

**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: [REDACTED]

**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.)

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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

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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 : 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

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- 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

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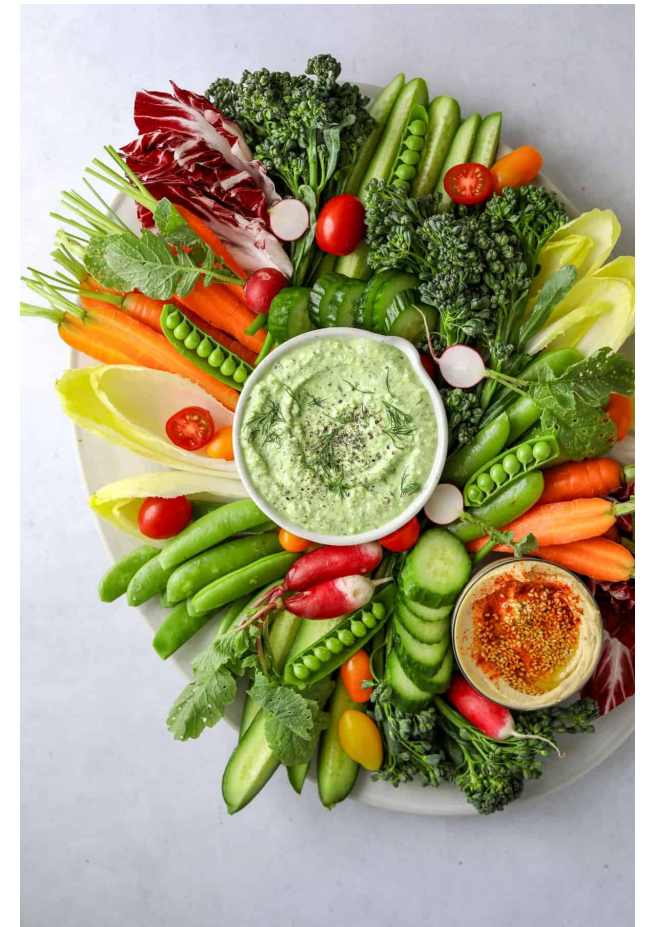
Create a place which is beyond a wine bar or a restaurant, a place where the rules of the traditional dining could be reinvented, and where hospitality goes back to its basics.

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





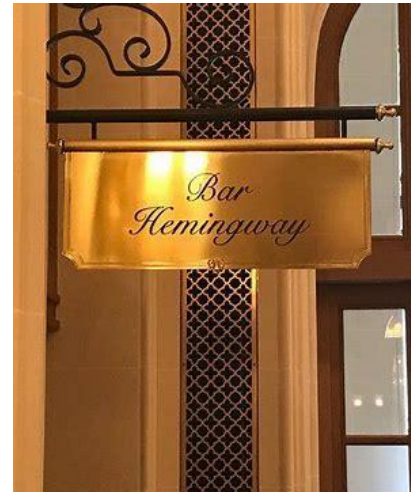
# WINE MOODBOARD

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# COCKTAILS MOODBOARD



# FOOD MENU

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## 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

## TO SHARE\_

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

## 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



# WINES & COCKTAILS

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## 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

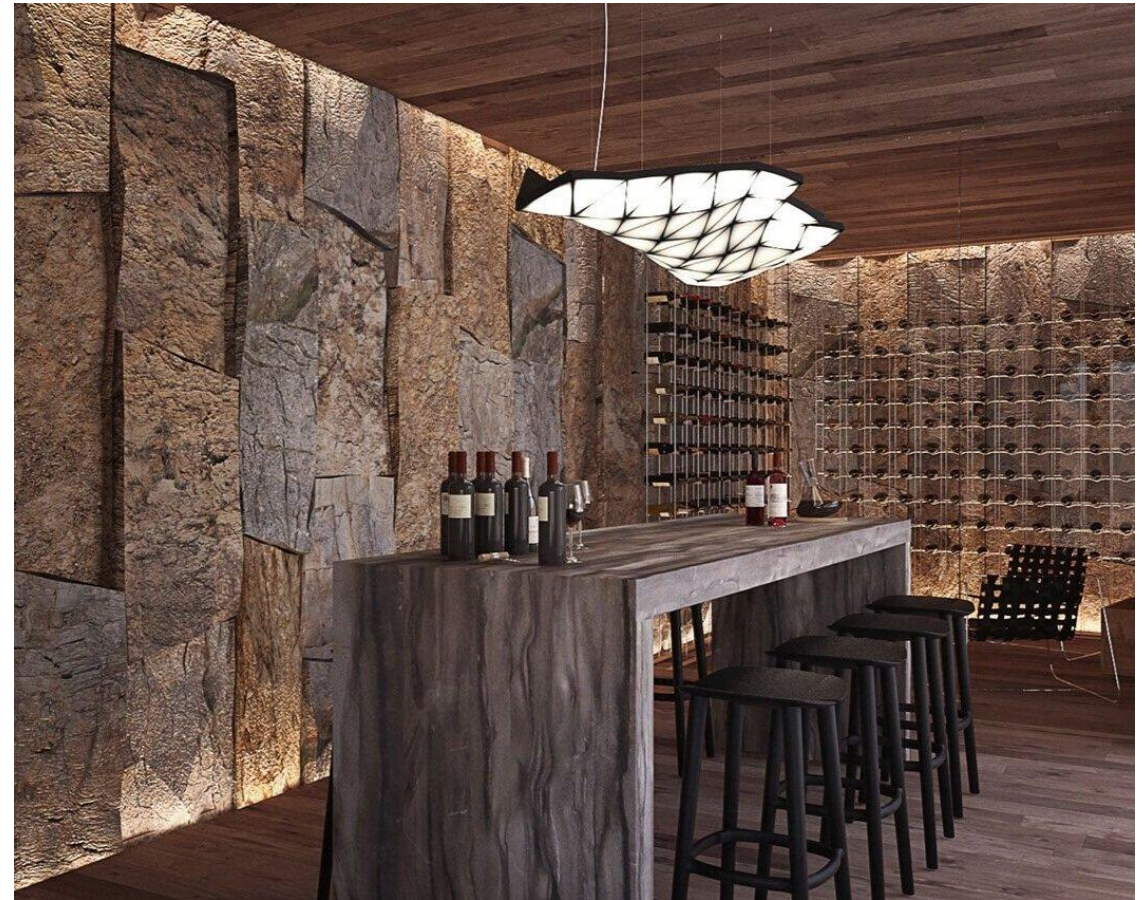
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# INTERIOR DESIGN MOODBOARD

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EST.2023  
BAR A MANGER





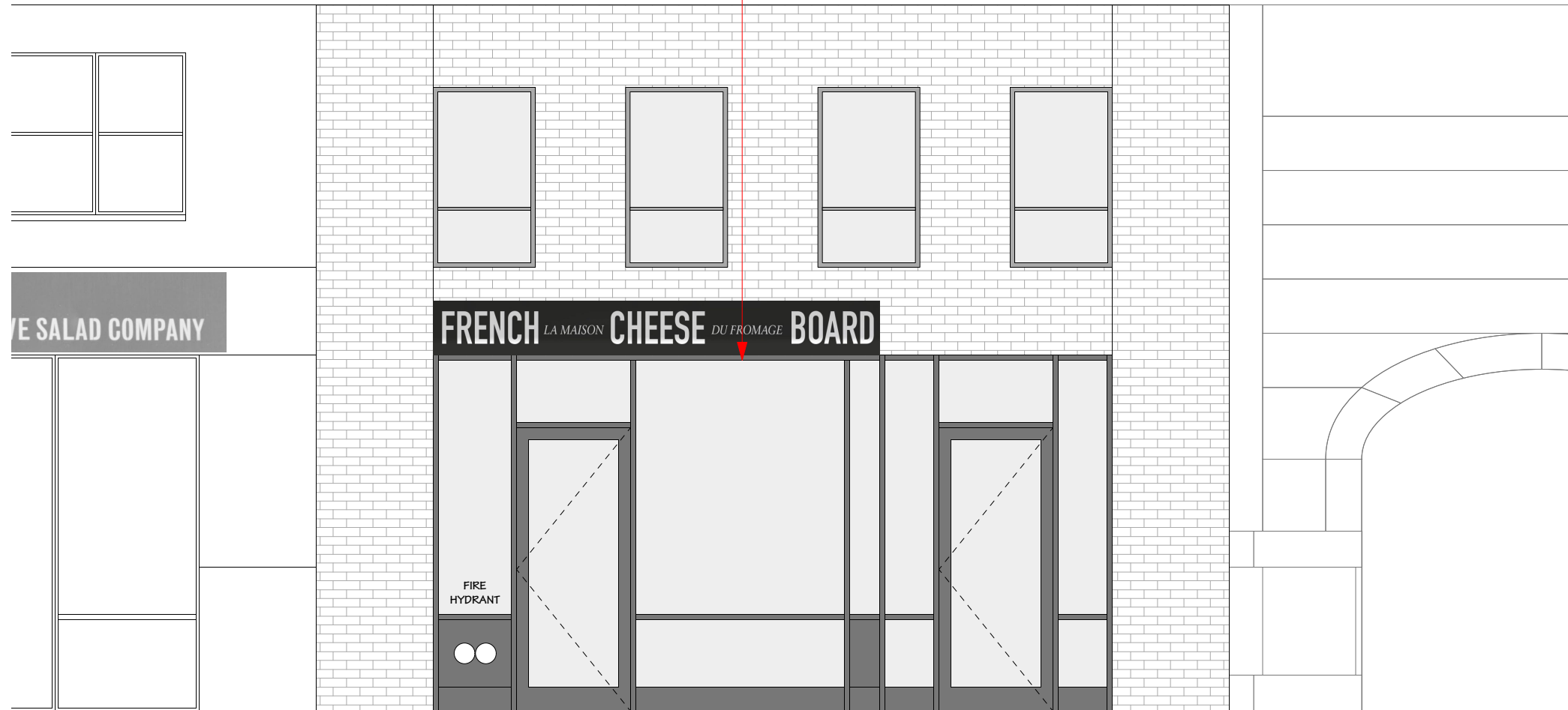


EXISTING FACADE



PROPOSED 3D

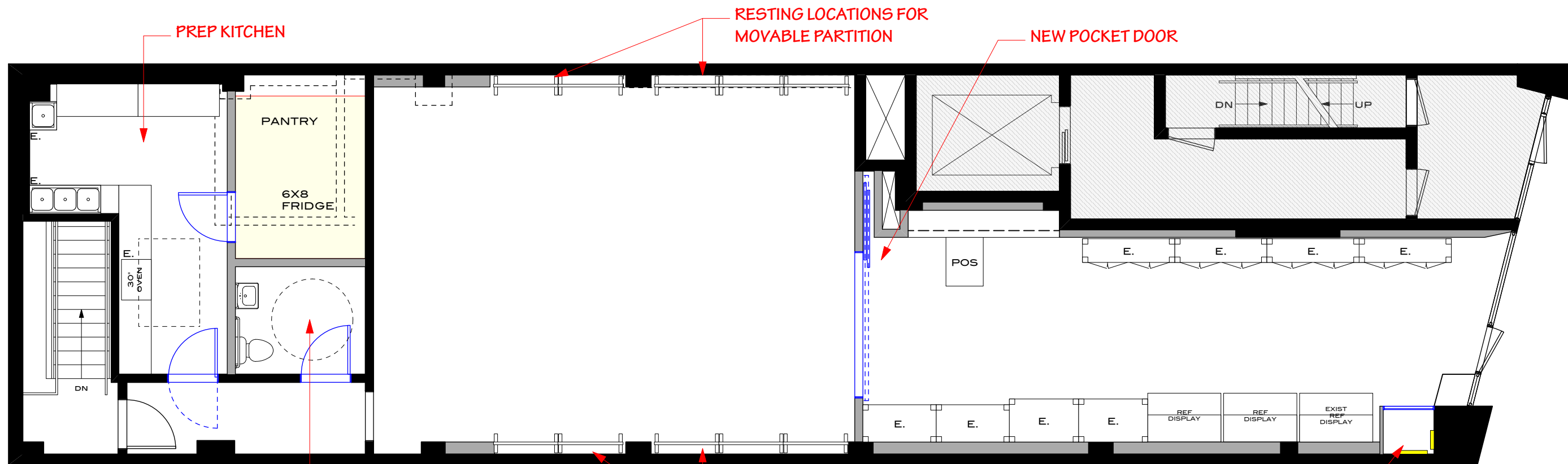
REMOVE EXISTING AWNING AND SIGNAGE,  
REPLACE W. NEW SIGNAGE



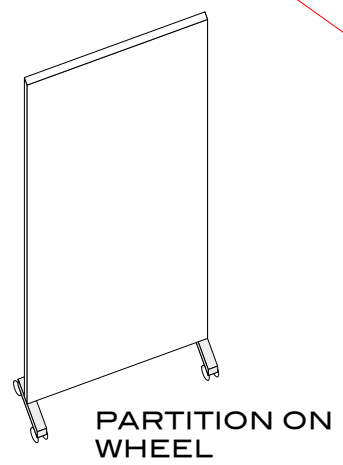
1 PROPOSED FACADE  
Scale: 1/4" = 1'-0"

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:

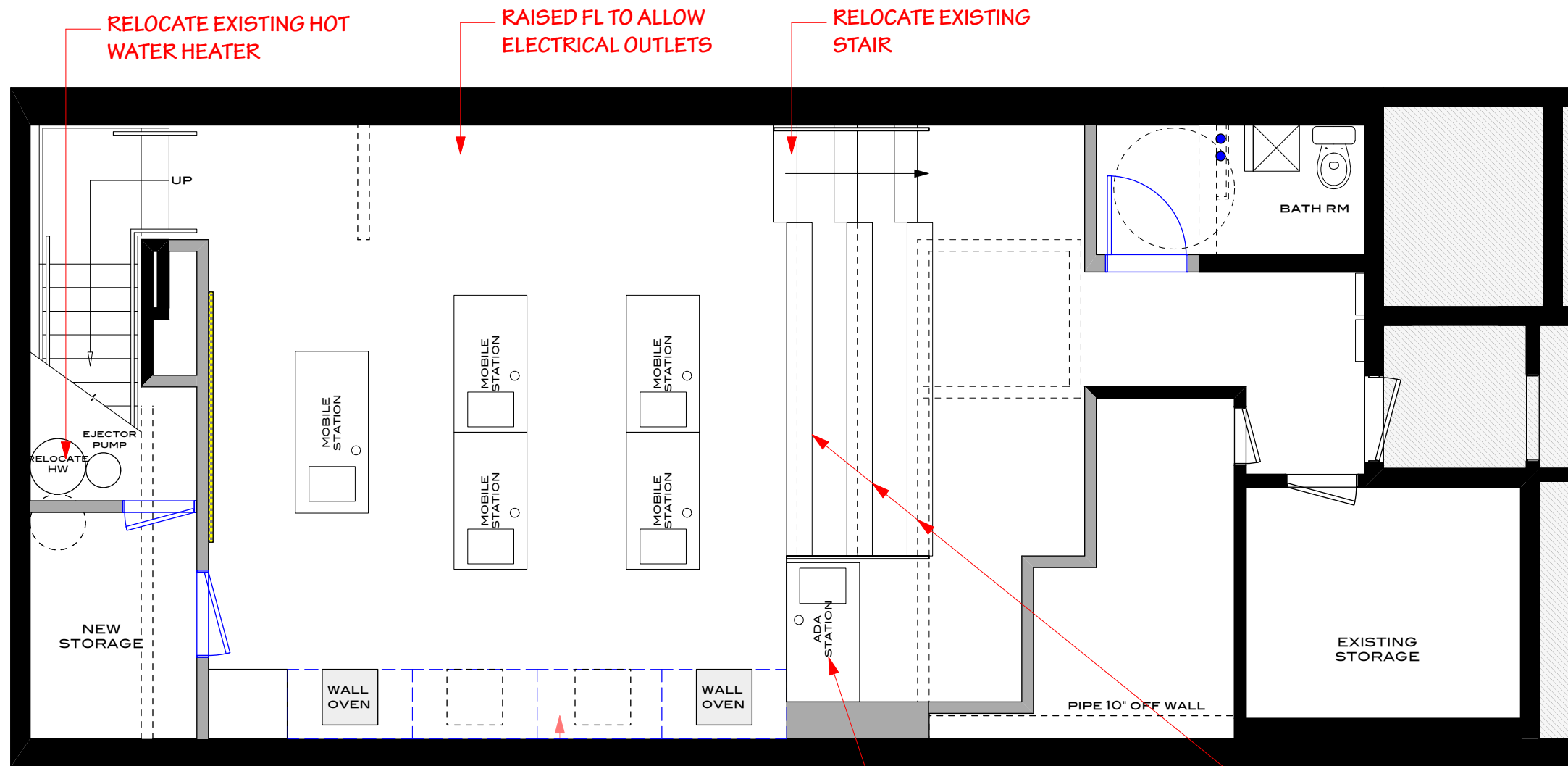
DRAWING TITLE:  
PROPOSED GROUND FL

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

DRAWING No:  
SK-21

**LEGEND**

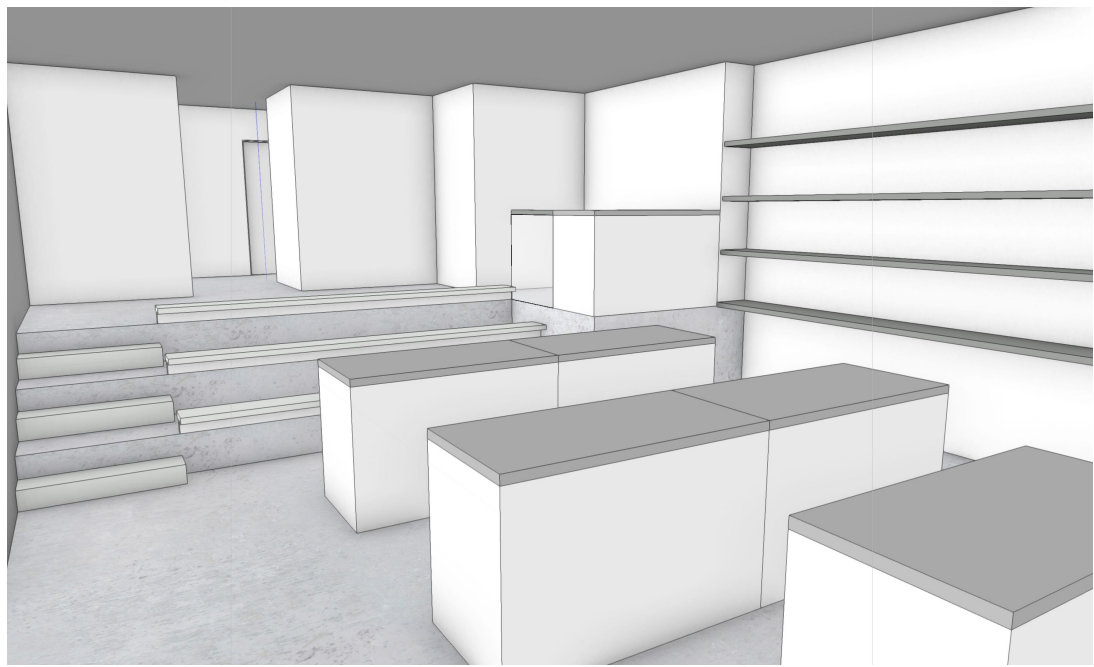
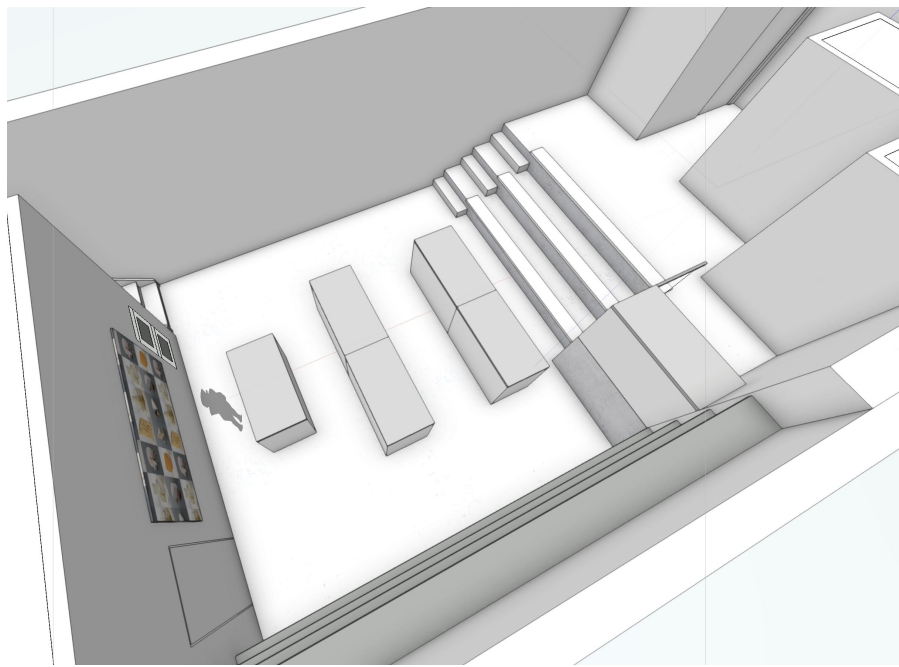
- EXIST WALL
- DEMO WALL WALL
- NEW WALL
- MEDIA / PROJECTOR WALL
- NEW WALK IN FRIDGE
- NEW DOOR
- E. EXISTING FURNITURE



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

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY 3D



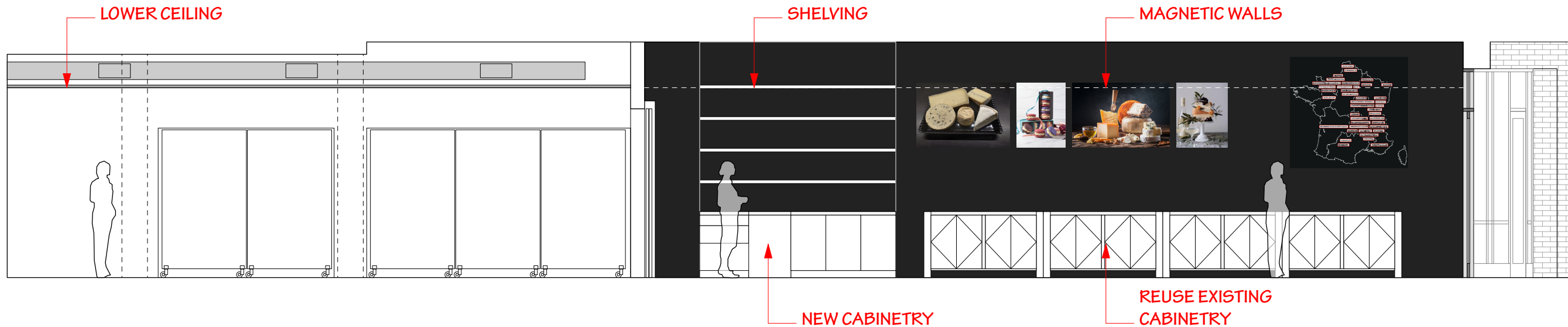
DO NOT SCALE DRAWINGS  
VERIFY ALL DIMENSIONS IN FIELD

SEAL:

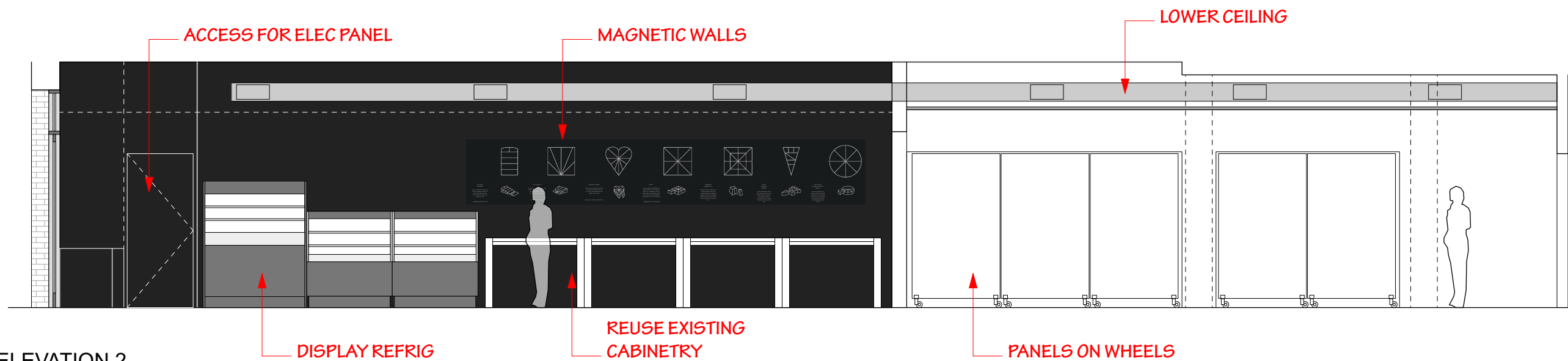
DRAWING TITLE:  
**PROPOSED BASEMENT FL**

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

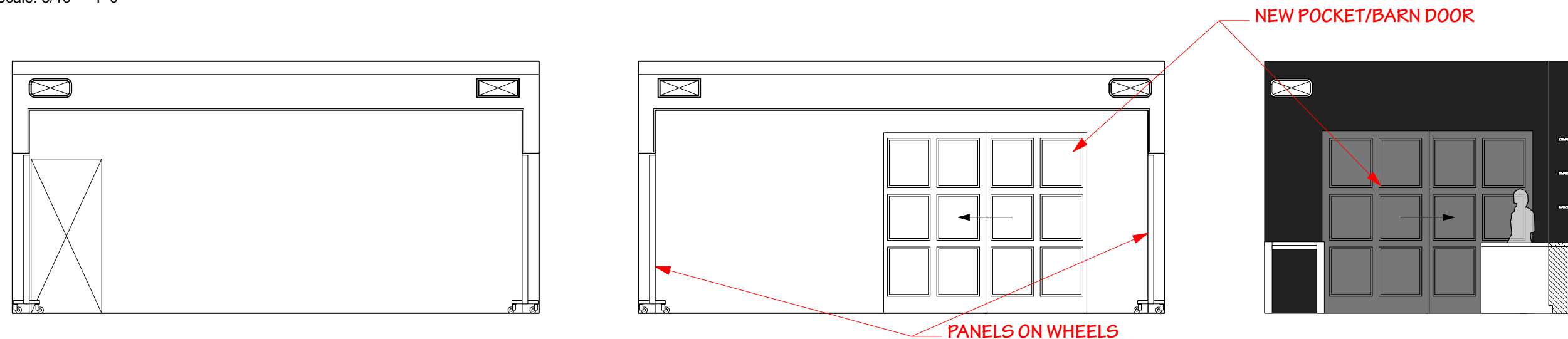
DRAWING No:  
**SK-22**



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"



**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.F. HUBBARD*  
**CHEESE**  
*DE FRENCH*  
**BOARD**





FIRST AID KIT  
140

914



