

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s):

357WBROADWAY, LLC

Trade name (DBA):

The Residence + Cavi-AIR Cafe

Premises address:

357 West Broadway, New York, NY 10013

Cross Streets and other addresses used for building/premise:

Broome Street, Grand Street

CONTACT INFORMATION:

Principal(s) Name(s):

Ariel Arce, Mark Armenante, and Young Sohn

Office or Home Address:

██████████

City, State, Zip: New York, NY

██████████

Telephone #:

██████████

email :

██████████

Landlord Name / Contact:

LL: YM4 LLC / Contact: Julie Straley, KB Financial Advisory Partners LLC (Family Office Services)

Landlord's Telephone and Fax:

██████████

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Ariel Arce

CURRENT (2): BadHair, LLC (DBA: Niche Niche) @ 43 MacDougal St NY, NY 10011 & Viejo Group, LLC (DBA: Air's Champagne Parlor) @ 127 MacDougal St NY, NY 10012

Mark Armenante

CURRENT: Cityvines, Inc @ 67 Engert Ave Brooklyn, NY 11222

Young Sohn

CURRENT: Cityvines, Inc @ 67 Engert Ave Brooklyn, NY 11222

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

This will be a three floor establishment. The first floor will feature a seated dinner series with a weekly rotating guest chef who will craft and create their own multi-course prefixe menu ranging from \$60-\$85. The second floor will have a deli goods alimentari as well as caviar for tasting and/or purchase. The third floor will host an intimate caviar and champagne lounge with cafe-esque seating. The Residence + Cavi-AIR Cafe plans to serve champagne, sparkling wines, and their adjacent cocktail counterparts to highlight wine with bubbles.

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

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

2016-2017 Restaurant, 2017-2021 Vacant

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: N/A

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:

N/A

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: 3 Year Built : 1825

Describe neighboring buildings:

To the left is a commercial building and to the right is a retail business.

Zoning Designation: M1-5A

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 475 / 10

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 : no changes to 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? 136

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? 89

If yes, what is the use group for the premises? 1st floor - 6c, 2nd floor - 6, 3rd floor - 6

If yes, is proposed occupancy permitted? ☐ yes ☒ no, explain : Dept of Buildings re-zoned for use group 6 (document attached) on floors 2 and 3; full building under construction, plan to amend C of O

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: N/A

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 3,478 sq ft

If more than one floor, please specify square footage by floors: 1st - 1,599 sq ft; 2nd - 1,209 sq ft; 3rd - 670 sq ft

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

Sidewalk seating - TBD per NY Open Restaurants program

If more than one floor, what is the access between floors? Stairs

How many entrances are there? 2 How many ~~els~~ ^{exits}? 2 How many bathrooms? 3

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

OVERALL SEATING INFORMATION:

Total number of tables? 28 Total table seats? 122

Total number of bars? 2 Total base seats? 14

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

Total OVERALL number of seats in Premises : 136

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 14

How many service bars are being applied for on the premises? 2

Any food counters? X no _____ yes, describe : _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: N/A

* 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:

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

12p to 12a 12p to 12a 12p to 12a 12p to 12a 12p to 12a 12p to 12a 12p to 12a

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

Will there be security personnel? X no ___ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? X no ___ yes

If yes, please describe : _____

Will you have TV's ? X no ___ yes (how many?) _____

Expected Volume level: X Background (quiet) Entertainment level Amplified Music
(check all that apply)

IF YES, will you be using a professional sound engineer? Yes

Please describe your sound system and sound proofing: Insulated soundproofing between floors

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

Will you be utilizing No ropes No movable barriers No other outside equipment (describe) _____

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").

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

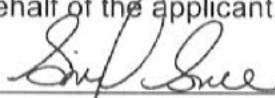
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: 4 A I A P (Jose Arenas or Marissa Resnick) Phone: Jose: [REDACTED] Marissa: [REDACTED]

Address: [REDACTED]

Email : 357WBroadway@4AIAP.nyc

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Ariel Arce

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.



Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

WEST BROADWAY BLOCK ASSOCIATION

June 21, 2021

Dear Ariel and Jose,

It was very helpful to the resident of Soho (The West Broadway and Wooster Block Associations) to meet you and your team and for you to layout the plans for your new restaurant. As you know, the most crucial issues are noise and music. Thus, since we are in agreement on the following terms, you can count on our support as long as the stipulations below will be enforced:

1. There will be no open rooftop bar
2. There will be no live music
3. There will be no DJ
4. Doors close at 12 with last call at 11, not 12
5. You agree to control the loitering on the street in front of the restaurant

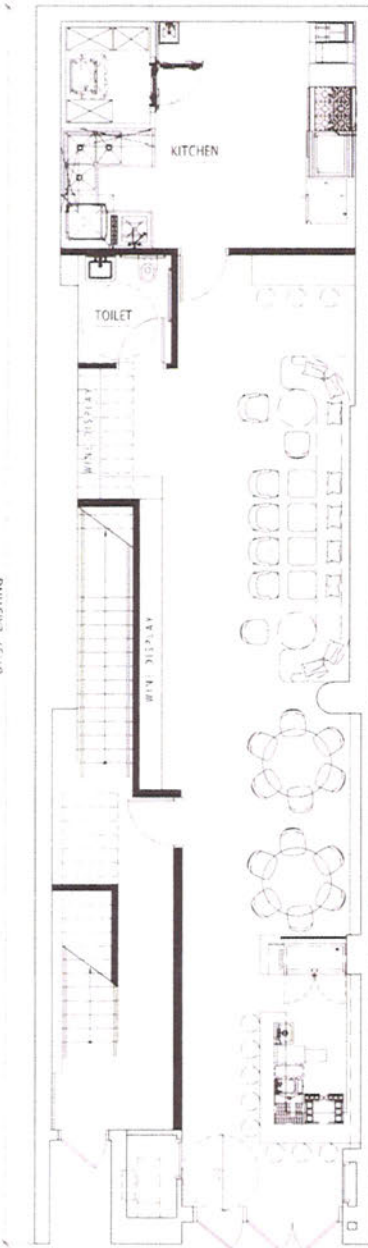
*The residents would prefer to not have an additional shed on the block as the street is already overburdened with traffic for the Holland Tunnel creating loud honking, and cars going in all directions on the street as there is not room for 2 ways.

We wish you luck and welcome you to West Broadway and look forward to a good relationship and a successful restaurant.

Best wishes,

Jay Schwimmer, Mitzi Binder, Marie Evans, Peter Falconer, Sean Sweeney

81.37' EXISTING



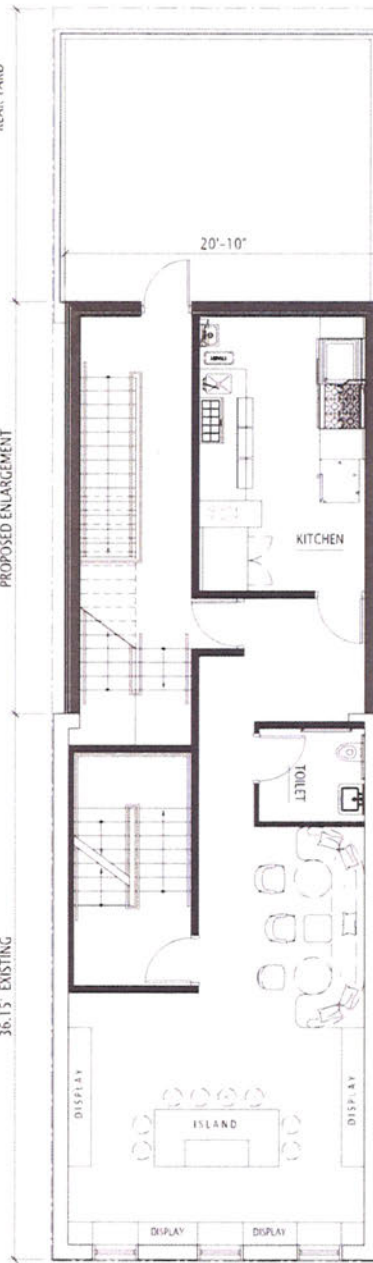
BAR STOOLS - 8
TABLES - 11
TOTAL 19

PROPOSED FIRST FLOOR PLAN

20'-0"
REAR YARD

27.35'
PROPOSED ENLARGEMENT

36.15' EXISTING



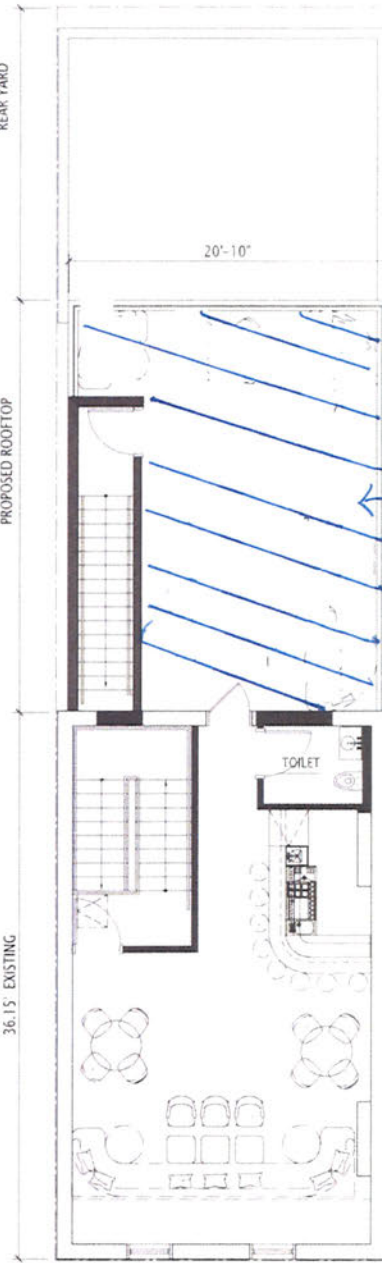
BAR STOOLS - 8
TABLES - 10
TOTAL 18

PROPOSED SECOND FLOOR PLAN

19'-4"
REAR YARD

27.35'
PROPOSED ROOFTOP

36.15' EXISTING



BAR STOOLS - 8
INDOOR TABLES - 20
OUTDOOR TABLES - 28
TOTAL 56

PROPOSED THIRD FLOOR PLAN

Not part of
licensed premise

No.	REVISIONS	Date
GZ NC CODE CONSULTING PLANNING ENGINEERING, P.C. 111 WEST 11TH STREET NEW YORK, NY 10011 (212) 675-1111		
APPLICANT OF RECORD: REILLY TARANTINO ENGINEERING 1000 PARK BLVD, SUITE 209 MASSAPEQUA PARK, NY 11762 (631) 724-7888		
PROJECT ADDRESS: 357 WEST BROADWAY MANHATTAN		
SHEET TITLE: OPTION A		
CLIENT: MARK ARMENANTE & YOUNG SOHN		JOB #
		DATE: 1.8.21 PROJECT NO.: 021-0021 DRAWN BY: GZ CHECK BY: GZ
		A-001.00 SHEET: 1 OF 1

MAXIMUM FLOOR AREA RATIO
FAR: 5.0 X LOT ARE = MAX ALLOWED FLOOR AREA
5.0X1,796.94 SF = 8,984.7 SF

FIRST FL:	$21.14 \times 81.37' = 1,720.16 \text{ SF}$
SECOND FL:	$21.14 \times 36.15' = 764.21 \text{ SF}$
THIRD FL:	$21.14 \times 36.15' = 764.21 \text{ SF}$
TOTAL EXISTING	$= 3,248.58 \text{ SF} < 8,984.7 \text{ SF OK}$
$3,288.53 \text{ SF} / 1,796.94 \text{ SF}$	$= 1.80 < 5.0 \text{ OK}$

FIRST FL:	21.14'x81.37' = 1,720.16 SF (NO CHANGE)
SECOND FL:	21.14'x63.5' = 1,342.39 SF
THIRD FL:	21.14'x36.15' = 764.21 SF (NO CHANGE)
TOTAL EXISTING	= 3,826.76 SF OK
3,873.37 SF / 1,296.94 SF	= 2.12 < 5.0 OK

EXISTING 3 STORY
NON-FIREPROOFED
COMMERCIAL OCCUPANCY

PROPOSED 2 STORY
NONCOMBUSTIBLE
COMMERCIAL OCCUPANCY

43-23
EXISTING ONE STORY REAR YARD EXTENSION IS OF COMMERCIAL USE AND 15' HIGH, THEREFORE IT A PERMITTED OBSTRUCTION.

NO SIDE YARDS ARE REQUIRED.
HOWEVER, IF AN OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS
PROVIDED, IT SHALL BE AT LEAST EIGHT FEET WIDE.

PROPOSED SIDE YARD AT SECOND FLOOR EXTENSION = 0, THEREFORE OK.
PROPOSED SIDE YARD AT THIRD FLOOR EXTENSION = 15'4" > 8', THEREFORE OK.

IN ALL DISTRICTS, AS INDICATED, A REAR YARD WITH A DEPTH OF NOT LESS THAN 20 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT.

PROPOSED REAR YARD AT SECOND FLOOR EXTENSION = $20' = 20'$. THEREFORE OK.

43-43
MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS.
SEE SKY EXPOSURE PLANE BELOW.

SKY EXPOSURE PLANE

NYC
OFFICE

ZD1 Zoning Diagram
(Not to Scale)



Submitted to resolve objections entered in a notice of intent to revoke issued pursuant to rule 103-16

☐ Yes ☐ No

Location information

House No. 1357
BROADWAY WEST BROADWAY

Borough	MANHATTAN
Block	475
Lot	1D
BIN	1007062

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or to a city employee to accept, any benefit, courtesy or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correctness of a violation required under the provisions of this code or of a rule of my agency, I may be barred from filing further applications or documents with the Department.

Plasma (Cytochrome p450)

ANTHONY J. ANTONIO 10/18/88

Signature

STATE OF NEW YORK
ANTHONY J. ANTONIO
LICENSED PROFESSIONAL ENGINEER
087739

DATE Recd. Supply and Date Recd. and date over

Internal Use Only

1995 Dec 11

P-36



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 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Monday, October 17, 2022

I, **Ariel Arce** as a qualified representative of **357 W Broadway, LLC d/b/a The Residence + Cavi-AIR Cafe**

Located at **357 West Broadway, New York, New York 10013** agree to the following stipulations:

Application Type: ☐ OP Restaurant/Tavern ☒ RW ☐ TW ☐ Alteration ☐ Other:

☒ Premise will be advertised and operated as a seated pre-fixe dinner restaurant with weekly rotating guest chefs on the first floor, a deli goods market as well as caviar for tasting and/or purchase on the second floor and an intimate caviar and champagne lounge on the third floor.

☒ Hours of operation:

Sunday:	12:00PM	to	12:00AM*	Thursday:	12:00PM	to	12:00AM*
Monday:	12:00PM	to	12:00AM*	Friday:	12:00PM	to	12:00AM*
Tuesday:	12:00PM	to	12:00AM*	Saturday:	12:00PM	to	12:00AM*
Wednesday:	12:00PM	to	12:00AM*				

* Last call is 11:00PM each night.

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- ☒ Will operate a full-service restaurant on the first floor, specifically a seated dinner series with rotating chefs serving a prefixed menu and deli goods, caviar and a more limited menu on the second and third floors with the kitchen open and full menu items available until closing every night.
- ☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
- ☒ Will not operate a backyard garden or other outdoor area for commercial purposes including the adjacent third floor rooftop in addition to any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
- ☒ Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
- ☒ Will not have televisions.
- ☒ Will close all doors and windows at all times, allowing only for patron ingress and egress.
- ☒ Will not install or have French doors, operable windows or open facades.
- ☒ Will not make changes to the existing façade except to change signage or awning.
- ☒ Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
- ☒ Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
- ☒ Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
- ☒ There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

Will not have: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Any event where cover fee is charged
☒ Scheduled Performances ☒ Velvet ropes or metal barricades ☒ Security Personnel/Doorman.

☒ Will appear before CB2, Man. to address issues regarding method of operations for Badhair LLC, SN#1315500.

☒ Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

☒ Will appear before CB2, Man. for alteration to license prior to submitting plans for any outdoor seating including the third floor rooftop in addition to permanent sidewalk or roadbed seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: _____ Phone Number: _____

Signed _____

Print Name _____

Dated _____

Sworn to this _____ day of _____ 2022 _____

Notary Public