

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Astor Entertainment LLC

Trade name (DBA): TBD

Premises address: 163 Bleecker Street, New York, NY 10012

Cross Streets and other addresses used for building/premise:

b/w Sullivan Street and Thompson Street

CONTACT INFORMATION:

Principal(s) Name(s): Ofer Cohen

Office or Home Address: _____

City, State, Zip: _____

Telephone #: _____

Landlord Name / Contact:

Bleecker Plaza Realty Corp

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s):

Ofer Cohen

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Active - WHANY LLC d/b/a Cafe Wha - 115 Macdougall St, New York, NY 10012

Inactive -

Hummus Kitchen - 1613 2nd Ave, New York, NY 10075

Hummus Kitchen - 768 9th Ave, New York, NY 10019

Hummus Kitchen - 442-444 3rd Ave, New York, NY 10016

Hummus Kitchen - 416 Amsterdam Ave, New York, NY 10024

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

We will be a full service restaurant and a music venue with live entertainment focusing on jazz, rock & roll,
and other music that attracts an older 35 and up crowd. The premises will only be open for shows or
for private functions.

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- a new liquor license (Restaurant Tavern / On premise liquor Other)
Music Venue
- 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.)

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

Modern Chinese 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: _____

Astraea Management Inc d/b/a Uncle Ted's; Serial No. 1270292; from 4/17/2012 to 11/16/2022

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 : 1990

Describe neighboring buildings: Mixed-use

Zoning Designation: R7-2 C1-5

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 539 / 39

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? N/A - no outdoor area

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? 198

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

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: New signage on facade

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 9500 sq ft

If more than one floor, please specify square footage by floors: Basement - 2500 sq ft; 1st floor - 2500 sq ft
2nd floor - 2000 sq ft; Mezzanine - 2500 sq ft

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? Interior stairwells

How many entrances are there? 2 How many exits? 2 How many bathrooms ? 5

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

OVERALL SEATING INFORMATION:

Total number of tables? 31 Total table seats? 155

Total number of bars? 2 Total bar seats? 17

Total number of "other" seats? 0 please explain : _____

Total OVERALL number of seats in Premises : 172

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 17

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: _____

* 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: Music venue

What are the Hours of Operation?

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

12pm to 1am 2pm to 1am 2pm to 1am 2pm to 1am 12pm to 2am 12pm to 2am 12pm to 2am

Will the business employ a manager? ___ no yes, name / experience if known : _____ TBD; Principal will also manage

Will there be security personnel? ___ no yes(if yes, what nights and how many?) 2-3 security guards
Thurs - Sat only

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?) 1-2 televisions (not for sports)

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? Yes

Please describe your sound system and sound proofing: Acoustic sound report attached - which applicant will abide by.

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

___ any events at which a cover fee is charged? private parties
NOTE: Private events will be for birthdays, holiday corporate events and similar functions.

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) _____

NONE

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").

N/A

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: _____

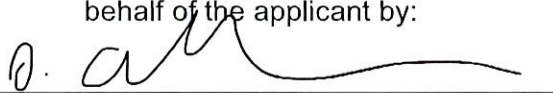
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:



Signature

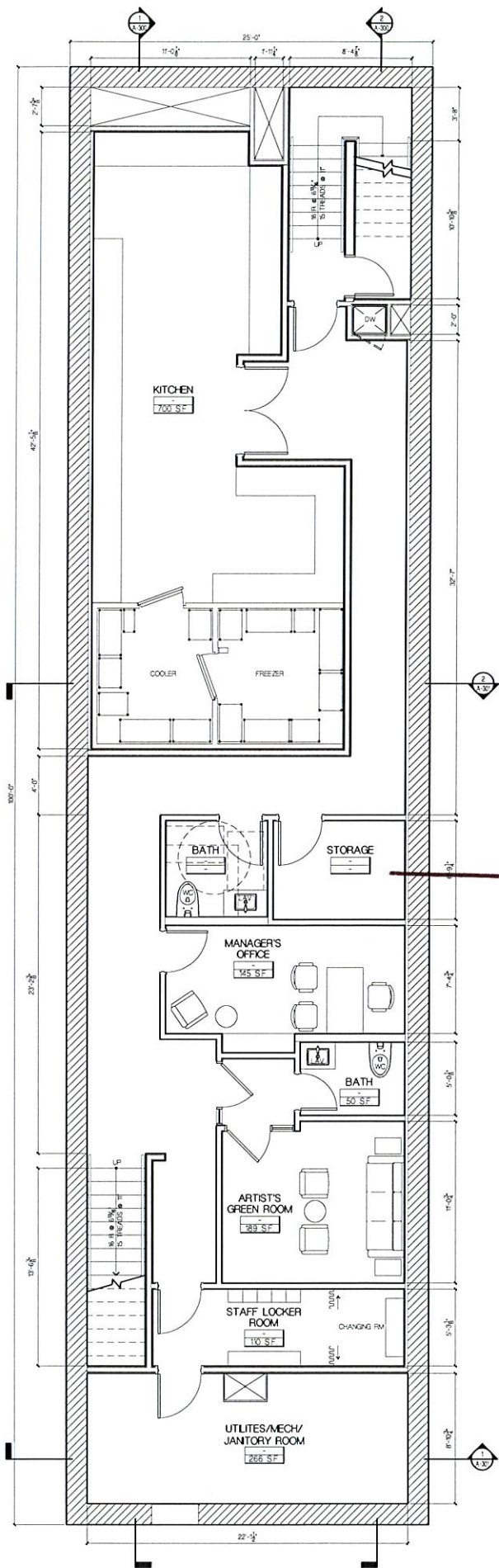
Print or Type Name Ofer Cohen

Title Partner

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



Astor Entertainment LLC

Restrooms

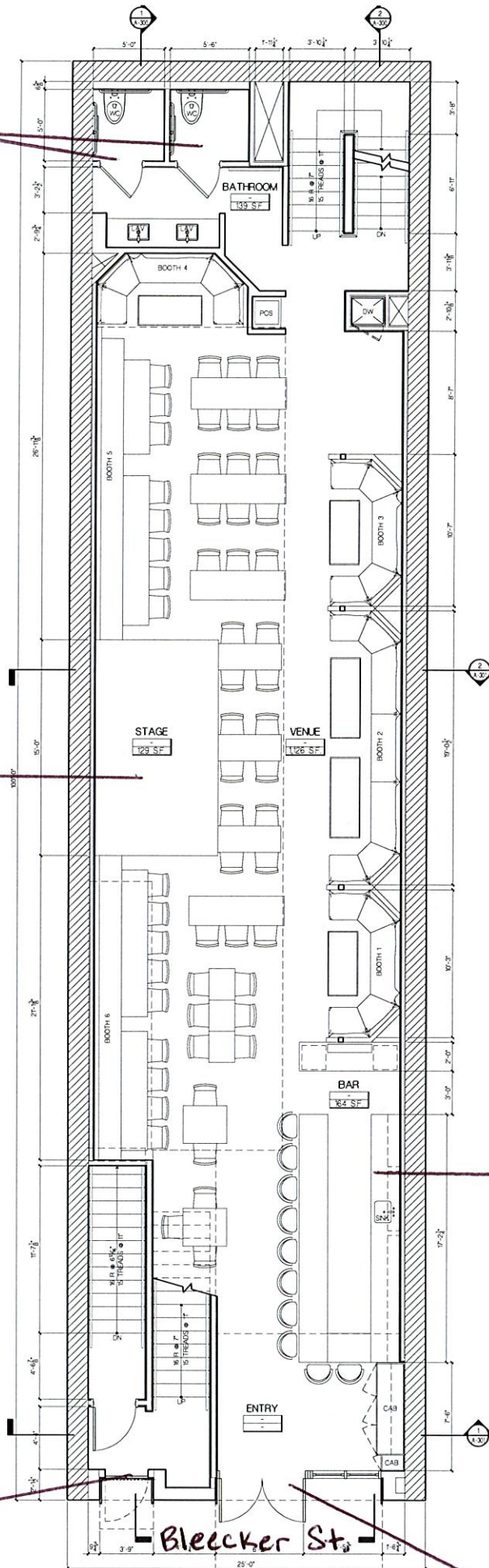
Stage

Exit

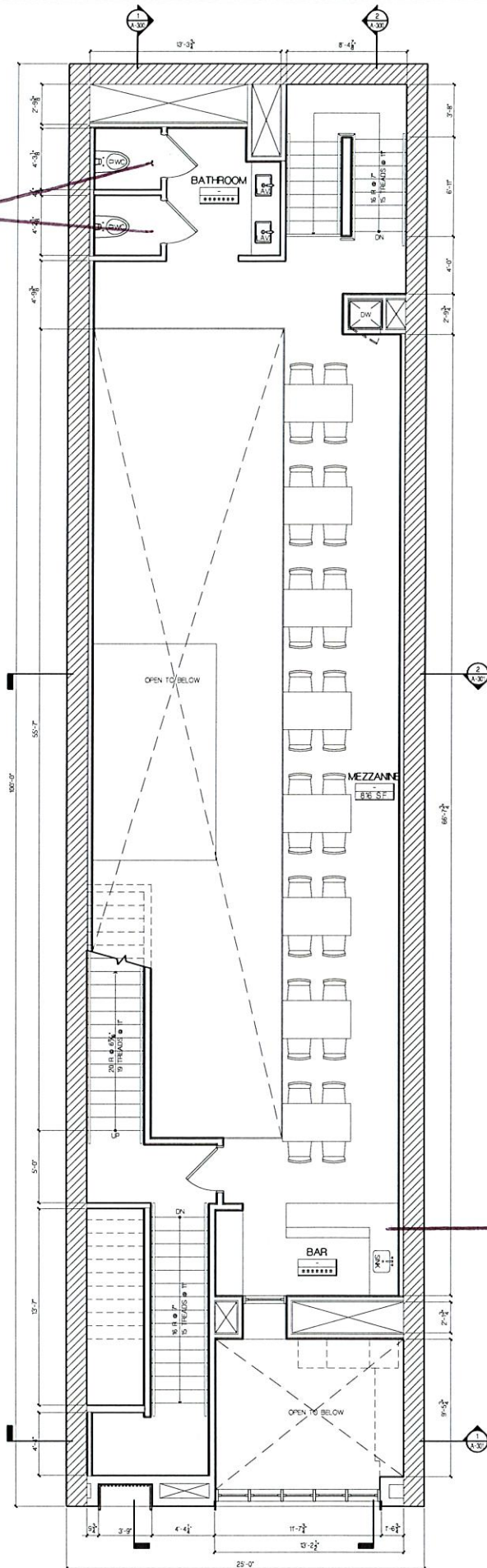
Bleecker St.

BAR

Entrance



Restrooms



BAR

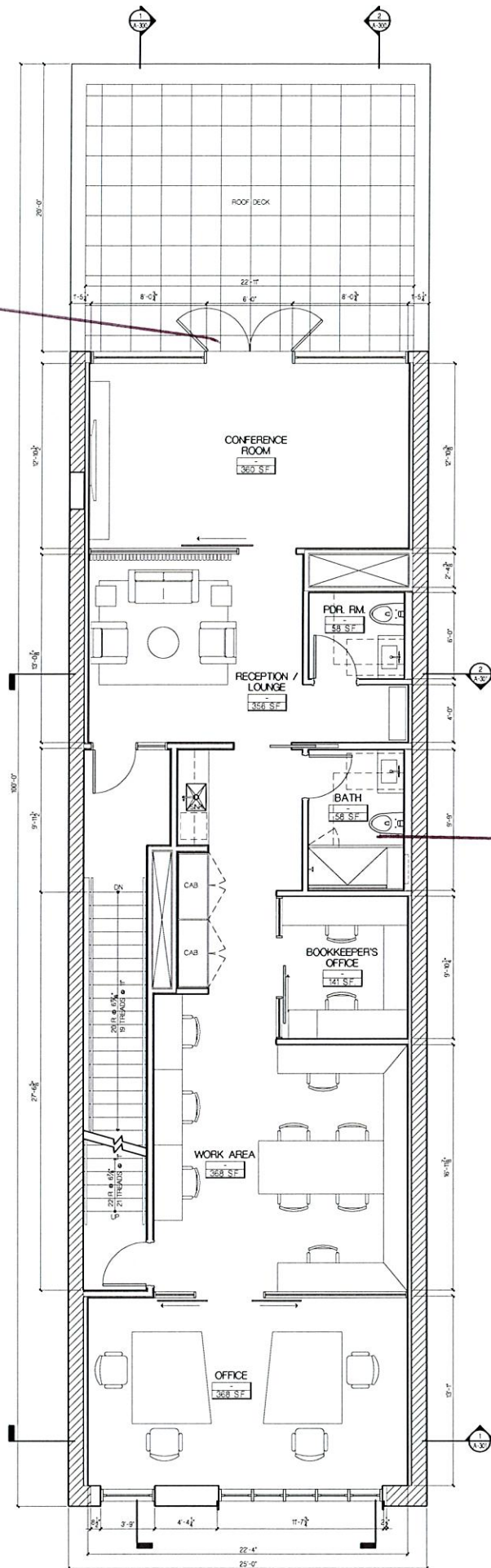
Astor Entertainment LLC

MEZZANINE FLOOR PLAN

SCALE 1/4" = 1'-0"



Roof Deck
Employee
Access
only



restroom

ASTOR ENTERTAINMENT LLC

1
A-102

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"





165

MODERN RANCH NISE CUISINE

UNCLE TED'S
163

Cherry's

159



UNCLE
TED'S
163

MODERN CHINESE CUISINE



Cherry



165

163





