

Meeting Date: November 9, 2023

**APPLICANT INFORMATION:**

Name of applicant(s): 93 Greenwich LLC

Trade name (DBA): Chez Stanley

Premises address: 93 95 Greenwich Avenue

Cross Streets and other addresses used for building/premise:  
West 12th Street and Bank Street

**CONTACT INFORMATION:**

Principal(s) Name(s): Michael Kelly

Office or Home Address: 93 95 Greenwich Avenue

City, State, Zip: New York, NY 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: 1 BK Street Corp c/o Direct Property Management

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Michael Kelly</u>	<u>93 Greenwich LLC/ 93 Greenwich Avenue with a full liquor license</u>
<u></u>	<u>as of October 2023 to present</u>
<u></u>	<u></u>

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

**93 Greenwich LLC dba Chez Stanley is a casual restaurant inspired by the neighborhood bistros of Paris on 93 Greenwich Avenue between West 12th Street and Bank Street. We are adding the ground floor and cellar spaces at 95 Greenwich Avenue.**

**The new space at 95 Greenwich Avenue will be an extension of the restaurant at 93 Greenwich Avenue offering a tightly curated seasonal menu of fresh salads, cured meats, cheese, warm bread, and slow cooked main courses. Complementing the food is a drink menu of small production wines, classic cocktails and aperitifs, as well as press pot coffee, espresso, and loose-leaf tea.**

**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.)

**Please see enclosed Addendum**

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

**N/A**

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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: \_\_\_\_\_

**93 Greenwich LLC / Serial No. 1356334 / Expiration date is 09/30/2025**

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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:

**93 Greenwich Avenue: Blackfoot Consulting LLC dba Little Owl - The Venue with a beer and wine license from 11/2020 to 01/2021**

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**95 Greenwich Avenue: EC 95 Greenwich LLC dba El Condor with a temporary beer and wine license from 2022 to 2023 and Nourish New York LLC dba Nourish Kitchen & Table with a beer and wine license from 2013 to 2019**

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## 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 : Estimated 1929

Describe neighboring buildings:

Mixed

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 615 / 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 : Application to be submitted to 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 Sidewalk cafe with 5 tables and 10 seats.

What is the proposed Occupancy? 75

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? 75

If yes, what is the use group for the premises? Use Group 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: New signage showing the trade name

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? **Interior square footage is approximately 2,083 for both 93 and 95 Greenwich Avenue**

If more than one floor, please specify square footage by floors: **Ground floor square footage is approximately 1,277 and cellar square footage is approximately 806 for both 93 and 95 Greenwich Avenue**

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

**Sidewalk cafe square footage is approximately 240**

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? **2**

Is there access to other parts of the building?  no  yes, explain: **Locked door in the cellar at 95 Greenwich that leads to the tenants cellar space.**

**\*93 Greenwich: Interior tables 11 and seats 28 with 4 bar stools  
Exterior tables 4 and seats 8**

## OVERALL SEATING INFORMATION:

Total number of tables? **26\*** Total table seats? **59\***

**95 Greenwich interior tables 10 and seats 21  
Exterior tables 1 and seats 2**

Total number of bars? **1** Total bar seats? **4**

Total number of "other" seats? **None** please explain : **None**

Total OVERALL number of seats in Premises : **63\***

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars **1** Seats **4**

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

Any food counters?  no  yes, describe : \_\_\_\_\_

## *For Alterations and Upgrades:*

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

**The customer bar will be decreased in size from 13'-2" to 9'. Please see also the enclosed Addendum for the alterations .**

\* 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? **Exterior sidewalk cafe: 11am-10pm Sunday to Thursday and 11am-11pm Friday to Saturday**

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

11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 1am 11am to 1am

Will the business employ a manager? \_\_\_ no X yes, name / experience if known : Michael Kelly

**Please see enclosed resume.**

Will there be security personnel? X no \_\_\_ yes( if yes, what nights and how many?) \_\_\_\_\_

Do you have or plan to install French doors, accordion doors or windows that open? X no \_\_\_ yes

If yes, please describe : N/A

Will you have TV's ? X no \_\_\_ yes ( how many? ) \_\_\_\_\_

**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 X yes\* **\*Sound attenuation to be handled by a professional after architects scope of work is finalized.**

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

Please describe your sound system and sound proofing: The sound system will be Ipods and music will be

played at a low background level. Since the space has previously been licenses we install additional sound proofing as recommended.

Will you be permitting: \_\_\_ promoted events \_\_\_ scheduled performances \_\_\_ outside promoters

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

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? X 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? X 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: **Michael Kelly** Phone: [REDACTED]

Address: **93 95 Greenwich Avenue / New York, NY 10014**

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  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair

## **ADDENDUM FOR ALTERATION APPLICATION FOR 93 GREENWICH LLC**

- The space at 93 Greenwich Avenue will break through the north walls to add the space at 95 Greenwich Avenue for both the ground floor and the cellar. The proposed added interior space at 95 Greenwich Avenue will add 10 tables and 21 seats with an exterior sidewalk café with 1 table and 2 seats
- The combined new space will have 21 tables and 53 seats in the interior, and 5 tables and 10 seats in the exterior sidewalk café
- The customer bar at 93 Greenwich has decreased in size from 13'-2" to 9'. The number of bar stools will remain at 4

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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.
  - If seating is in a rear yard show photos of yard and surrounding area, including upper view of adjacent buildings.

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

5 tables and 10 seats on 93 95 Greenwich Avenue Street **See enclosed diagrams**  
\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of sidewalk café: \* \_\_\_\_\_ to \_\_\_\_\_ \*11am-10pm Sunday to Thursday and 11am-11pm Friday to Saturday

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): **A street meter pay station and a bike rack near the restaurant. It is outside the line of the store front - see enclosed photographs.**

**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): **N/A**

**Rear yard** will have no more than \_\_\_\_\_ tables and \_\_\_\_\_ seats **N/A**

Hours of rear yard: \_\_\_\_\_ to \_\_\_\_\_ .

Does seating extend beyond the business frontage?  No \_\_\_ Yes

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

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: \_\_\_\_\_

*Chez Stanley*

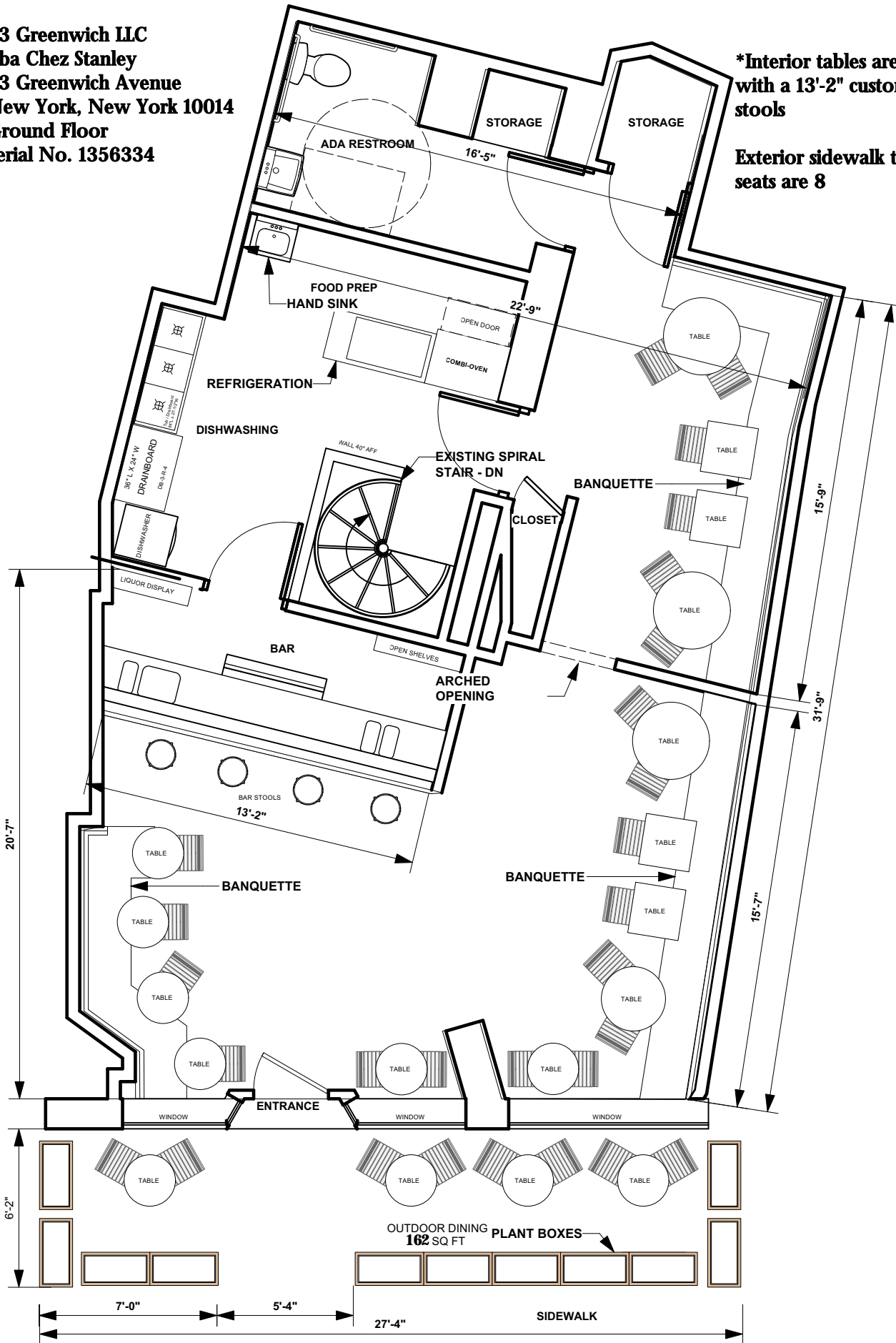
Current and Proposed Diagrams

**Current Approved Diagrams**

**93 Greenwich LLC  
 dba Chez Stanley  
 93 Greenwich Avenue  
 New York, New York 10014  
 Ground Floor  
 Serial No. 1356334**

**\*Interior tables are 14 and seats are 32  
 with a 13'-2" customer bar with 4 bar  
 stools**

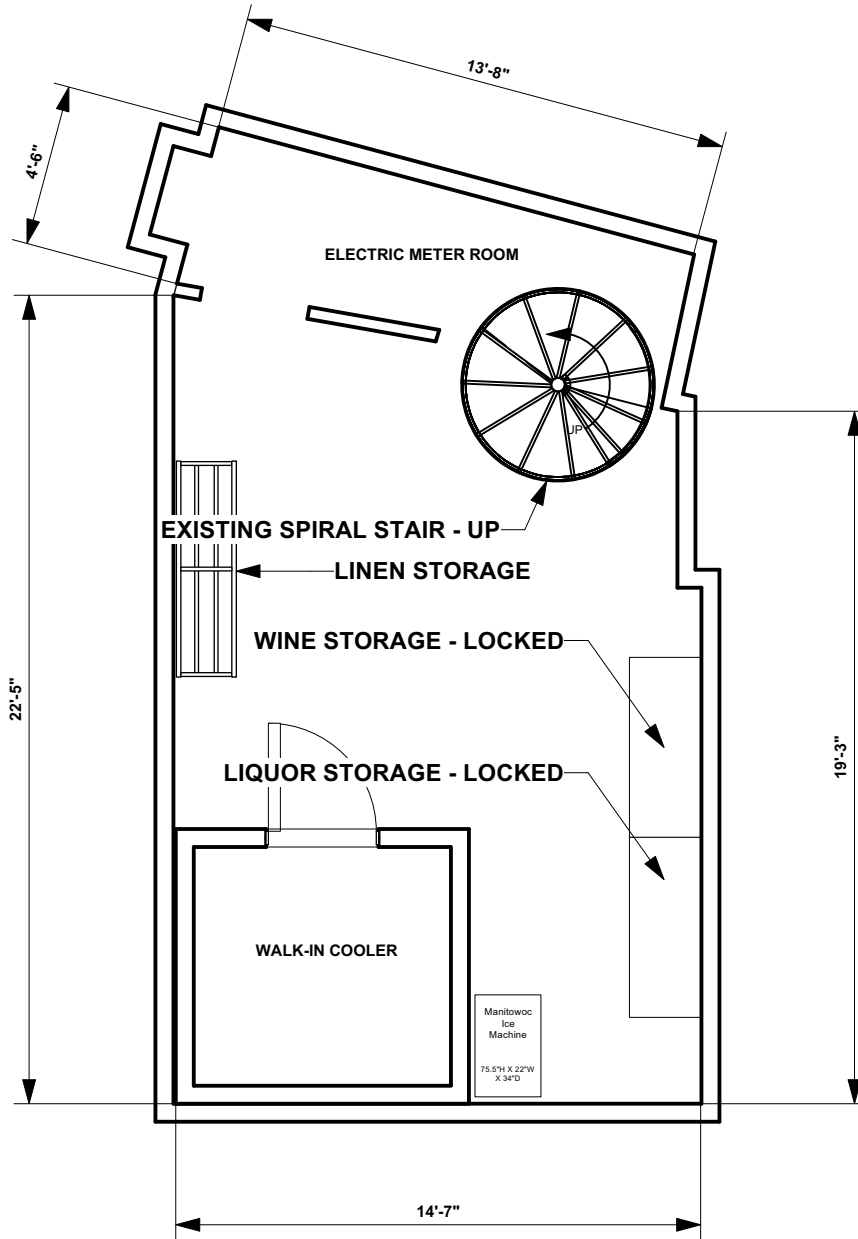
**Exterior sidewalk tables are 4 and  
 seats are 8**



Scale: 3/16" = 1'-0"

**Current Approved Diagrams**

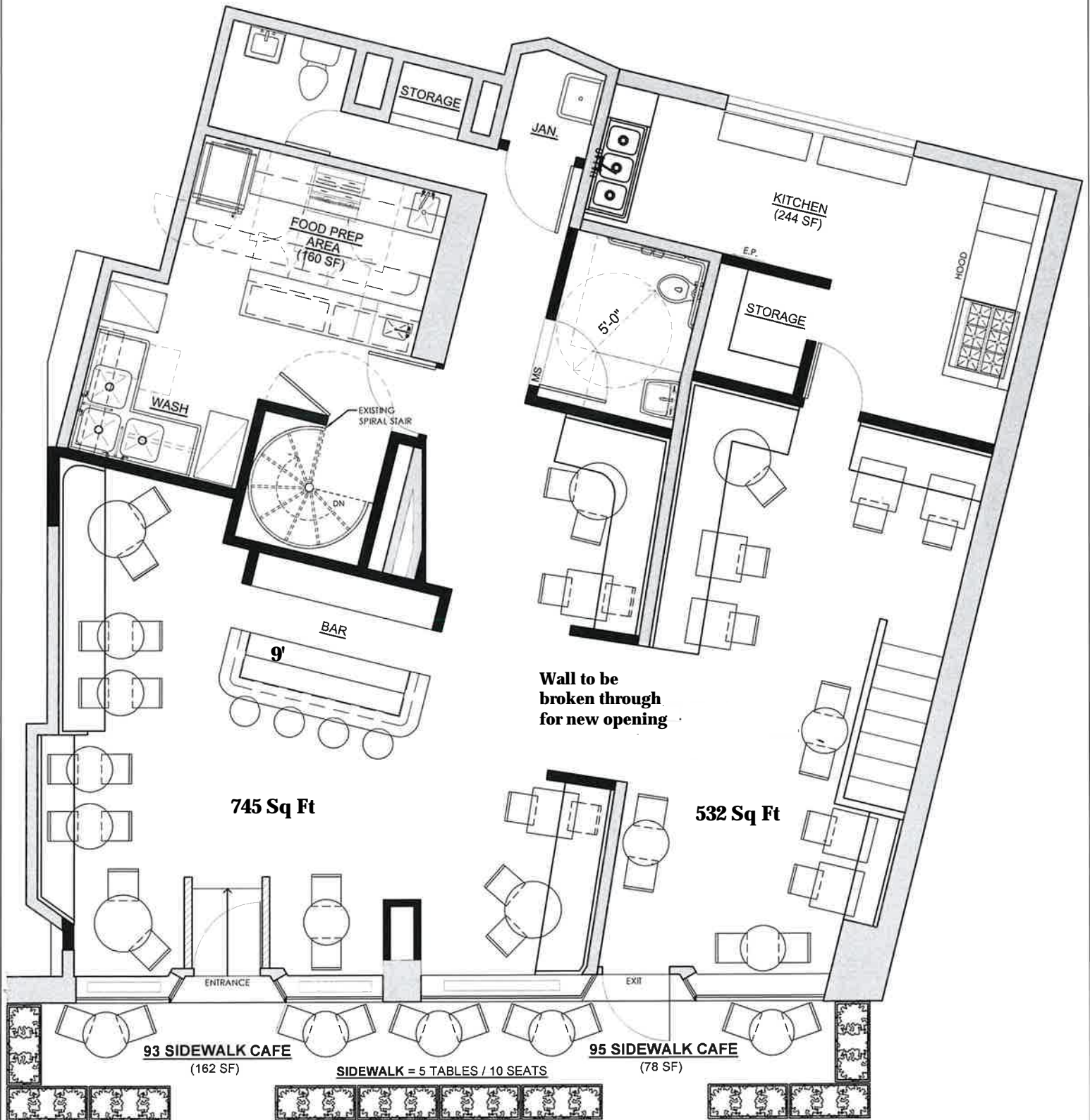
**93 Greenwich LLC  
dba Chez Stanley  
93 Greenwich Avenue  
New York, New York 10014  
Cellar  
Serial No. 1356334**



Scale: 3/16" = 1'-0"

**Proposed Diagrams**

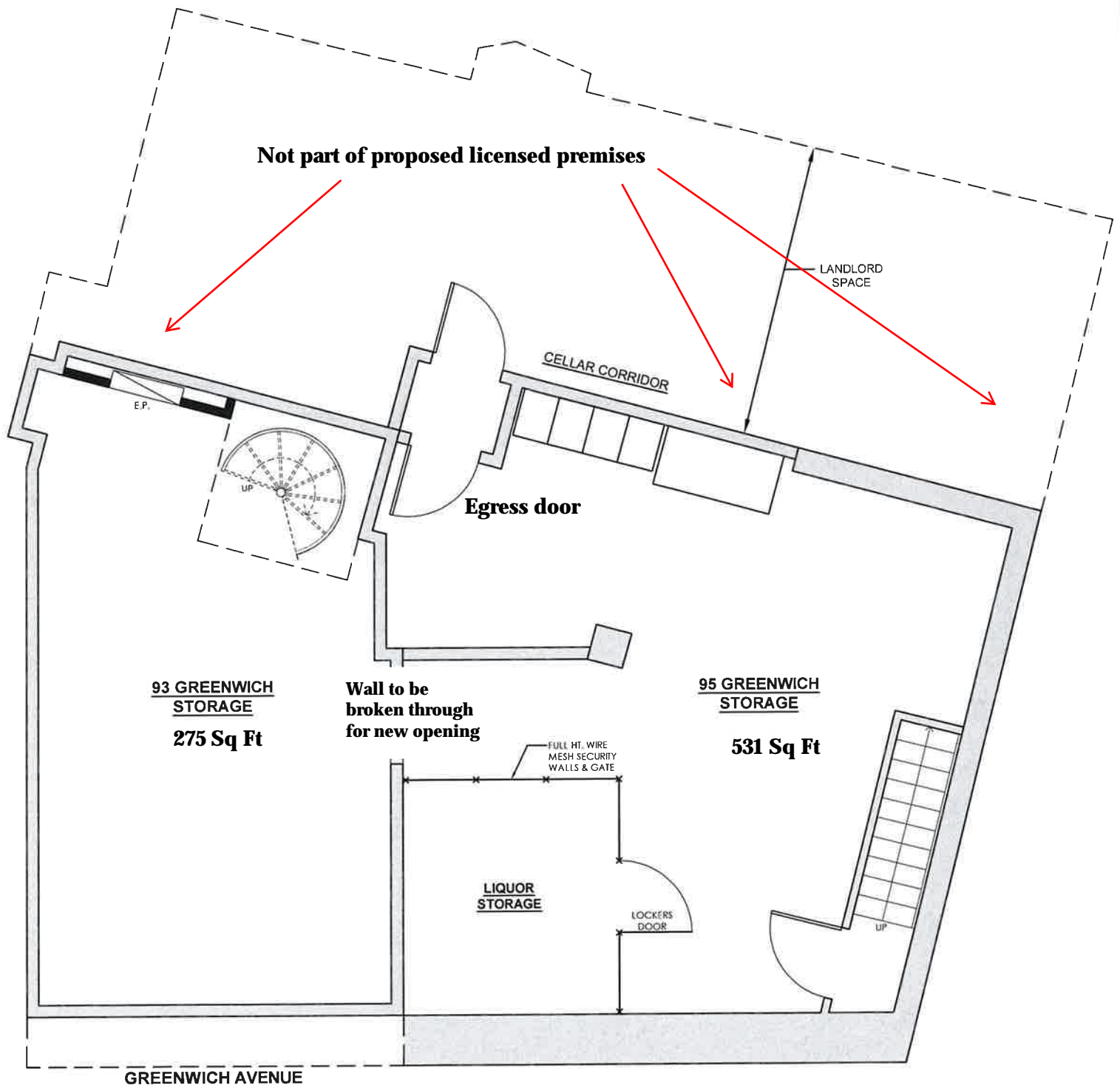
**93 95 Greenwich LLC dba Chez Stanley / 93 95 Greenwich Avenue, New York, New York 10014  
Ground Floor / Serial No. 1356334**



**93 Greenwich interior tables 11 and seats 28 with 4 bar stools  
Exterior tables 4 and seats 8**

**95 Greenwich interior tables 10 and seats 21  
Exterior tables 1 and seats 2**

**Total tables 26 and total seats 63**



**2 CELLAR FLOOR PLAN**  
N.T.S.

ISSUED 09 OCT. 2023

PROJECT:



93 Greenwich Avenue, New York, NY 10014



545 Eighth Avenue, 16th Floor  
New York, N.Y. 10018  
Tel: (212) 290-9260  
Fax: (212) 290-9263  
ljones@lgjonesarchitects.com

No: 22-093

DATE: 05 JANUARY 2023

*Chez Stanley*

Photographs

93 Greenwich LLC  
dba Chez Stanley  
93 95 Greenwich Avenue  
New York, New York 10014  
Serial No. 1356334



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# *Chez Stanley*

## Menu

*CHEZ STANLEY*

*Seasonal Bistro*

*SMALL*

toasted almonds & marinated olives 10 warm miche & salted butter 6  
saucisson sec 10 pate de campagne 13 jamon serrano 15

*CHEESE 6 each*

comte (raw, cow) - coupole (pasteurized, goat) - miyoko's dbl cream (cashew)  
robiola (pasteurized, cow & sheep) - bayley hazen blue (raw, cow)

*TARTINES 12*

eggplant - mushroom fonduta - chicken liver - cannellini 'nduja

*SALADS*

crisp salad.....16  
-romaine, bibb lettuce, purple cabbage, green goddess dressing

market greens.....13  
-mixed greens, cashew 'chèvre', tarragon, dijon vin

*VEGETABLES*

radishes and butter.....12  
-raw radishes, warm bagna cauda

pole beans and pesto.....12  
-late summer beans, walnut herb-pesto

*MAINS*

bison tartare.....15/23

-hand cut sirloin, sherry vin, dijon, egg yolk

poached shrimp.....16/23

-Gulf of Maine shrimp, soft polenta, chili oil

coq au vin.....27

-red wine braised chicken, bacon, mushrooms, pearl onions

boudin blanc.....27

-mushroom pork sausage, potato purée, jus

chickpea ratatouille.....21

-stewed chickpeas, tomatoes, autumn vegetables, fresh herbs

steelhead trout.....26

-hudson valley trout filet, delicata squash, beurre blanc

*SIDES*

pommes frites.....9

-fried potatoes, dried herbs, dijon, mayonnaise

potato purée.....9

-yukon gold potato purée, butter, chives

market green.....9  
-steamed market vegetable, beurre blanc

*DESSERT*

gelato & sorbetto (two scoops).....9  
-concord grape, cinnamon- pear, chocolate-hazelnut, vanilla

warm chocolate cake.....9  
-candied mint, whipped cream

affogato.....9  
-vanilla gelato, small cookie, double shot espresso