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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: 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, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 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 scheduled 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 (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: 2/6/24

APPLICANT INFORMATION:

Name of applicant(s): Arvine Hospitality LLC

Trade name (DBA): TBD

Premises address: 56, Spring Street New York, NY 10012

Cross Streets and other addresses used for building/premise:
between Lafayette / Mulberry St

CONTACT INFORMATION:

Principal(s) Name(s): Adrien Falcon

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Spring 56 Realty LLC

Landlord's Telephone and Fax: 212-631-0203

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

Drew Dluzniewski Essential by Christophe, 103 West 77th New York, NY 10024

Adrien Falcon _____

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
We are a French Restaurant, serving shareable dishes influenced by French techniques.

Restaurant will feature a high end wine program, inventive cocktails.

Focus is providing a great hospitality!

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.)

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

French Cheese Board

Taco Dumbo previously (Full liquor License)

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: _____

Omakasa 56 Spring. License Number : 0340-19-109341

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:

Omakasa 56 Spring. License Number : 0340-19-109341

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 : 2011

Describe neighboring buildings: mostly residential buildings

Zoning Designation: C6-2

Zoning Overlay or Special Designation (applicable) No

Block and Lot Number: 481 / 18

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 Text _____

What is the proposed Occupancy? 72

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? 74

If yes, what is the use group for the premises? retail, previously eating and drinking

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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2400

If more than one floor, please specify square footage by floors: 2000 + 1400

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

No

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? 3

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

OVERALL SEATING INFORMATION:

Total number of tables? 22 Total table seats? 50

Total number of bars? 1 Total bar seats? 15

Total number of "other" seats? N/A please explain : _____

Total OVERALL number of seats in Premises : 65

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 15

How many service bars are being applied for on the premises? No

Any food counters? 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 Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: 11 to 11 Monday: 4 to 11 Tuesday: 4 to 11 Wednesday: 11 to 11 Thursday: 11 to 11 Friday: 11 to 12 Saturday: 11 to 12

Will the business employ a manager? no yes, name / experience if known : 10 + yrs

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 : no operable windows

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? Yes

Please describe your sound system and sound proofing: _____

Soundproofing will be installed to ensure music is only heard within premises. Music will be background
_____ only

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? 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) Do not expect any traffic or crowds

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: _____

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: Adrien Falcon Phone: _____

Address: 56 Spring Street NY, NY

Email : [REDACTED]

Application submitted on
behalf of the applicant by:

Adrien Falcon

Signature

Print or Type Name Adrien Falcon

Title Managing 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



EST.2023
BAR A MANGER

ADRIEN FALCON BIO

- 18 Years of Experience in World's top restaurants
- Sommelier at 3 Michelin stars restaurants : Marc Veyrat, Pierre Gagnaire, Alain Ducasse, Le Grand Vefour
- Wine & Beverage Director for Michel Troisgros, David Bouley restaurants, Director of Operations with Bouley's new openings
- Meilleur Ouvrier de France Sommelier Finalist in 2011
- Keith McNally's Iconic Minetta Tavern General Manager, Il Buco Alimentari General Manager
- Overlooked all aspects of operations and service at Balthazar Group (Balthazar, Minetta Tavern, Morandi)



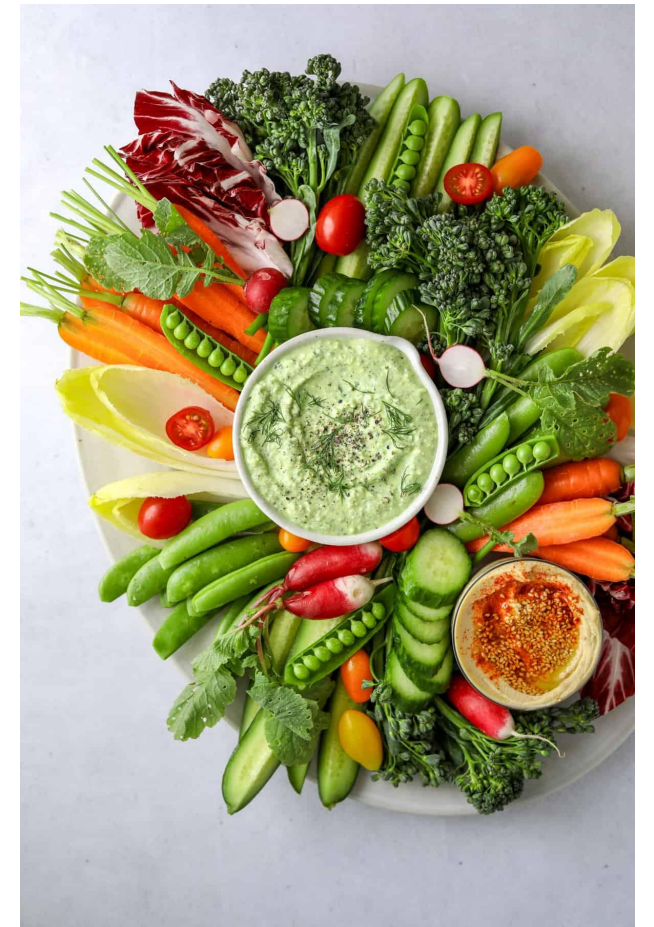
OUR MISSION

Create a place which is beyond a wine bar or a restaurant, a place where the rules of the traditional dining could be reinvented, and where hospitality goes back to its basics.

We aim to create the best neighborhood ambiance led by food featuring French influenced tapas like dishes, an innovative beverage program and amazing hospitality in an upbeat atmosphere.



FOOD MOODBOARD



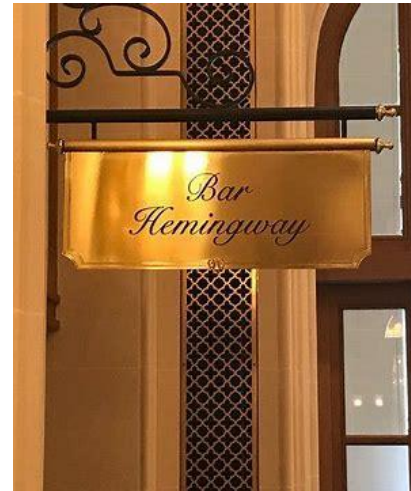
FOOD MOODBOARD



WINE MOODBOARD



COCKTAILS MOODBOARD



FOOD MENU

GET STARTED_

- . CRAB & SOURDOGH
- . HAM & SOURDOUGH
- . CHEESE & SOURDOUGH
- . MEATBALL & SOURDOUGH
- . ALPINE CHARCUTERIE & TOMATO JAM
- . GARDEN STATE CRUDITÉS & DIPS
- . SHISHITO & SEA SALT
- . SUMMER HEIRLOOM, BASIL & PIGNOLI
- . RADICCHIO, BEETS & PISTACHIO
- . SEA BASS & CITRUS CEVICHE
- . TUNA TARTARE, BY YOUR SIDE
- . TIGER SHRIMPS, GARLIC & GINGER
- . CALAMARI, PEPPERONCINI & CHORIZO
- . PIGS IN THE BLANKET & DIJON
- . CHICKPEA PANISSES & SAFFRON AIOLI

BY YOUR SIDE_

- . POTATO MATAFAN
- . POTATO GNOCCHI
- . FRENCH FRIES
- . ASPARAGUS
- . RATATOUILLE
- . RISO PASTA

STRAIGHT SHOT_

- . STEAK & FRITES
- . LOBSTER & FRITES
- . PORK CHOP, MUSHROOMS & ESPELETTE
- . DUCK BREAST, BALSAMIC & CAYENNE
- . CARNE ASADA, PEPPERS & SALSA VERDE
- . SEA BASS, SALT CRUST & THYME
- . FAROE ISLANDS SALMON & SPICY YUZU
- . Z's TOMATO PASTA
- . LINGUINE, LOBSTER & CRAB

TO SHARE_

- . ARGENTINIAN RIB EYE, CHIMICHURRI
- . RACK OF LAMB, HERBED PISTACHIO CRUST
- . ORGANIC BRESSE AOC CHICKEN, ROSEMARY LEMON CONFIT
- . VEAL CHOP SCHNITZEL, ACCOMPANIMENTS



WINES & COCKTAILS

COCKTAILS

Rum JM Blanc, Hampden Rum, Lime juice, Grapefruit, Maraschino, Chartreuse jaune

Mezcal, Stone pine liqueur, Lillet, smoked chili bitter

Bowmore 10years, Eau de vie de poire

Gin, vermouth, rosemary, lime juice, prosecco

Gin, Coffee liqueur, pineau des charentes, campari

Vodka, pineapple, sage, lillet, lemon

WINES

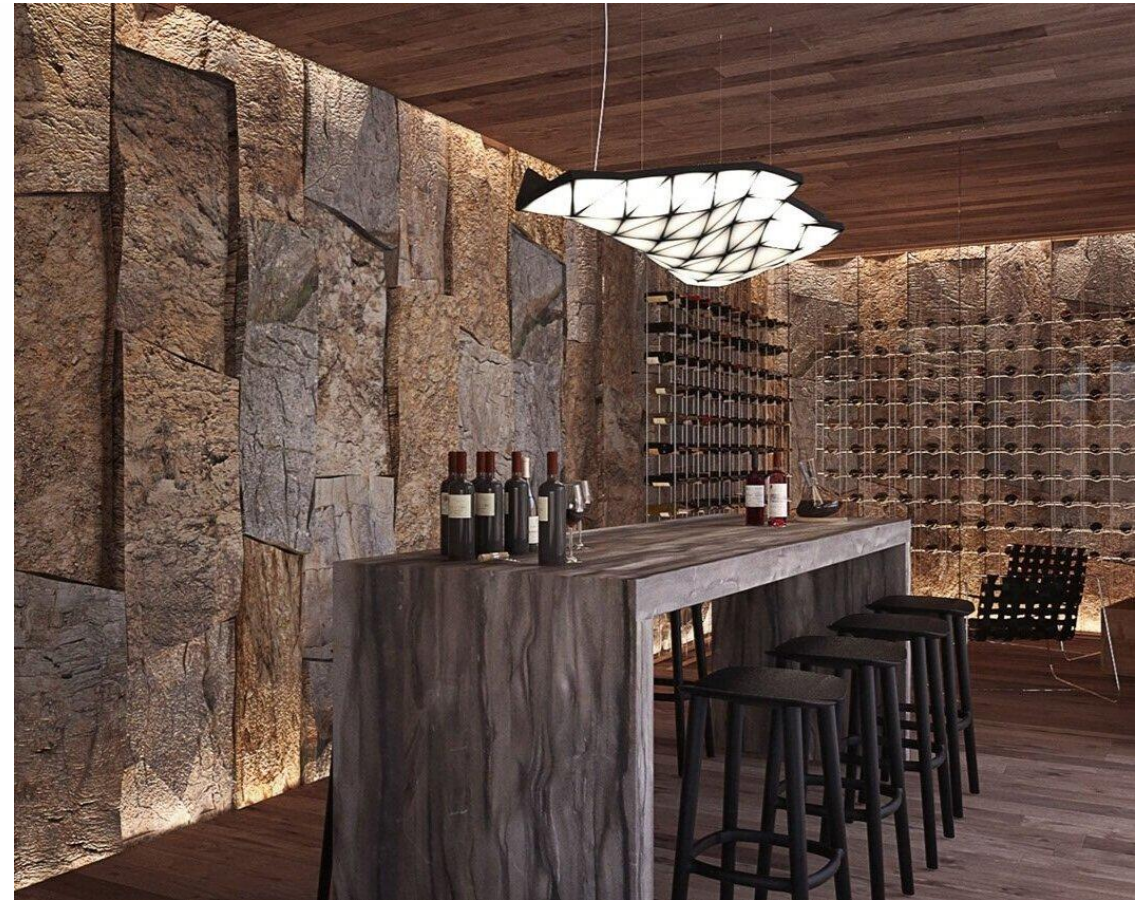
- European focused : France, Germany, Austria, Switzerland, Spain.
- Direct imports from Europe to have access to older vintages
- Limited availability wines
- Large by the glass offerings
- Guests to have the option of letting the staff choose the wine program for the meal and be guided through.
- Attractive pricing
- Choice of wines that attracts the beginner as well as the collector.



INTERIOR DESIGN MOODBOARD



INTERIOR DESIGN MOODBOARD





EST.2023
BAR A MANGER

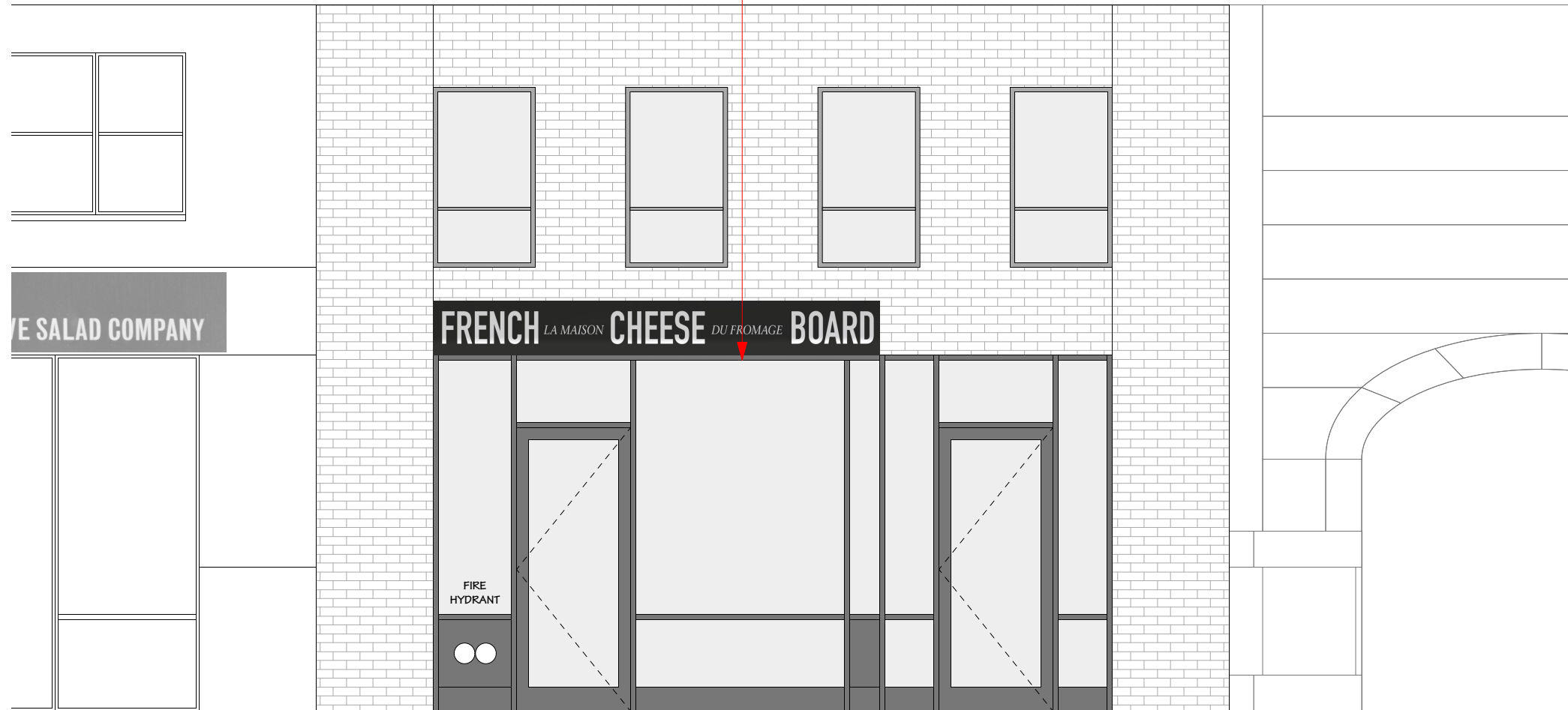


EXISTING FACADE



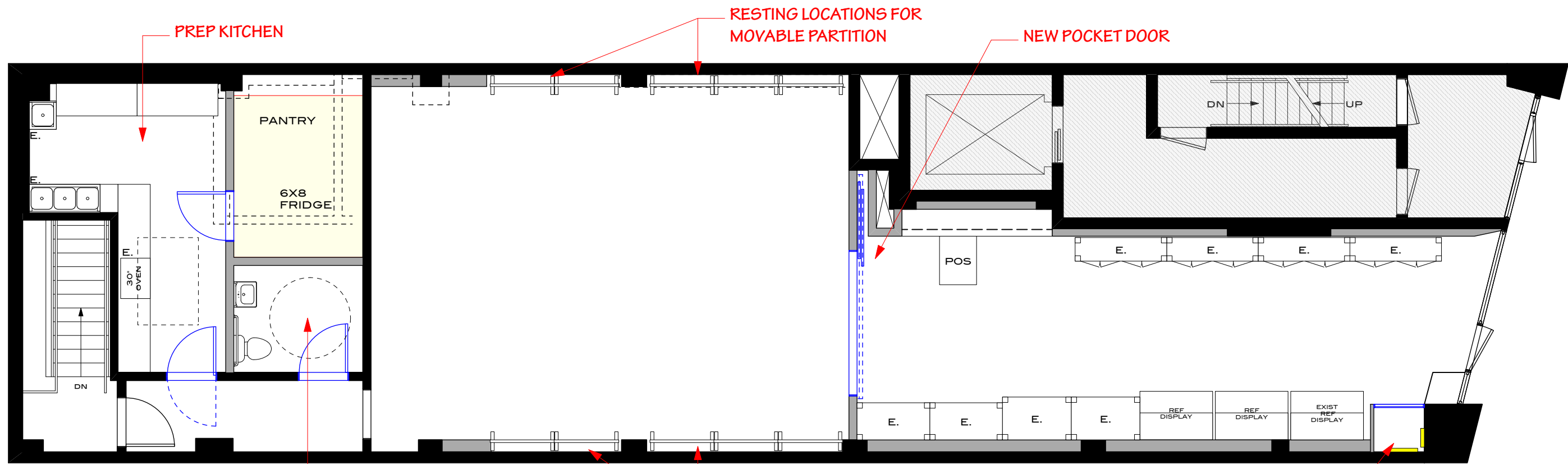
PROPOSED 3D

REMOVE EXISTING AWNING AND SIGNAGE,
REPLACE W. NEW SIGNAGE

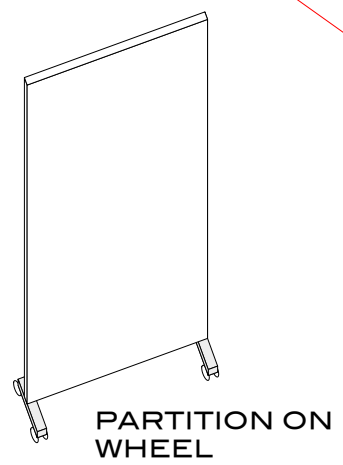


1 PROPOSED FACADE
Scale: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



1 PROPOSED GROUND FL
Scale: N.T.S.



RESTING LOCATIONS FOR MOVABLE PARTITION

ACCESS FOR ELEC PANEL



LEGEND	
	EXIST WALL
	DEMO WALL WALL
	NEW WALL
	MEDIA / PROJECTOR WALL
	NEW WALK IN FRIDGE
	NEW DOOR
	EXISTING FURNITURE

PRELIMINARY 3D



PRELIMINARY - NOT FOR CONSTRUCTION

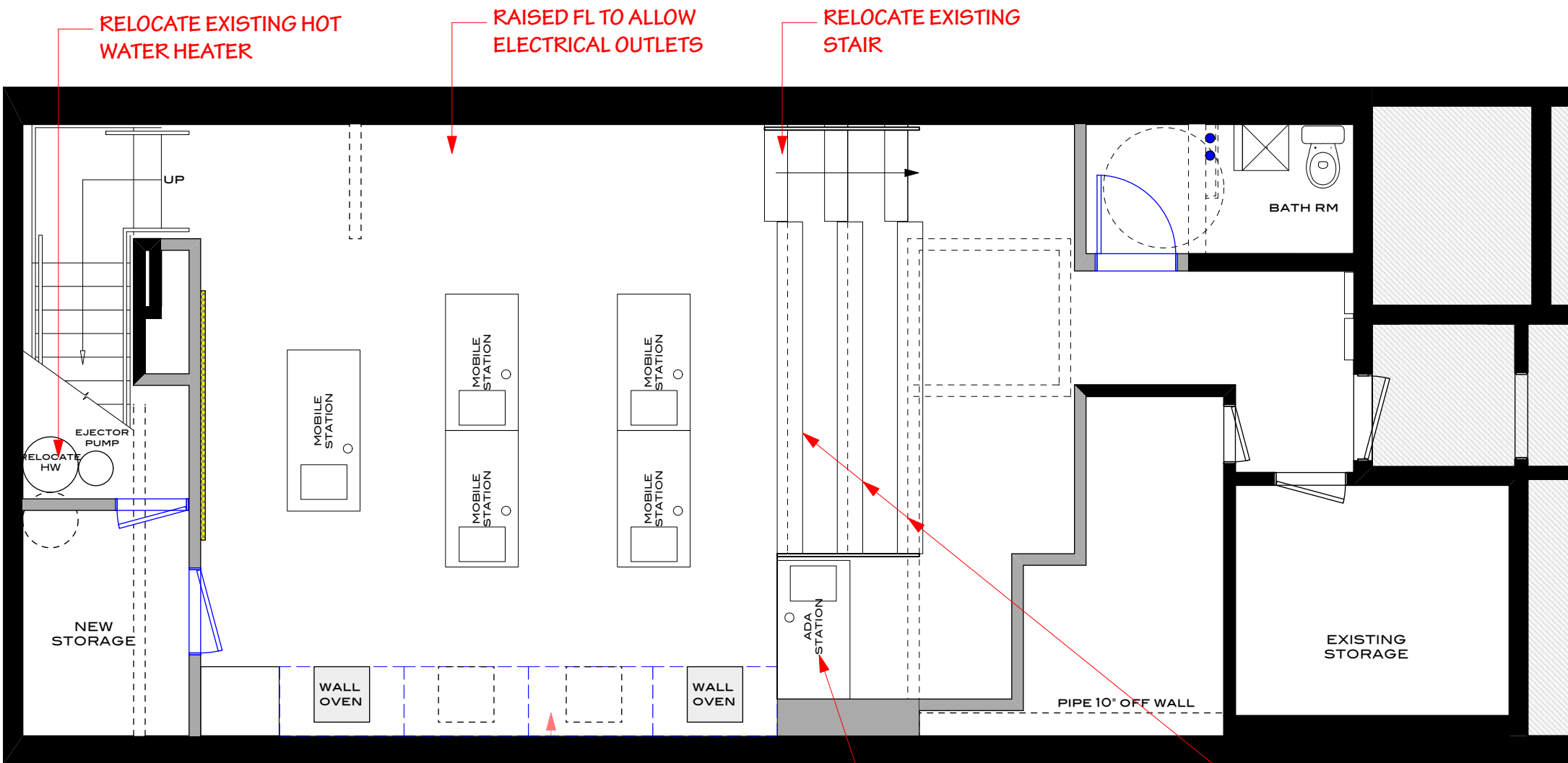
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS IN FIELD

SEAL:

DRAWING TITLE:
PROPOSED GROUND FL

PROJECT No:
SCALE: 2022-02-28
DATE:

DRAWING No:
SK-21

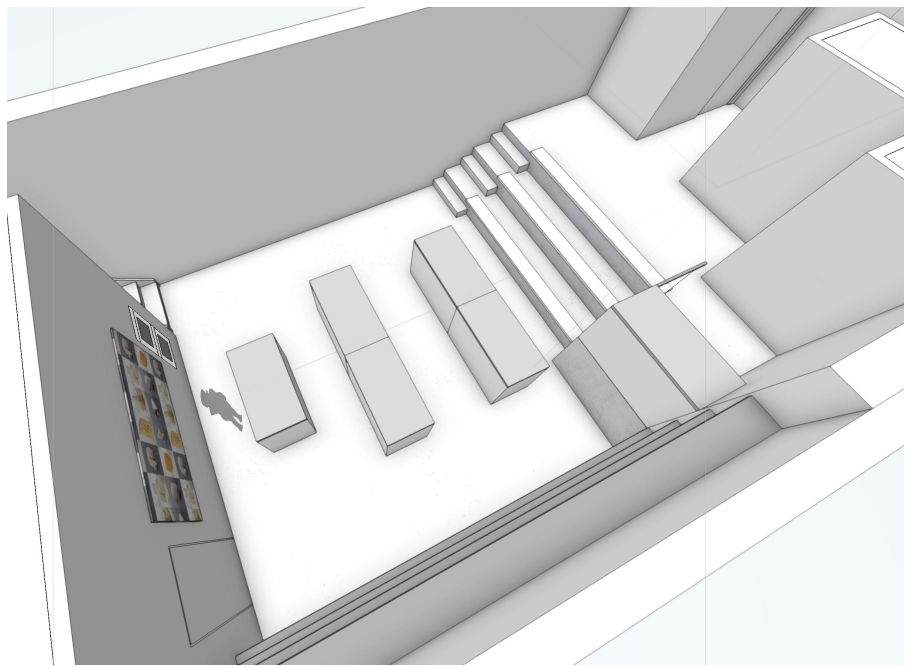
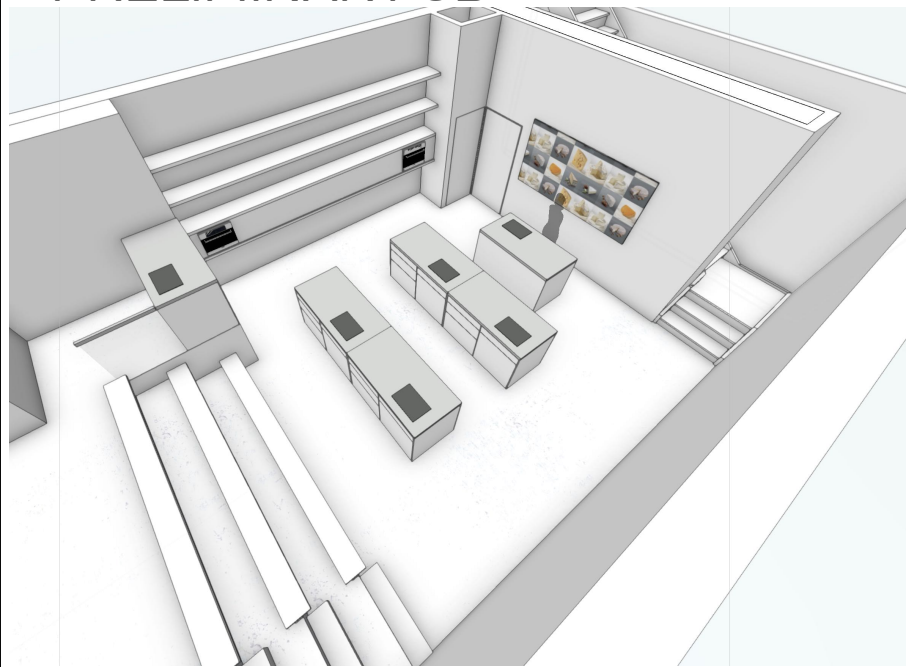


LEGEND	
	EXIST WALL
	DEMO WALL WALL
	NEW WALL
	MEDIA / PROJECTOR WALL
	NEW WALK IN FRIDGE
	NEW DOOR
	EXISTING FURNITURE

1 PROPOSED BASEMENT FL
 Scale: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY 3D



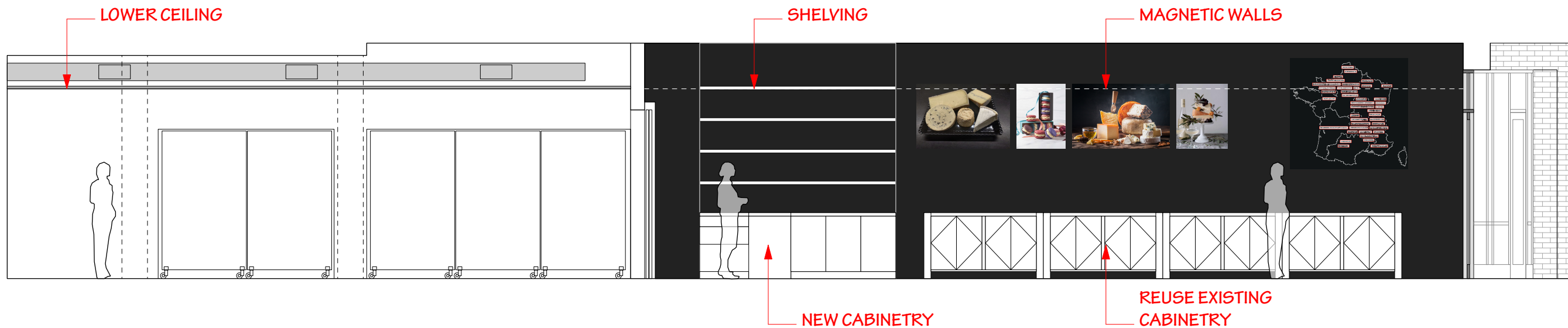
DO NOT SCALE DRAWINGS
 VERIFY ALL DIMENSIONS IN FIELD

SEAL:

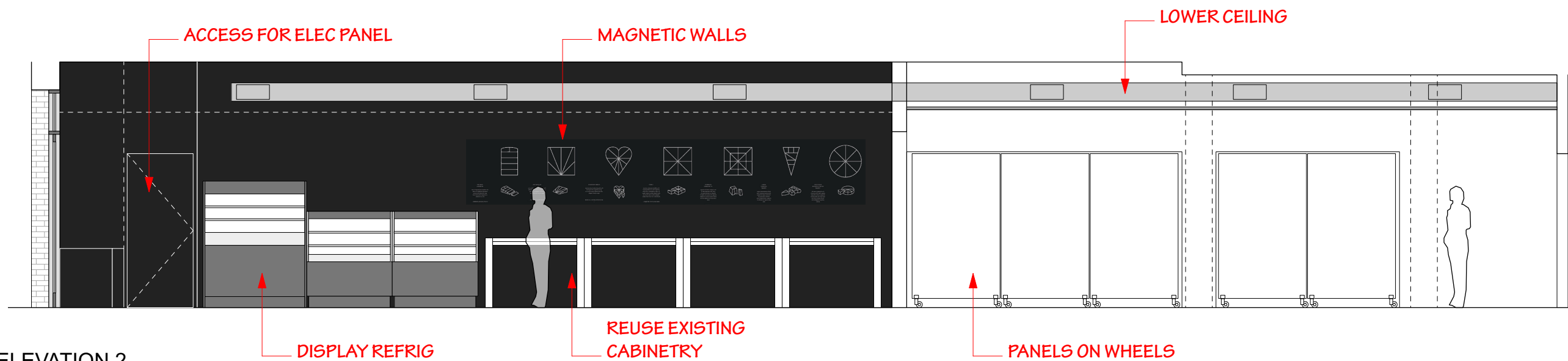
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 PROPOSED BASEMENT FL

PROJECT No:
 SCALE: 2022-02-28
 DATE:

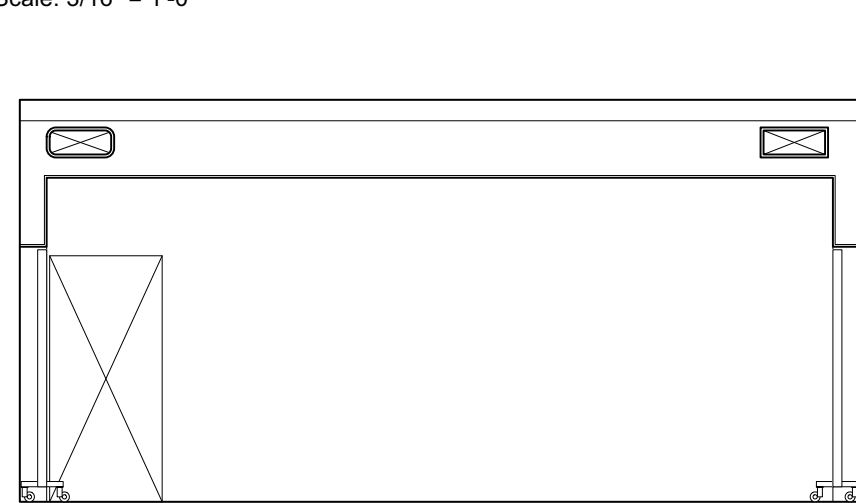
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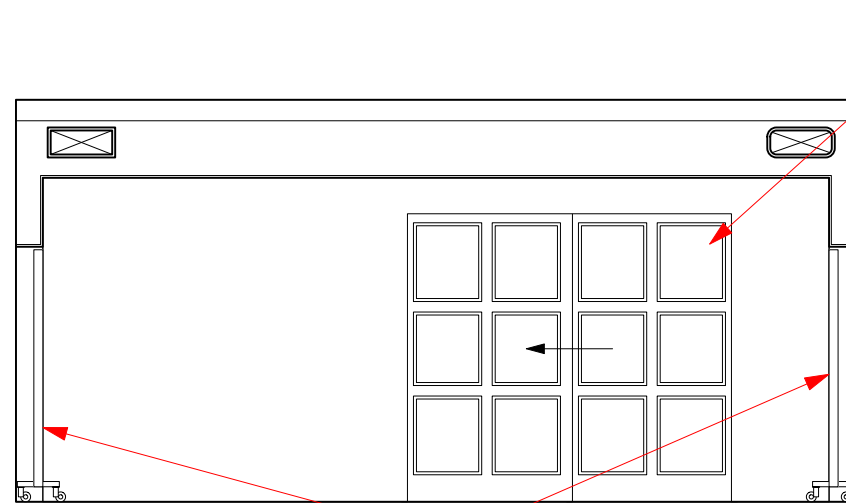
1 ELEVATION 1
Scale: 3/16" = 1'-0"



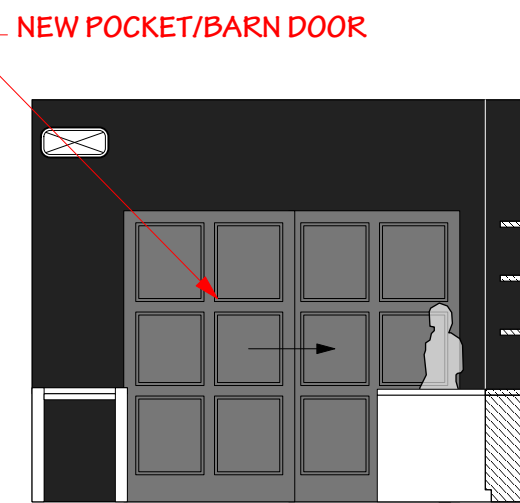
2 ELEVATION 2
Scale: 3/16" = 1'-0"



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



4 ELEVATION 4
Scale: 3/16" = 1'-0"



5 ELEVATION 5
Scale: 3/16" = 1'-0"

PANELS ON WHEELS

GENKIWA MART
JAPANESE GROCERY & DELI

FRENCH CHEESE BOARD

**RETAIL SPACE
FOR LEASE**
Ground Floor 2200 Sqft
Basement 1275 Sqft
Call: [unreadable]
[unreadable] Group

56 SP

SAND

Handwritten graffiti on the brick wall, including the letters "OT" and "PISH".





EXIT




FRENCH
L'ART DE
CHEESE
DE FRANCE
BOARD



