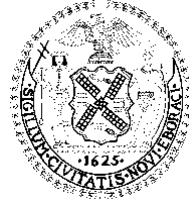


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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 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 scheduled 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 (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Rosecrans Retail LLC

Trade name (DBA): Rosecrans

Premises address: 1 Christopher St, New York, NY 10014 aka 7 Greenwich Ave.

Cross Streets and other addresses used for building/premise:

Christopher St and Greenwich Ave

CONTACT INFORMATION:

Principal(s) Name(s): Mariquit Ingalla

Office or Home Address: [REDACTED] _____

City, State, Zip: [REDACTED] _____

Telephone #: [REDACTED] _____ email : [REDACTED] _____

Landlord Name / Contact: David Parks, Carmine Limited

Landlord's Telephone and Fax: [REDACTED] _____

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Mariquit Ingalla None

Kim Alegado None

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

We are an established cafe and floral bar serving the community. The license was previously received
in June 2019 under Noble Bean LLC, which we purchased the lease from in August 2019.

We are providing a unique space for people to gather and enjoy a maximum of 2 drinks.

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.)

Not applicable

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

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: _____

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: 16 Year Built : 1930

Describe neighboring buildings: Residentail mixed use

Zoning Designation: Commercial

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 1-00610-0060 / _____

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no Type text here

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 applicable

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? 25

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes Unknown

If yes, what is the maximum occupancy for the premises? 75

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

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)

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? 900

If more than one floor, please specify square footage by floors: Basement storage 800 sf

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

If more than one floor, what is the access between floors? Not applicable

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 9 Total table seats? 18

Total number of bars? 1 Total bar seats? 2

Total number of "other" seats? 0 please explain: Not applicable

Total OVERALL number of seats in Premises: 20

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 2

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

Any food counters? no yes, describe: Coffee bar counter

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: None

* 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:

8am to 10pm 8am to 10pm 8am to 10pm 8am to 10pm 8am to 10pm 8am to 10pm 8am to 10pm

Will the business employ a manager? no yes, name / experience if known : Celia Santos - 20 years in restaurant industry

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: Not applicable

Will you be permitting: 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)

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 ½ " 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: _____

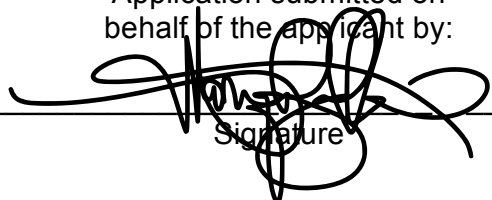
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Mariquit Ingalla Phone: ██████████

Address: ████████████████████

Email : ██████████████████


Application submitted on behalf of the applicant by:


Signature

Print or Type Name Mariquit Ingalla

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.





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Jeanine Kiely, Chair
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Valerie De La Rosa, Second Vice Chair
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Community Board No. 2, Manhattan

3 Washington Square Village
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COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
 - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
 - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: Rosecrans Likeminded Hospitality LLC

Address of Premises: 7 Greenwich Avenue

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets):

_____ tables and _____ seats on _____ Street

_____ tables and _____ seats on _____ Street

Hours of sidewalk café: _____ to _____ .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

Roadbed will have no more than (If premises is located on a corner please indicate for both streets):

8 tables and 20 seats on King Street

_____ tables and _____ seats on _____ Street

Hours of roadbed: 12pm to 12AM . 1am Fri/Sat

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

Rear yard / Rooftop (circle) will have no more than _____ tables and _____ seats

Hours of rear yard / rooftop: _____ to _____ .

Does seating extend beyond the business frontage? No ___ Yes

Will outdoor dining structures on the sidewalk be enclosed on three (3) or more sides? No ___ Yes

Will outdoor dining structures on the roadbed be enclosed on three (3) or more sides? No ___ Yes

Is there any outdoor music, speakers or TVs? No ___ Yes, please describe: _____

Will heating elements be used? ___ No Yes, please describe: electric heaters

Draft Stipulations For An Application To The SLA For A New License For New Beer And Wine License (RW/TW) By An Entity To Be Formed By Mariquit Ingalla d/b/a Rosecrans, 7 Greenwich Avenue 10014 (RW - Restaurant) (DOT Open Restaurant Program – Sidewalk)

Page 1 of 3

1. The premises will be advertised and will operate as a café and floral bar serving the community.

- ***Agreed, this is our current model and we do not plan to deviate from this. We also do not plan on allocating any more seating than we currently have for dining.***

2. The Establishment's hours of operation will be from Sunday through Saturday from 8:00AM to 10:00PM. The premises will open no later than the stated opening time and NO patrons will remain after the stated closing time.

- ***Agreed, this is only two hours past our current hours and we do not plan to deviate from this. The space and ambiance is meant to be elevated vs. "divey".***

3. The premises will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

- ***Agreed, as an introvert myself, my spaces are all on the quieter, relaxed side. There are too many delicate plants and fixtures to allow such a crowd, it would clash with the aesthetic and brand concept.***

4. The premises will not have televisions.

- ***Agreed, it would clash with the aesthetic and brand concept.***

6. Under the DOT Open Restaurant Program – Sidewalk), a sidewalk cafe will operate from 8:00AM to 10:00PM (all patrons will be cleared by this hour and the area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.

- ***Agreed, we anticipate closing down outdoor seating closer to 9pm if necessary. We don't have outdoor speakers and do not plan to add them.***

7. The Operator will not install or have French doors, operable windows or open facades.

- ***Agreed, we are in a landmarked building and the deep set windows would not make sense structurally for it to be possible.***

8. The Operator will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time or outside the Establishment.

- ***Agreed, this is our current model and anything more audibly intrusive would clash with the aesthetic and brand concept.***

Draft Stipulations For An Application To The SLA For A New License For New Beer And Wine License (RW/TW) By An Entity To Be Formed By Mariquit Ingalla d/b/a Rosecrans, 7 Greenwich Avenue 10014 (RW - Restaurant) (DOT Open Restaurant Program – Sidewalk)

Page 2 of 3

9. The Operator will not make changes to the existing façade except to change signage or awning.

- ***Agreed. We are happy with our facade.***

10. The Operator will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

- ***Agreed.***

11. The Establishment will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer. A maximum of two drinks will be served to an individual customer.

- ***Agreed, we had planned on a 2-drink maximum as we are not that type of establishment, nor do we as a team want to manage intoxicated patrons. We only plan to have maybe 2 high-priced beer options, and primarily focus on an elevated wine program to compliment the space.***

12. The Establishment will not have “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

- ***Agreed.***

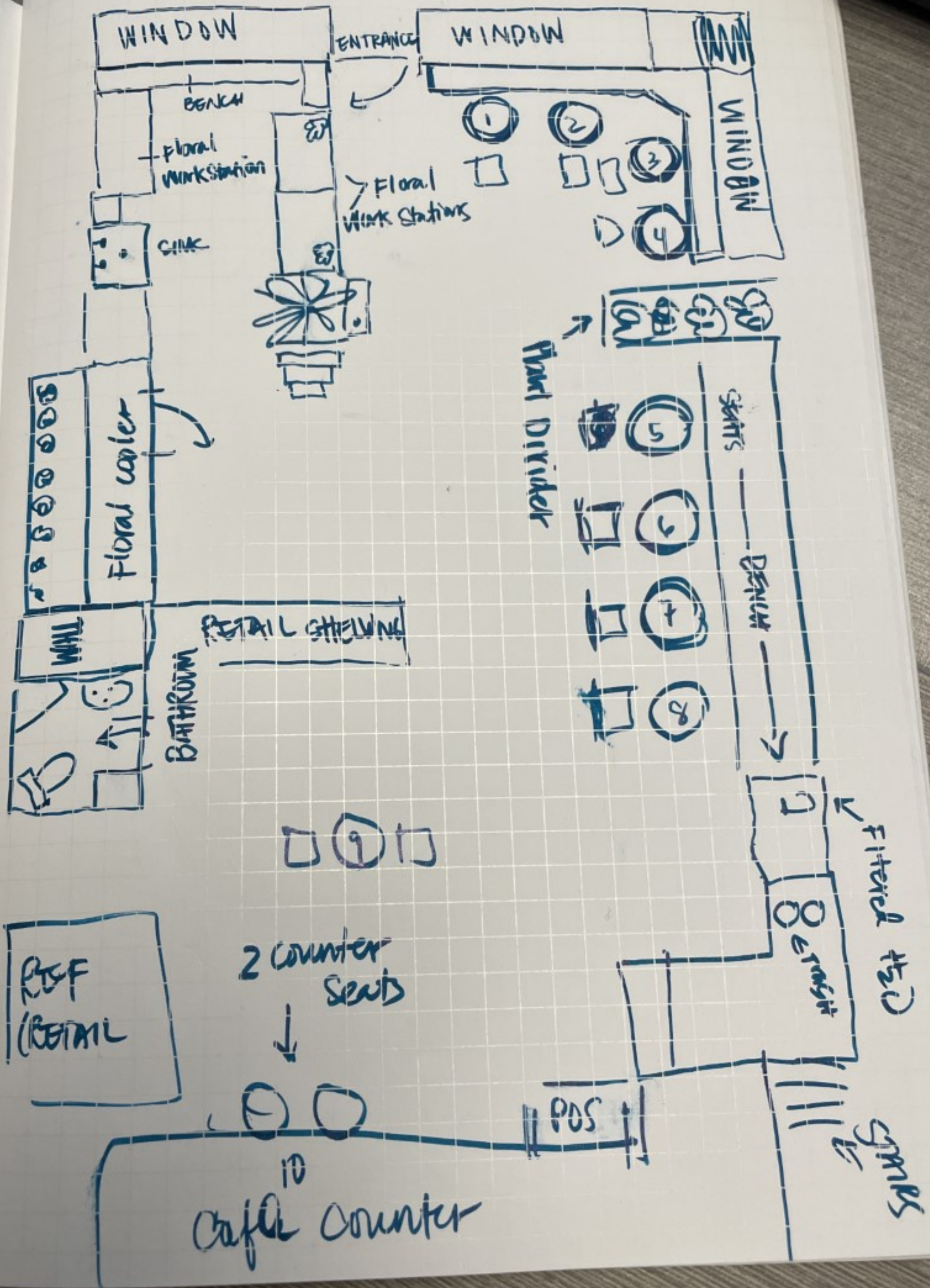
13. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

- ***Agreed.***

14. The applicant will not change any principals prior to submission of original application to SLA.

- ***Agreed.***

15. The Establishment will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel / doormen.



Active

120.96 ft

PIECES BAR LLC | Active

130.31 ft

OFF CUTS LLC | Active

167.73 ft

OLIO RESTAURANTS LLC | Active

171.26 ft

THAI SMILE RESTAURANT INC | Active

197.1 ft

PETITE BOUCHERIE LLC | Active

208.81 ft

CHIPOTLE MEXICAN GRILL OF COLORADO LLC | Active

225.69 ft

RUBYS UNITED LLC | Active

233.64 ft

18 GREENWICH AVENUE LLC | Active

244.46 ft

VILLAGE ENTERPRISES LLC | Active

250.09 ft

HAO NOODLE AND TEA LLC | Active

252.16 ft

ST LUCE BROTHERS LLC | Active

260.42 ft

SUBAE INC | Active

264.83 ft

SABIANGBOON8 INC | Active

274.96 ft

NAIVE MELODY 24 LLC | Active

277.98 ft

BIRMINGHAM NY INC | Active

293.94 ft

MCD HOSPITALITY LLC | Active

296.58 ft

BLF BIG APPLE LLC & CLOVER REST MGMT LLC AS MGR | Active

299.78 ft

SERAFINA TO GO AT 8TH ST LLC | Active

312.75 ft

OAK TUSCAN TRUFFLE LOUNGE LLC | Active

324.5 ft

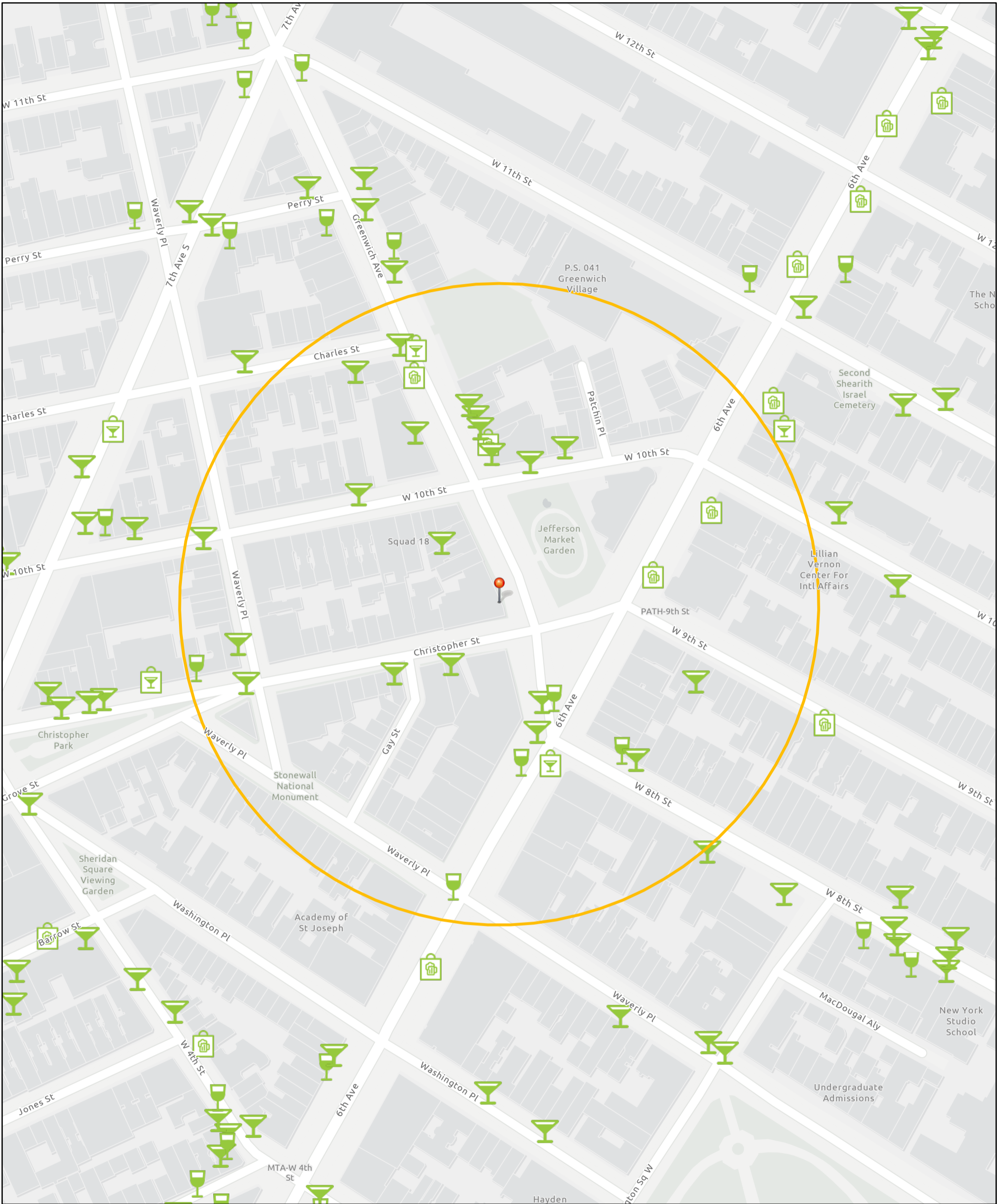
MIZNON UWS LLC | Active

331.52 ft

62 WEST NINTH RESTAURANT LLC | Active

362.74 ft
6 AVE DELI & GRILL CORP | Active
379.83 ft
GREENWICH VILLAGE FARM INC | Active
413.5 ft
PENMANSHIP LLC | Active
414.82 ft
HAPPY COOKING LLC | Active
419.27 ft
FARMERS FIZZ LLC | Active
425.32 ft
4 CHARLES STREET RESTAURANT LLC | Active
432.27 ft
WOGIE'S INC | Active
446.11 ft
VILLAGE RED RESTAURANT CORP | Active
474.08 ft
H.E.C. ENTERPRISES, INC | Active
483.92 ft
LAMANO WEST VILLAGE LLC | Active

SLA Liquor Lics

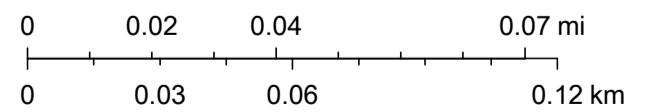


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Active Licenses

-  On Premises Wine
-  On Premises Liquor
-  Off Premises Beer
-  Off Premises Wine
-  Off Premises Liquor

1:2,257



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NYS Liquor Authority

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