

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s):
Laura Presbury ONE N K LLC

Trade name (DBA): Bisou

Premises address:
114 Sixth Ave, New York, NY 10013

Cross Streets and other addresses used for building/premise:
Watts St and Broome St

CONTACT INFORMATION:

Principal(s) Name(s):
Laura Presbury

Office or Home Address: ■■■■■■■■■■

City, State, Zip: New York, NY 10003

Telephone #: ■■■■■■■■■■ email : ■■■■■■■■■■

Landlord Name / Contact:
Minneola, LLC 270 Madison Ave Ste 1500 NY, NY 10016 ■■■■■■ David Ohayon

Landlord's Telephone and Fax: _____

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

Laura Presbury Bisou 114 Sixth Ave

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
We aim to become the neighborhood meeting place for all residents of West Soho by giving our customers the experience and the feeling they have been transported to a Paris Café. We will be offering a wide selection of wines, cocktails, and tapas that will rotate seasonally. The wine will be hand-selected and of high quality for those with delicate palates. Our Mixologist will carefully craft the cocktails with unique flavors and twists to some classics. The tapas will be an assortment of meat and cheese boards and lite bites to satisfy our customers.

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:

Restaurants: Mooncake Foods, a Chinese Restaurant. Prior to that, Rossetti's Pizza was the tenant for many years.

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: _____

Bison we currently hold an RW license here

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:

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 : 1900

Describe neighboring buildings:

Mixed: Both Residential and Lower level Commercial spaces

Zoning Designation: M1-5B

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 00476 / 0015

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 : We do not plan to make any adjustments

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 We will have a few tables for a sidewalk café

What is the proposed Occupancy? 31 Interior(not including staff), 20 Outside

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? 33 Interior seating

If yes, what is the use group for the premises? business and residence(Building CofO)

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

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? 800 sq ft with 630 Sq Ft net usable space

If more than one floor, please specify square footage by floors: _____

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

25 sq ft frontage

If more than one floor, what is the access between floors? _____

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? 7 Total table seats? 22

Total number of bars? 1 Total bar seats? 9

Total number of "other" seats? 20 please explain: Sidewalk Cafe

Total OVERALL number of seats in Premises: 31 Interior, 20 Exterior

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 9

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

Any food counters? no yes, describe: _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: _____

Currently, it is a curved bar with 6 fixed seats. We would like the update it to a L-shaped bar to have space for the additional 3 bar seats.

* 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:

x

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:
5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 1am 5pm to 1am

Will the business employ a manager? no yes, name / experience if known : Not Applicable

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 : _____

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: _____

We will have a few small speakers around the space to create a gentle atmosphere. For sound proofing it is required in our lease so this will be done by a professional.

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)

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: _____

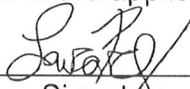
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Laura Presbury Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on behalf of the applicant by:



Signature

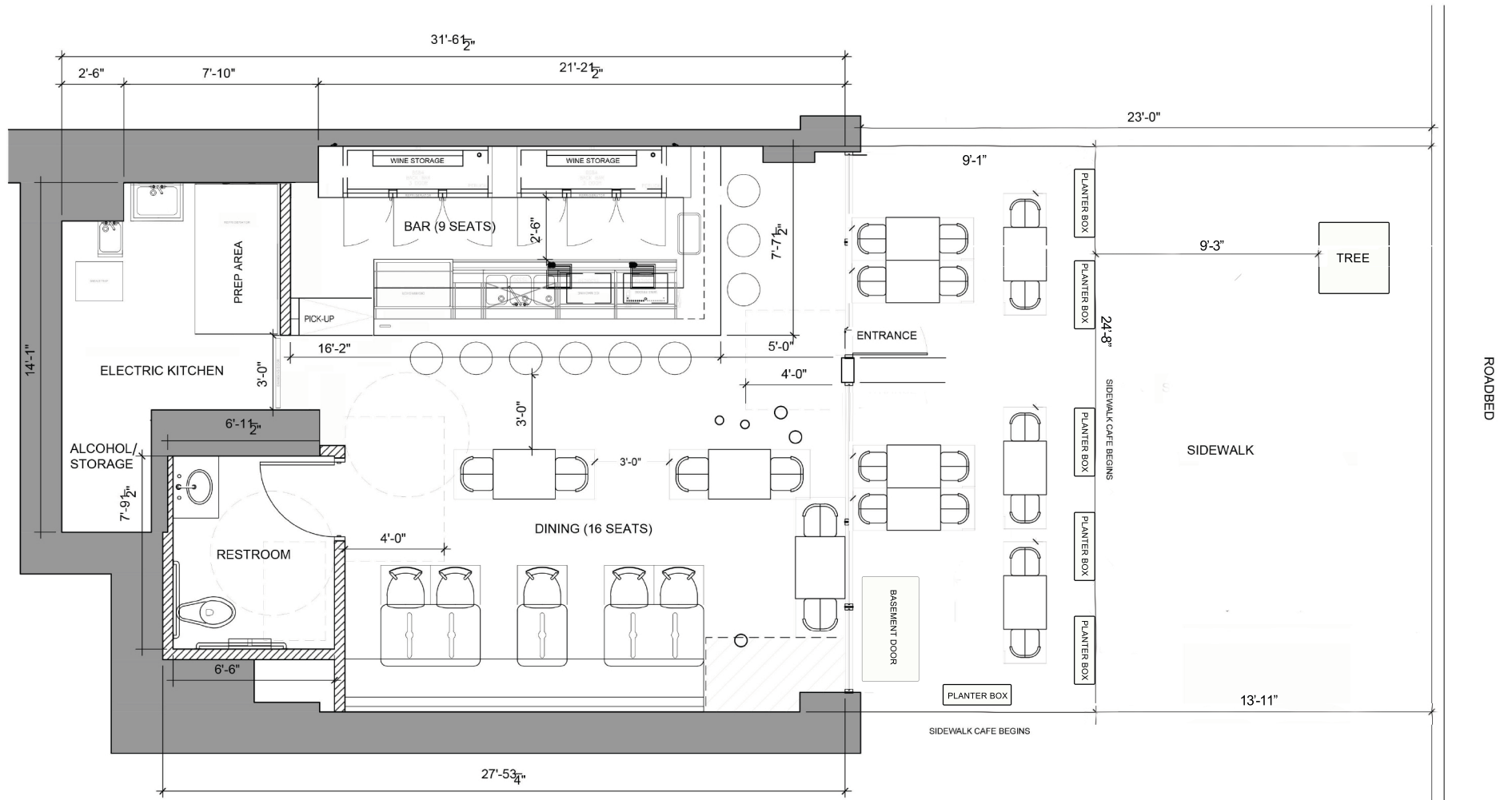
Print or Type Name Laura Presbury

Title 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.



Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
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BISOU - 112 6TH AVE., MANHATTAN, NY

FOOD



Charcuterie • three items 32 • five items 48

Tuna Tartare • soy glaze, avocado, & wonton chips* 21

Baked Brie • brie & puff pastry 18

Onion Soup • croutons, gruyère cheese 12

Grilled Shrimp • shrimp, chipotle lime marinade, avocado salad & chipotle aioli 22

Quinoa Salad • avocado, tomatoes, peppers, scallion, cucumber, & cilantro dressing 18

Mac and Cheese • bechamel, gruyère cheese, aged cheddar, & bread crumbs 16

Caesar Salad • romaine, parmesan, croutons, & dressing (anchovies) 18 Add Chicken +9

Burrata & Roasted Tomatoes • balsamic glaze, pesto, & toasted baguette 18

Homemade Meatballs • veal, beef, pork, tomato sauce, parmesan cheese 16

Zucchini Carpaccio • citrus vinaigrette, parmesan cheese, & pine nuts 14

Mushroom Risotto • butter, parmesan cheese, & fresh herbs 23

Rigatoni & Burrata • white wine butter sauce, tomatoes, pepper flakes 24

Cacio e Pepe • bucatini pasta, butter, parmesan, & black pepper 22

Pesto Rigatoni • heavy cream, tomatoes, & parmesan (contains nuts) 23

Club Sandwich • chicken, chipotle mayo, lettuce, & tomatoes 19 Add Bacon +4

Beef Bourguignon • potato purée, & baguette 32

Pan Roasted Salmon • squash purée, braised kale & lemon dill butter 28

Sweets • Creme brulee 12 • Macarons 10 • Chocolate Cake 13

*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of food borne illnesses.

COCKTAILS

Espresso Martini • kahlua, vodka, espresso coffee 19

Strawberry Daiquiri • strawberry, rum, lime juice, salt 18

French 75 • gin, champagne, simple syrup, lime juice 18

Negroni • vermouth, gin, campari 18

Aperol Spritz • aperol, prosecco, soda water 17

Old Fashion • angostura bitter, bourbon, sugar 18

WINE

B • Biodynamic
O • Organic
V • Vegan

Rouge

New York 2021 • Kelly James Russell Cabernet Franc 16/58

France 2021 • Caravane Cahors Malbec 16/62 B.O

Italy 2019 • Il Vulcano di Eresa Nerello 18/72

Italy 2021 • Gianfranco Alessandria Langhe Nebbiolo 19/76

France 2021 • Côtes du Rhone Petit Ours Matthieu Barret 21/82 B.O.V

France 2019 • Saint Émilion Grand Cru Les Cadrans 22/86

Chile 2020 • Santa Cruz de Coya Pais 17/66

France 2021 • Hautes Côtes de Beaune Pinot Noir 19/76

France 2019 • Brouilly Château de la Chaize 18/72

By the Bottle:

California 2019 • Matthiasson Cabernet Sauvignon Napa 125

California 2017 • L'Arge d'Oor Sangiovese 96

France 2019 • Matthieu Barret Cornas 'Brise Cailloux' 168 B.O.V

France 2020 • Domaine Jessiaume, Santenay 1er cru Les Gravieres 172

WINE

B · Biodynamic
O · Organic
V · Vegan

Blanc

- California 2021 · Matthiasson Tendu Vermentino 17/68 O
Germany 2017 · Sybille Kuntz Kabinett Riesling Trocken 20/78
Italy 2021 · Cataldo Calabretta Ciro Bianco 16/64 V.O
France 2021 · Touraine Sauvignon Blanc Cour de la Roche 15/58
France 2020 · Vouvray Sec Vincent Raimbault 16/64
France 2021 · Sancerre Didier Raimbault 19/76 V
France 2020 · Hautes Côtes de Beaune Henri Delagrangé 18/72 O
New York 2021 · Pulp FiC#!@N Muscadet 17/68
France 2017 · Viognier La Champine 15/58
France 2019 · Domaine de L'enclos Chablis 1er cru 104 (BTB)

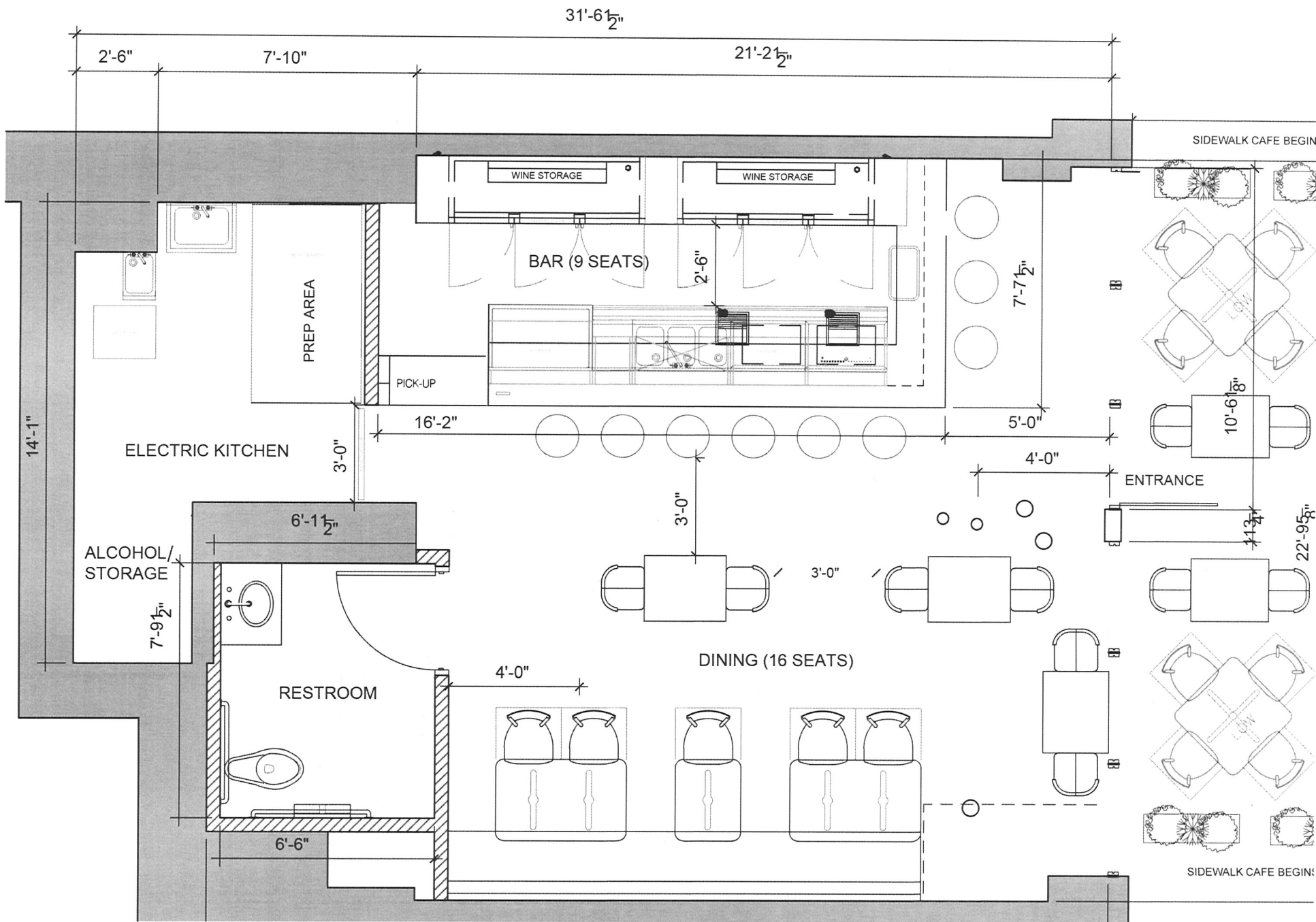
Rosé

- Spain 2021 · Ganeta Rose Txakoli 15/58
France 2021 · Domaine de la Suffrene Bandol Rose 18 O
France 2021 · Coeur Esterelle Cotes de Provence 16/64

Pétillant + Champagne

- Italy · Valdobbiadene Prosecco 15/56
France · Cote Mas Cremant de Limoux Brut 16/62
France · Blanc de Blancs Lafayette 15/56
France · Billecart-Salmon Brut reserve 168 (BTB)





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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):

5 tables and 20 seats on sixth ave/Sullivan Street

 tables and seats on Street

Hours of sidewalk café: 5pm to 11pm .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): there is a tree that sits directly in front of the restaurant but is almost to the roadbed

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

 tables and seats on Street

 tables and seats on Street

Hours of roadbed: to .

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

Rear yard will have no more than tables and seats

Hours of rear yard: 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: stand alone gas heaters in winter



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Thursday December 16, 2021

I, Laura Presbury, as a qualified representative of One N K, LLC d/b/a Bisou located at 112-114, 6th Ave, New York, NY 10013 agree to the following stipulations:

Application Type: OP Restaurant/Tavern Restaurant Wine Tavern Wine Alteration Other:

Premise will be advertised and operated as a neighborhood cafe and meeting house.

Hours of operation:

Sunday: 9 AM to 12 AM Thursday: 9 AM to 12 AM
Monday: 9 AM to 12 AM Friday: 9 AM to 1 AM
Tuesday: 9 AM to 12 AM Saturday: 9 AM to 1 AM
Wednesday: 9 AM to 12 AM

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- Will operate as a Parisian style cafe with full menu items available until closing every night.
 Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 Will not operate a backyard garden or other outdoor area for commercial purposes except for sidewalk seating operating under the temporary Outdoor Restaurants program located immediately adjacent to storefront no more than 5 tables and 14 patron seats. No roadbed seating.
 Sidewalk seating will close by 11 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers/tvs.
 Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
 Will not have televisions. Will have no more than ___ television(s) No projectors; closed caption mode only; no sound.
 Will not install or have French doors, operable windows or open facades.
 Will close all doors and windows by 10 PM every night.
 No patron occupancy/service to any portion of basement to licensed premises.
 Will not make changes to the existing facade except to change signage or awning.
 Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

Will not have: Dancing DJs Live Music Promoted Events Any event where cover fee is charged
 Scheduled Performances Velvet ropes or metal barricades Security Personnel/Dorman.

Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be handled through this number.

Name: Laura Presbury Phone Number: [Redacted]

Signed: [Signature] Print Name: Laura Presbury
Sworn to this 20th day of DECEMBER 2021
Notary Public: [Signature] Registration No. 01LA6362844 Expires 4/23/2025

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license.