - 248 Grand Street - (380')



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



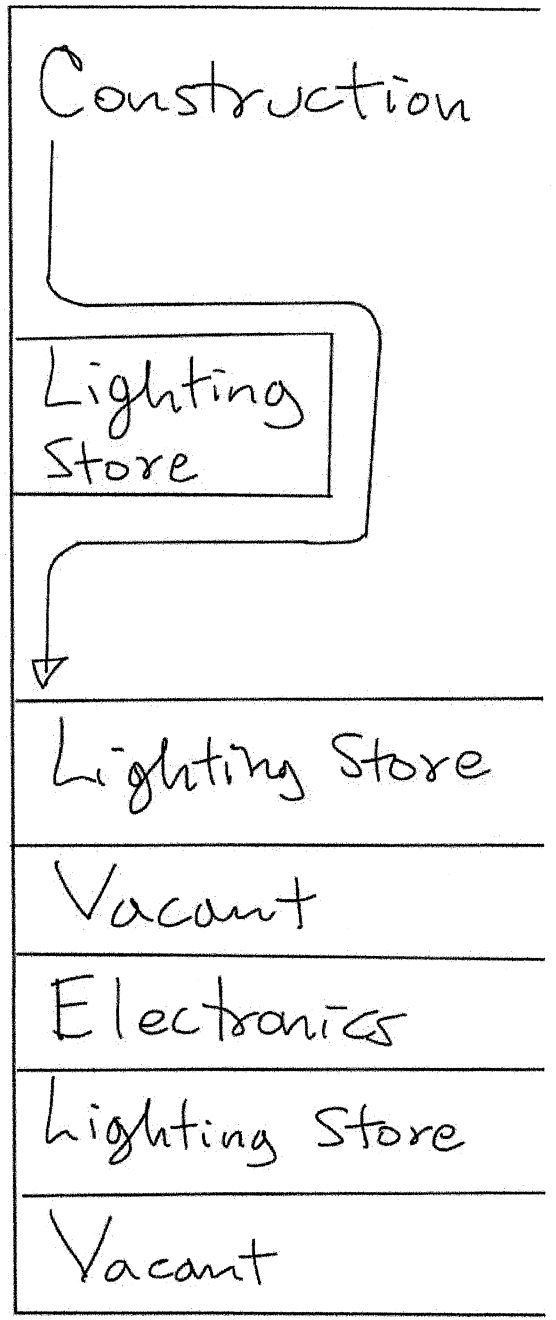
Bowery

NOT TO SCALE

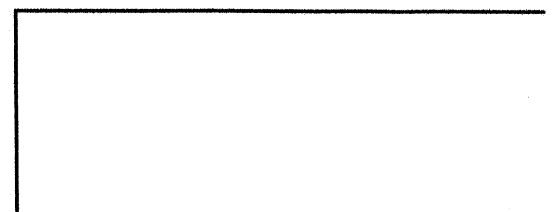
BLOCK PLOT
138 BOWERY
NEW YORK, NY
MARCH 9, 2022

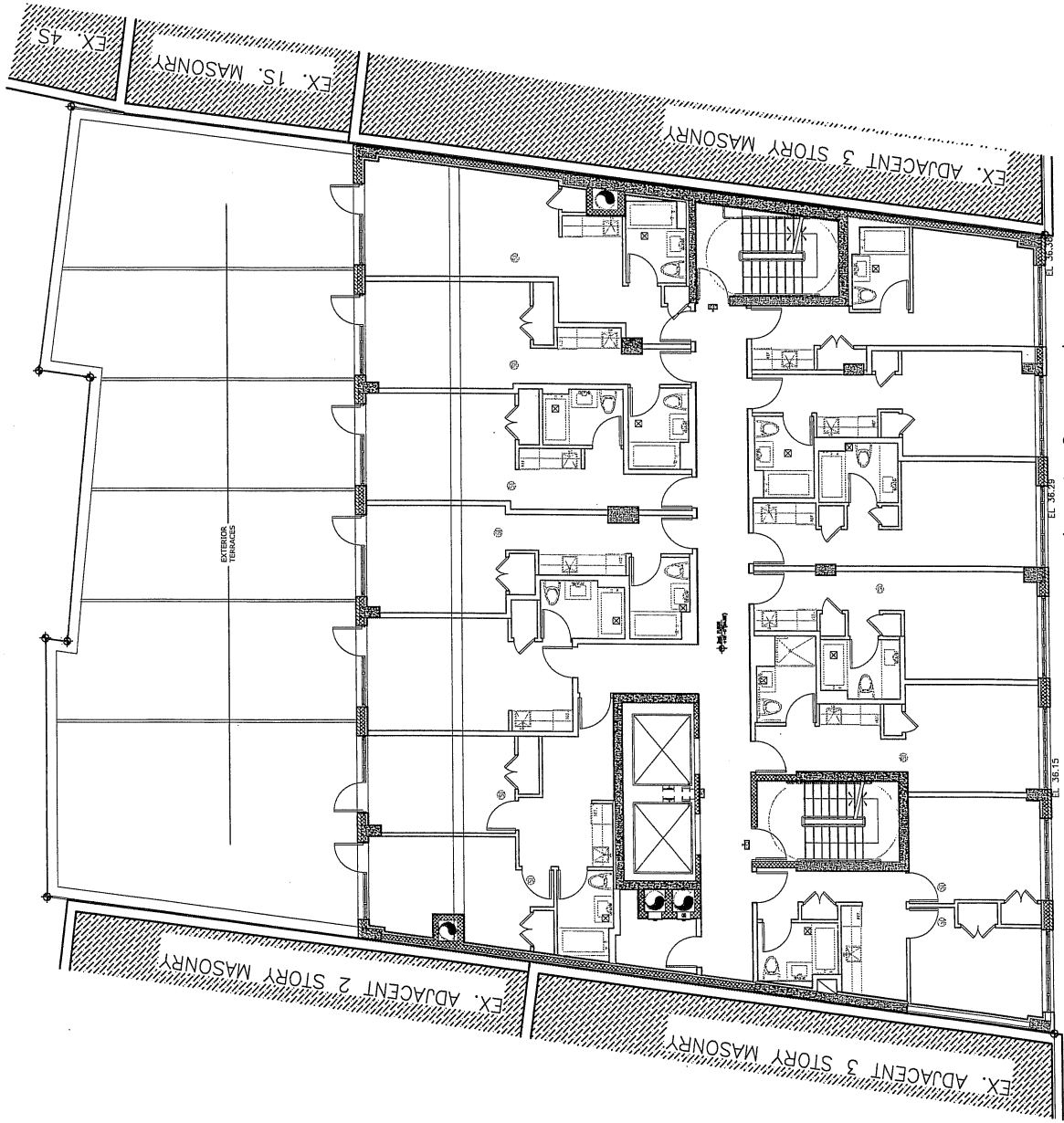


Broome Street



Grand Street



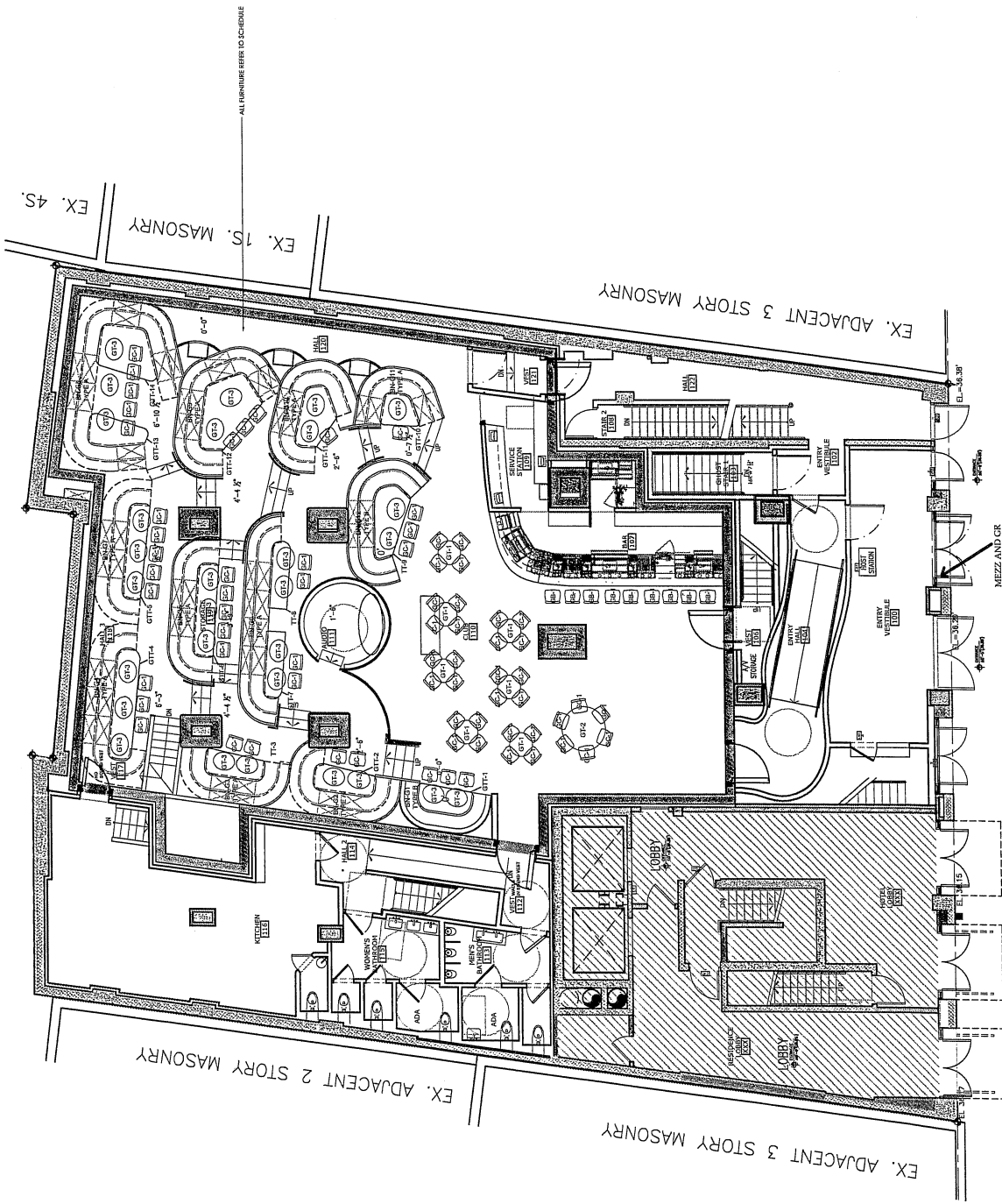


- Typical 1 hotel floor plan

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

BOWERY
 (IRREG. WIDTH)

NOTES:



ICON	DD	03.28.22	No.	03.28.22
Bound to	Description	Date	Project No.	
gaia/ghost				
138 Bowery New York NY 10013				
Daniel Laporte				
Architecture				
119 Mott Street New York, NY 10013 Tel: 917.225.6462				
Scale	3/16"=1'-0"			
Date	2 September 2021			
FIRST FLOOR FURNITURE PLAN				
DWG. No.	F-101			

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NOTES:

No.	Date	Description	Issued to
03.28.22	DD		ECON

gata/ghost
 138 Bowery
 New York, NY 10013

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

Date: 2 September 2021
 Scale: 3/16"=1'-0"

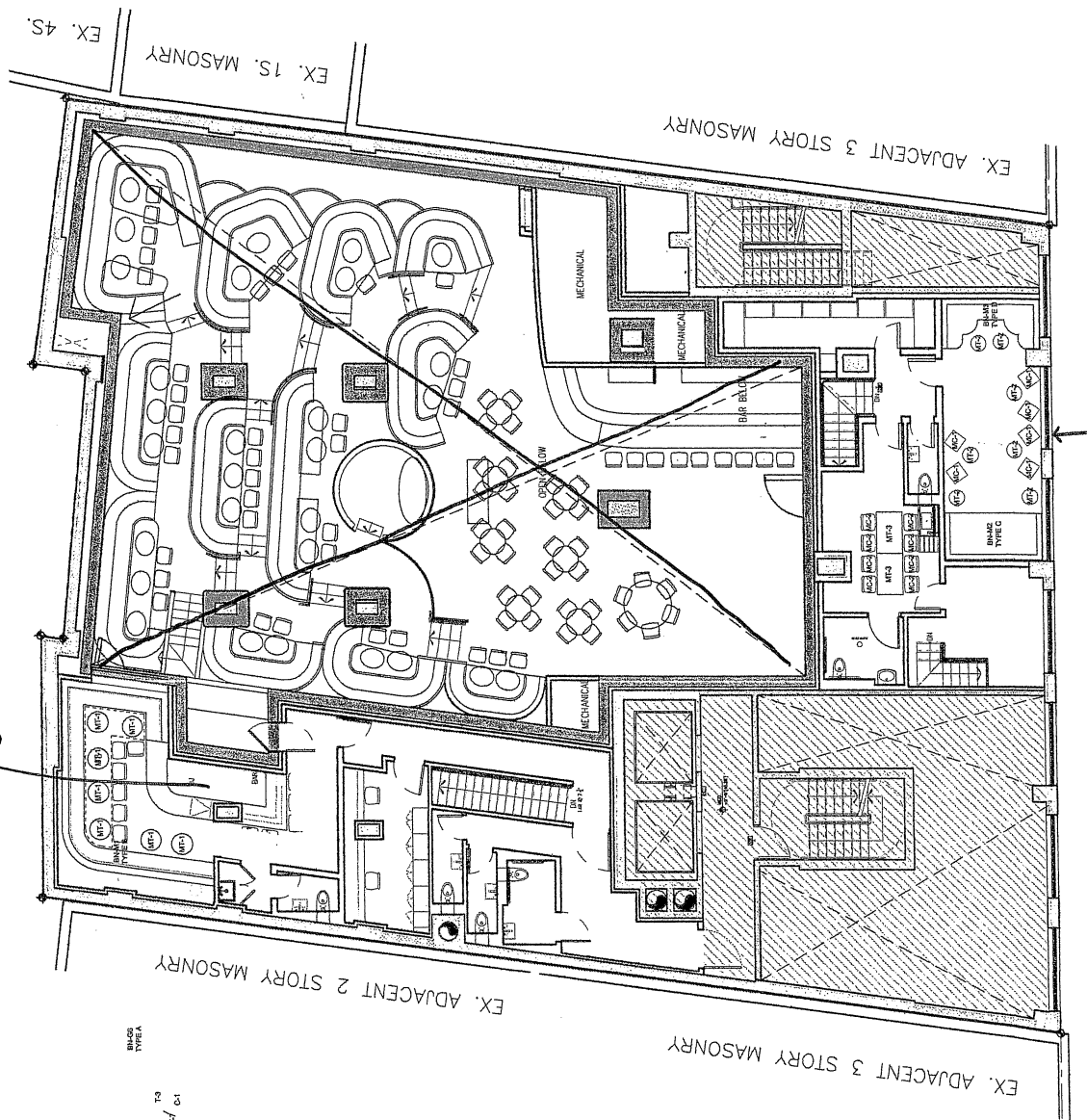
MEZZANINE FURNITURE PLAN

DWG. No.

F-102

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

NOTES:

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

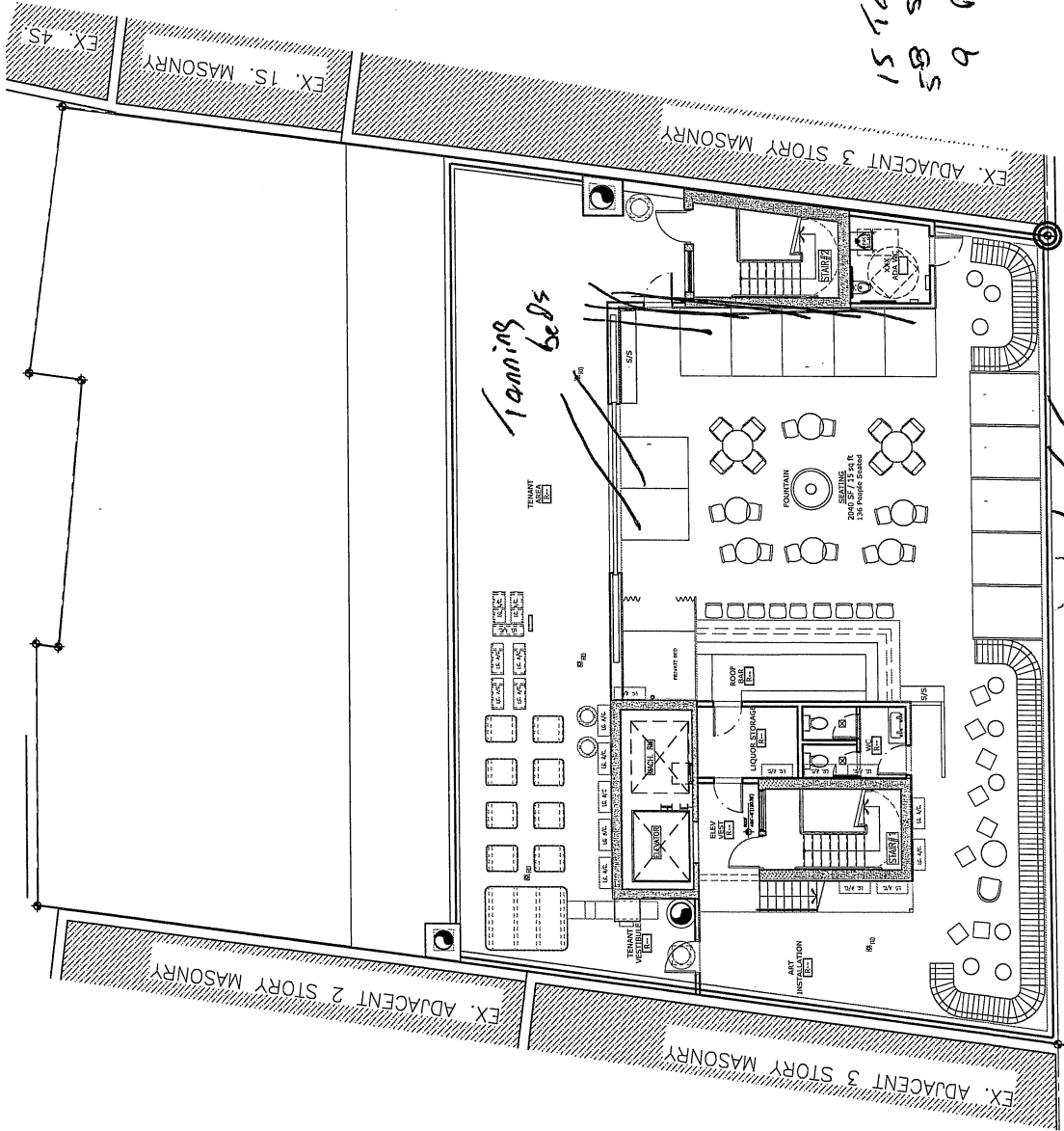
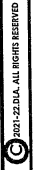
gaita/ghost
 138 Bowery
 New York NY 10013

Daniel Laporte
 Architecture
 119 Mohl 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



TANNING BEDS

15 Tables
 58 seats
 9 Barstools

1 FLOOR PLAN- ROOF
 SCALE: 3/16" = 1'-0"

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