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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

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

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 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 following months 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 within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

Meeting Date: 5/ /2023

APPLICANT INFORMATION:

Name of applicant(s): 450 West Broadway LLC

Trade name (DBA): Principe

Premises address: 450 West Broadway

Cross Streets and other addresses used for building/premise:
Prince Street and West Houston

CONTACT INFORMATION:

Principal(s) Name(s): Robert Goldman

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY 10014

Telephone #: [REDACTED]

Landlord Name / Contact: BLDG Prince LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Robert Goldman	340 Bleecker LLC; 450 West Broadway LLC

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
Quality neighborhood restaurant offering breakfast, lunch and dinner with an Italian menu.

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 : Corporate Change

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

Corporate change - Robert Goldman will be the sole ultimate owner through a wholly-owned entity, which entity will be the 100% direct member of the current licensee. There are no new investors or any changes to the method of operation.

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

n/a

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: _____

450 West Broadway LLC - serial #1346923, expiration 1/31/2025

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: 1st and cellar Year Built : 2000

Describe neighboring buildings:

Mixed

Zoning Designation: M1-5A

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 516 / 37

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? 170

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? 170

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 - premises is open}

Do you plan to file for changes to the Certificate of Occupancy? ☐ yes ☐ no ^{n/a - premises is open and operating}
(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 ^{n/a - premises is open and operating}

(if yes, please describe: _____

What is the total licensed square footage of the premises? 5,620

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

n/a

How many entrances are there? 2 How many exits? 2 How many bathrooms ? 3

Total number of tables? 35 Total table seats? 127

Total number of "other" seats? n/a please explain : _____

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 13

Any food counters? no X yes, describe : Raw bar display/pick-up counter

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

Bar Bar & Food X Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 1am 7am to 1am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : Anthony Carson

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)

*acoustic in cellar for private events only

Do you have or plan to install soundproofing? ☐ no ☒ yes

IF YES, will you be using a professional sound engineer? n/a - premises is open and operating

Please describe your sound system and sound proofing: First class sound attenuating material

Will you be permitting: ☐ promoted events ☐ scheduled performances ☐ outside promoters

☐ any events at which a cover fee is charged? ☒ private parties**

**Average of 2 per month, in the cellar space only

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: Robert Goldman Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:


Signature

Print or Type Name Robert Goldman

Title Member

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.



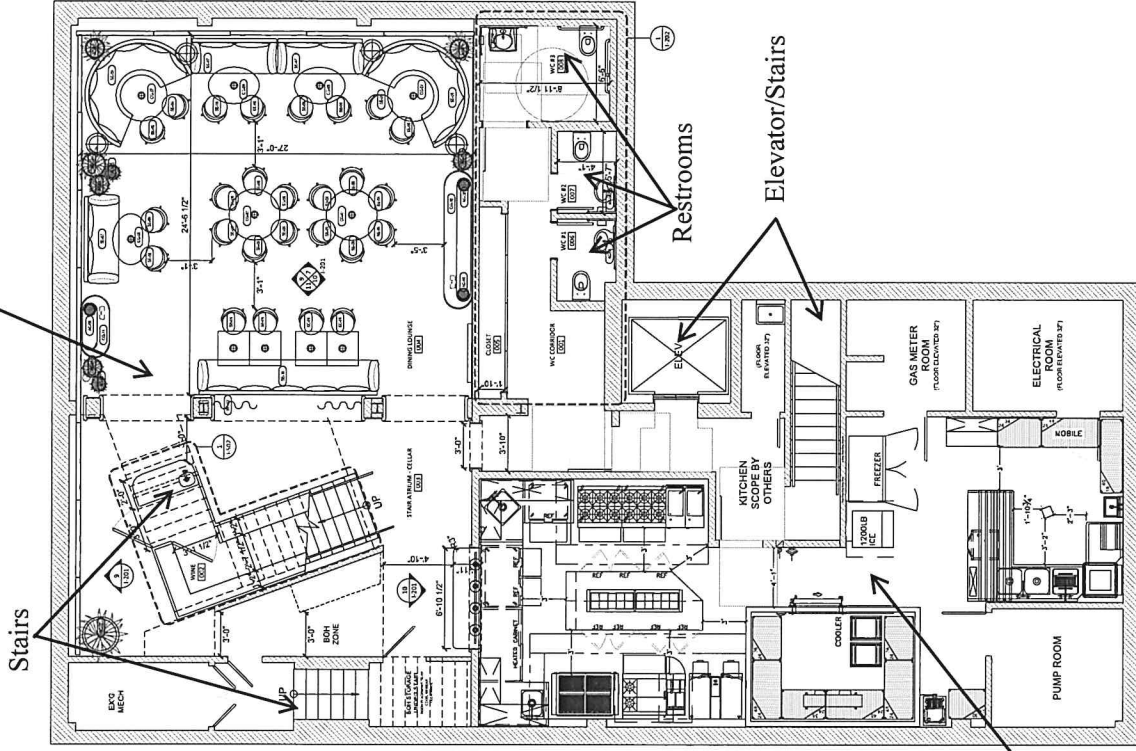
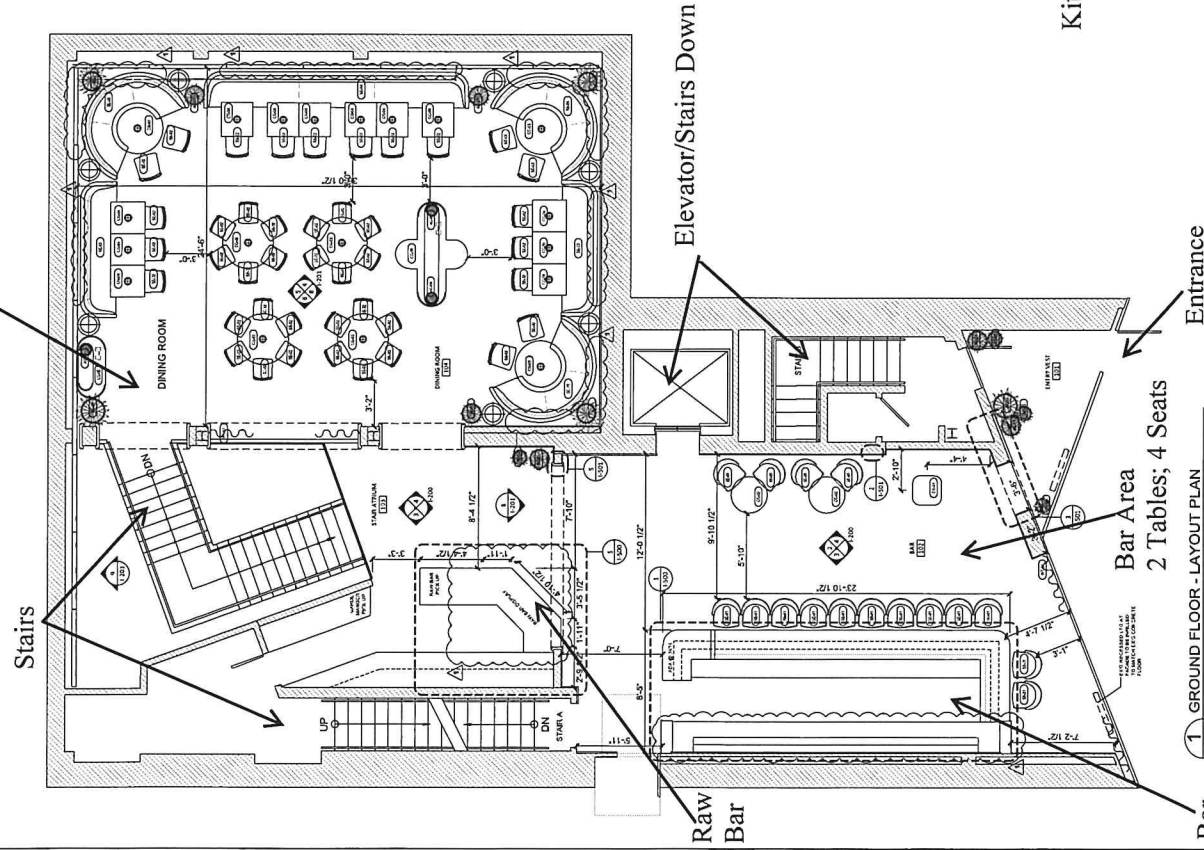
Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

FLOOR PLAN

450 West Broadway LLC
450 West Broadway
New York, NY 10012

Dining Room
19 Tables; 63 Seats

Dining Lounge
11 Tables; 42 Seats



CLIENT 450 West Broadway LLC 450 West Broadway New York, NY 10012	
ARCHITECT ARCHITECT 450 West Broadway New York, NY 10012	
INTERIOR DESIGNER ARCHITECT 450 West Broadway New York, NY 10012	
MECHANICAL ENGINEER ARCHITECT 450 West Broadway New York, NY 10012	
STRUCTURAL ENGINEER ARCHITECT 450 West Broadway New York, NY 10012	
RESTAURANT CONSULTANT ARCHITECT 450 West Broadway New York, NY 10012	
KITCHEN DESIGNER ARCHITECT 450 West Broadway New York, NY 10012	
1. 05/05/2022 10 REV. 1	
DATE	
ITEM	
KEY PLAN	
WEST HOUSTON STREET PRINCE STREET WEST BROADWAY THOMPSON STREET	
PROJECT RESTAURANT RENOVATION 450 WEST BROADWAY NEW YORK, NY 10012	
DRAWING LAYOUT PLANS	
SEAL & SIGNATURE	
DATE: 03.13.22 PROJECT NO.: 316-090 DRAWING NO.: 1-100 SHEET NO.: 1-100	
DOB SIGNATURE	
DOB HOW BUILD NUMBER	

MENU

PRINCIPE – 459 West Broadway

RAW BAR

RED PRAWNS WITH CORIANDER & JALAPENO SAUCE **14**

MARINATED TUNA WITH BLOOD ORANGE & DAIKON **14**

OYSTERS WITH MEYER LEMON, BLACK PEPPER & CHIVES **13**

SNOW CRAB CLAWS WITH MUSTARD GREENS **20**

LOBSTER SALAD WITH HORSERADISH & LETTUCE **19**

SCALLOPS WITH PISTACHIO & SORREL **16**

SEA URCHIN & PRESERVED TOMATO **20**

SALADS

SUCRINE LETTUCE WITH AVOCADO, COLATURA & MINT **19**

BURRATA WITH SNAP PEAS, APRICOT & ARUGULA **23**

GREEN ASPARAGUS WITH CRISPY GRAINS, PECORINO & MISO **22**

PASTA

RAMP BUCATINI WITH CLAMS, BLACK PEPPER & EGG YOLK **31**

NDUNDERI WITH LEMON & BOTTARGA **26**

ROCK SHRIMP MAFALDINE WITH SUGO BIANCO **33**

BASIL TORTELLINI IN BROWN-BUTTER BRODO **26**

MAINS

KING CRAB RISOTTO WITH MOREL MUSHROOMS & WILD SPINACH **65**

OLIVE-CRUSTED BRANZINO WITH GREEN TOMATO & PARSLEY **46**

CRISPY CHICKEN WITH CUCUMBER & BASIL AIOLI **44**

GRILLED DUCK WITH HONEY, FENNEL & PRESERVED ORANGE **48**

SIDES

PROVENCAL WHITE ASPARAGUS **17**

LEMON-ROSEMARY FRIES **15**

BOK CHOY WITH FRESNO CHILI **14**

PRINCIPE – 459 West Broadway

CONGELATO

COCONUT YOGURT POPSICLES WITH HIBISCUS ICE **11**

FIOR DI LATTE WITH OLIO VERDE & BLACK PEPPER **11**

MINT CHOCOLATE CRUNCH BON BONS **14**

KEY LIME ICE CREAM SANDWICH **11**

HUMMINGBIRD TORTA

BROWN SUGAR BANANA CAKE, WHIPPED YOGURT, CANDIED PINEAPPLE **16**

DIGESTIVI

AMARO

ARGALA ALPINO **16**

FORTHAVE MARSEILLE, BROKOKLYN **16**

FACCIA BRUTO CARCIOFO **16**

LIQUERS

SAMBUCA MOLINARI **14**

CAFFO AMARETTO **12**

DON CICCIO LIMONCELLO **16**

V.E.P. CHARTREUSE GREEN **30**

BRANDY, GRAPPA, EAU DE VIE

LEMORTON CALVADOS RESERVE **20**

COGNAC PARK MIZUNARA OAK CASK **22**

NARDINI MANDORLA (1 OZ) **12**

PHOTOGRAPHS





LIQUOR LICENSE STIPULATIONS – 2/2022



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, February 11, 2022

I, **Robert Goldman** as a qualified representative of **450 West Broadway LLC d/b/a TBD**

Located at **450 West Broadway, New York, New York 10012** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a neighborhood restaurant offering breakfast, lunch and dinner.

☒ Hours of operation:

Sunday: 7:00 AM to 12:00 AM	Thursday: 7:00 AM to 12:00 AM
Monday: 7:00 AM to 12:00 AM	Friday: 7:00 AM to 1:00 AM
Tuesday: 7:00 AM to 12:00 AM	Saturday: 7:00 AM to 1:00 AM
Wednesday: 7:00 AM to 12:00 AM	

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

☒ Will operate full service restaurant, specifically a neighborhood restaurant with an Italian menu 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 any sidewalk café and/or roadbed seating operating under the Open Restaurants program

☒ Will play quiet ambient recorded background music only on the ground floor. Acoustic live music is permitted in the cellar only and only when a private event is being held in that location.

☒ Will have no more than an average of two (2) private events per month. All private events will take place in the cellar space only. No private events on the ground floor.

☒ 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 comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.

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

Will not have: ☒ Dancing ☒ DJs ☒ Promoted Events ☒ Any event where cover fee is charged

☒ Scheduled Performances ☒ Velvet ropes or metal barricades ☒ Security Personnel/Doorman.

☒ Will appear before CB2, Man. for alteration to license prior to submitting plans for 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	Robert Goldman	Dated	2/15/2022
Sworn to this	15	day of	February	2022	
			NATHALY TORRE Notary Public - State of New York Notary Public 08041		

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license. My Commission Expires Feb. 29, 2023