

**Meeting Date:** 1/2/24 or 1/4/24

**APPLICANT INFORMATION:**

Name of applicant(s): APPA LLC

Trade name (DBA): BREWLITA

Premises address: 227 MULBERRY ST, STORE 2, NEW YORK, NY 10012

Cross Streets and other addresses used for building/premise:  
SPRING ST AND PRINCE ST

**CONTACT INFORMATION:**

Principal(s) Name(s): PATRICK R. CONDO

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

**Landlord Name / Contact:**  
MULBERRY ASSOCIATES LLC, BEHROUZ BEN HAKIMIAN

Landlord's Telephone and Fax: [REDACTED]

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>PATRICK R. CONDO</u>	<u>NONE</u>
<u>PATRICK C. CONDO</u>	<u>NONE</u>
<u>ALEXANDER C. CONDO</u>	<u>NONE</u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
We are a casual neighborhood cafe with a focus on specialty coffees, teas, breakfast, and lunch offerings. We would like to add beer and wine to complement our non-alcoholic beverage program.

**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

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

Jewelry store / retail

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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: \_\_\_\_\_

n/a

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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:

N/A

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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: 7 Year Built : 1999

Describe neighboring buildings:  
Mixed-use commercial and residential, restaurants, retail

Zoning Designation: C6-2

Zoning Overlay or Special Designation (applicable) <sup>N/A</sup> \_\_\_\_\_

Block and Lot Number: 495 / 33

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? EATING AND DRINKING PLACE

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

no  yes PENDING - LETTER OF NO OBJECTION IN PROCESS

If yes, what is the maximum occupancy for the premises? 22

If yes, what is the use group for the premises? <sup>N/A</sup> \_\_\_\_\_

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? <sup>n/a</sup>  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: n/a

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 800 FT

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?  
n/a

If more than one floor, what is the access between floors? n/a

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

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

## OVERALL SEATING INFORMATION:

Total number of tables? 5 Total table seats? 12

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? 6 please explain: SOFA, WINDOW SEATS

Total OVERALL number of seats in Premises: 18

## BARs:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

How many service bars are being applied for on the premises? 0

Any food counters?  no  yes, describe: N/A

### *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  Restaurant  Club/ Cabaret  Hotel  Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:  
7am to 7pm 7am to 6pm 7am to 6pm 7am to 6pm 7am to 6pm 7am to 6pm 7am to 7pm

Will the business employ a manager? \_\_\_ no  yes, name / experience if known : Sam Bounab. multiple years experience in cafe management at Pause cafe.

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 speakers, surround sound  
low volume background

Will you be permitting: no promoted events no scheduled performances no outside promoters

no any events at which a cover fee is charged? no 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)  
Our cafe does not cause crowding on sidewalk or issues with traffic

Will you be utilizing \_\_\_ ropes \_\_\_ movable barriers \_\_\_ other outside equipment (describe) \_\_\_\_\_  
no

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: n/a Distance: n/a

Name of School / Church: n/a

Address: n/a Distance: n/a

Name of School / Church: n/a

Address: n/a Distance: n/a

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: PATRICK R. CONDO Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on  
behalf of the applicant by:

Patrick Condo  
Signature

Print or Type Name PATRICK R. CONDO

Title LLC MEMBER

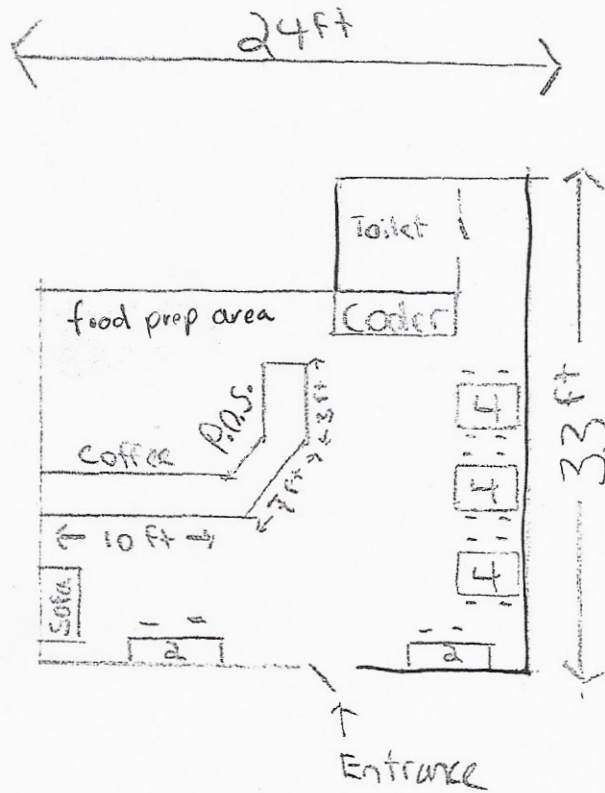
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2,  
Manhattan SLA Licensing Committee  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair

# Interior Diagram

APPA LLC  
227 MULBERRY ST, STORE 2  
NEW YORK, NY 10012



5 tables  
18 seats

Menu: APPA LLC

# Brewlita

## Breakfast Tacos

- P.E.C** \$6  
Oven-roasted Potatoes, Egg & Cheese
- MOMS MIGAS** \$6  
Eggs scrambled with Mom's Salsa and Toritilla Chips, topped with Jalapeño Rajas & Cheese
- QUEEN BEAN** \$6  
Refried Pinto Beans (v), Potato, Egg & Cheese
- NO. 5 (V)** \$6  
KDT's Chili Non Carne (with Poblanos & Carrots), Refried Beans & Potatoes

## Breakfast Sandwiches

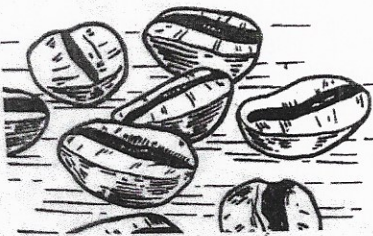
- PB & J** \$5  
Multigrain Toast
- PB BANANA & HONEY** \$7  
Multigrain Toast
- TURKEY & CHEESE** \$8  
Plain croissant
- BAGELS** \$2  
Everything or Plain  
Choice: Cream Cheese, Butter, Jelly

## Sandwiches

- TOMATO & MOZZARELLA** \$10  
Pesto Basil, Balsamic Vinegar, Evoo
- TUNA SALAD** \$10  
Dill Celery, Grainy Mustard, Cheddar Cheese, Mayo
- CALI TURKEY** \$12  
Oven-roasted Turkey, Cheddar Cheese, Aioli Avocado, Tomato, Lettuce Spring Mix Mesculin
- SMOKED SALMON & AVOCADO** \$12  
Everything Cream Cheese, Capers

## Fruit

APPLE BANANA AVOCADO







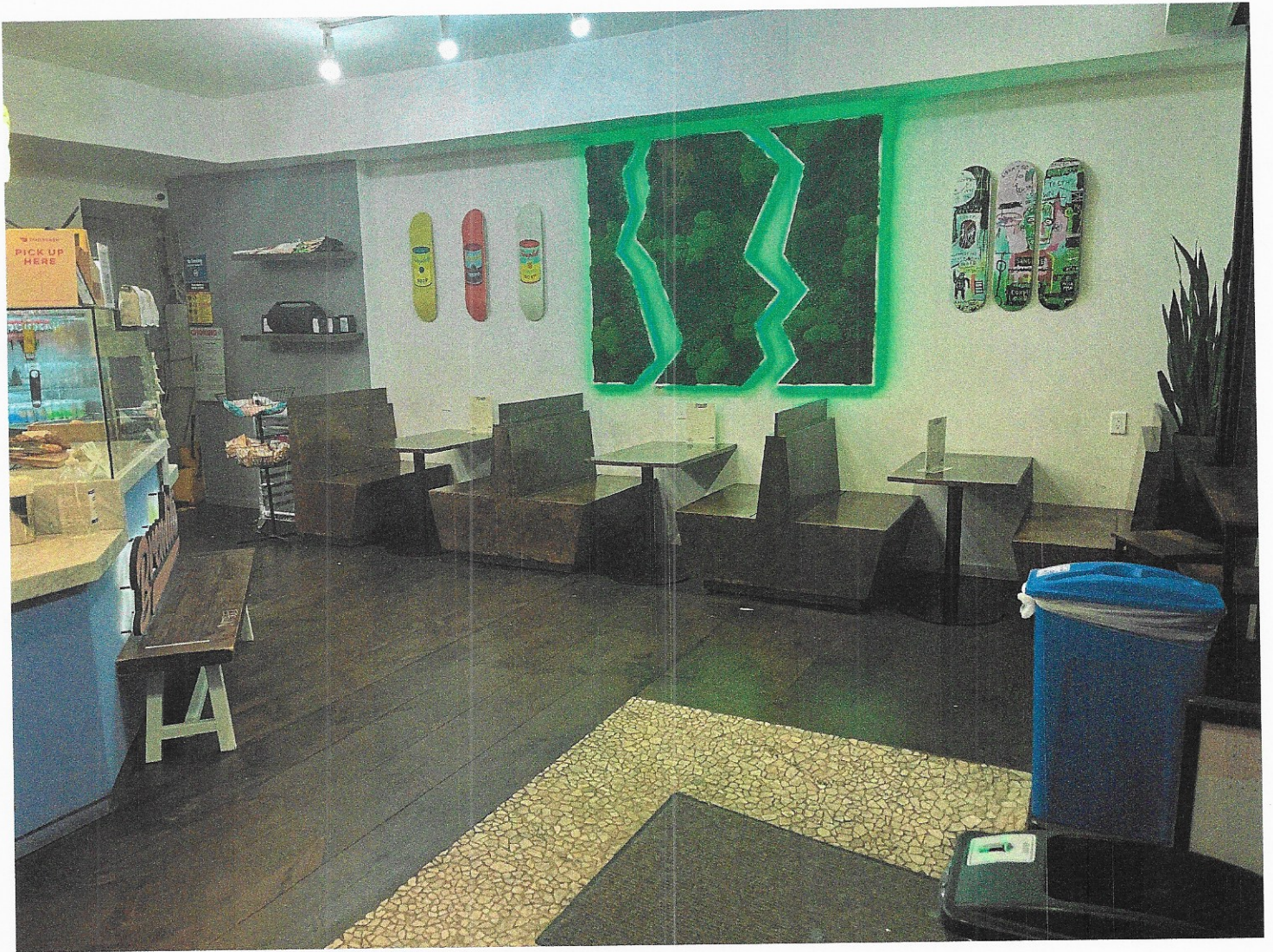
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12/19/23



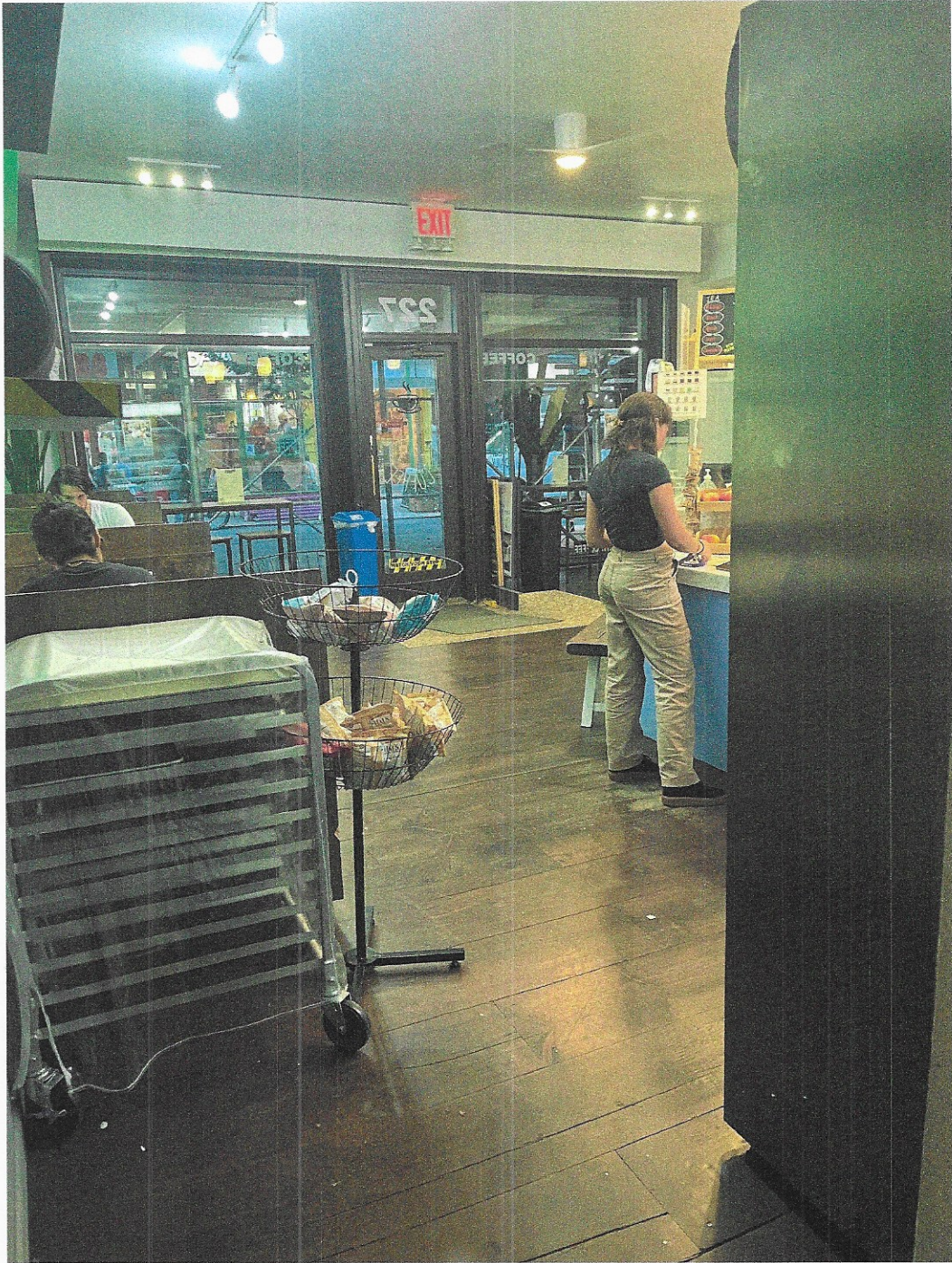
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