

HELBRAUN || LEVEY

ENTITY TO BE FORMED BY EDDIE BUCKINGHAM  
189-191 CENTRE STREET  
NEW YORK, NY 10013

MANHATTAN COMMUNITY BOARD 2

David Gruber, *Chair*  
Bo Riccobono, *First Vice Chair*  
Jo Hamilton, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Susan Kent, *Secretary*  
Keen Berger, *Assistant Secretary*

## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

### **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):  
ENTITY TO BE FORMED BY EDDIE BUCKINGHAM

Trade name (DBA):  
SOSO'S

Premises address:  
189-191 CENTRE STREET NEW YORK, NY 10013

Cross Streets and other addresses used for building/premise:  
HESTER STREET AND CANAL STREET

**CONTACT INFORMATION:**

Principal(s) Name(s):  
EDWARD BUCKINGHAM, HOK LAM, ANDREW LAM AND PAUL DONNELLY

Office or Home Address: 189-191 CENTRE STREET

City, State, Zip: NEW YORK, NY 10013

Telephone #: PENDING email : [REDACTED]

Landlord Name / Contact:  
5 CENTRE PLAZA LLC

Landlord's Telephone and Fax:

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
EDDIE BUCKINGHAM	SEE ATTACHED
HOK LAM, ANDREW LAM	SEE ATTACHED
PAUL DONNELLY	SEE ATTACHED

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
AMERICAN STYLE-RESTAURANT AND BAR WITH AN INTERNATIONAL MENU

**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 USED AS PART OF SOUTH SOHO BAR, ALSO OWNED BY APPLICANTS. THIS WILL NOW BE ITS OWN CONCEPT.

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: \_\_\_\_\_

1 TYGERLLC SN:1330910

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:

1 TYGERLLC SN:1330910

**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 : 1915

Describe neighboring buildings:

MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDINGS

Zoning Designation: M1-5/R10

Zoning Overlay or Special Designation (applicable) SNX

Block and Lot Number: 208 / 19

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 : N/A

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? 100

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? 150

If yes, what is the use group for the premises? UG6

If yes, is proposed occupancy permitted?  yes  no, explain : CURRENTLY THERE IS AN LNO FOR A PORTION OF THE PREMISE; DOB FILINGS ARE PENDING

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) **\*\*PENDING\*\***

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? 2,648 SQUAREFEET.

If more than one floor, please specify square footage by floors: N/A

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

193 SQUAREFEET.

If more than one floor, what is the access between floors? N/A

How many entrances are there? 2 How many exits? 2 How many bathrooms ? 5

Is there access to other parts of the building? X no \_\_\_ yes, explain: \_\_\_\_\_

## OVERALL SEATING INFORMATION:

Total number of tables? 16 Total table seats? 79

Total number of bars? 1 Total bar seats? 16

Total number of "other" seats? 24 please explain : SIDEWALK:8 TABLES/16 SEATS

Total OVERALL number of seats in Premises : 95

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 16

How many service bars are being applied for on the premises? 1

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:  
4PM to 2AM    4PM to 2AM    4PM to 2AM    4PM to 2AM    4PM to 2AM    4PM to 2AM    4PM to 2AM

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

Will there be security personnel?  no  yes( if yes, what nights and how many?) 1; THURS-SAT  
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? ) 2

**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: \_\_\_\_\_  
EXISTING;10 SPEAKERS WITH SOUNDPROOFING

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) \_\_\_\_\_

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: EDDY BUCKINGHAM Phone: ██████████

Address: 189-191 CENTRE STREET NEW YORK, NY 10013

Email : ████████████████████

Application submitted on  
behalf of the applicant by:

\_\_\_\_\_  
Signature

Print or Type Name JOSEPH LEVEY

Title REPRESENTATIVE

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

Jeanine Kiely, Chair  
Susan Kent, First Vice Chair  
Valerie De La Rosa, Second Vice Chair  
Bob Gormley, District Manager



Antony Wong, Treasurer  
Eugene Yoo, Secretary  
Ritu Chatterjee, Assistant Secretary

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

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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):

8 tables and 16 seats on CENTRE Street  
N/A tables and N/A seats on N/A Street

Hours of sidewalk café: 4PM to 2AM .

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

CROSSWALK LAMP POST

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

N/A tables and N/A seats on N/A Street  
N/A tables and N/A seats on N/A Street

Hours of roadbed: N/A to N/A .

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

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

Hours of rear yard: N/A to N/A .

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  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: \_\_\_\_\_

## **SoSo's Concept Menu- October 2023**

### ***Bar Menu***

Half Dozen Beau Soleil Oysters, Champagne Mignonette  
Roasted & Salted Peanuts  
Marinated Olives & Cornichons  
SoSo's Pickles (Cauliflower, Cucumbers, Fennel, Red Onion, Turmeric, Mustard Seeds)  
Rosetta De Lyon, Pepperoncino  
Merguez Sausage, Dijon Mustard  
Vermont Quimby, Quince, Lavosh  
Steak Sandwich, Grilled Onions, Tomato Chili Jam, Au Poivre Dip  
Garlic Butter Escargot

### ***Supper Club Menu***

#### **Snacks**

Oysters, Served Natural, Mignonette  
Mini Crab & Tarragon Tartlet  
Siberian Sturgeon, Served with Brioche & Condiments  
Chicken Liver Pate, Pickled Shallots, Sourdough

#### **Small Plates**

Jumbo Shrimp Marie Rose  
Chilled Lobster, Dill Mayonnaise  
Hand Cut Steak Tartare, Cornichons, Capers, Egg Yolk, Croutons  
Hamachi Crudo Buttermilk Vinaigrette, Apple, Celery, Finger Lime  
Salmon Crudo, Green Olive & Orange Dressing

#### **Sides**

Mix Leaf Salad, White Balsamic Dressing  
Radicchio, Green cabbage, Apple, Mint & Feta  
Steamed Green Beans, Roasted Hazelnuts, Confit Lemon, Herb Vinaigrette  
Roast Carrots, Labne, Pecans, Honey Mustard  
Grilled Fioretto, Sauce Gribiche  
Sautéed Corn, Beurre Noisette, Trout Roe  
House Made French Fries, Tarragon Mayonnaise  
Parisienne Mashed Potatoes

#### **Mains**

Fillet Steak Au Poivre

Chicken Kiev

Pan Roasted Rock Cod Lemon & Parsley Butter

Grilled Shrimp, Sorrel, Lemon

Crab Spaghetti, Shellfish Sauce, Chervil

Grilled Calamari, Spring Peas, Sauteed Mushrooms, Nduja Butter

Pan Roasted Atlantic Scallops, Caper Relish

**Dessert**

Crepe Brulee

Chocolate Mousse

Tiramisu

# Food

<b>OYSTERS</b>	<b>\$24</b>
<i>Beau Soleil Oysters, Champagne Mignonette (6)</i>	
<b>BABY GEM SALAD</b>	<b>\$14</b>
<i>Fresh Herbs, Fried Shallots, Smoky Ponzu, Black Pepper Dressing</i>	
<b>CHICKEN NUGGETS</b>	<b>\$15</b>
<i>Southern Fried Chicken Nuggets, Hot Sauce, Blue Cheese Ranch</i>	
<b>CHEESEBURGER</b>	<b>\$18</b>
<i>Pino's 6oz Beef Patty, Grilled Onions, Cheddar Cheese, Pickles, Special Sauce</i>	
<b>FISH SANDWICH</b>	<b>\$18</b>
<i>Beer Battered Catfish, Pickled Jalapeños, Spicy Mayonnaise</i>	
<b>FRIED CHICKEN SANDWICH</b>	<b>\$18</b>
<i>Taiwanese Fried Chicken, Spicy Mayonnaise, Pickles</i>	
<b>STEAK SANDWICH</b>	<b>\$28</b>
<i>Ribeye Steak, Grilled Onions, Tomato Chili Jam, Au Poivre Dip</i>	
<b>FRENCH FRIES</b>	<b>\$9</b>
<i>Homemade French Fries</i>	



# Cocktails \$19

## MARTINI

- 50/50
- Vesper
- Gibson
- Martinez
- Espresso
- Tuxedo No. 2



## NEGRONI

- Classic
- Sbagliato
- White
- Mezcal
- Kingston
- Boulevardier
- Amaro
- Cardinal
- Rosita



## HIGHBALL

- Japanese
- Paloma
- Cuba Libre
- Moscow Mule
- Tom Collins
- Dark & Stormy
- Kentucky Mule
- Oaxacan Mule



## SOUR

- Whiskey
- Pisco
- Amaretto
- Bee's Knees
- Gold Rush
- Sidecar
- Gimlet
- Penicillin
- Cosmopolitan
- Southside



## DAIQUIRI

- Classic
- Hemingway
- Mojito
- Pineapple
- Passionfruit
- Banana



## SPRITZ

- Aperol
- French 75
- Sloe 75
- Mexican 75
- Campari
- Elderflower
- Old Cuban
- Champagne Cocktail



## MARGARITA

- Classic
- Spicy
- Cadillac
- Mezcal
- Tommy's
- Passionfruit
- Siesta



## MANHATTAN

- Classic
- Perfect
- Reverse
- Black
- Cuban
- Espresso



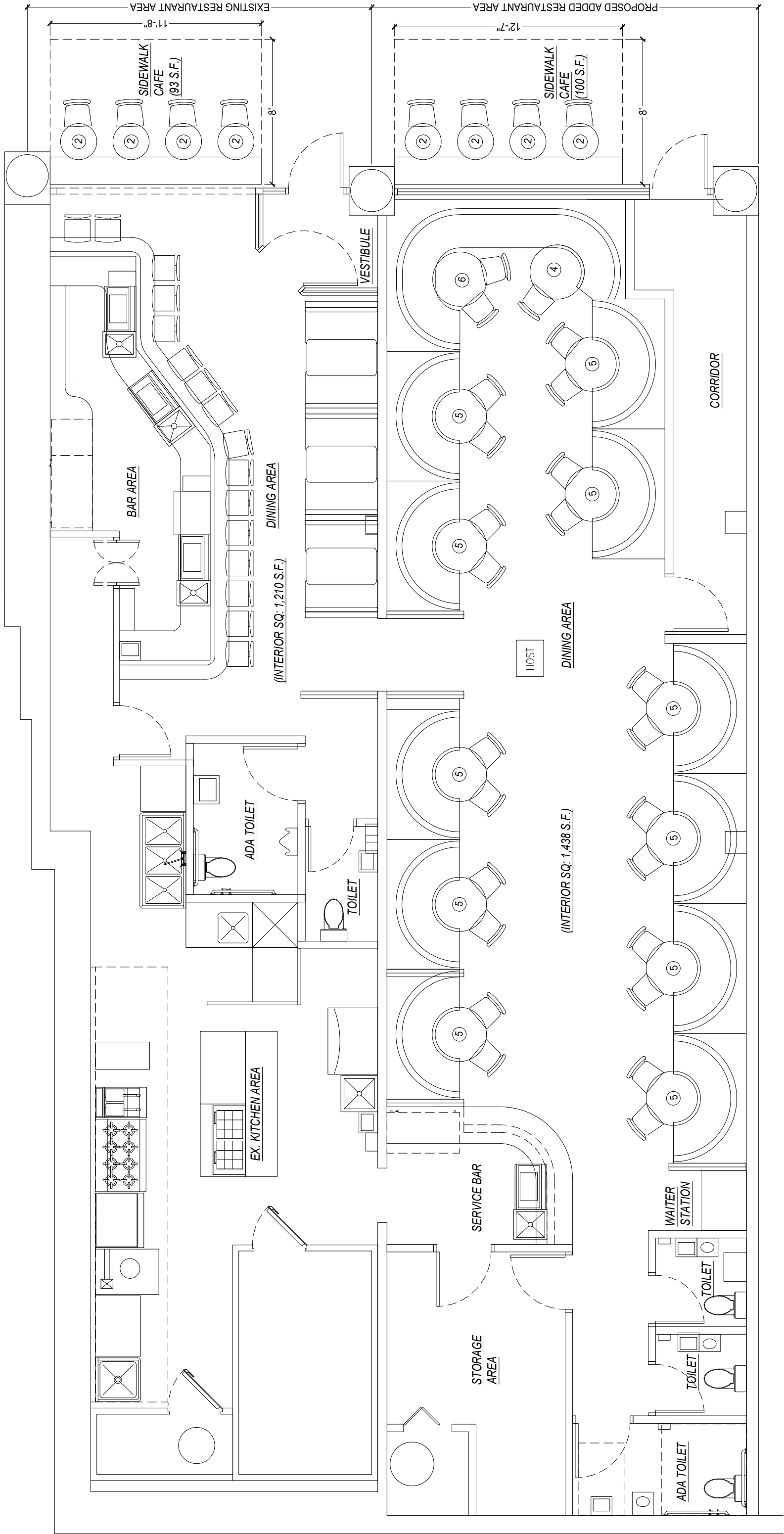
## OLD FASHIONED

- Classic
- Oaxacan
- Brandy
- Spiced Rum



20% gratuity added to parties of six or more





**1** PROPOSED FLOOR PLAN  
189-191 Centre St

SCALE: 1/4" = 1'-0"

# HELBRAUN | LEVEY



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## SIDEWALK CAFE AREA

