

HELBRAUN || LEVEY

ZIMMI'S NYC LLC
72 BEDFORD STREET
NEW YORK, NY 10014

MANHATTAN COMMUNITY BOARD 2

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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)

APPLICANT INFORMATION:

Name of applicant(s):

ZIMMI'S NYC LLC

Trade name (DBA):

PENDING

Premises address:

72 BEDFORD STREET NEW YORK, NY 10014

Cross Streets and other addresses used for building/premise:

COMMERCE AND MORTON STREETS

CONTACT INFORMATION:

Principal(s) Name(s):

JENNI GUIZIO, MARK SHAMI, AND JOHNNY DELLA FAVE

Office or Home Address: 72 BEDFORD STREET

City, State, Zip: NEW YORK, NY 10014

Telephone #:

[REDACTED]

email :

[REDACTED]

Landlord Name / Contact:

WHARTON PROPERTIES

Landlord's Telephone and Fax:

[REDACTED]

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

JENNI GUIZIO

N/A

MARK SHAMI

N/A

JOHNNY DELLA FAVE

N/A

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

FULL-SERVICE FARM TO TABLE WINE-CENTRIC RESTAURANT.

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:

PREVIOUSLY OPERATED AS CASA, A BRAZILIAN RESTAURANT SINCE 1998.

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:

SINHA LLC, SN: 1026053, DBA: CASA; went inactive 2/21/23

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: 6 Year Built : 1901

Describe neighboring buildings:

MIXED-USE, RESIDENTIAL AND COMMERCIAL

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 587 / 7

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 FILE IN THE NEXT FEW MONTHS

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? 74

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

no yes *pending; will file with DOB

If yes, what is the maximum occupancy for the premises? 74

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted? yes no, explain : planning to file with DOB; premise has operated as a restaurant. There is an LNO from 2011 for use group 6, liquor store but this may have been for another storefront

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no *N/A

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: WILL REPLACE AWNING WITH NEW VERSION OF SIMILAR SIZE AND SHAPE, WILL REPAINT FACADE WITH EXISTING COLOR.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2890 SQ FT

If more than one floor, please specify square footage by floors: 800 SQ FT (GROUND) + 2090 SQ FT (CELLAR)

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? stairwell

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 17 Total table seats? 45

Total number of bars? 1 Total bar seats? 6

Total number of "other" seats? 0 please explain : N/A

Total OVERALL number of seats in Premises : 51

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 6

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: 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?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
11AM to 12AM 11AM to 12AM 11AM to 12AM 11AM to 12AM 11AM to 12AM 11AM to 12AM 11AM to 12AM

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?) N/A
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

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: _____
SMALL SONOS-STYLE SPEAKERS; SOUNDPROOFING EXISTING

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties (ON OCCASSION)

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) _____

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: (N/A)

Address: _____ Distance: _____

Name of School / Church: _____

Address: (N/A) 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: JENNI GUIZIO Phone: 347-744-8528

Address: 72 BEDFORD STREET NEW YORK, NY 10014

Email : JENNI@CHERRYLANEHOSPITALITY.COM

Application submitted on
behalf of the applicant by:

Signature

Print or Type Name JOSEPH LEVEY

Title ATTORNEY

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
Carter Booth, Co-Chair
Robert Ely, Co-Chair

Zimmi's NYC 72 Bedford

Facilities Management Plan

Waste Management & Pest Control

- Trash will be picked up in a timely manner by private carting company or staff will bring trash bags/debris back into premise until pickup can occur.
- Zimmi's NYC will contract an extermination/pest control company to eliminate unwanted pests.
- Garbage bags will not allow liquids to spill out onto the sidewalk.
- Sidewalk space will be swept and kept clean of food waste and debris throughout the shift and upon closing.

Noise Mitigation

- There will be a manager and/or owner on duty at all times, who will ensure that there is no excessive noise or disorderly conduct on the premises.
- The business plays piped in music only, with no amplified music, live music or DJ.
- The owner/manager are the only people with access to operate/change the volume on the sound system.
- Will provide contact information to local residents in case there are complaints or concerns.
- All doors and windows will be kept closed.

Sidewalk Congestion

- No smoking will be allowed in front of premises.
- No lines will be formed outside.
- There will be a reservation system and an area to wait inside of the premises.
- The business is a short walk from multiple subway and bus routes and the majority of their guests arrive on foot, public transportation or taxi.
- Owner/manager will ensure that delivery windows are consolidated and occur quickly and efficiently to prevent congestion. All deliveries will be brought directly into premises.

Zimmi's

• Appetizers •

Rösti

14

potato pancake with crème fraîche & salmon roe

Fritto Misto

13

crispy-fried squid, shrimp & vegetables

Roasted Bone Marrow

13

with garlic bread

Steak Tartare

15

genova-style

Veal Sweetbread Toast

16

with mushroom gravy

Charcuterie

24

artisanal cured meats & cheese
for two

• Pasta •

Tagliatelle

bolognese 18

Casonsei

beets & poppy seeds..... 18

Risotto alla Minuta

mushrooms 20

Spaetzle

herbed raclette 16

• Entrées •

Local Trout

with fresh fennel, orange & capers 20

Cold Poached Cod

and creamy tarragon cucumbers 18

Coc au Vin Jaune

chicken pot pie 18

Veal Chop Schnitzel

and a salad of potatoes & market greens 22

Wagyu Bar Steak

frites 24

• Salads •

Zimmi's Salad

12

bitter greens, chickpeas & ricotta salata

Jersey Tomatoes

15

with shallots & fresh basil in a sherry dressing

Afternoon Mozzarella

14

with pickled garden vegetables

• Vegetables •

Local Mushrooms

16

with herb butter

Heirloom Carrots & Parsnips

16

garlic & honey-roasted

Broccoli Rabe

16

with cannellini beans

Castelluccio Lentils

16

braised in red wine

• *Cocktails* •

Negroni Uno
beefeater, carpano antica & campari 13

Negroni Due
plymouth, vermouth di sardegna & campari ... 14

Negroni Tre
old tom, scarpa vermouth di torino & campari .. 15

Punta Gorda Spritz
bitter aperitivo, prosecco & soda 12

Nelson Jaeger's Revenge
to be determined 13

Zephyr '37
to be determined 13

Whip-poor-will
to be determined 13

Big Ruth
to be determined 13

The Chalet Suisse
to be determined 13

• *Wine* •

Sparkling wine 1
producer, region, vintage 13

White wine 1
producer, region, vintage 13

White wine 2
producer, region, vintage 13

White wine 3
producer, region, vintage 13

Rose wine 1
producer, region, vintage 13

Red wine 1
producer, region, vintage 13

Red wine 2
producer, region, vintage 13

Red wine 3
producer, region, vintage 13

Red wine 4
producer, region, vintage 13

• *Beer & Cider* •

Beer 1
producer, region, abv 6

Beer 2
producer, region, abv 6

Beer 3
producer, region, abv 6

Beer 4
producer, region, abv 6

Beer 5
producer, region, abv 6

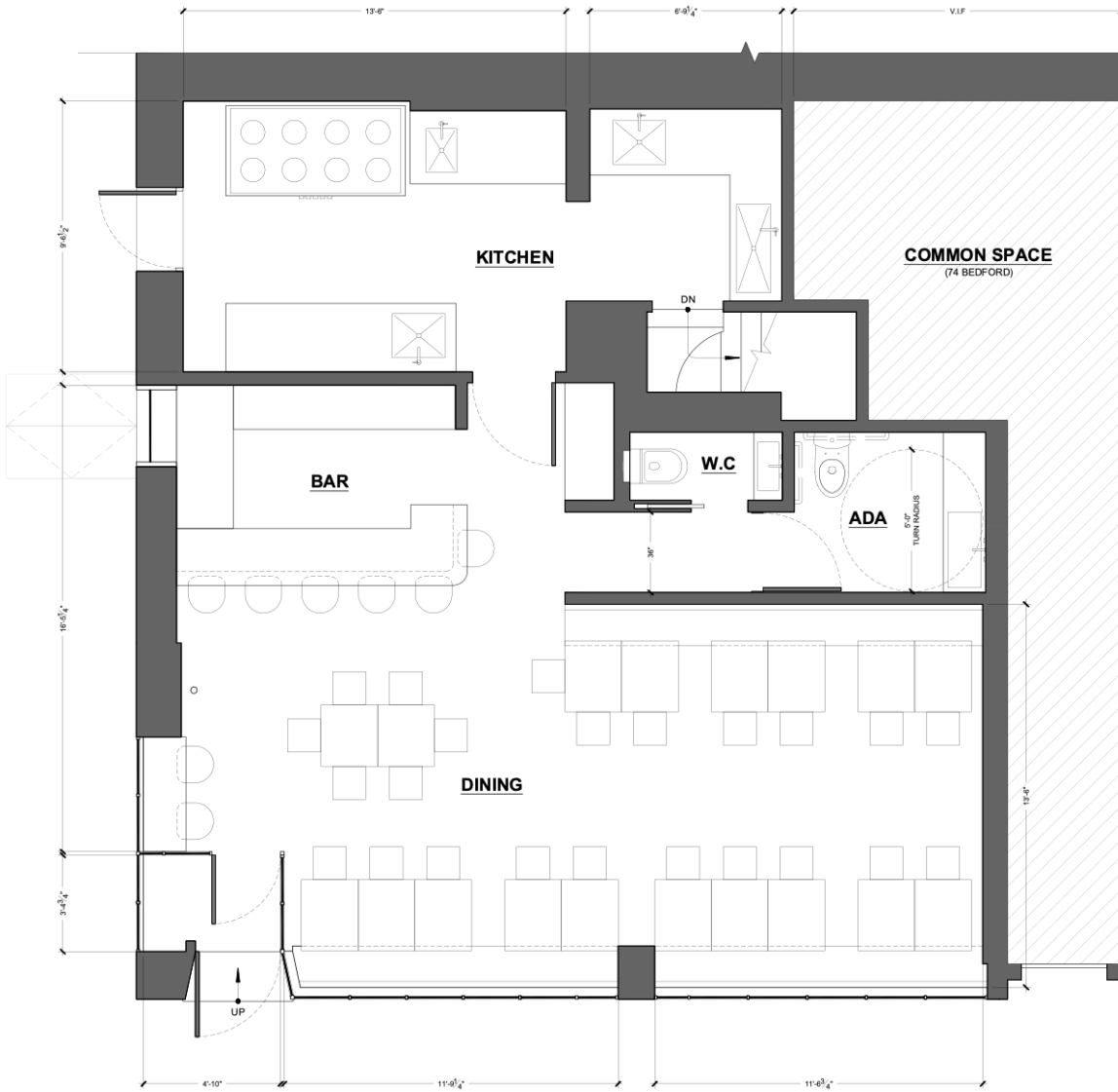
Beer 6
producer, region, abv 6

Beer 7
producer, region, abv 6

Cider 1
producer, region, abv 6

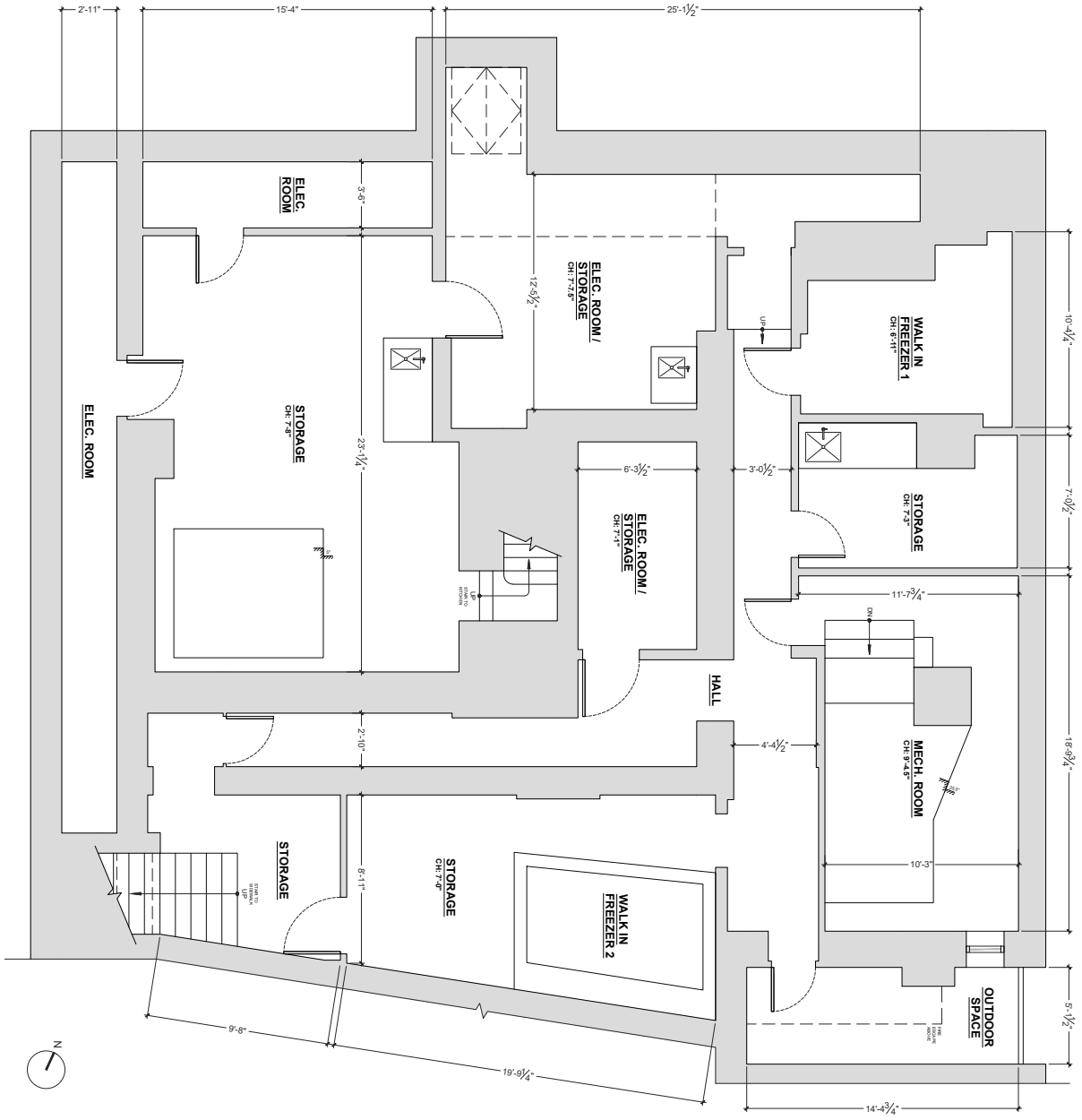
Cider 2
producer, region, abv 6

COMMERCE ST.



BEDFORD ST.

COMMERCE ST.



BEDFORD ST.



1
DT100
EXISTING PLAN, CELLAR
SCALE 3/8" = 1'-0"

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