

Meeting Date: Nov. 1, 2023

APPLICANT INFORMATION:

Name of applicant(s): Apex Lifestyle Group LLC

Trade name (DBA): Pending

Premises address: 7 Spring Street, NY, NY 10012

Cross Streets and other addresses used for building/premise:
Bowery + Elizabeth

CONTACT INFORMATION:

Principal(s) Name(s): Babak khorrami + Jonathan Bekling

Office or Home Address: 192 Grand Street, Apt. 2

City, State, Zip: New York, NY 10013

Telephone: [REDACTED]

Landlord Name / Contact: PLC Seven Spring LLC - Larry Chung

Landlord's Telephone and Fax: [REDACTED]

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

Babak khorrami Harrow - 780 Tenth Ave., NY NY 10019

" Mesa - 22 Elm Place, Rye NY

" Derby - 92 Main Street, Touchkeepsie NY

Jonathan Bekling Union + Post - Windham, New York

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

Small restaurant serving seasonal fresh, quality sushi, omakase,
hand rolls + different combinations of traditional Japanese +
American small plates.

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:

Uncle Boon's, closed because of Covid-19.

Is any license under the ABC Law currently active at this location? ___ yes ___ X 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?
X yes ___ no

If yes, please list DBA names and dates of operation:

Uncle Boon's - 10/2013 - 10/2021

Serial # 1274110

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 : 1900

Describe neighboring buildings:

Residential, Commercial storefronts

Zoning Designation: C6-2

Zoning Overlay or Special Designation (applicable) ISC

Block and Lot Number: 492 / 42

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 Sidewalk

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? Mixed

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 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: Signage added (No Neon)

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2250 FT.

If more than one floor, please specify square footage by floors: 1st - 1300 | 2nd - 950

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

Sidewalk Café

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

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 16 Total table seats? 39

Total number of bars? 1 Total bar seats? 22

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

Total OVERALL number of seats in Premises: 61

BARS:

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

How many service bars are being applied for on the premises? n/a

Any food counters? no _____ yes, describe: —

For Alterations and Upgrades:

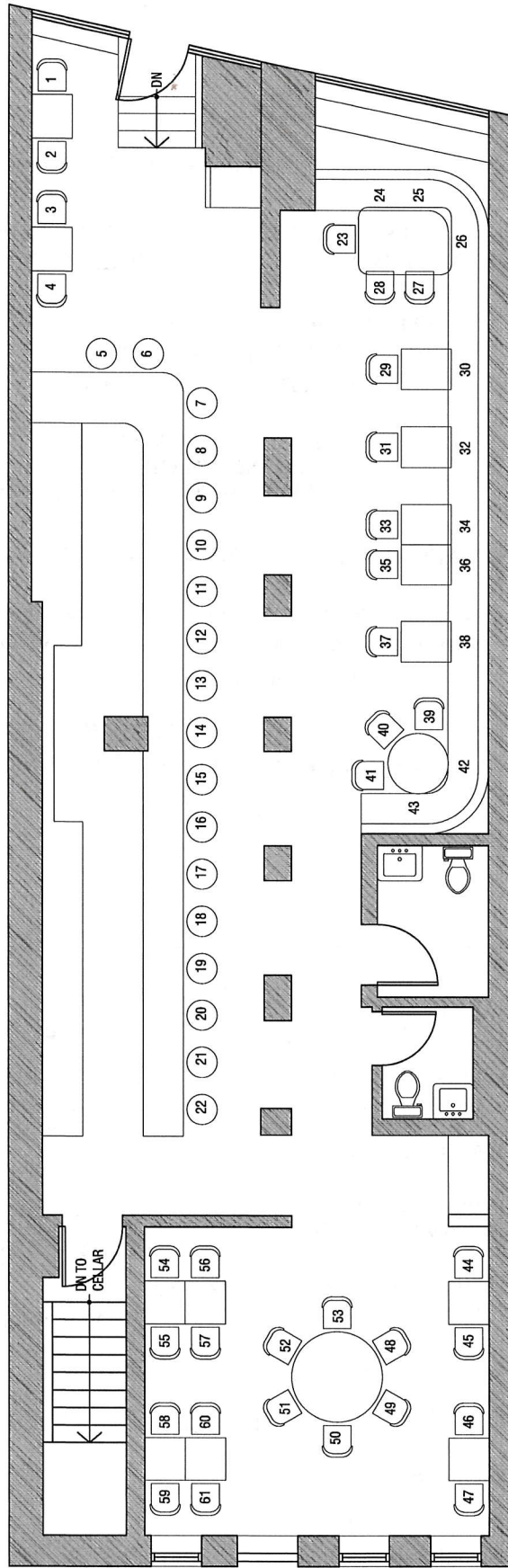
Please describe all current and existing bars / bar seats and specific changes: _____

* 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 Restaurant ___ Club/ Cabaret ___ Hotel ___ Other: _____



7 SPRING STREET, NYC
 SCALE: 3/16" = 1'-0"





**RESTAURANT /
FOR RENT**

QR CODE

TITAN GROUP
TANNER ZAR
516.606.8998

TITAN GROUP
TYLER ZAR
516.784.0478

TITAN GROUP
ADAM LAWTON
516.662.6176

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