

Meeting Date: August 2023

APPLICANT INFORMATION:

Name of applicant(s): Par Avion Group LLC

Trade name (DBA): Par Avion

Premises address: 37 Carmine Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:
Bedford Street and Bleeker Street

CONTACT INFORMATION:

Principal(s) Name(s): Farrukh Iqbal (Frank)

Office or Home Address: [REDACTED]

City, State, Zip: New York, New York 10010

Telephone #: [REDACTED]

Landlord Name / Contact: Keystone 37 Carmine, LLC

Landlord's Telephone and Fax: TBD

| NAMES OF ALL PRINCIPAL(s): | NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD |
|------------------------------|--|
| <u>Farrukh Iqbal (Frank)</u> | <u>Two Smoking Barrels, 643 Broadway, New York, NY</u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |

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

I intend to operate a sophisticated and intimate bar and restaurant serving classic French fare
paired with French wines and curated cocktails.

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:

Smudge Studios, a print shop

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: 5 Year Built : 1910

Describe neighboring buildings: Mixed use and residential

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) Greenwich Village Extension II

Block and Lot Number: 586 / 36

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 : All required applications are being prepared and will be submitted

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) yes : explain: Sidewalk cafe for food and drinks.

What is the proposed Occupancy? 20 patrons on sidewalk cafe, 62 patrons indoors.

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits? No.

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

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

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? NA

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? Yes.

If yes, please describe: New signage to be installed, simple metal letters, the size will be approximately 10' x 3".

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 830 sq ft on ground floor, 855 sq ft in cellar

If more than one floor, please specify square footage by floors: 830 sq ft on ground floor, 855 sq ft in cellar

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

Sidewalk cafe is 346 sq ft.

If more than one floor, what is the access between floors? Stairway indoors, and access hatch on sidewalk.

How many entrances are there? One. How many exits? One. How many bathrooms ? One. Is there access to other parts of the building? Yes. explain: Two exit doors in cellar leading to building basement hallway.

OVERALL SEATING INFORMATION:

Total number of tables? 16. Total table seats? 44 Table seats

Total number of bars? One. Total bar seats? 18 Bar Seats.

Total number of "other" seats? 20 outdoor seats. please explain: Sidewalk Cafe.

Total OVERALL number of seats in Premises : 66 indoor seat, 20 outdoor seats on sidewalk.

BARs:

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

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

Any food counters? No, describe : N/A

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: No existing fixtures, bars, buildouts. New buildout to include Bar, ADA compliant bathroom, stairwell connecting to cellar (please see attached floorplan for full details).

* 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:
12PM to 12AM 5PM to 12AM 5PM to 12AM 5PM to 2AM 5PM to 2AM 5PM to 2AM 12PM to 2AM

Will the business employ a manager? Yes, name / experience if known : Serban Cornicioiu (previously Manager/Bartender at Vin Sur Vingt, 1140 Broadway, New York, NY 10001).

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? Yes (windows)

If yes, please describe : Current windows dont open. We wish to replace these with accordion-fold windows.

Will you have TV's ? No (how many?) No

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box X Ipod / CDs ___ none

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

Do you have or plan to install soundproofing? No

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

Please describe your sound system and sound proofing: Recorded, ambient, background music played through iPod or similar device.

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters ___ any events at which a cover fee is charged? ___ private parties: None of the above.

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? No. (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

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: Farrukh Iqbal (Frank) Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on
behalf of the applicant by:

[Signature]
Signature

Print or Type Name Farrukh Iqbal (Frank)

Title Principal

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.

[Signature: Carter Booth]

[Signature: Robert Ely]

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

Terri Cude, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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.

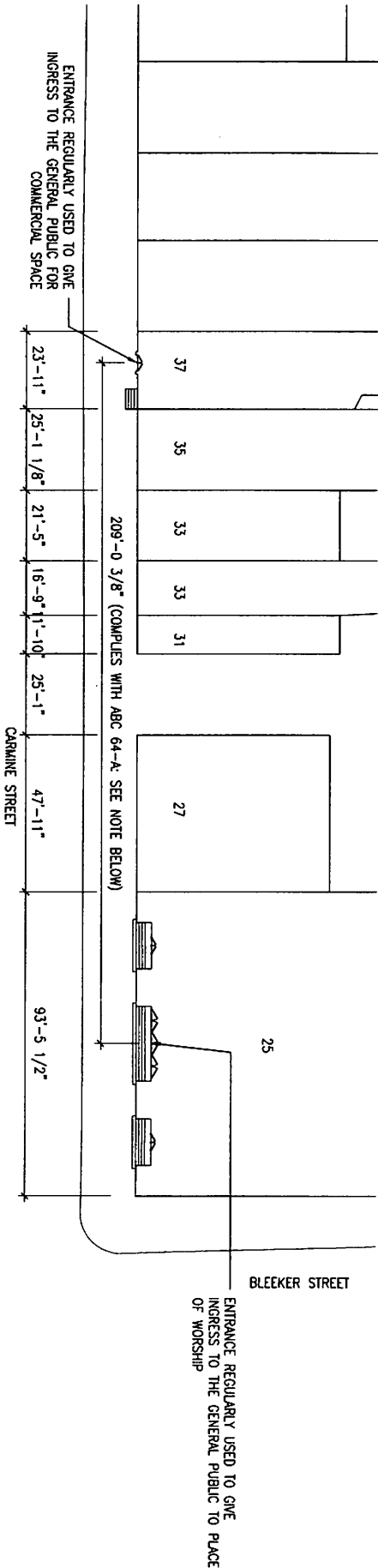
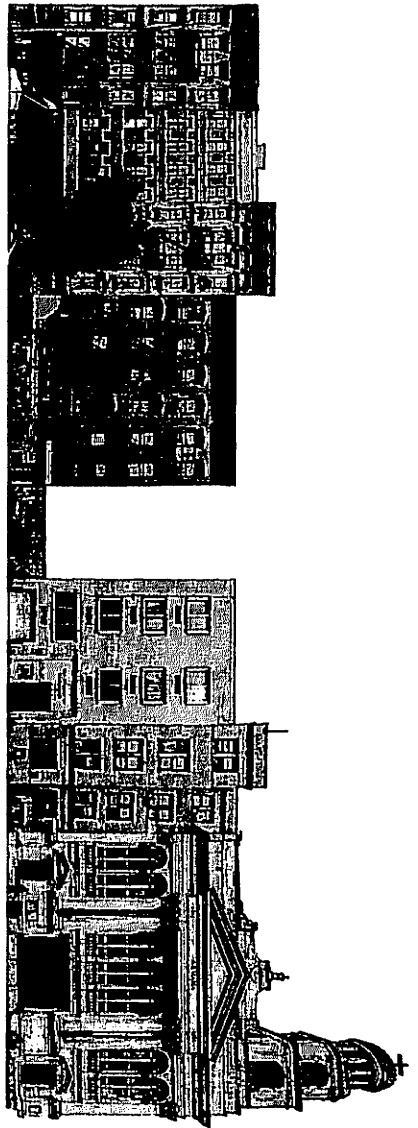
Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

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.

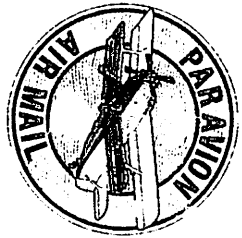
If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following months meeting. **Speak to Florence Arenas at the Board Office. A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

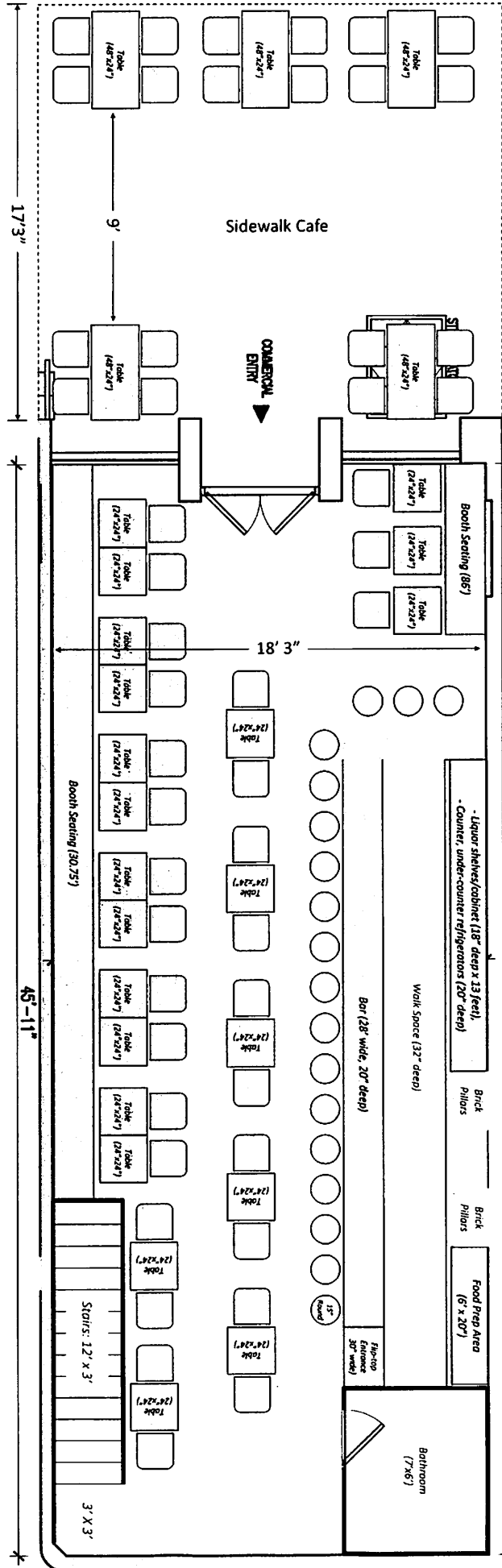
1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
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)



ALCOHOLIC BEVERAGE CONTROL LAW 64-A SECTION 7 A) AND B)
 A) IN THE SAME STREET OR AVENUE AND WITHIN TWO HUNDRED FEET OF A BUILDING OCCUPIED EXCLUSIVELY AS A SCHOOL, CHURCH, SYNAGOGUE OR OTHER PLACE OF WORSHIP... THE MEASUREMENTS... ARE TO BE TAKEN IN STRAIGHT LINES FROM THE CENTER OF THE NEAREST ENTRANCE OF THE PREMISES SOUGHT TO BE LICENSED TO THE CENTER OF THE NEAREST ENTRANCE OF SUCH SCHOOL, CHURCH, SYNAGOGUE OR OTHER PLACE OF WORSHIP
 B) WITHIN THE CONTEXT OF THIS SUBDIVISION, THE WORD "ENTRANCE" SHALL MEAN A DOOR OF A SCHOOL, OF A HOUSE OF WORSHIP, OR... OF THE PREMISES SOUGHT TO BE LICENSED, REGULARLY USED TO GIVE INGRESS TO STUDENTS OF THE SCHOOL, TO THE GENERAL PUBLIC ATTENDING THE PLACE OF WORSHIP, AND TO PATRONS OR GUESTS OF THE PREMISES LICENSED AND OPERATING...



37 Carmine Street
 New York, NY 10014



44 Table Seats + 18 Bar Seats = 62 Patrons
 20 Sidewalk Cafe seats

(Sunday)
Lundi au Mercredi
(Monday to Wednesday)
Jeudi a Samedi
(Thursday to Saturday)

Charcuteries

3 for \$32 5 for \$50

Saucisson Sec \$12

Dry sausage plate with pickles

Saucisson à L'Ail \$12

Garlic sausage plate with pickles

Pâté De Campagne \$14

Pork pâté served with pickles

Mousse De Foies De Volaille \$10

Housemade chicken liver mousse served with toast & mustard

Rillettes \$14

Housemade shredded pork served with pickles & mustard

Chiffonade de Jambon Cru \$12

Country style ham, pickles

Fromages

Ask for our daily selection: Brie, goat cheese, blue cheese

Single Order \$10

3 for \$24

5 for \$34

Combo

3 Fromages & 3 Charcuteries \$52

5 Fromages & 5 Charcuteries \$75

Oysters

1/2 Dozen \$15

1 Dozen \$24

Classique

Escargots \$15

Garlic & parsley butter

Tuna Tartare \$20

Hand-chopped tuna, sesame seeds, jalapeño, onions, mixed greens

Steak Tartare Au Couteau \$22

Hand-chopped grass fed beef tenderloin, egg yolk, mixed greens

Mac & Cheese \$15

Macaroni, cream, swiss cheese, bread crumble

Tartine

Tomate \$13

Fresh heirloom tomatoes, basil pesto, pickled red onions

Brie \$14

Melted brie, honey

Champignons \$14

Sauteed mushrooms, goat cheese

Cassolettes

Boulettes \$15

Marinated beef meatballs, fresh crushed tomato sauce

Cabillaud Sur Fondue De Poireaux \$16

Baked cod with melted leeks

Hachis Parmentier \$16

Bacon, ground meat, cream, tomato sauce

Desserts

Gâteau Au Chocolat \$10

Warm chocolate cake, salted caramel, whipped cream

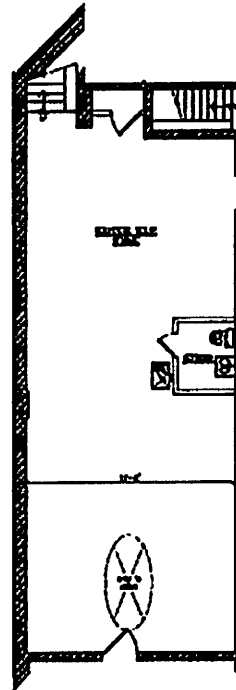
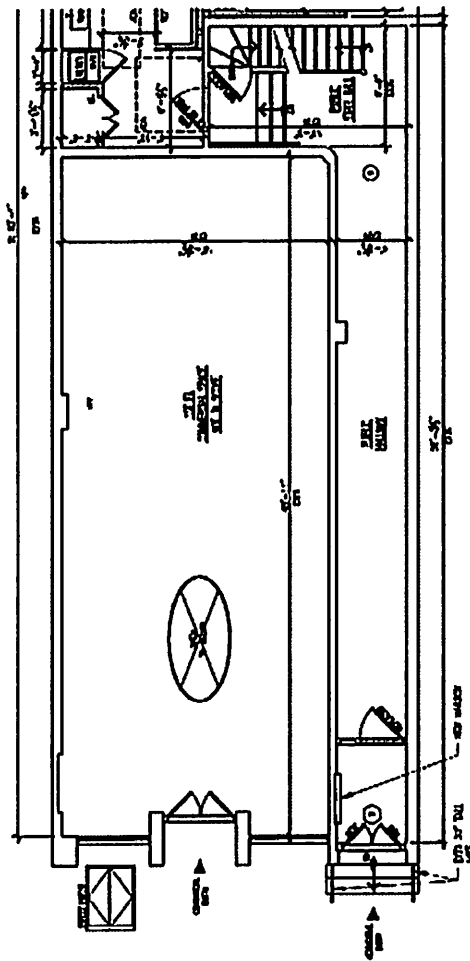
Tarte Tatin \$12

Classic French apple pie, cinnamon creme

EXHIBIT A

GROUND

LOWER LEVEL



Application Wizard Cover Page

Congratulations on completing your application wizard for a Retail License with the New York State Liquor Authority.

Based on your answers below, the type of license you are applying for is a Tavern On-Premises Liquor (OP 252 Tavern)
Note: Please be sure to submit the cover page along with your application to the NYS Liquor Authority. The information on the cover page is used by the agency to help ensure timely and accurate processing. Failure to include the cover page in your submission may result in delays.

The fee(s) for this application includes:

Tavern On-Premises Liquor (OP 252 Tavern) - Initial Application Fee - \$4,352.00 + Non-Refundable Filing Fee - \$200.00 = \$4,552.00

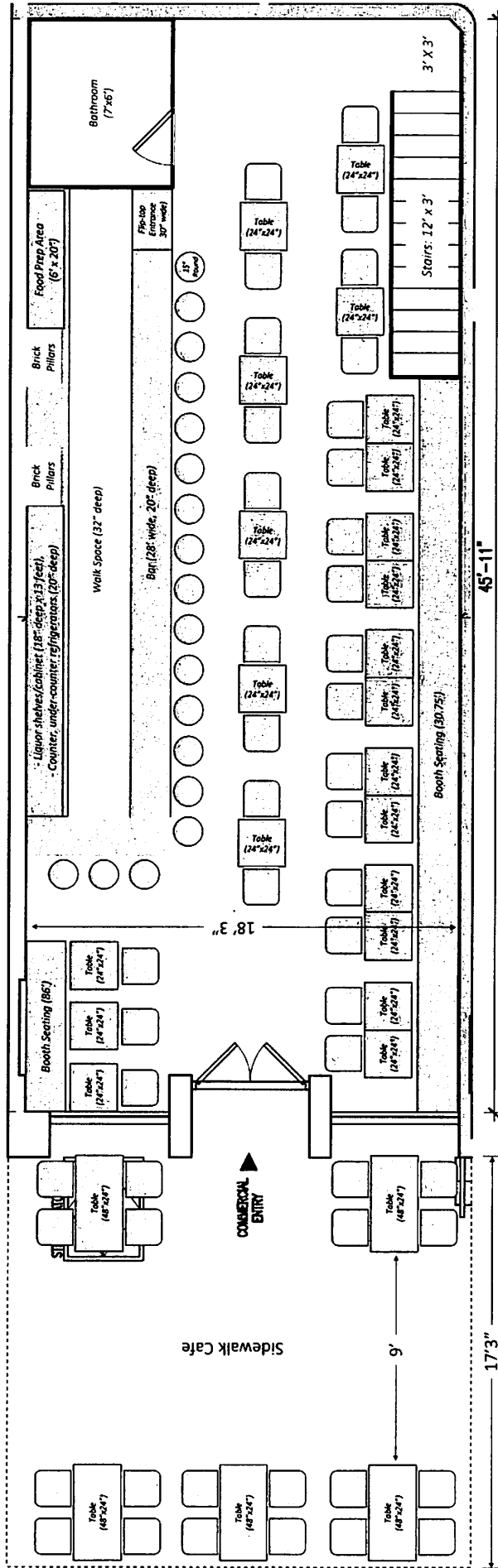
Attention - Additional fees for fingerprinting services may be required.

This application also requires a \$1,000.00 bond.

- | | | | | |
|--|----------------------------------|---------------------------|----------------------------------|----|
| Do you currently have a Chain Restaurant License status and do you wish to add an additional licensed location? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| What type of alcohol will you sell for on premises consumption? | | Beer, Wine, Cider, Liquor | | |
| Is the premises you wish to license in New York, Kings, Bronx, or Queens county? | <input checked="" type="radio"/> | Yes | <input type="radio"/> | No |
| Do you have rentable rooms/apartments for overnight guests? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| Are you a not for profit or fraternal club/organization who will serve club members and their guests only as defined in Section 3(9) of the ABC Law? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| Does your premises operate like a banquet hall hosting private events only? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| Is your premises a vessel that provides ferry, fishing or excursion services? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| Do you have a capacity for 600 or more and have musical entertainment of any kind? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| Do you want to operate a bottle club where alcohol is not sold? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| Do you have a full kitchen? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| Do you have a food prep area? | <input checked="" type="radio"/> | Yes | <input type="radio"/> | No |
| Does your menu consist of at least sandwiches, salads and soups? | <input checked="" type="radio"/> | Yes | <input type="radio"/> | No |
| Will you operate seasonally? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |
| Will your premises have more than one stand-up bar? | <input type="radio"/> | Yes | <input checked="" type="radio"/> | No |



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