

Meeting Date: October 2023

**APPLICANT INFORMATION:**

Name of applicant(s): The Strangers Club NY LLC

Trade name (DBA): The Strangers Club

Premises address: 147 West 4th Street / New York, NY 10012

Cross Streets and other addresses used for building/premise:  
Mac Dougal Street and Avenue of the Americas

**CONTACT INFORMATION:**

Principal(s) Name(s): Ivan Radulovic and Ivan Paptic

Office or Home Address: 147 West 4th Street

City, State, Zip: New York, NY 10012

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Waverly Real Estate LLC c/o Clarke Real Estate Corp

Landlord's Telephone and Fax: [REDACTED]

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>Ivan Radulovic</u>	<u>The Strangers Club / Panama City from June 2017 to March 2020</u>
<u>Ivan Paptic</u>	<u>N/A</u>
<u> </u>	<u> </u>

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

**The Strangers Club will be a upscale modern American restaurant featuring elegant decor and a world class menu. The restaurant plans to blend in with the unique character of the West Village neighborhood and looks forward to welcoming local residents as customers. The new restaurant will carry on the tradition of The Strangers Club in Panama City which was voted one of the best establishments in 2017. Please see the news article on the Panama City location: <https://www.liquor.com/articles/strangers-club-panama-city>**

**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:

**Volare Restaurant Corporation dba Volare**  
\_\_\_\_\_

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: N/A  
\_\_\_\_\_

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:

**Volare Restaurant Corporation dba Volare with a full liquor license from 1977 to August 2021 for over 44 years.**  
\_\_\_\_\_

**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 : Estimate 1850

Describe neighboring buildings: **145 West 4th residential building, 143 West 4th residential building, 149 West 4th residential building with a restaurant, Chase Bank, 150 West 4th Washington Dinner, 148 West 4th commercial building, 148 West 4th residential building with shops and 144 West 4th residential building with restaurant**

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 552 / 35

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 : To be filed with LPC

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 Exterior backyard garden

What is the proposed Occupancy? 74

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

no  yes **Applicant will apply to DOB for a Letter of No Objection**

If yes, what is the maximum occupancy for the premises? Applicant will apply to DOB for a Letter of No Objection for 74 occupancy

If yes, what is the use group for the premises? Applicant will apply to DOB for a Letter of No Objection for Use Group 6

If yes, is proposed occupancy permitted?  yes  no, explain : \_\_\_\_\_

Applicant will apply to DOB for a Letter of No Objection for 74 occupancy

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 to show the trade name The Strangers Club

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,006 square feet

If more than one floor, please specify square footage by floors: 1st floor 1,634 square feet, cellar 223 square feet and 2nd floor 149 square feet

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

Exterior backyard garden 260 square feet (Please see enclosed Addendum)

If more than one floor, what is the access between floors? Interior staircases

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

Is there access to other parts of the building? \_\_\_ no X yes, explain: Locked egress door to residential cellar

## OVERALL SEATING INFORMATION:

**\*Ground floor tables 13 and seats 50  
Exterior backyard garden tables 6 and seats 16**

Total number of tables? 19\* Total table seats? 66\*

Total number of bars? 1 Total bar seats? 12\*

Total number of "other" seats? N/A please explain: \_\_\_\_\_

Total OVERALL number of seats in Premises: 78\*

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 12

How many service bars are being applied for on the premises? None

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

What are the Hours of Operation? **Exterior: 11am to 11pm Sunday to Thursday and 11am to 12am Friday to Saturday**

Sunday: 11am to 2am Monday: 11am to 2am Tuesday: 11am to 2am Wednesday: 11am to 2am Thursday: 11am to 2am Friday: 11am to 2am Saturday: 11am to 2am

Will the business employ a manager? \_\_\_ no  yes, name / experience if known : Ivan Papic  
**Please see enclosed resume.**

Will there be security personnel? \_\_\_ no  yes( if yes, what nights and how many?) One door person 8pm to 2am 7 days a week  
Do you have or plan to install French doors, accordion doors or windows that open?  no \_\_\_ yes

If yes, please describe : N/A

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 **See enclosed description.**

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

Please describe your sound system and sound proofing: See enclosed sound proofing description.

**Sound system: 6 speakers. Two above the bar and four alongside the wall on the left side of the dining room.**

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) **Staff will be trained to manage any traffic and to ensure that crowds do not form outside.**

Will you be utilizing \_\_\_ ropes \_\_\_ movable barriers \_\_\_ other outside equipment (describe) N/A

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: Ivan Radulovic Phone: [REDACTED]

Address: 147 West 4th Street / New York, NY 10012

Email : [REDACTED]

Application submitted on  
behalf of the applicant by:

*Donald M. Bernstein*

Signature

Print or Type Name Donald M. Bernstein

Title Counsel for applicant

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  
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## Community Board No. 2, Manhattan

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### COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
  - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
  - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: **The Strangers Club NY LLC**

Address of Premises: **147 West 4th Street / New York, NY 10012**

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets): **N/A**

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of sidewalk café: \_\_\_\_\_ to \_\_\_\_\_ .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): \_\_\_\_\_

Roadbed will have no more than (If premises is located on a corner please indicate for both streets): **N/A**

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of roadbed: \_\_\_\_\_ to \_\_\_\_\_ .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): \_\_\_\_\_

**Rear yard** / **Rooftop** (circle) will have no more than **6** \_\_\_\_\_ tables and **16** \_\_\_\_\_ seats

Hours of **rear yard** / rooftop: **11am** \_\_\_\_\_ to **11pm** **Sunday to Thursday and 11am to 12am Friday to Saturday**

Does seating extend beyond the business frontage? \_\_\_ No \_\_\_ Yes **N/A**

Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides? \_\_\_ No \_\_\_ Yes **N/A**

Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides? \_\_\_ No \_\_\_ Yes **N/A**

Is there any outdoor music, speakers or TVs?  No \_\_\_ Yes, please describe: \_\_\_\_\_

Will heating elements be used? \_\_\_ No  Yes, please describe: **To be determined on type of heaters**

**Ivan Papic**  
**646-226-8279**  
[ivanpapic@gmail.com](mailto:ivanpapic@gmail.com)

**Park South Hotel**, 124 E 28th Street, NYC, NY 08/21 - 07/23  
**Beverage Director at Thrst Group Hospitality**

- \* Cocktail menu development for three food and beverage outlets at Park South Hotel (Sweetbriar, Golden Gai Tokyo, Roof at Park South)
- \* Staff hiring
- \* Staff training and education
- \* Scheduling
- \* Thought monthly mixology classes to customers
- \* Responsible for all beverage, wine and spirit ordering
- \* Monthly inventories
- \* DOH compliance

**Paul's Casablanca**, 305 Spring Street, NYC, NY 10/16 - 06/21  
Bar Manager & Office Manager

- \* Responsible for hiring & training of bar staff, development of cocktail menu, scheduling, ordering, monthly inventory, payroll, permits & licenses, repairs and maintenance, maintained DOH grade A, etc.

**McKittrick Hotel**, 530 W 27th Street, NYC, NY 02/16 - 09/16  
Bartender (Gallow Green Rooftop & The Heath)

**Macao Trading Co.**, 311 Church Street, NYC, NY 11/08 - 12/15  
Bar Manager/Bartender

- \* Responsible for hiring, training and scheduling of bar staff, ordering liqueur, monthly inventory and liqueur cost, booking of monthly liqueur brands supported events...

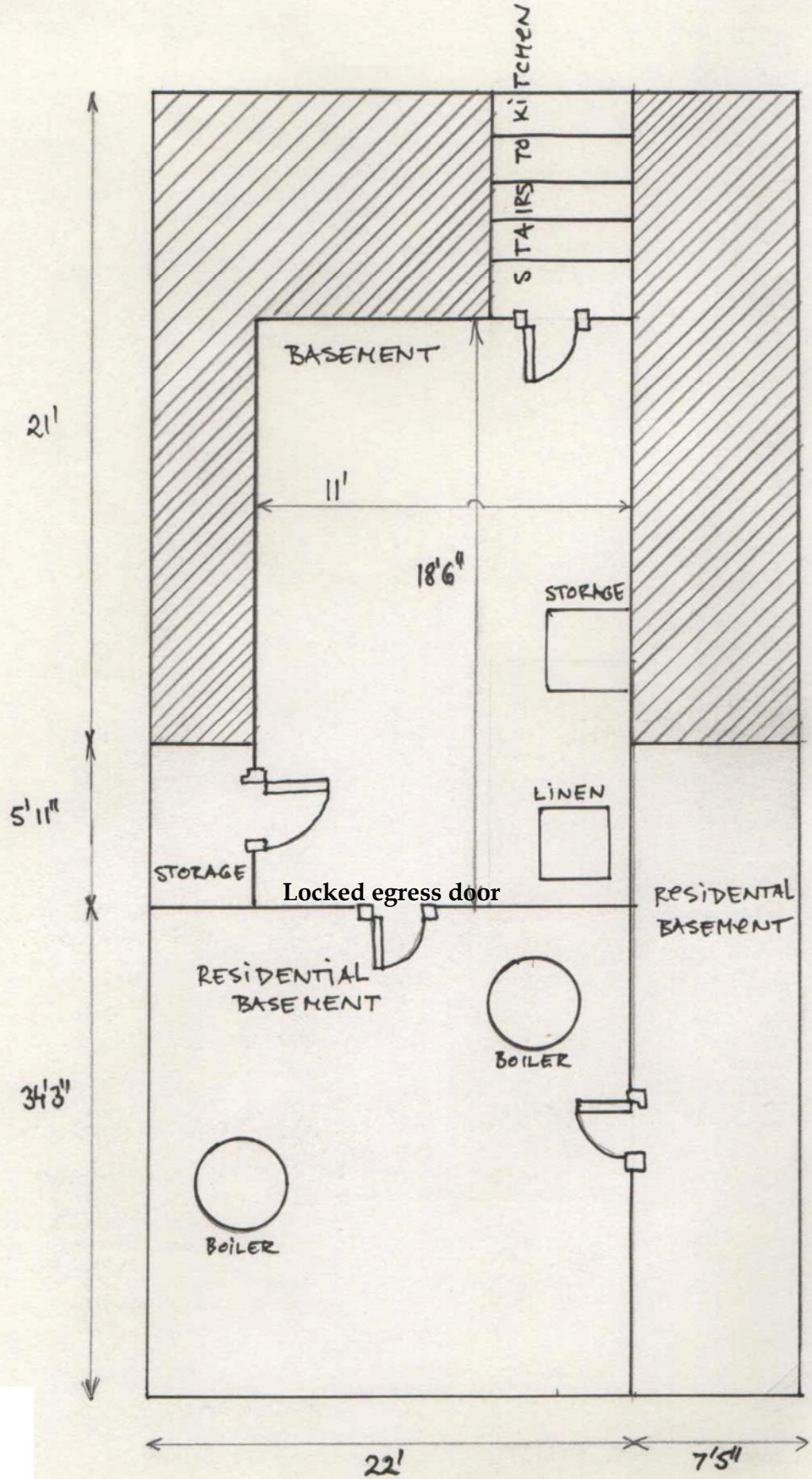
**Beatrice Inn**, 285 W 12th Street, NYC, NY 12/06 - 11/08  
Bartender

**Sascha**, 55 Gansevoort Street, NYC, NY 03/06 - 11/06  
Bar Manager/Bartender

**Rhone**, 63 Gansevoort Street, NYC, NY 12/03 - 12/05

The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012

Cellar



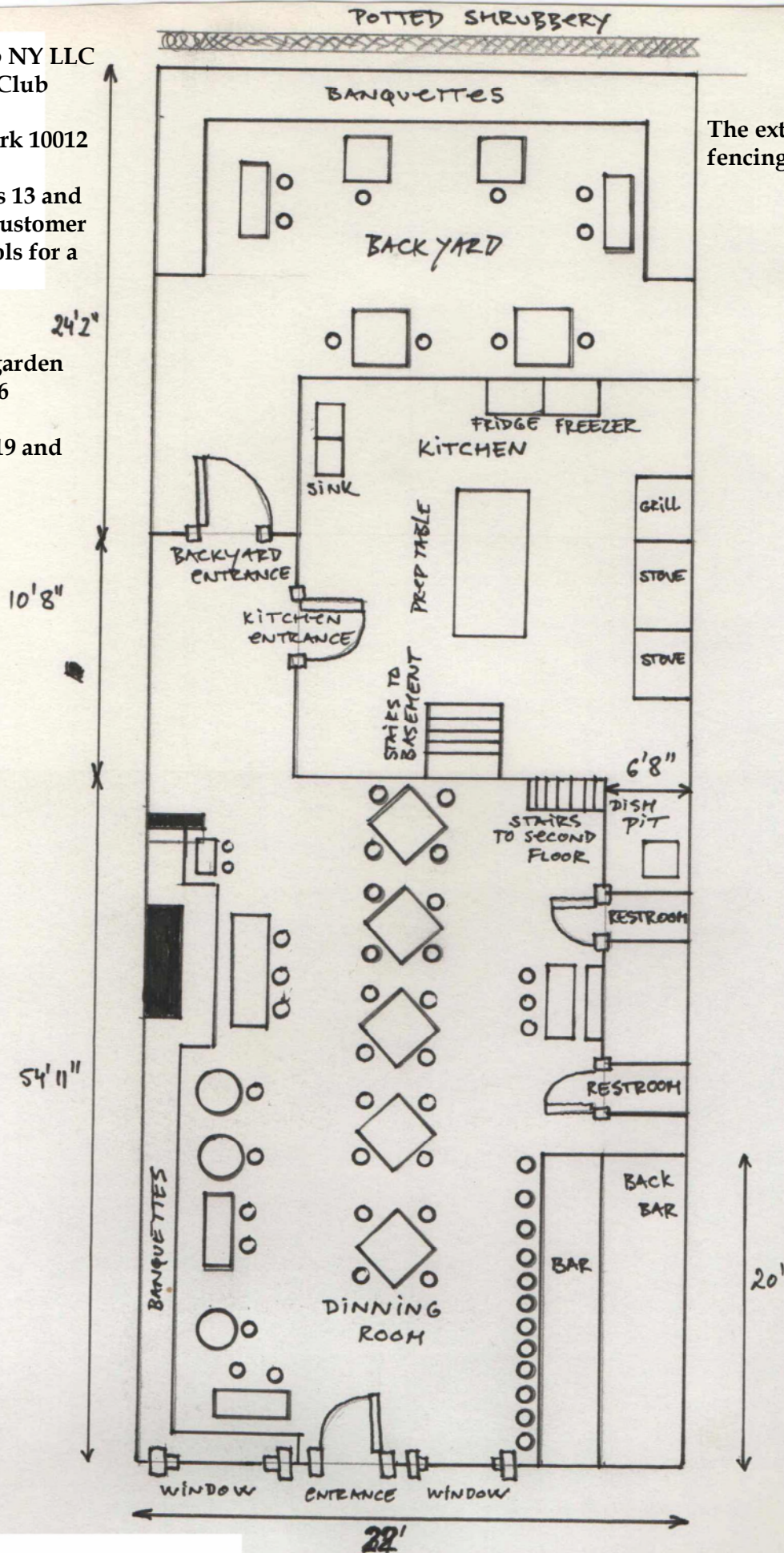
The Strangers Club NY LLC  
 dba The Strangers Club  
 147 West 4th Street  
 New York, New York 10012

Ground floor tables 13 and  
 seats 50 with a 20' customer  
 bar with 12 bar stools for a  
 total of 62 seats

Exterior backyard garden  
 tables 6 and seats 16

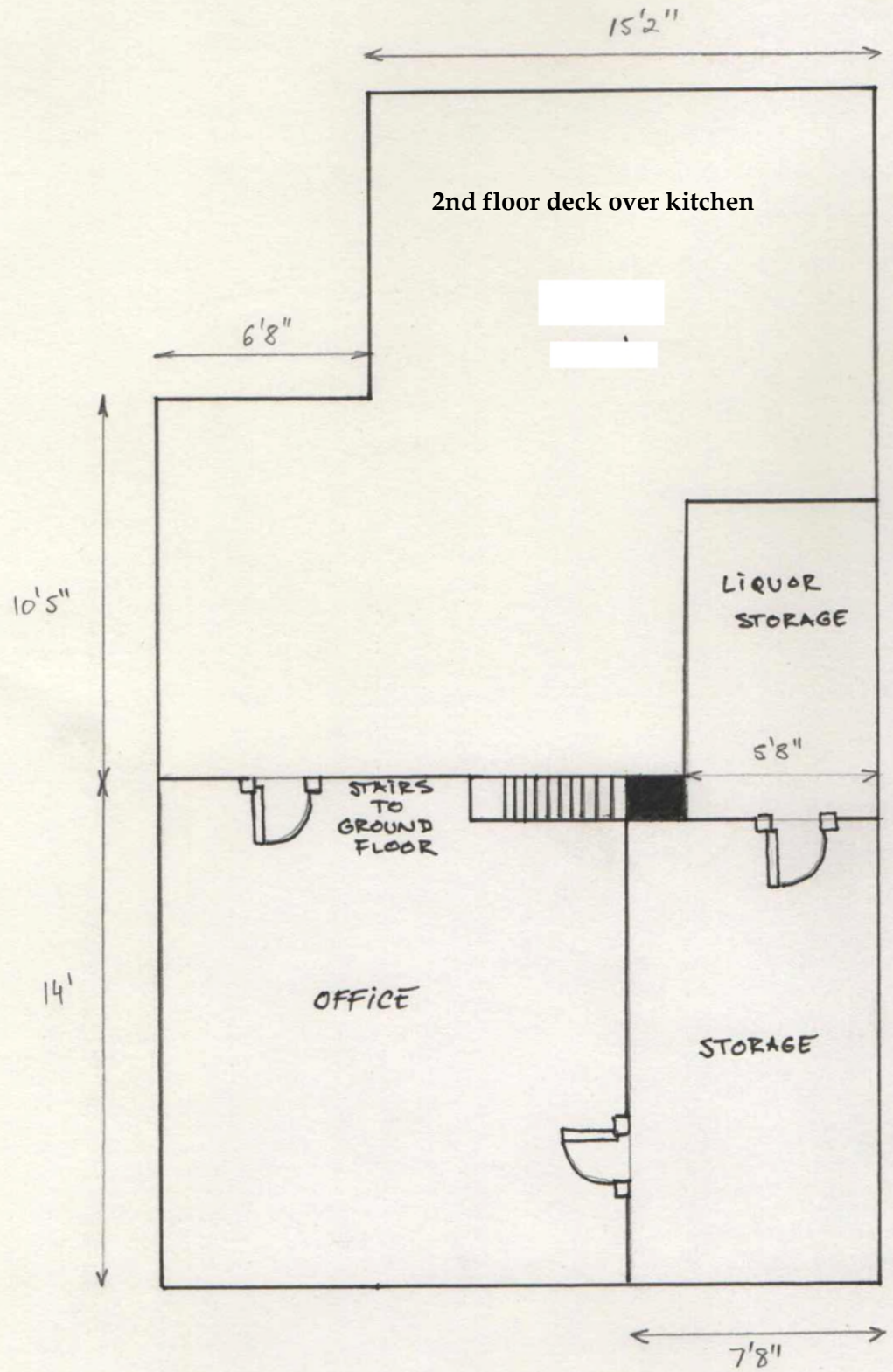
Grand total tables 19 and  
 seats 78

The exterior is contained by  
 fencing and walls



The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012

Second floor



The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



Kitchen Area

The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



Entrance to Backyard Garden

The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



Back of 145 West 4<sup>th</sup> Street

The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



Back of 147 West 4<sup>th</sup> Street

The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



Sixth Avenue Building

The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



Washington Place Building

The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



Washington Square Building

The Strangers Club NY LLC  
dba The Strangers Club  
147 West 4<sup>th</sup> Street  
New York, New York 10012



Corner buildings overlooking the Backyard Garden

## Menu Dinner

### Snacks

#### Corn fritters

Torrejita – taleggio cheese – spicy honey

#### Arepa pelua

Arepa– pulled beef cheek – gouda – salsa verde

#### Grilled chicken wings

Deboned Stuffed wings / chicken and mushroom / pickle celery ranch

#### Sweetpotatos

Crispy sweet potato tots, harissa, whipped feta, and dill oil

### Small Plates

#### Gin&Tonic Agua chile

Gin infused leche de tigre, lacto fermented pickles, avocado puree, New zeland red snapper.

#### Pork belly bite

Crackling pork belly blackberry chili sauce, house pickle

#### Surf and turf tartare

Dry aged steak marinated, pickled veggies, topped with diced langoustines and caviar

#### Marlin (swordfish) empanada

Served with pickled celery tartare sauce

#### Grilled Octopus Tacos

Marinated octopus, **chile morita pineapple relish** pickled onion Fresh corn tortilla served with salsa Verde (GF)

## Menu Dinner

### Produce wise

#### **Little gem salad**

Gem lettuce, radish, grapes y Chinese mustard dressing(V)

#### **Roasted Beets Carpaccio**

House Made labneh, mandarin champagne vinaigrette (VG)

### Entrees

#### **Catch of the day**

charred green onion, ginger lemon grass beurre blanc, annatto oil, confit potato  
(GF)

#### **Grilled Tuna steak paella**

Arroz bomba, sofrito, kimchi, Wild caught Tuna cooked over robata grill,  
poached egg

#### **Pappardelle**

18 hours short rib ragú parmegianno Reggiano evoo

#### **Cast iron chicken**

Airline chicken, creamy polenta, pistachio parmesan crumbs, chicken butter sauce

#### **Strangers Club Burger**

Grilled to perfection angus' blend patty, aged cheddar cheese, toasted bun, caramelized onion,  
toasted butter aioli and arugula served with truffled French fries

Add on: Organic egg – House smoked bacon – cheese

## Menu Dinner

### **Meats**

**NY Wagyu 6 oz – Dry aged ribeye 16 OZ -**

### **Sides**

Wood fire arepas -crispy shallot rice – French Fries – Gem salad – Adult mac&cheese

### **Sweet treats**

#### **Tarta de queso**

panela - cardamom Hazelnut crumble

#### **Lemon olive oil cake**

Lemon syrup, vanilla ice-cream

#### **Hazelnut volcano**

Mascarpone ice-cream

**From:** Brian Maloney <west4thmac6th@gmail.com>  
**Sent:** Thursday, September 21, 2023 10:08 AM  
**To:** Jules Vigh <Jules@brpclaw.com>  
**Subject:** 147 West 4th: The Strangers Club

Hello Jules -

I received the information about The Strangers Club and wanted to introduce ourselves and to say welcome to the neighborhood! I live at 135 West 4th, just east of your location.

Volare's vacancy has made it a magnet for trash and drug use, so we're happy to have this new and exciting restaurant on our block.

I started our block association last year when things were basically unliveable here due to drug use, dealing, trespassing, theft, and Emotionally Disturbed Persons with very erratic behavior. We've been working very closely with NYPD, DSNY, Homeless Outreach so things have gotten much much better.

Our group, along with several other adjoining blocks (associations) represent about 1,000 or so residents all working hard to beautify the Village and to keep it safe as well. I imagine many of us will also be regulars at TSC!

So, please let the owners know that we'll be good neighbors, to stay in touch with us and to know we're a supportive and involved group of New Yorkers! When the time comes, I'd also like to introduce the owners to the NYPD 6th Precinct top brass and our local go-to officers. Think this will be important to know these Officers when you open.

Happy to help and again, welcome.

Brian Maloney  
--

West 4th / Mac 6th Block Association, Inc.  
NYC 10012

**From:** Central Village Block Association <cvba.nyc10014@gmail.com>  
**Sent:** Friday, September 22, 2023 8:56 AM  
**To:** Jules Vigh <Jules@brpclaw.com>  
**Subject:** Re: The Strangers Club NY LLC / 147 West 4th Street

Dear Jules,  
Our block association covers West 4th west of 6 th to 7 th Avenue.  
I forwarded your email to Brian Maloney, whose block association covers your location.  
Best of luck in your new venture... sounds like a great addition to the neighborhood!  
Kathy Arntzen  
Central Village Block Association