

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Two If By SEA Restaurant Group

Trade name (DBA): ONE if by Land, Two if by SEA

Premises address: 17 Barrow St. New York NY 10014

Cross Streets and other addresses used for building/premise:

West 4th St & Bleeker St.

CONTACT INFORMATION:

Principal(s) Name(s): Gieto Nicaj

Office or Home Address: 46 Langdon Terrace

City, State, Zip: Bronxville, NY 10708

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: TELORA Realty Corp

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Gieto Nicaj</u>	<u>Masterpiece Caterers Corp & Sky 55 Bar & Grill - 55 Water St.</u>
	<u>The View at Battery Park NYC Inc. - 10 Battery Place NYC</u>
	<u>Vivo Bayside Corp - 401-10 Cross Island Pl Swy, Bayside NY</u>

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

WE ARE A FINE DINEG ESTABLISHMENT. WE PLAN ON CONTINUING THE OPERATION AS IT HAS FOR THE PAST 20+ YEARS.

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.)

NO CHANGES EXCEPT NEW OWNER

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

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: _____

ONE if by hand RESTAURANT LLC - SERIAL NO. 1283957 2/28/23 EXP
RENEWAL FILED

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: 2 Year Built: 1834

Describe neighboring buildings: _____

Zoning Designation: D-6 RB

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 590 / 63-61

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 : _____

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? D54

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? D54

If yes, what is the use group for the premises? Eating + Drinking Place

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 *Already Have*

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? 2450 + 800 sq ft Kitchen

If more than one floor, please specify square footage by floors: Main Floor 1600 + MEZZ - 500 + LOBBY 350

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? 1 How many exits? 2 How many bathrooms? 2

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

OVERALL SEATING INFORMATION:

Total number of tables? 48 Total table seats? 126

Total number of bars? 1 Total bar seats? 15

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

Total OVERALL number of seats in Premises : 141

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 15

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: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am

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

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: _____

Will you be permitting: NO promoted events NO scheduled performances NO outside promoters

NO any events at which a cover fee is charged? NO 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 NO ropes NO movable barriers NO 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: Gieto Nicaj Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:

[Signature]
Signature

Print or Type Name Gieto Nicaj

Title OWNER

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.

[Signature]

[Signature]

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

One if by Land, Two if by Sea

Entrées

Long Island Duck

red onion spaetzle, glazed rutabaga, brussel sprouts, poultry jus

Pan Seared Branzino

cabbage-wrapped pearl barley, chanterelles, smoked yellow tomato coulis

Braised Australian Lamb Shank

mole negro, gigandes beans, rice pudding, micro cilantro

Mushroom Kabocha Squash Ravioli

salsify, creamed kale

Rack of Pork

parsnip potato gratin, black plum, onion rings, foie gras pâté essence

Norwegian Salmon

apple-braised fennel, sunchoke purée, yellow tomato beurre blanc

Spice Rubbed Lobster and Monkfish

garam masala risotto, chickpea falafel, cilantro

Beef Wellington \$6 supp.

root vegetables, beets, cabernet reduction

Executive Chef, Gary Volkov

Three Course Prix Fixe

\$89 per person

Appetizers

Wild Mushroom Tart
hazelnut aioli, truffle oil

Arctic Trout Gravlax
seaweed, chèvre, red onion, avocado, cilantro

Market Salad
market herbs, vegetables, shallot vinaigrette, balsamic

Oyster Chowder en Croute
fingerling potatoes, apple-smoked bacon, cream

Seared Hudson Valley Foie Gras \$5 supp.
persian melon confit, sweet brioche

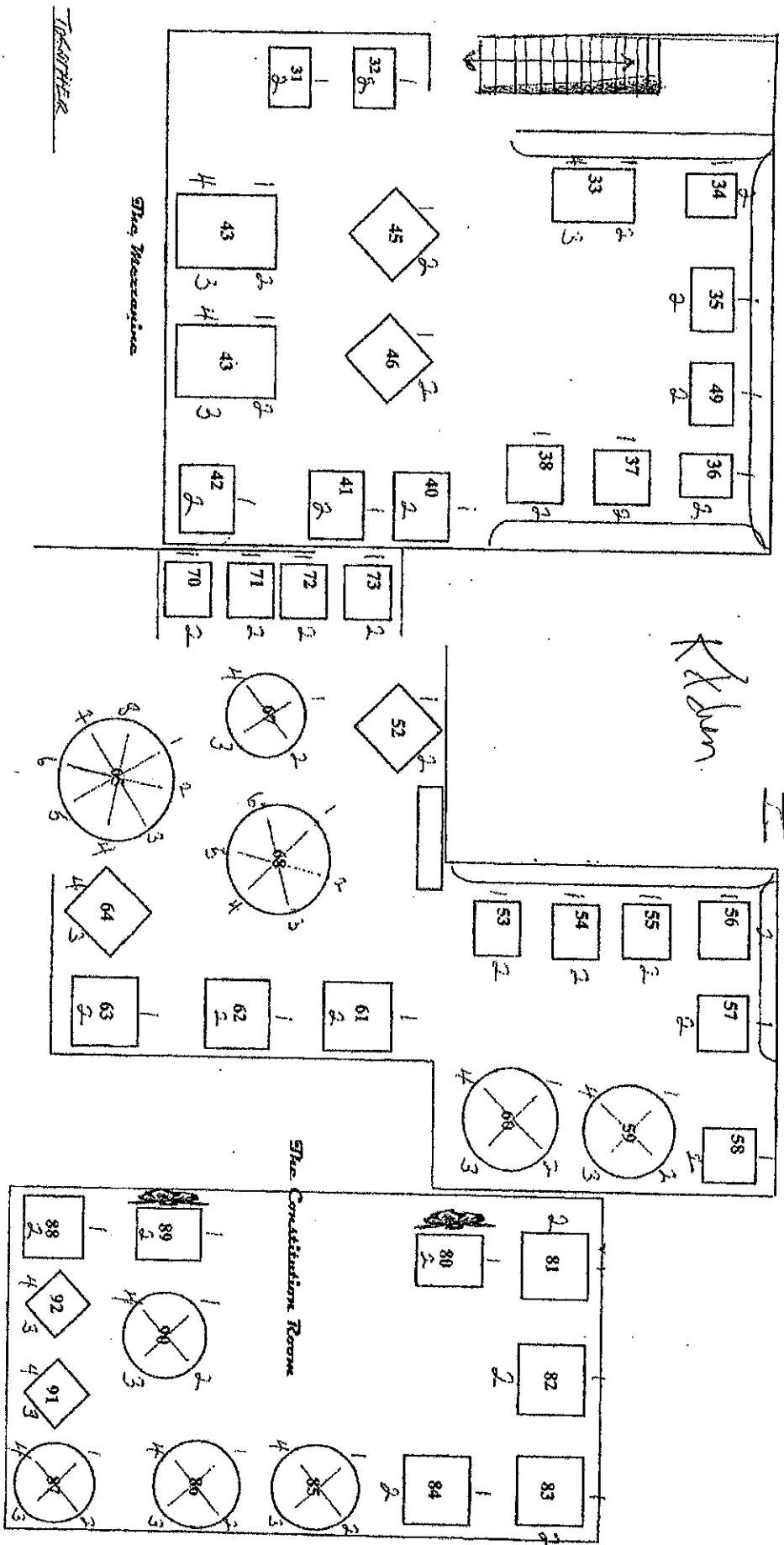
Kabocha Squash Gnocchi
roasted butternut, speck, parmesan, sage

Seared Maine Scallops
farro, roasted corn, bacon, brown butter aioli, sunchoke

Crispy Octopus
spiced carrots, honey whipped ricotta, cinnamon

Shaved Raw Wagyu Beef
roasted garlic, lemon, rye, caramelized onion, potato chip

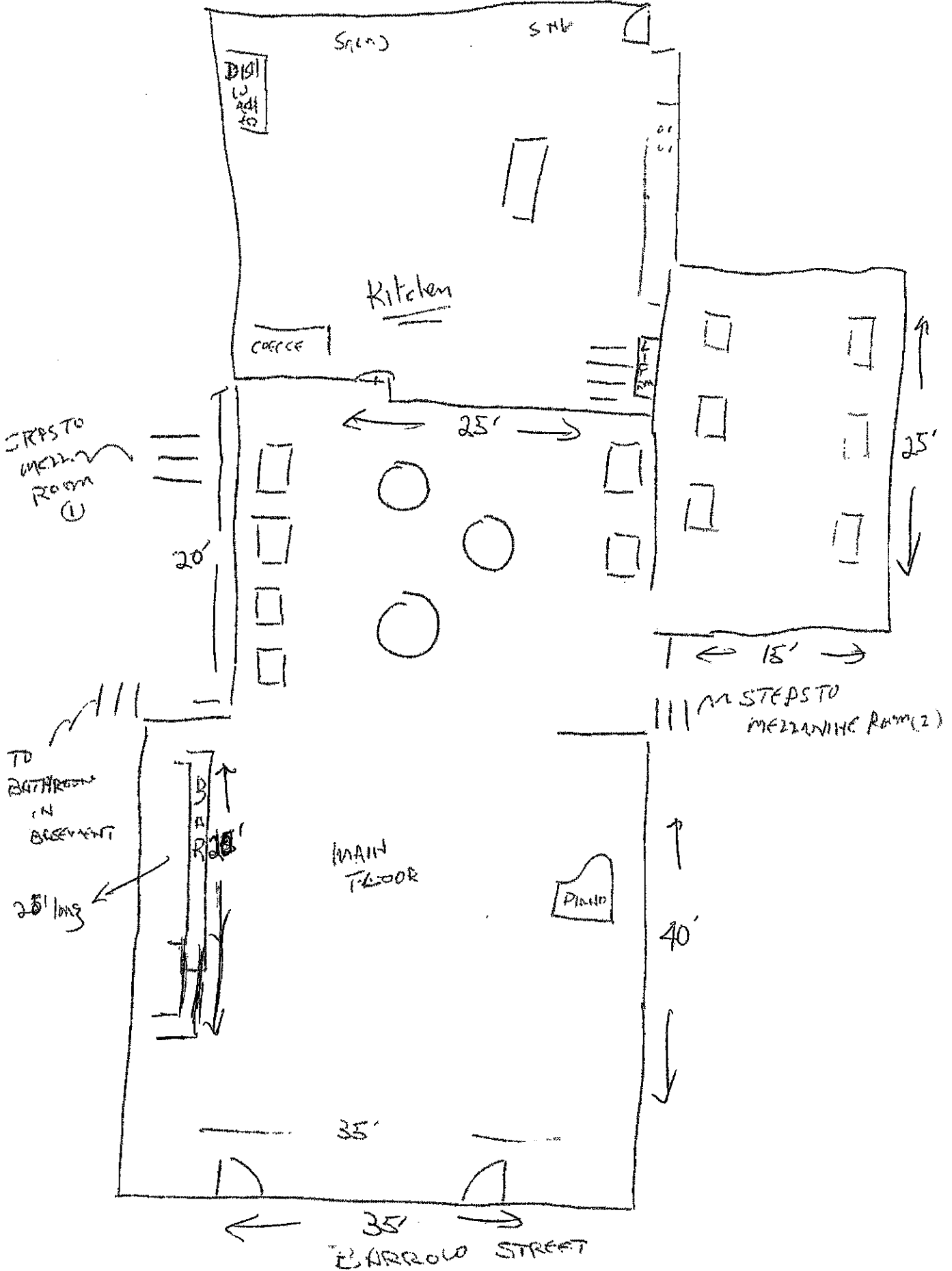
One of Big Land Restaurant LLC - Grand floor
 17 Barrow St, NY, NY 10014



BAR AREA
 (SEPARATE DIAGRAM)

TASKORDER

TASKORDER

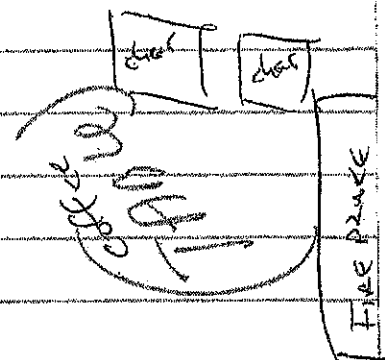


17 Barrow St, NY, NY 10014

BAR

STEPS
TO
BATHROOM

BATHROOM

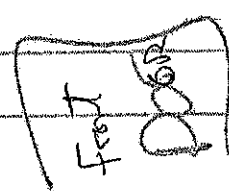
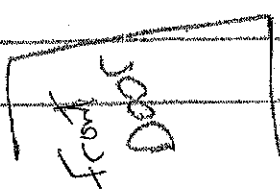
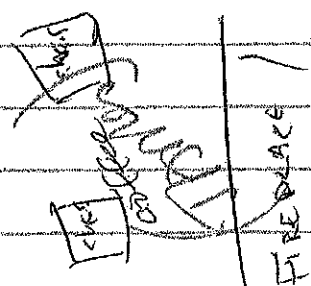
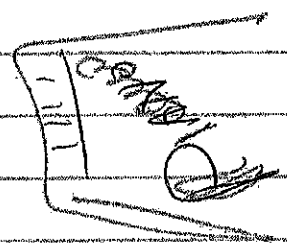


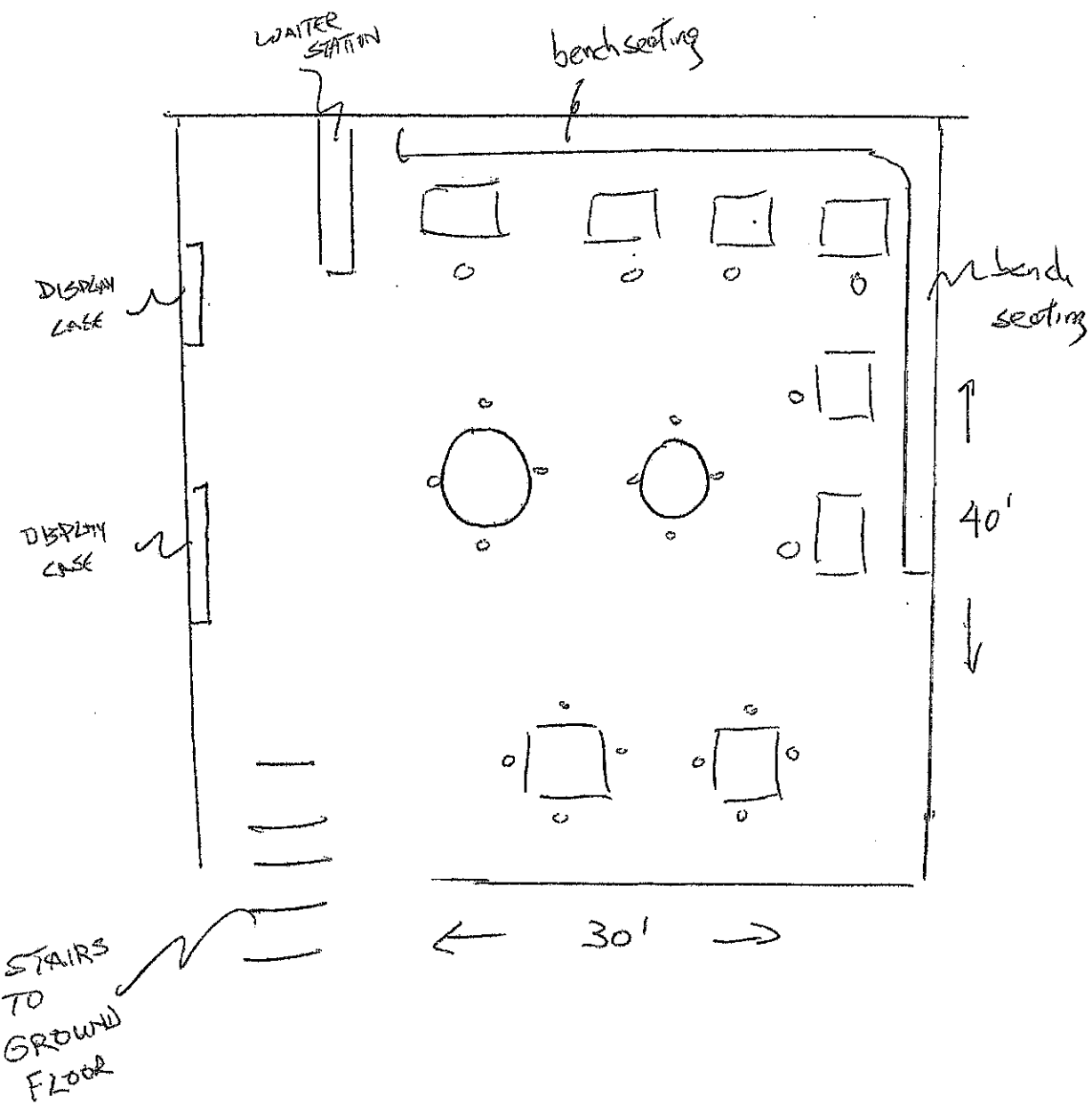
BAR

15 stools

25 FT

35 FT

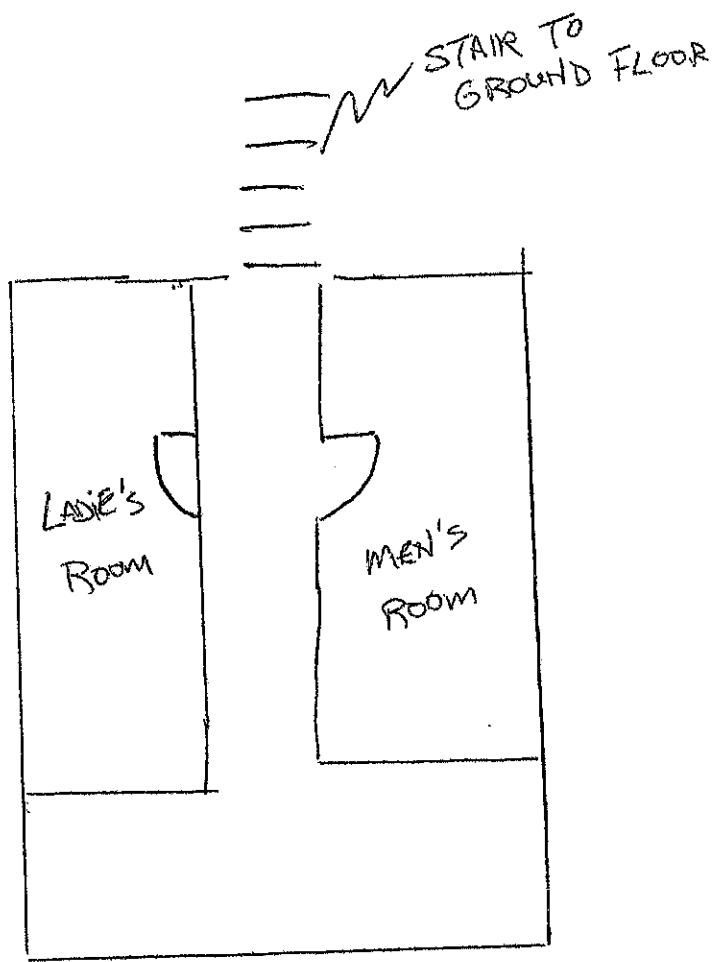




One if by LAND

Mezzanine 1 - North side

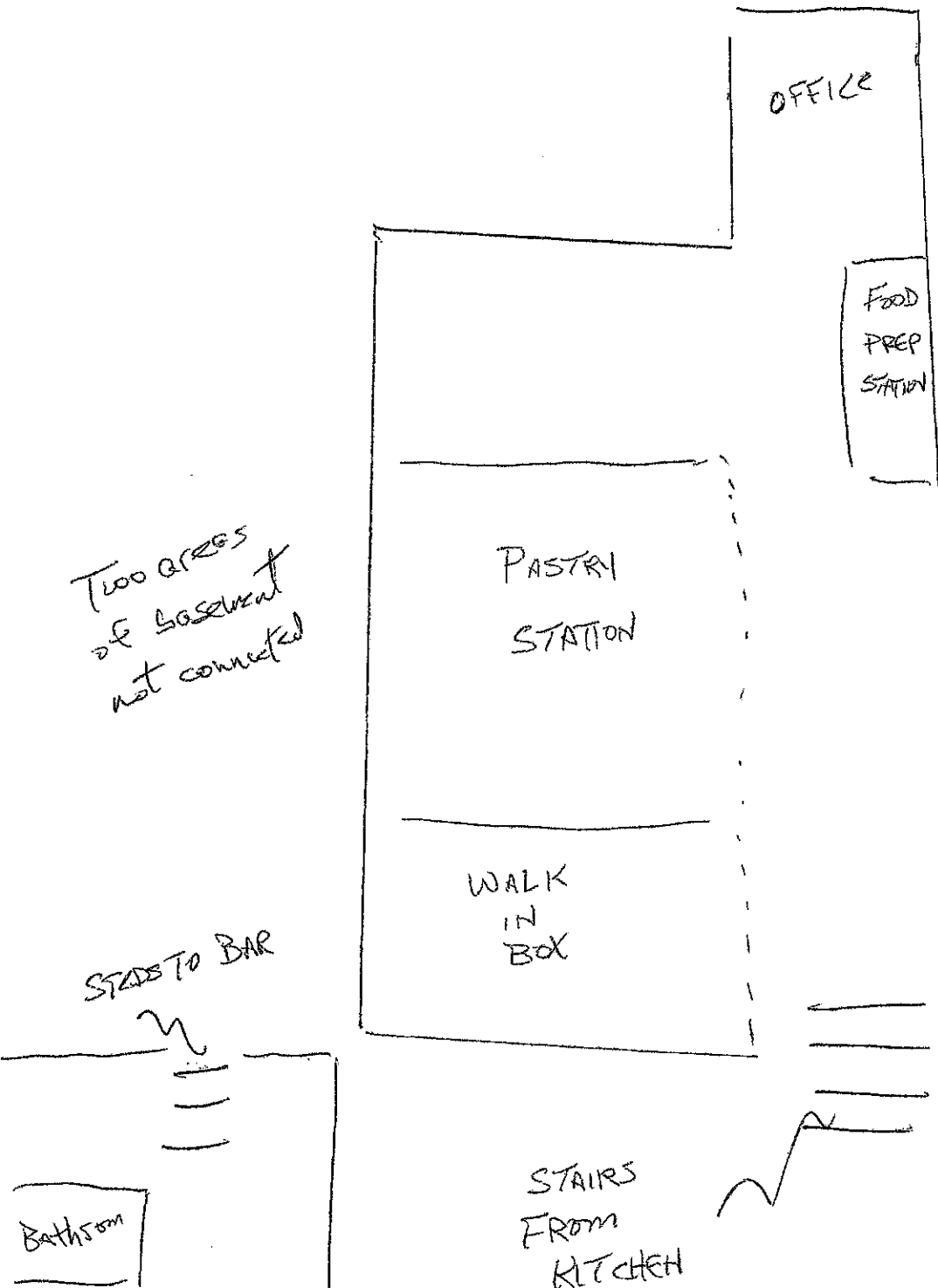
→ 1 - configuration adjusted per party size

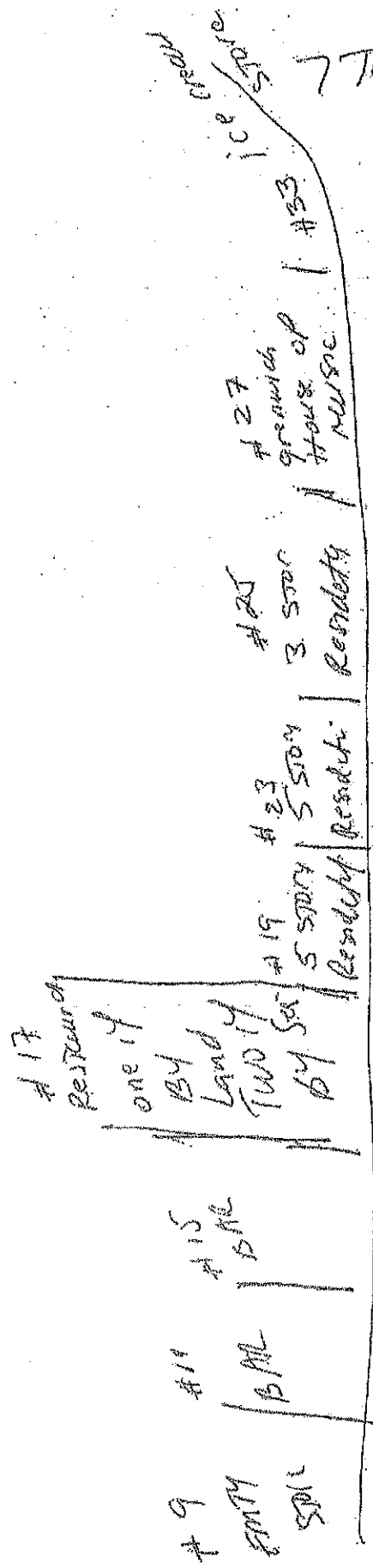


Basement
One if by LAND

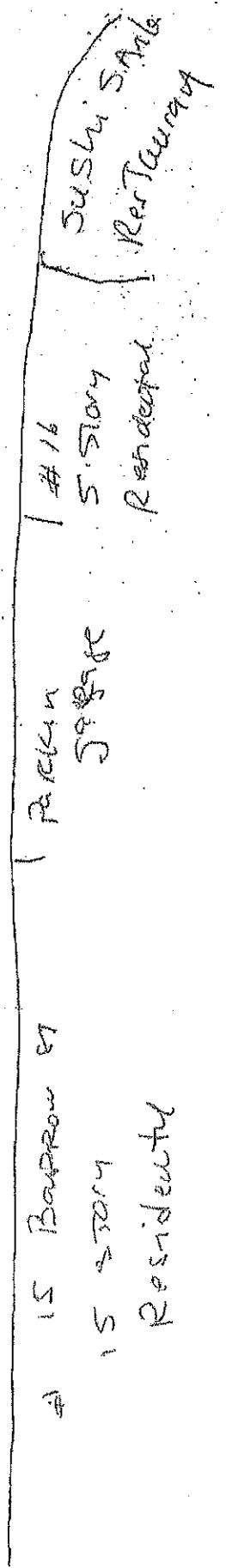
Basement

One If By LAND Rest. LLC





BARROW ST



One I & By Land Restaurant LLC

17 Barrow St.

NY, NY 10014

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
 CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: JUL 09 1960

NO.

8886

This certificate supersedes C.O. No 76237

ZONING DISTRICT C 2-6 & R 6

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at
 17 Barrow Street

Block 590

Lot 63 & 61

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.				6		Storage for Restaurant
1st	O.G. & 75	200			6		Eating and Drinking Place
Mezzanine	75	54			6		Dining Room
2nd	40		1/2	3	2		1/2 Duplex apartment
Attic	40		1/2	3	2		1/2 Duplex apartment
			Old Code				

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
 CERTIFICATE OF OCCUPANCY

88882

BOROUGH MANHATTAN

DATE JUL 17 1986 NO.

This certificate supersedes C.O. No 10566

ZONING DISTRICT C 2-6 & R 6

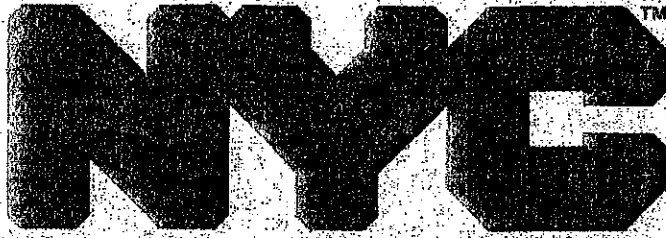
THIS CERTIFIES that the ~~new~~ altered - ~~existing~~ building - premises located at
 19-21 Barrow Street

Block 590 Lot 61

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.						Boiler Room and Storage
Basement	40 75	10	1	2	2 & 6		Class "A" apartment and toilet rooms and offices for restaurant at 1st fl
1st	40 75	54	2	2	2 & 6		Class "A" apartments and Dining Room for Restaura
2nd	40		3	5	2		Class "A" apartments
3rd	40		4	6	2		Class "A" apartments
4th	40		4	6	2		Class "A" apartments
			Class "A" Multiple Dwelling Old Code				



Buildings

**PLACE OF ASSEMBLY
CERTIFICATE OF OPERATION**

Certificate Number: 1000172/72

Borough: MANHATTAN

Premises Address: 17 BARROW ST

Block/Lot: 590 / 63

Issued On: 2013

BIN: 1080172

Related NB/A1 Job No: N/A

Name of Establishment: RAPA NUI INC

Floors: 1

Occupancy Classification and Description:

Number of Persons

F-4 EATING DRINKING

298

This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

Borough Commissioner:

Commissioner:

MUST BE POSTED CONSPICUOUSLY AT ALL TIMES

NYS Liquor Authority Mapping Project (LAMP)

35 total OPL liquor licenses within 500ft of applicant

Search by proximity

Search for an address or location on map

17 Barrow St, New York, NY 10014, USA

Show results within (ft):

1500

License Name	Distance (ft)
ZIM BARROW TAVERN LLC Active	22.44 ft
ONE BY LAND RESTAURANT LLC Active	47.25 ft
WEST AIR & BARROW LLC Active	140.98 ft
SUS NOVA THEATER INC Active	154.27 ft
POLY-BRELL LLC Active	177.54 ft
DEACONBRODY MANAGEMENT INC Active	178.17 ft
WEST LLC Active	210.44 ft
RND ENTERPRISES LLC Active	210.78 ft
HOOKY FORK LLC THE Active	232.29 ft
RAINBOW MASTERSHIP LLC Active	254.57 ft
EFFING MERCHANTS LLC Active	270.35 ft
MANHATTAN MONSTER INC Active	270.37 ft
WINDING LLC Active	274.53 ft
UNWINDING Active	277.21 ft
THE FLEET FOOD MARKET LLC Active	299.21 ft
GERARD RESTAURANT CORPORATION Active	300.07 ft
POW SANDWICH LLC Active	305.17 ft
GRACE STREET HOSPITALITY LLC Active	305.17 ft
CAMPUS CATERING LLC Active	311.08 ft
LA CROIX LLC Active	311.08 ft
DESS PRODUCTIONS LLC Active	311.08 ft

Map navigation controls: Home, Previous, Next, Full Screen, Print, etc.

Map data: © 2023 Mapbox, © OpenStreetMap contributors, © Imagery © Mapbox, © Imagery © Mapbox

NYS Liquor Authority Mapping Project (LAMP)

Search for an address or location

7 Battery St, New York, NY, 10014, USA

Show results within (Feet) 500

1500

Active Licenses

IS BLEEGER FOOD MARKET LLC Active	295.23 ft	(36)
GRANOS RESTAURANT CORPORATION Active	302.17 ft	
ZAS SANDWICH LLC Active	305.11 ft	
GROV STREET HOSPITALITY LLC Active	308.97 ft	
CAMPANARO CATERING LLC Active	315.99 ft	
TACCO PACE LLC Active	343.06 ft	
AT USA INC Active	368.41 ft	
EPULS PRODUCTIONS LLC Active	369.12 ft	
FREYONE MERCHANTS LLC Active	380.16 ft	
SAVAGE REST INC Active	405.38 ft	
LEGENDARY NIGHT SPOTS INC Active	426 ft	
NATURAL TESTING Active	500.37 ft	
CPFA OSMI Active	441.44 ft	
5 ABRES INC Active	445	
SMOZ SPEERING THE Active	475.84 ft	
THE FOOD HALL LLC Active	447.92 ft	
FOCUS ON COFFEE Active	450 ft	
STONEWALL PUBLIC THE Active	457.6 ft	
GREEN OLD PALM INC Active	457.6 ft	
SHAWANVILLE Active	462	
CHINA BY Active	482.5	
CALENTE (CA NESTRO) Active	482.5	

LEGENDARY NIGHT SPOTS INC | Active