

Meeting Date: September 2023

APPLICANT INFORMATION:

Name of applicant(s): Sofia's Bagel LLC

Trade name (DBA): Sofia's Bagels and Kitchen

Premises address: 535 Hudson Street, NY NY 10014

Cross Streets and other addresses used for building/premise: On Hudson St., between Perry and Charles

CONTACT INFORMATION:

Principal(s) Name(s): Andres Dominguez

Office or Home Address:

Telephone #:

email :

Landlord Name / Contact: 535 Hudson Realty, LLC, Zach Levine

Landlord's Telephone and Fax:

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Andres Dominguez

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."): This will be a bagel/cafe store with Mexican influences and will serve small Mexican inspired dishes

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.)

If this is for a new application, please list previous use of location for the last 5 years: Kanekei Inc. Ramen Misoya RW 341 license.

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: KANEKEI INC, Serial 1316030, expiration date 9/30/2023

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: NiteCap, Serial 1295015 06/01/2016 to 11/08/2016

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: _____ walk up tenements

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 632 / 55

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 were made to the premises

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? Mexican inspired Bagel and Food

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? 15

If yes, what is the use group for the premises? 6: Eating and Drinking Place

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? 900sqft

If more than one floor, please specify square footage by floors: 400 upstairs and 500 in the basement.

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? _____

How many entrances are there? 2 How many exits? 2 How many bathrooms? 1

Is there access to other parts of the building? no 1 yes, explain: One of the entrance/exits let patrons enter and exit the premises from the building.

OVERALL SEATING INFORMATION:

Total number of tables? 3 Total table seats? 8

Total number of bars? 0 Total bar seats? 0

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

Total OVERALL number of seats in Premises : 8

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 0 Seats 0 How many service bars are being applied for on the premises? 0

Any food counters? X 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 X Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation? **7am to 3pm and 4pm to 10pm every day of the week.**

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

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

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)

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: _____

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

___ 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 ___ 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: Jose Ocana _____ Phone: [REDACTED] _____ Address:

_____ Email :

ocana18@gmail.com

Application submitted on
behalf of the applicant by:

Signature

Print or Type Name Andres Dominguez

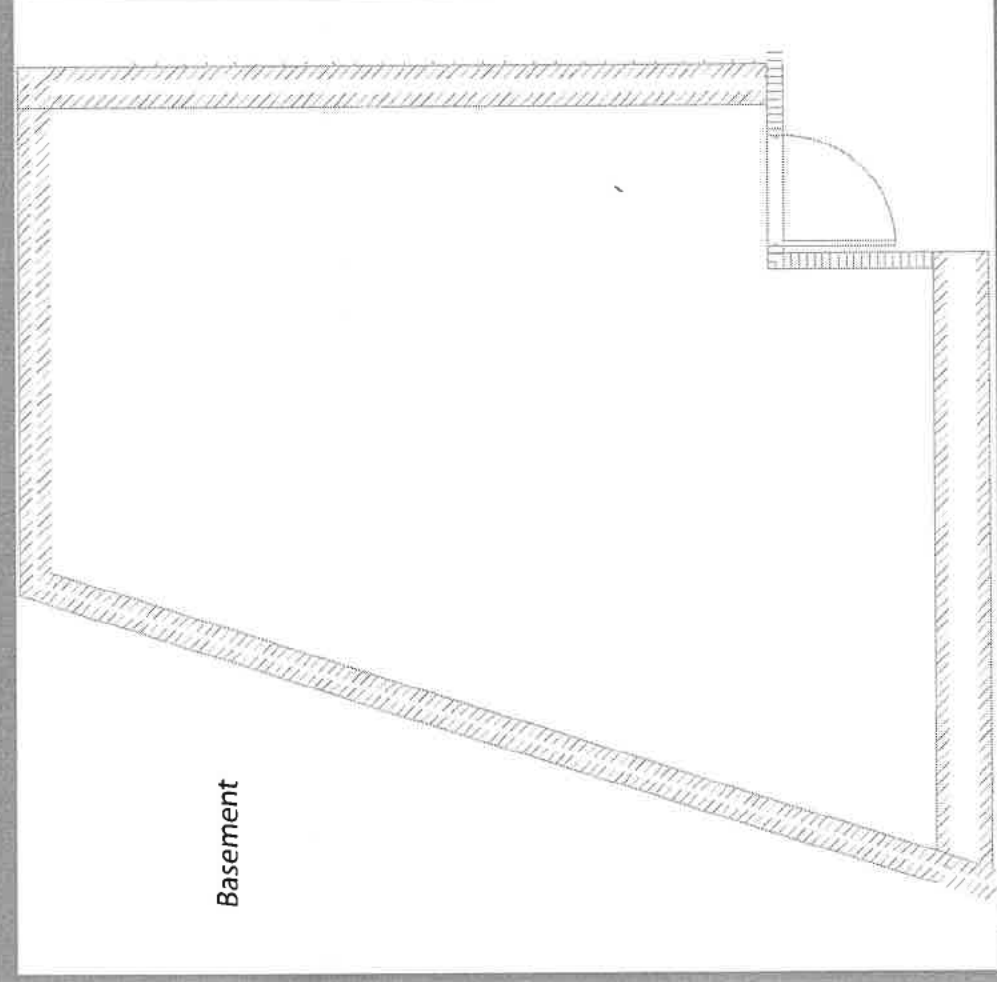
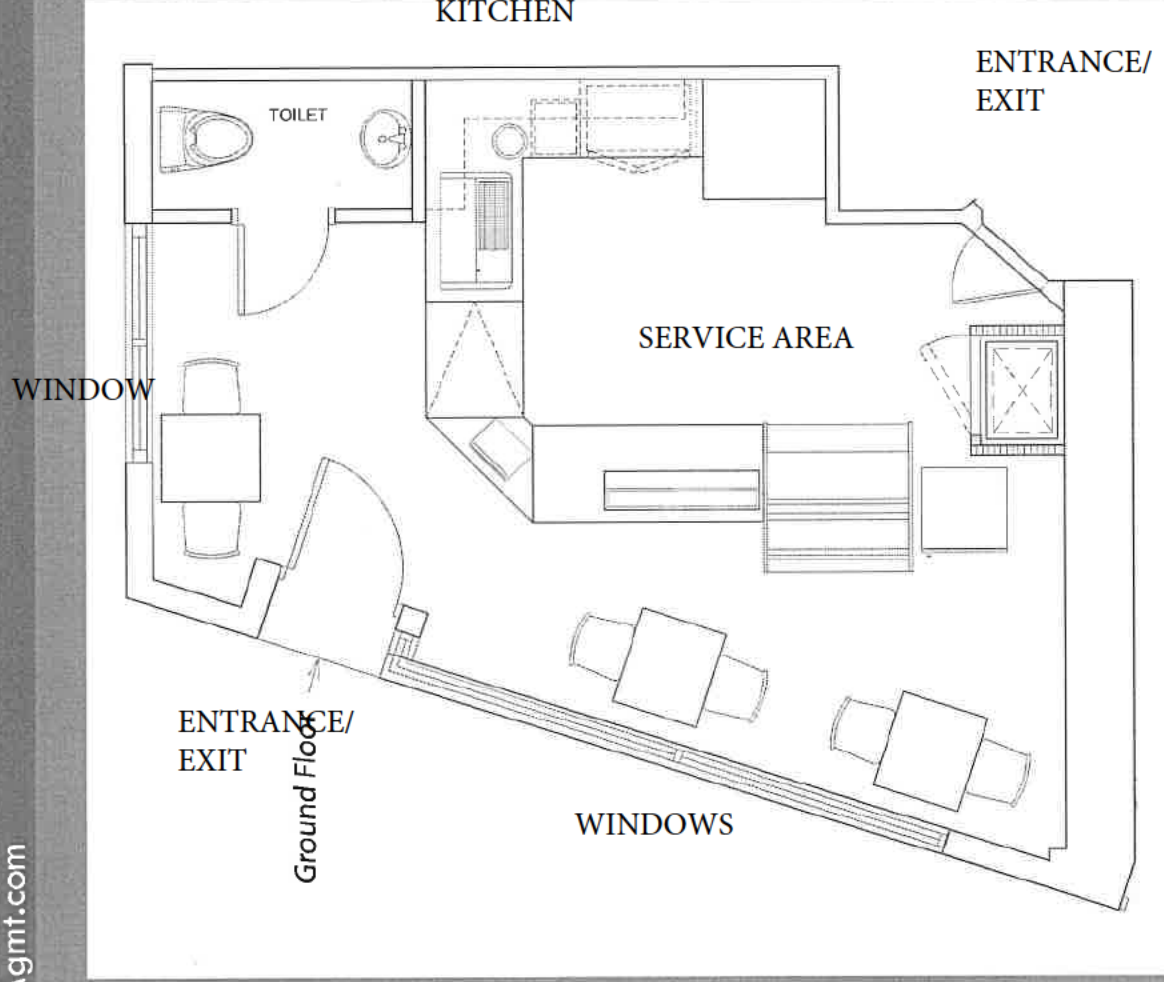
Title Owner

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

2. FLOOR PLANS



3. PROPOSED MENU

Sofias Bagel menu

SIGNATURE BAGELS

Sofias bagel: Nova salmon, scallion cream cheese, tomatoes, red onions on a Everything bagel. \$14

The nova: Nova salmon, avocado, fried eggs, on a plain bagel. \$13

Salsiccia: Italian sausage, egg, cheese on sesame seed bagel. \$12

Sofias turkey: Turkey, avocado, Swiss cheese, lettuce, tomatoes, mayo on a plain bagel. \$12

Hudson lady: 1/2 Tuna salad, 1/2 Egg salad tomatoes on a poppy bagel. \$13

The Vegetarian: Veggie cream cheese, avocado, tomatoes, cucumber, red onions, capers on An onion bagel. \$13

Bec bagel: Bacon, egg and cheddar cheese on a sesame bagel. \$10

Blt bagel: Bacon, lettuce, tomato, mayo on an onion bagel. \$10

Chorizo bagel: Scrambled eggs, chorizo, jalapeno, chipotle sauce on a plain bagel. \$12

Pb & J bagel: Classic peanut butter and jelly spread on a sesame bagel. \$6

Chicken salad: Sofias homemade chicken salad, tomatoes on a plain bagel. \$12

Egg salad: Sofias homemade egg salad, tomato, onions, on a garlic bagel. \$10

Tuna salad: Sofias homemade tuna salad, onions, lettuce, tomato on whole wheat bagel. \$12

The ham: Egg, ham, cheddar on a poppy seed bagel. \$12

Pastrami bagel: pastrami, mustard, lettuce, tomato, Swiss on a plain bagel. \$12

The skinny turkey: Swiss, turkey, egg whites on a whole wheat bagel. \$12

The Patty: Pattie sausage, egg, cheese, on a egg bagel. \$12

Hudson breakfast burritos

The Hudson: Home fries, scrambled eggs, cheddar cheese, turkey bacon. \$14

The Mexican: Hot pepper, onions, tomatoes, pepperjack cheese, avocado, eggs. \$14

The Hungry man: Bacon, eggs, sausage, American cheese. \$14

Veggie burrito: mushrooms, broccoli, peppers, onions, cheddar cheese home fries \$14

Sofias breakfast quesadillas

Veggie quesadilla: Veggies, Avocado, mozzarella cheese. \$12

Bec quesadilla: Bacon, egg, Mozzarella cheese. \$10

Turkey quesadilla: Turkey, egg, mozzarella cheese. \$12

Chicken quesadilla: Cheese, peppers, onions, chicken, mushrooms. \$13

Steak quesadilla: Cheese, steak, peppers, onions. \$15

Buffalo quesadilla: cheese, broccoli, mushrooms, onions, chicken buffalo sauce. \$14

Sofias breakfast platters

(choice of white or whole wheat toast)

Sofias pancakes: Plain 10 blueberry 12 add strawberries and banana for \$4

The patty breakfast: Pattie sausage eggs any style home fries. \$14

Tocino breakfast: Bacon eggs any style, home fries. \$14

Hudson breakfast: Two eggs any style, avocado, nova salmon. \$14

Sofias breakfast: choice of meat, two eggs any style, home fries. \$14

French toast: Plain 10 w fresh fruit 14

Avocado toast: Classic: Tomatoes and bacon \$12

Vegan: tomatoes and cucumber \$12

Grilled cheese sandwich: with American cheese \$5

Sofias omelets:

(served with home fries)

Turkey: Eggs, cheese, turkey. \$13

Western: Ham, pepper, onions, cheese, eggs. \$13

Mushroom: cheese, eggs, cremini mushrooms. \$13

Spinach: Spinach, cheese, eggs. \$13

Veggie: Mixed fresh vegetables, eggs, cheese. \$13

Greek: Feta cheese, tomato, spinach, egg. \$13

Florentine: mushrooms, feta cheese, egg whites, mushrooms. \$13

Broccoli: broccoli, cheddar, eggs. \$13

Sofias: Nova, onions, egg. \$14

Sofias classic salad:

Cesar: Romaine lettuce, Cesar dressing, croutons, parmesan cheese. \$10

Garden salad: Mixed greens, tomatoes, red onions, carrots, balsamic dressing. \$9

Caprese: Bufalo di mozzarella, fresh tomatoes, virgin olive oil, balsamic reduction. \$12

Kale: Walnuts, feta cheese, raisins, kale, ranch dressing. \$10

Greek salad: feta cheese, olives, tomato, onions, olive oil and vinegar \$10

Add chicken \$5 or Shrimp \$8

Sofias burgers

Classic cheese burger: American cheese, lettuce, tomatoes, onions, ketchup, 100 percent grass feed hamburger served with French fries. \$15

Bacon cheese burger: Bacon, cheddar cheese, caramelized onions, chipotle sauce served with French fries. \$18

The Mexican burger: caramelized, onion, pepperjack cheese, buffalo sauce. \$16

From the grill

Philly cheese steak: Thin sliced steak, caramelized onions, peppers, American cheese. \$14

Tuna melt: Cheddar cheese, Sofia's homemade tuna salad, tomato. \$13

Hudson roast beef: Swiss, spicy mustard, roast beef lettuce tomato \$14

La milanese: bacon, mozzarella, lettuce, tomato, buffalo sauce. \$13

Mexican cheese steak: thin sliced steak, hot peppers, onions, mushrooms, pepperjack cheese, chipotle sauce. \$14

Ham and cheese: Swiss, ham, lettuce, tomato, mayo ketchup. \$13

Our homemade bagels:

Plain, Poppy, Everything, Sesame, cinnamon raisin, salt,
Garlic, Onion, Whole wheat, Gluten free, egg, pumpernickel.

Cream cheese flavors:

Plain, Scallion, Veggie, blueberry, strawberry,
cinnamon raisins, lox, jalapeno, green olives, green olives scallion.

Vegan spreads:

Plain, scallion.

Toppings:

Tomato, red onion, lettuce, cucumber, capers, avocado, celery, roast beef
Bacon, jalapeno, turkey, ham, pastrami, nova salmon, radish, broccoli, pickles

Available spreads:

Butter jam mayo ketchup
mustard tabasco chipotle

Cheese:

American cheddar Swiss
mozzarella pepperjack

Hot sides:

Bacon \$5 eggs \$4 sausage \$5 Home fries \$5

Smoothies:

	S	L
Strawberry	\$6	\$7
Mixed berries	\$6	\$7
Blue berry	\$6	\$7
Strawberry banana	\$6	\$7
Mango sunrise	\$6	\$7

Beverages: Glass Soda bottle \$3 water \$2.5 can of soda \$2 Nesquik \$3

Apple juice \$2 crystal ice zero \$2.5 flavor Pellegrino \$2.5

Ice coffee S/5 L/6

Hot beverages:

Herbal tea \$4

Americano \$4.5

Cappuccino \$5

Espresso \$4

Double espresso \$5

Coffee S/3 M/4 L/5

Bagels from the oven

Dozen: \$20 Half dozen \$10 Unit \$2

Homemade spreads

Classic

side \$2 half pound \$6 pound \$12

Flavor

side \$3 half pound \$7 pound \$14

from the juice bar

fresh orange juice S/5 L/6

EXHIBIT A
FLOOR PLAN

A-1

2821824-5

535 Hudson Street

West Village

www.IconRealtyMgmt.com

