

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): WEST10WEST LLC / RYAN REYNOLDS

Trade name (DBA): WEST10WEST

Premises address: 242 WEST 10TH STREET, NEW YORK, NY 10014

Cross Streets and other addresses used for building/premise:
WEST 10TH STREET AND HUDSON

CONTACT INFORMATION:

Principal(s) Name(s): RYAN REYNOLDS

Office or Home Address: 242 WEST 10TH STREET, FRONT 2

City, State, Zip: NEW YORK, NY 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
CARMINE LIMITED

Landlord's Telephone and Fax: 212 288 1999

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Ryan Reynolds	
Mariguit Ingalla	

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
WEST10WEST, an intimate 23-seat restaurant, curates exceptional experiences with evolving plates, natural wines, and crafted cocktails. We commit to delivering innovative flavors and historic charm, setting the culinary standard in a welcoming atmosphere. We aspire to be a dynamic community hub, celebrating seasons and diverse influences, inviting every visitor to savor, connect, and indulge in the artistry of dining.

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.)

Upgrade from Restaurant Wine license to a full ON Premise license

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

N/A

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

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

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 : unknown

Describe neighboring buildings:
mixed use

Zoning Designation: _____

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 619 / 14

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? N/A 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 and street cabin

What is the proposed Occupancy? 24 inside ; 8-10 outdoors

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? N/A

If yes, what is the use group for the premises? N/A

If yes, is proposed occupancy permitted? N/A yes no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? N/A 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? 450

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?

Yes, Sidewalk Cafe and Street Dining Cabin

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 no no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 7 Total table seats? 16

Total number of bars? 1 Total bar seats? 8

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

Total OVERALL number of seats in Premises : 24

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 8

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

Any food counters? x no 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)

no Bar no Bar & Food x Restaurant no Club/ Cabaret no Hotel no Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
8am to 10pm 8am to 10pm 8am to 10pm 8am to 10pm 8am to 12am 8am to 12am 8am to 12am

Will the business employ a manager? no yes, name / experience if known : Operations Manager at Hotel

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

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?) N/A

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: N/A

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

No any events at which a cover fee is charged? Yes 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)

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: _____

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: Ryan Reynolds Phone: [REDACTED]

Address: 242 West 10th Street, New York, NY 10014

Email: [REDACTED]

Application submitted on
behalf of the applicant by:

RYAN REYNOLDS
Signature

Print or Type Name RYAN REYNOLDS

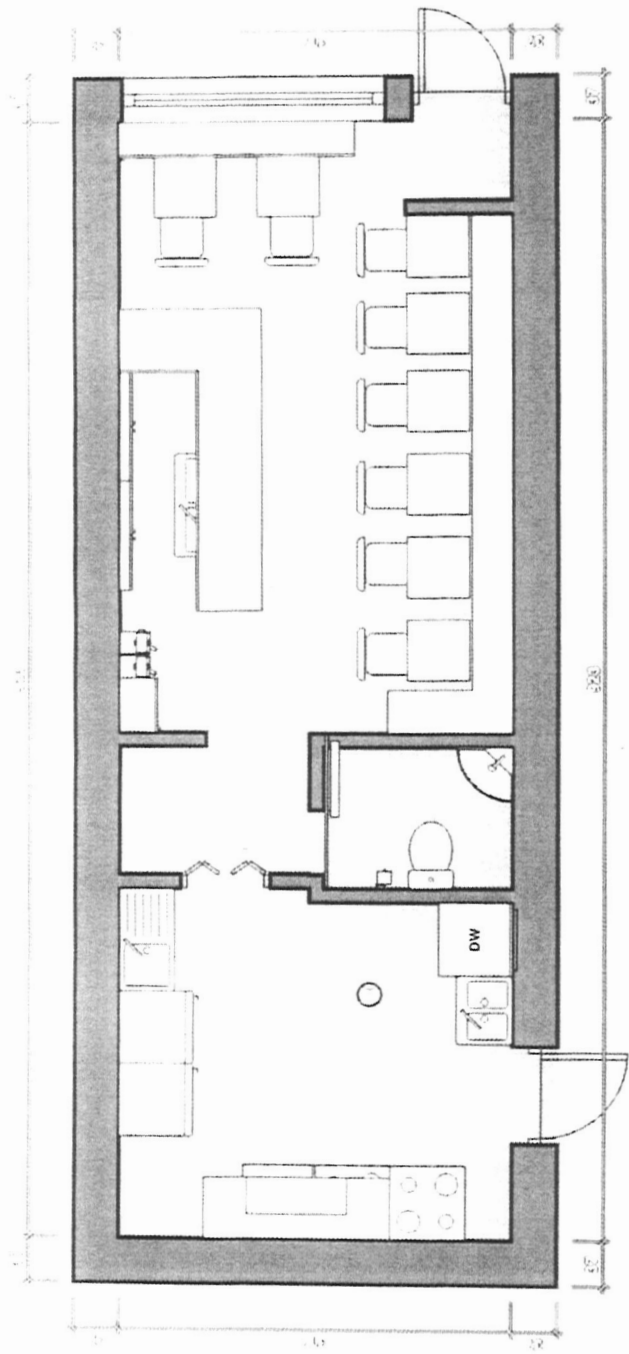
Title CO-OWNER

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.

Carter Booth

Robert Ely

Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair





SMALL

La Cabra bread, cultured butter	9
Gigante beans, za'atar vinaigrette, lemon zest	12
Boquerones, anchovies, olive oil	14
Charred purple broccollette, chilli, breadcrumbs	16
Marinated gordal olives, boquerones, peppers, bread	16
Roasted king trumpet mushroom, mint tamari dressing, baby wasabi leaves	19
Shaved brussel sprouts, pecorino, ruby flesh apple, hazelnuts	21
Roasted delicata squash, brown butter labneh, pepitas, herb oil	21

LARGE

Tucumano, seranno ham, manchego, truffle chips	21
Serrano ham, shaved korean pear; add manchego +8	24
Bucatini al limone, fennel, egg yolk, bottarga	24
Cheeses; mahón, manchego, tetilla, membrillo, marcona almonds, baked crackers	26
Pomodoro rigatoni, stracciatella, hawaiian basil; add chistorra +6	27
Seared octopus, romesco, extra virgin olive oil	28
Fresh red snapper ceviche, saltine crackers	29

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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.
 - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: WEST10WEST LLC / RYAN REYNOLDS

Address of Premises: 242 WEST 10TH STREET, NEW YORK, NY 10014

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

3 tables and 6 seats on WEST 10TH Street

_____ tables and _____ seats on _____ Street

Hours of sidewalk café: 4:30PM to 11:00PM.

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

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

6 tables and 16 seats on WEST 10TH Street

_____ tables and _____ seats on _____ Street

Hours of roadbed: 4:30PM to 11:00PM

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

Rear yard / Rooftop (circle) will have no more than _____ tables and _____ seats

Hours of rear yard / rooftop: _____ 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

Is there any outdoor music, speakers or TVs? No Yes, please describe: _____

Will heating elements be used? No Yes, please describe: FULLY INSULATED

STANDARD FORM OF STORE LEASE

AGREEMENT of LEASE, made as of **March 10, 2022**, between

CARMINE LIMITED BY AND THROUGH GPG MANAGEMENT F/K/A MAUTNER-GLICK CORP. AS AUTHORIZED AGENT FOR OWNER LOCATED AT 136 EAST 57TH STREET, NEW YORK, NEW YORK 10022

parties of the first part, hereinafter referred to as OWNER, and

MARIQUIT INGALLA (Tenant may assign the lease to an LLC and is signing the Guaranty attached accordingly).

party of the second part, hereinafter referred to as TENANT

Witnesseth: Owner hereby leases to Tenant and Tenant hereby hires from Owner **STORE #2**

THE PARTIES AGREE THAT:

- ***IT IS UNDERSTOOD TENANT WILL GET A CONCESSION OF HALF MONTHS RENT FOR THE 1ST LEASE YEAR. HENCE, TENANT WILL PAY \$2,500.00 PER MONTH FOR THE LEASE YEAR FROM MARCH 2022—FEBRUARY 2023 AS PART OF HER TENANT IMPROVEMENT ALLOWANCE; AND**
- **OWNER WILL ALSO GIVE TENANT \$15,000.00 AS A TENANT IMPROVEMENT ALLOWANCE AS FOLLOWS:**
 1. **A \$5,000.00 DOWPAYMENT; AND**
 2. **THE REMAINING AMOUNT PAYABLE WHEN TENANT GIVES PROOF OF IMPROVEMENTS IN THE FORM OF RECEIPTS OR PROGRESS IN THE STORE CONSTRUCTING THE RESTAURANT; AND**
- **TENANT WILL GIVE A DEPOSIT OF \$10,000.00 PAYABLE ON OR BEFORE AUGUST 2022; AND**

THE LEASE IS FOR the building known as **242 WEST 10TH STREET, Store #2 (Westerly store)** in the Borough of **MANHATTAN**, City of New York,

for the term of **TEN (10) YEARS**

(or until such term shall sooner cease and expire as hereinafter provided) to commence on the

1ST day of **MARCH** two thousand and **TWENTY-TWO**, and to end on the

28TH day of **FEBRUARY** of thousand and **THIRTY-TWO**

both dates inclusive, at an annual rate of

YEAR	DATES	RENT	ANNUAL
1	March 1, 2022 to February 28, 2023*	\$ 5,000.00	\$ 60,000.00
2	March 1, 2023 to February 28, 2024	\$ 5,000.00	\$ 60,000.00

In Witness Whereof, Owner and Tenant have respectively signed and sealed this lease as of the day and year first above written.

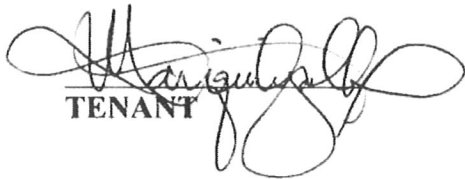
**CARMINE LIMITED BY GPG MANAGEMENT
AS AUTHORIZED AGENT**



OWNER

DAVID C. PARKS

MARIQUIT INGALLA



TENANT