

APPLICANT INFORMATION:

Name of applicant(s):

A24 Commerce St LLC

Trade name (DBA):

TBD

Premises address:

38-42 Commerce Street

Cross Streets and other addresses used for building/premise:

CONTACT INFORMATION:

Principal(s) Name(s):

Matt Bire, Noah Gillard

Office or Home Address:

[Redacted]

City, State, Zip:

[Redacted]

Telephone #:

[Redacted]

email :

[Redacted]

Landlord Name / Contact:

Cherry Lane Venue LLC

Landlord's Telephone and Fax:

[Redacted]

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Matt Bire

Noah Gillard

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

We are a theatre with a restaurant appealing to the pre-and post-needs of theatergoers.

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 : Legitimate Theatre

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:

This premises has been in continuous use as a theater and/or restaurant.

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: 4 Year Built : 1843

Describe neighboring buildings:

Residential

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 584 / 27

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? No change to occupancy, theater/mixed-use

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

no yes

Theater: 220
Restaurant: 60

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

If yes, what is the use group for the premises? Theater/mixed-use

If yes, is proposed occupancy permitted? yes no, explain : _____

Changes being made to exterior will be submitted to LPC in July. Exterior changes are limited to mainly cosmetic changes at canopy and some of the openings. We are not adding any square footage or new means of egress.

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: Changes being made to exterior will be submitted to LPC in July. Exterior changes are limited to mainly cosmetic changes at canopy and some of the openings. We are not adding any square footage or new means of egress.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 4,404 sq ft

If more than one floor, please specify square footage by floors: n/a

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? 2 How many exits? 4 How many bathrooms? 4

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

OVERALL SEATING INFORMATION:

Total number of tables? 15 Total table seats? 46

Total number of bars? 1 Total bar seats? 8

Total number of "other" seats? 166 please explain: "Other" seats refer to theater seats

Total OVERALL number of seats in Premises: 212

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 8

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

Any food counters? 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: (Theater)

What are the Hours of Operation?

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

11a to 11p 11a to 11p 11a to 11p 11a to 11p 11a to 11p 11a to 11p 11a to 11p

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

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 : Replacing existing ticket sales booth in lobby

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) *****Background (quiet) music in the restaurant, there will be amplified music in the theater**

Do you have or plan to install soundproofing? ___ no yes

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

Please describe your sound system and sound proofing: _____

The restaurant will be limited to background music. Any live performance would take place in the existing theatre. Our acoustical engineer is on board now will be conducting sound tests at the site in order to make his design recommendations team. As the theater building has existing residents in it, that are tenants of the new theater owner, the applicant is as concerned with noise transmission as other community members would be.

Will you be permitting: ___ promoted events scheduled performances ___ outside promoters
*****Scheduled performances only in the theater**

___ 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 *****Ropes/stanchions only used for theater performances to create orderly environment** movable barriers ___ other outside equipment (describe) _____

If lingering vehicles outside restaurant, theater/restaurant staff will note parking laws on streets. Possibility of adding extra staff for this during the show. We are proposing a floor plan with a larger lobby and entry area that allows for people to linger inside rather than on the sidewalk. Restaurant encourages people to spend time inside. Usher on staff to bring traffic into building prior to a show.

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: Mary Geerlof Phone: [REDACTED]

Address: 38-42 Commerce St., New York, NY 10014

Email: [REDACTED]

Application submitted on behalf of the applicant by:

Noah Gillard

Signature

Print or Type Name Noah Gillard

Title Chief of Staff

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.

Carter Booth

[Signature]

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



Livy Street Studio
 Architecture LP, C.
 110 West 40th Street
 New York, NY 10018
 F: 212.512.0781
 info@livystudio.com

Consultants

Engineer: William Mosco Associates, LTD
 200 Broadway 18th Floor
 New York, NY 10038
 212.779.4375

MEP-ANZ Consulting Engineering, PLLC
 100 West 100th Street
 New York, NY 10025
 718.261.4700

Structural Engineer: Kohn & Schultz, PLLC
 330 Madison Avenue
 New York, NY 10017

Lighting Designer: Christ Design Studio
 David Christ
 200 West 100th Street
 New York, NY 10023
 212.857.1244

Interior Design: Higgins Quisenberry, LLC
 110 West 40th Street
 New York, NY 10018
 212.512.6888

Acoustic Consultant: Houghton Associates, LLC
 985 West 184th Street
 New York, NY 10472
 212.819.2800

AV Consultant: Technetron, LLC
 Steve Abrams, Steve Galt
 200 West 100th Street
 New York, NY 10023

Commerce Street Renovation
Cherry Lane Theatre
 38-42 Commerce Street New York, NY 10014
 Design Development
A-110 - Finish Floor Plans

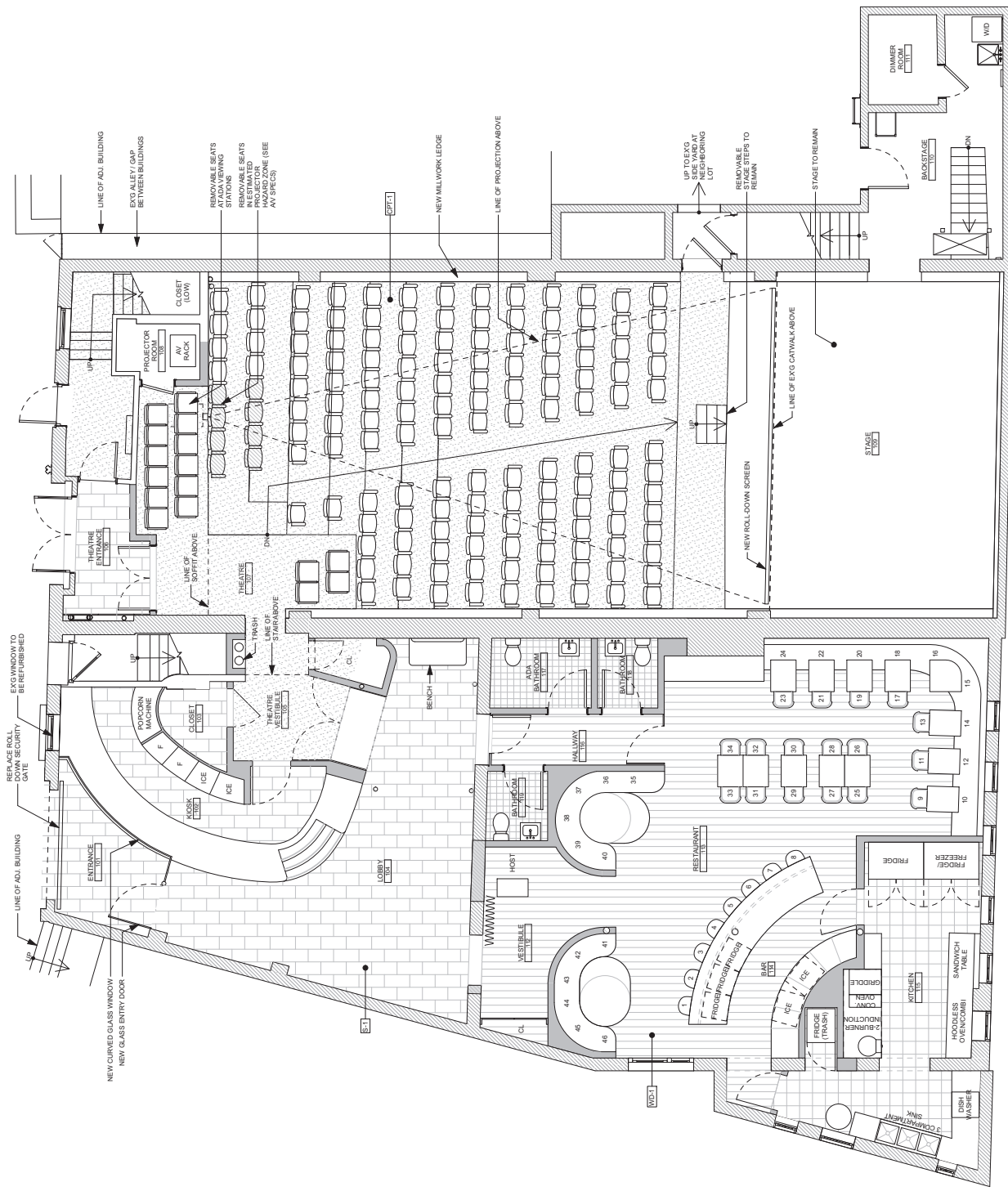


NOT FOR CONSTRUCTION

ID	DATE	ISSUE

Sheet Number: #	A-110
Sheet Scale	AS NOTED
Drawing No.	

A-110



1 FINISH FLOOR PLAN - FIRST FLOOR
 SCALE: 1/4" = 1'-0"