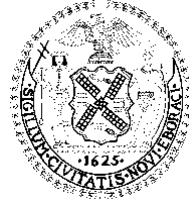


Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*  
Mark Diller, *District Manager*



Antony Wong, *Treasurer*  
Amy Brenna, *Secretary*  
Ritu Chattree, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

### 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:** April 4, 2023

**APPLICANT INFORMATION:**

Name of applicant(s): Two Old Rabbits Inc.

Trade name (DBA): 124 Old Rabbit Club

Premises address: 124 MacDougal Street, BSMT, New York, NY 10012

Cross Streets and other addresses used for building/premise:

Minetta Lane/West 3rd Street

**CONTACT INFORMATION:**

**Principal(s) Name(s):**  
Richard Bonilla and Joseph Santos

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY 10025

Telephone #: [REDACTED] email : [REDACTED]

**Landlord Name / Contact:**  
124 MacDougal Street Associates LLC

Landlord's Telephone and Fax: [REDACTED]

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

Richard Bonilla      None

Joseph Santos      None

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

Small speakeasy-style bar focussing on craft beer selection

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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

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

N/A

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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: \_\_\_\_\_

Angel NYC Inc. (1303753), 08/31/2023

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Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes  no *Unknown*

If yes, please list DBA names and dates of operation:

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**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: 5 Year Built : 1910

Describe neighboring buildings:  
Mixed residential/commercial

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) C1-5

Block and Lot Number: 540 / 11

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 exterior changes will be made

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? 20

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? 20

If yes, what is the use group for the premises? 6

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  
\*Door will be repainted

(if yes, please describe: \_\_\_\_\_

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 357.5 sq.ft.

If more than one floor, please specify square footage by floors: N/A; Basement floor only

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? N/A

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? 2 Total table seats? 4

Total number of bars? 1 Total bar seats? 14

Total number of "other" seats? 0 please explain : \_\_\_\_\_

Total OVERALL number of seats in Premises : 18

## BARS:

How many \* stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 18

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

Any food counters?  no  yes, describe : \_\_\_\_\_

***For Alterations and Upgrades:*** N/A

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:  
4pm to 12am   6pm to 2am   6pm to 2am   6pm to 2am   6pm to 2am   6pm to 2am   6pm to 2am

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? N/A

Please describe your sound system and sound proofing: \_\_\_\_\_

Bose wireless sound system and Rockwool sound dampening insulation

Will you be permitting: \_\_\_ promoted events   \_\_\_ scheduled performances   \_\_\_ outside promoters

\_\_\_ any events at which a cover fee is charged?   \_\_\_ private parties No

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) Staff will monitor sidewalk outside entrance to ensure no crowds form or traffic backs up.

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 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: Richard Bonilla Phone: ██████████

Address: ████████████████████

Email: ████████████████████

Application submitted on  
behalf of the applicant by:



\_\_\_\_\_  
Signature

20 West 101st Street, Apt 2A, New York, NY 10025

Print or Type Name Richard Bonilla

Title President

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  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair



**From:** Tom Jakobson <TAJ@jakobson.com>  
**Subject: Assignment of Lease: 124 MACDOUGAL ST, STBN - 124 Old Rabbit Club Lease Assignment**

**Date:** March 2, 2023 at 2:24:52 PM EST

**To:** "frankshah68@yahoo.com" <frankshah68@yahoo.com>, "richard@opulencehospitality.com" <richard@opulencehospitality.com>, "joseph@opulencehospitality.com" <joseph@opulencehospitality.com>

**Cc:** Seth Stein <sstein@sssteinlawfirm.com>, Dustin Stein <dstein@sssteinlawfirm.com>, Yadira Briones <YBriones@jakobson.com>, "RStowell@buchbinderwarren.com" <RStowell@buchbinderwarren.com>

Hello Richard and Joseph (and Frank):

The credit and background processing report has come back finally and I am happy to report you are approved.

Seth and Dustin Stein, our attorneys, need to receive their legal fee (see the requirements located at the bottom of the commercial lease assignment application you filled out some weeks ago, and/or let us know if you have questions) in order to begin work on this assignment. Furthermore, if there is an attorney with whom Seth and Dustin should work, please provide their email address and all contact information.

Thanks so much,

Tom

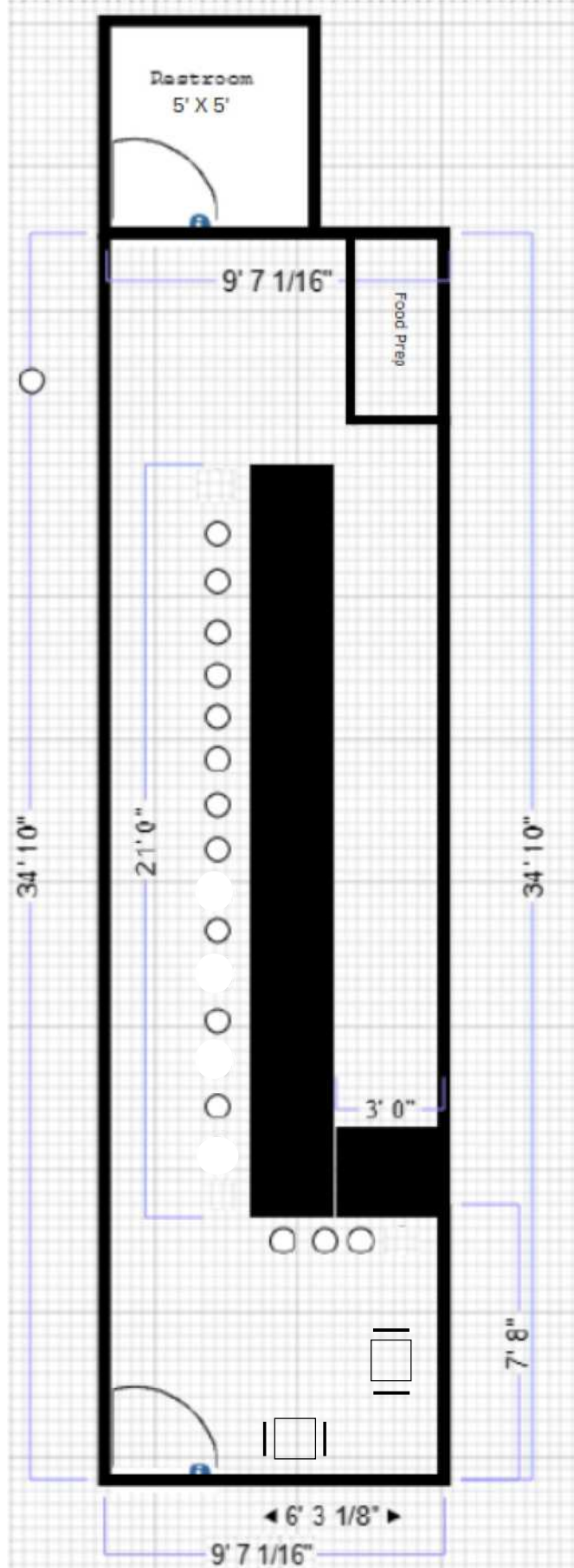
PS: Frank Shaw has never responded to any email that I've sent lately. I do not know if he is receiving. Do I have the correct email address for him? Do you have an updated one and or a good contact number?

Thomas A. Jakobson, Member  
Jakobson Properties, LLC  
[Eleven Waverly Place](#)

[New York, New York 10003](#)  
[212.533.1300 Ext. 205](#)  
[tom@jakobson.com](mailto:tom@jakobson.com)  
[www.nofeerentals.com](http://www.nofeerentals.com)

# Old Rabbit Club

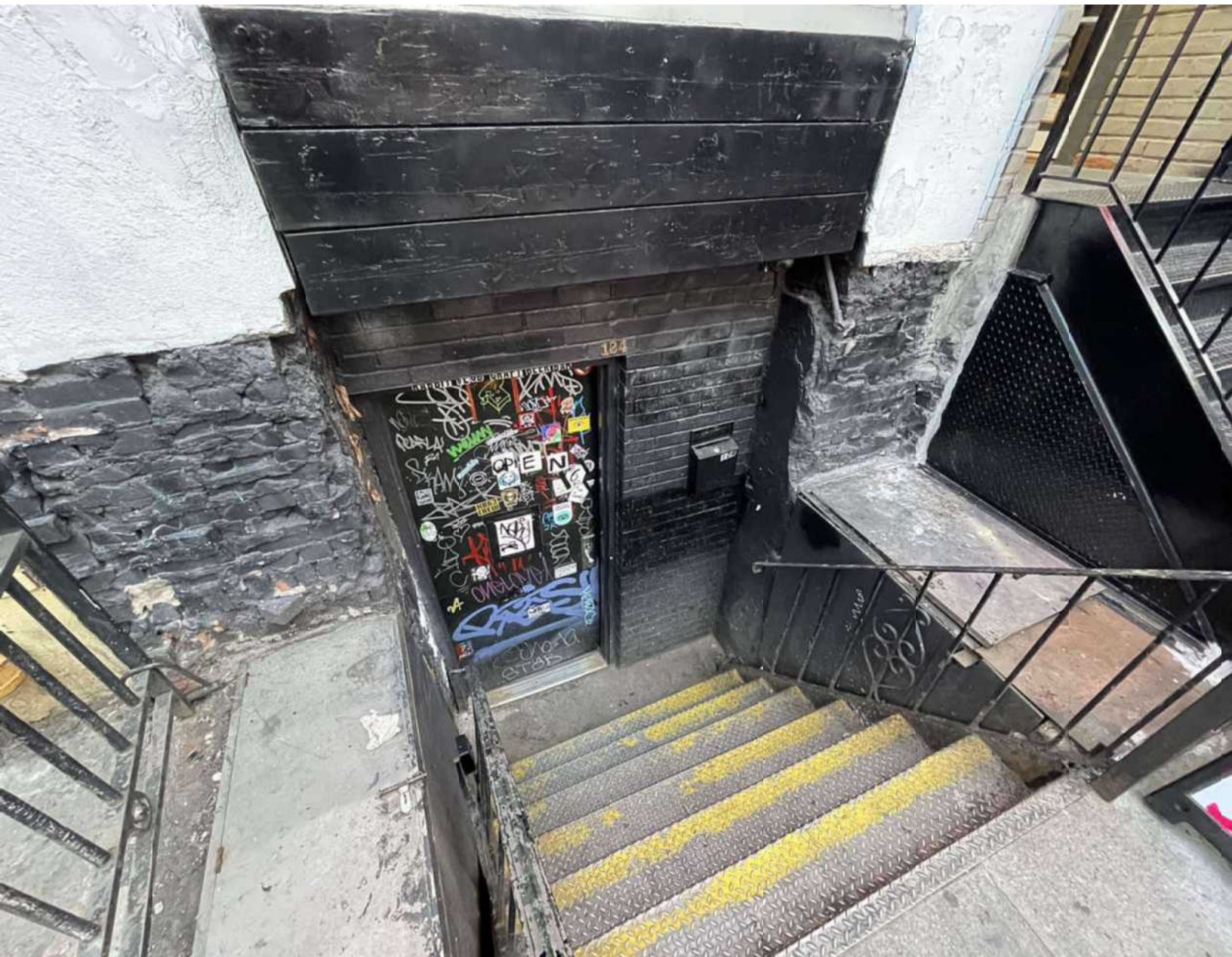
124 Macdougall St  
Basement North  
New York, NY 10012

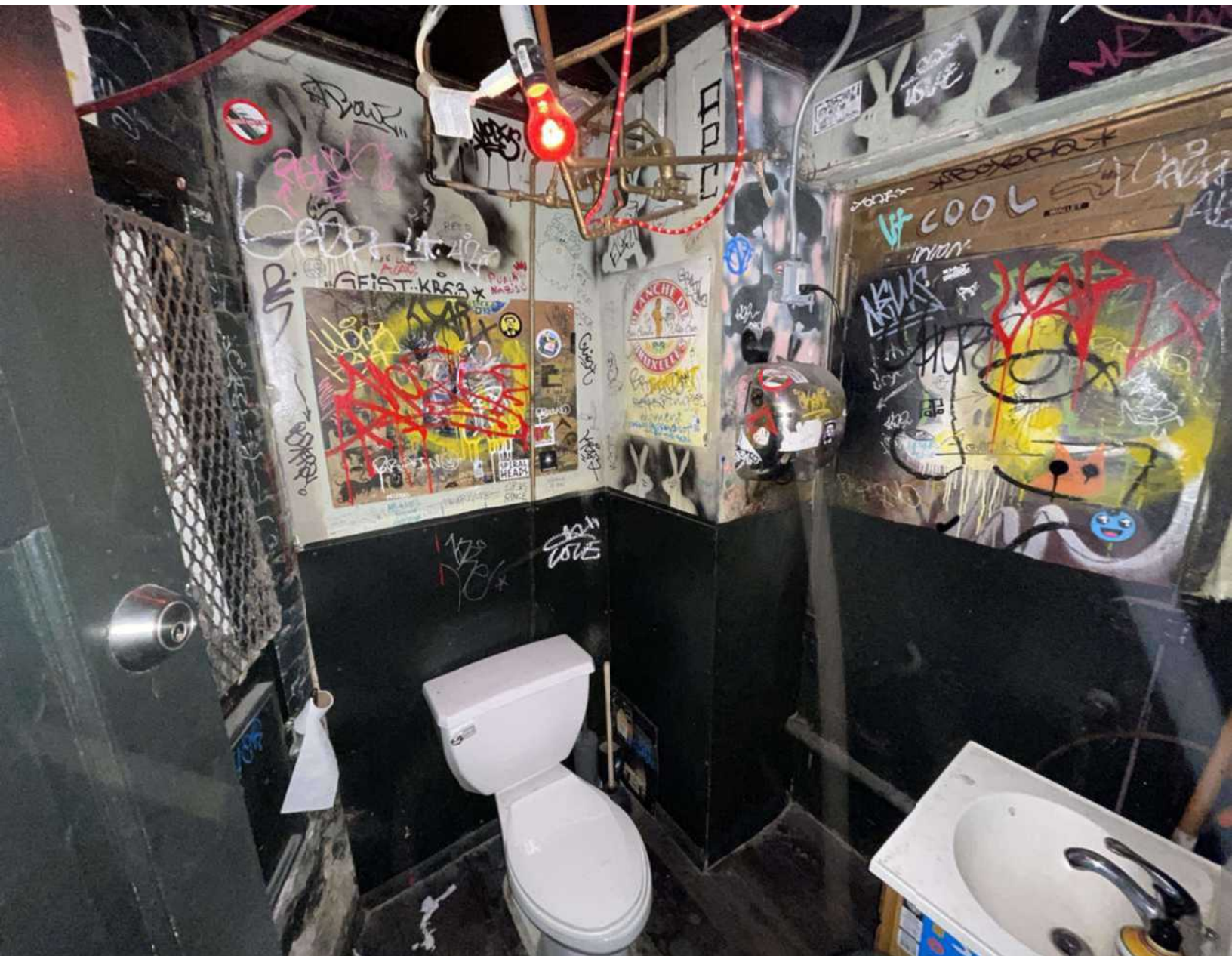


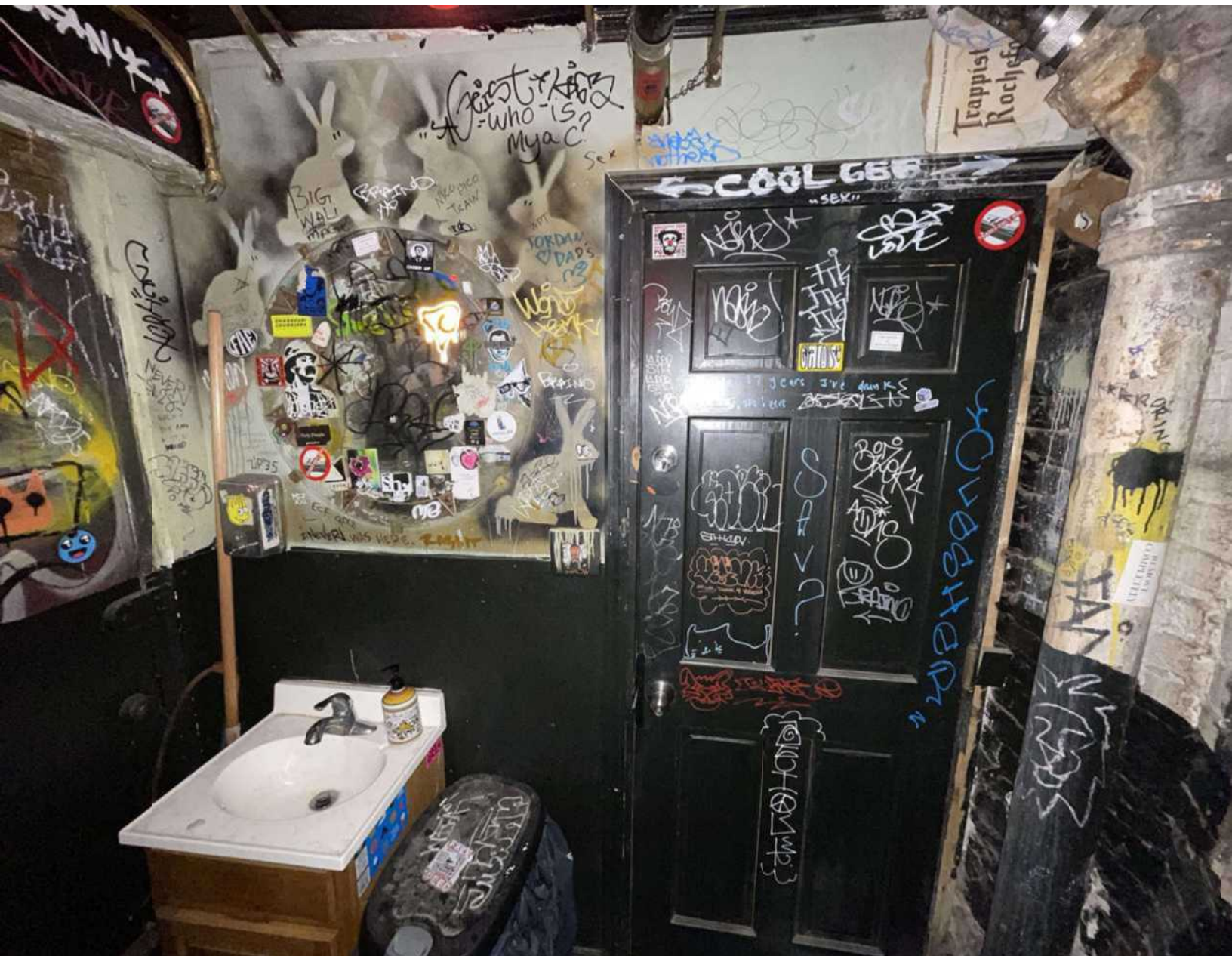
Site: 124 MacDougal St Basement North New York, NY 10012	Drawing: 801506	Project: 0000416	Drawn: JBS	Notes:	Opulence Hospitality 20 W 101st St New York, NY 10025
Title: Old Rabbit Club Drawing	Scale: 3/16":1'0"	Date: 01/30/2017	Rev: A		





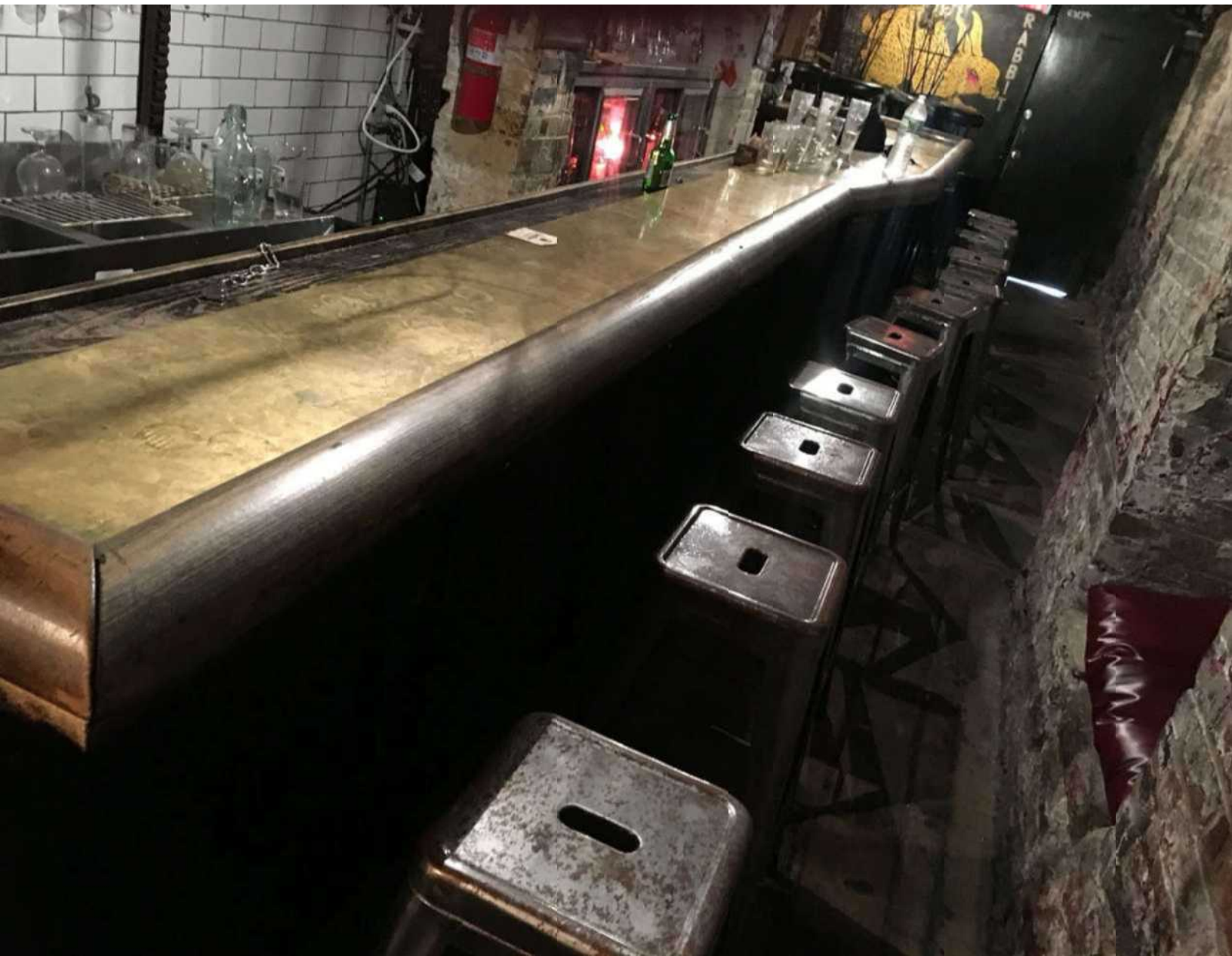






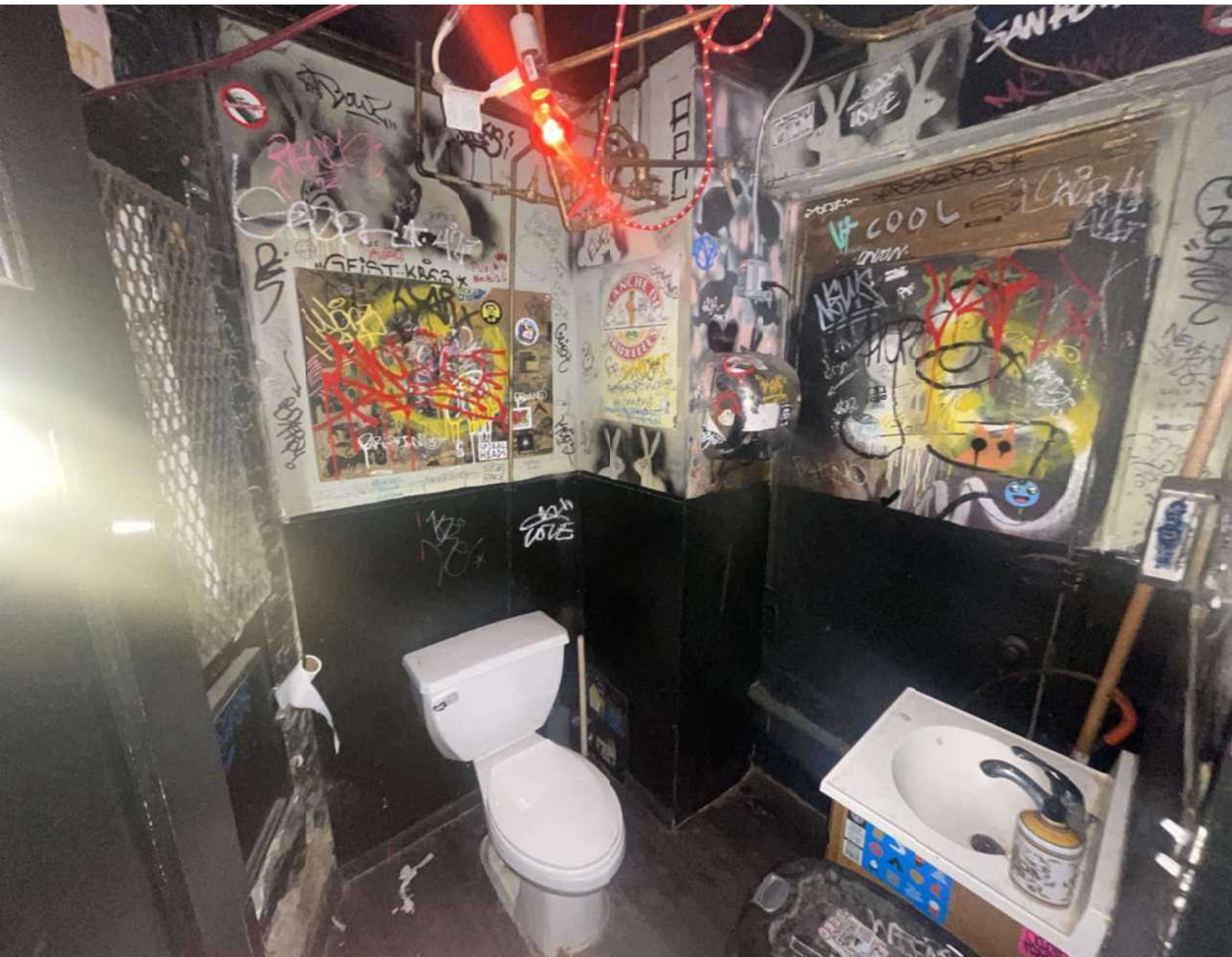














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## **124 Old Rabbit Club**

### **Proposed Menu**

Larder platter – assorted Pickled vegetables, pita chips, hummus - \$10

Charcuterie Board – Assorted Cheese and Cured meats with pickled vegetables, crisps hummus - \$10

Grilled Cheese – 3 Cheese Grilled Cheese - \$10

Ham and Cheese Melt - 3 Cheese Grilled Cheese with Ham - \$10

Upstairs Empanadas – Meat and cheese Empanadas - \$10

PB and Jawn – Miso Butter Toasted Brioche, Peanut Butter, Fruit Compote - \$10

Crudité Plate – assortment of crisp vegetables, chips and pita chips and dipping sauces - \$10

3 Cheese Quesadilla - \$10