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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 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 scheduled 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 (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind is included in the application please download and complete CB2 SLA's Addendum for Outdoor Seating.** For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s):Citizens of Soho LLC

Trade name (DBA):Citizens of Soho

Premises address: _____201 Lafayette Street NYC
10012_____

Cross Streets and other addresses used for building/premise: _____Kenmare
Street_____

CONTACT INFORMATION:

Principal(s) Name(s): _____Justin Guiffrida, Andrew Geisel, James Rogers

Office or Home Address: _____Office: [REDACTED]

City, State, Zip: _____NYC
[REDACTED]_____

Telephone #: _____ [REDACTED] _____ email : [REDACTED]

Landlord Name / Contact:

Principals and Current Licenses Held:

Justin Guiffrida - Citizens of Bleeker LLC, Citizens of Soho LLC____

Andrew Geisel_Citizens of Bleeker LLC, Citizens of Soho LLC,

James Rogers - Pushcart Coffee Chelsea LLC, Pushcart Coffee Peter's Field LLC, Citizens of Soho LLC

Briefly describe the proposed operation:

We are currently an Australian-style brunch cafe serving delicious healthy breakfast and lunch meals, gourmet coffee and fresh juices. To compliment our services, meet demand, and expand our business we would like to continue what we are doing in the daytime and add high-quality spirits to become more of a modern cocktail bar/restaurant in the evening.

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 - seeking to serve full liquor

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 : change in method of operation (extending hours)_____

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

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

_____we would like to serve full liquor and extend our operating hours from Sunday - Thurs until 1AM and Friday - Saturday until 2AM.

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

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: _____

_____Citizens of Soho LLC #1321841. Expires 8/31/2024

_____ 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: _____Val City Lounge dba San Remo closed at

4AM _____

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: 7 Year Built : 1900

Describe neighboring buildings: _____ Mixed residential/
commerical _____

Zoning Designation: mixed use

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 482 / 7501

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? 100

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

no TCO yes - pending will submit proof

If yes, what is the maximum occupancy for the premises? 175

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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? _____ 1st fl: 1475; Basement: 600 Total
2075_____

If more than one floor, please specify square footage by floors: _____ 1st fl: 1475; Basement:
600_____

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

If more than one floor, what is the access between floors? stairs_ How many entrances are there?

____2____ How many exits? ____2____ How many bathrooms ? ____3____

Is there access to other parts of the building? no **OVERALL SEATING INFORMATION:**

Total number of tables? ____17____ Total table seats? 52

____1____ Total number of bars? 1 Total bar seats? 15

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

Total OVERALL number of seats in Premises : ____67_____

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars ____1____ Seats ____14____

How many service bars are being applied for on the premises? ____0____

Any food counters? ____ no yes, describe : _____ food counter and bar are one
unit_____ **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: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
7:30AM to 1AM 7:30 to 1AM 7:30AM to 1AM_ 7:30AM to 1AM 7:30AM to 2AM 7:30A to 2AM 7:30AM to 2AM

Will the business employ a manager? no yes, name / experience if known : principals will manage X

Will there be security personnel? no yes(if yes, what nights and how many?) Friday & Saturday nights 1 security gaurd 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)

Do you have or plan to install soundproofing? no yes

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

Please describe your sound system and sound proofing:

 sound proofing on residential floor was built between roof and residential floor before our tenancy by the prior tenants _____

Will you be permitting: promoted events scheduled performances outside promoters

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

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

*we may rent the location out once or twice a year for an event like a baby shower or bridal party

Do you have plans to manage or address vehicular

traffic outside

your establishment? no yes (if yes, please attach plans) we use software apps (Resy) for waitlists and a dedicated host

 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: _____

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

Contact Person: Justin Guiffrida Phone: [REDACTED] Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:



9.20.2023

Signature

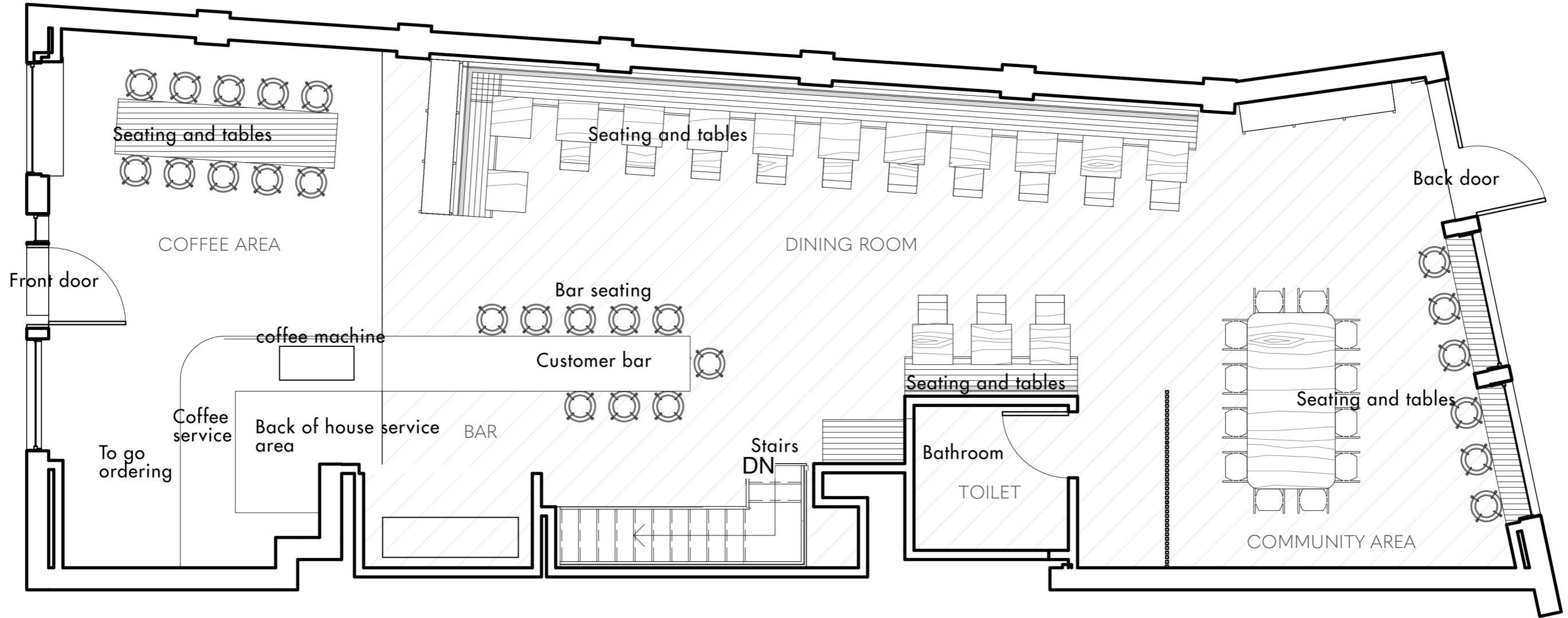
Print or Type Name Justin Guiffrida

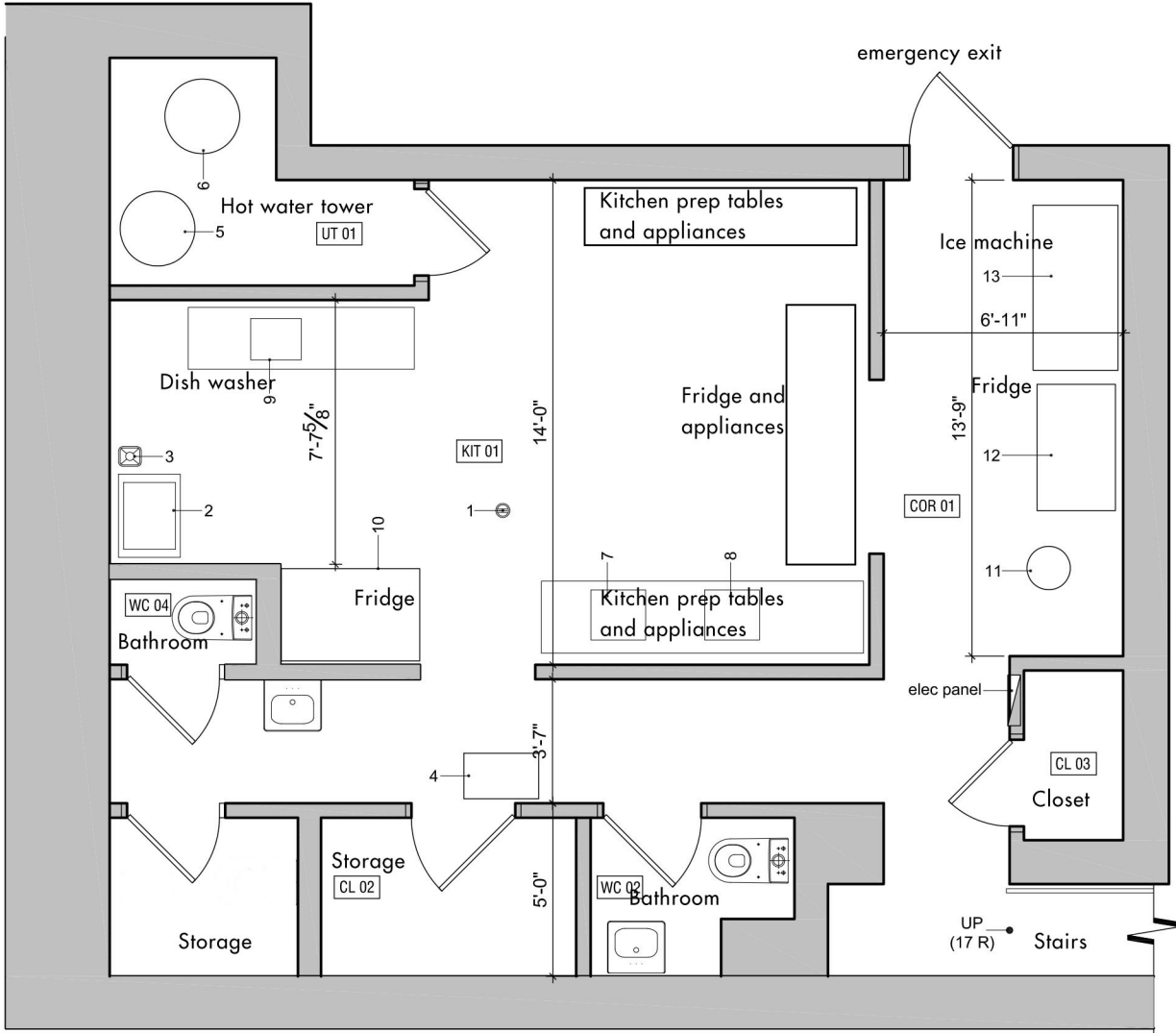
Title Owner & Operator

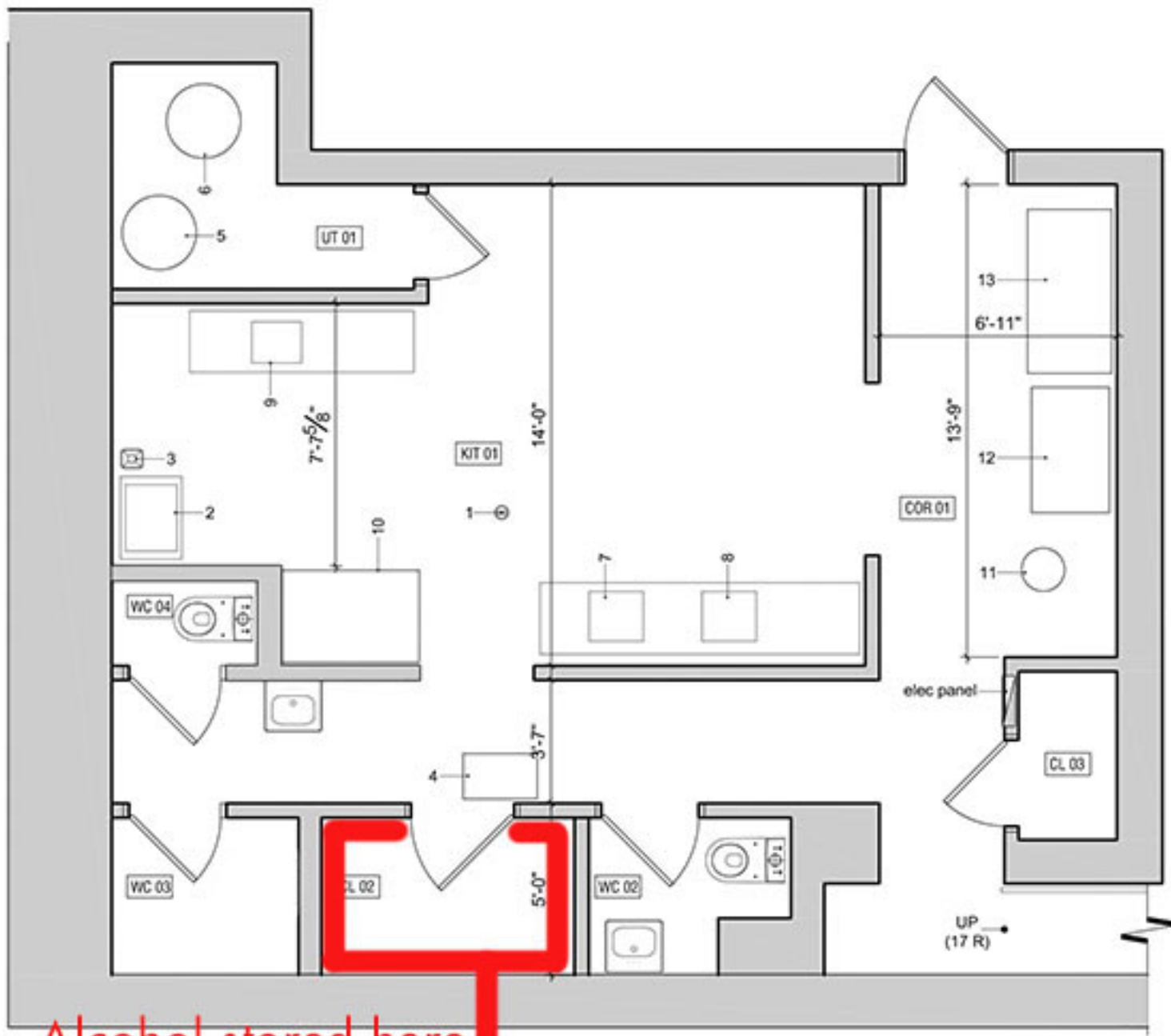
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair







Alcohol stored here



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by _____

I, Justin Giuffrida as a qualified representative of Citizens of Soho LLC d/b/a Citizens of Soho

Located at 201 Lafayette St. 10012, New York, New York agree to the following stipulations:

Application Type: [] OP Restaurant / Tavern [X] RW [] TW [] Alteration SN [] Other:
Premise will be advertised and operated as a Australian-Style Brunch Cafe
Hours of operation: Sunday: 7:30 AM to 7:00 PM Thursday: 7:30 AM to 7:00 PM
Monday: [] to [] Friday: [] to []
Tuesday: [] to [] Saturday: [] to []
Wednesday: [] to []

- (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 (type of restaurant) Australian-Style Brunch Cafe with the kitchen open and full menu items available until closing every night.
Will not operate with less than a full service kitchen, but will serve food during all hours of operation.
Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
Will not have televisions. Will have no more than television(s) no larger than (there will be no projectors)
Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk cafe)
Will operate my backyard garden / rooftop / outdoor area for dining purposes only, no music and no earlier than and no later than (all patrons and staff will be cleared at this hour and area closed).
Will operate sidewalk cafe no later than (all tables & chairs will be removed at this hour)
Sidewalk Cafe is not included in this application. Will not have a sidewalk cafe now or in the future.
Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
Will close all doors & windows at 9 p.m. every night and anytime there is amplified music, live music or DJ.
Will not install or have French doors, operable windows or open facades.
Will not make changes to the existing facade except to change signage or awning.
Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
Will not have unlimited drink or unlimited food & 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 wine products.
Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

Will not have: [X] Dancing [X] DJs [X] live music [X] promoted events [X] any event where cover fee is charged [X] scheduled performances, [X] Velvet ropes or metal barricades [X] Security Personnel/Doorman.
Will monitor Cleveland Place Door and delivery service access, and work with neighbors to ensure minimal disruptions.

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

Name: _____ Phone Number: _____

Signed [Signature] Justin Giuffrida 10/14/2019
Print Name Dated
Sworn to this 14 day of October 2019 [Signature]

Notary Public PENELOPE HENRIQUEZ
Notary Public - State of New York
Qualified in New York County
My Commission Expires Aug 18, 2022

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

Addendum

Citizens of Soho
201 Lafayette Street
NY, NY 10012

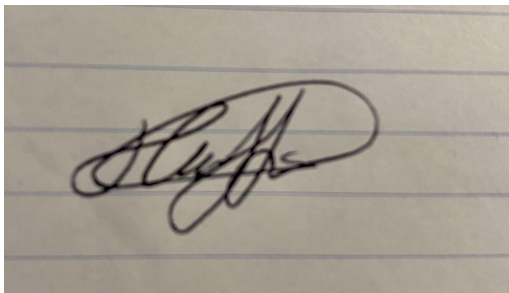
Re: Class Change and Method of Operation Change Applications

In an effort to expand our business from a high-quality breakfast and lunch program, we are applying to the New York State Liquor Authority to extend our business hours and seek to serve full liquor.

We currently operate from 7:30AM until 7PM seven days a week and now wish to operate Sunday – Thursday until 1AM, and Friday and Saturday until 2AM. We would like to continue to have background music, and now ask to include live music entertainment. Please rest assured, we are not planning to turn our restaurant into a nightclub with live music every day. Our main focus will always be on food, and we hope to add a live band every now and then so as to give our customers a more immersive dining experience.

We are in no way connected to the prior tenant (San Remo Café), and never have been. However, we do know that the prior tenant served full alcohol and had operating hours that extended much later than we are requesting. The prior tenant installed sound proofing between the commercial space we occupy and the residential units above. We have also reached out and connected with surrounding residential tenants to make sure they have our contact info and know we are accessible to them should noise ever be an issue.

Thank you for considering our request.

A photograph of a handwritten signature in black ink on lined paper. The signature is cursive and appears to read 'Justin Guiffrida'.

9.20.2023

Justin Guiffrida