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COMMUNITY BOARD NO. 2, MANHATTAN

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NEW YORK, NY 10012-1899

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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: April 2 or 4

APPLICANT INFORMATION:

Name of applicant(s): 299 Hospitality LLC

Trade name (DBA): TBD

Premises address: 375 Hudson Street aka 299 West Houston Street

Cross Streets and other addresses used for building/premise:
Hudson & Greenwich Streets

CONTACT INFORMATION:

Principal(s) Name(s): Flynn McGarry & George Loening

Office or Home Address: 327 Grand Street

City, State, Zip: New York, NY 10002

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: 375 HH LLC

Landlord's Telephone and Fax: [REDACTED]

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

Flynn McGarry N/A

George Loening N/A

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
Vegetable focused, fine dining restaruant

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 : Temporary Retail Permit

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

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

Matcha Shop

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: _____

Chalait LLC (0240-19-112171), 12/31/2021

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:

Le Pain Quotidien, 2018 - 2020

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: 18 Year Built : 1987

Describe neighboring buildings:
_____ Commercial _____

Zoning Designation: M1-6

Zoning Overlay or Special Designation (applicable) HSQ

Block and Lot Number: 599 / 64

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no
Ground floor and basement

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 sidewalk cafe on West Houston Street as part of leased property

What is the proposed Occupancy? 100

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? 100

If yes, what is the use group for the premises? 6

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: Small, unlit sign in window

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 3493 sq.ft.

If more than one floor, please specify square footage by floors: Ground floor - 3293 sq.ft., Cellar - 200 sq.ft

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

If more than one floor, what is the access between floors? Through freight elevator in lobby

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? 21 Total table seats? 75

Total number of bars? 1 Total bar seats? 8

Total number of "other" seats? 0 please explain : _____

Total OVERALL number of seats in Premises : 83

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? 0

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: _____ Monday: _____ Tuesday: _____ Wednesday: _____ Thursday: _____ Friday: _____ Saturday: _____
Lunch 12pm - 2pm Lunch 12pm - 2pm Lunch 12pm - 2pm
_____ to _____ _____ to _____ 5pm to 10:30pm 5pm to 10:30pm 5pm to 10:30pm 5pm to 10:30pm 5pm to 10:30pm

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

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? No _____

Please describe your sound system and sound proofing: Sonos sound system for ambient sound and acoustical panels on ceiling

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties (in private dining room)

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)

Dining will be primarily by reservation. Staff will monitor road and sidewalk in front of establishment to ensure that no crowds form.

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

Stanchions and shrubbery to contain sidewalk cafe

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: Flynn McGarry Phone: 

Address: 

Email : 

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Flynn McGarry

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

Jeanine Kiely, Chair
Susan Kent, First Vice Chair
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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: 299 Hospitality LLC

Address of Premises: 375 Hudson Street aka 299 West Houston Street, New York, NY 10014

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

8 tables and 16 seats on West Houston Street

 tables and seats on Street

Hours of sidewalk café: 12pm to 2pm (Lunch: Thursday - Saturday)

5pm 10:30pm (Dinner: Tuesday - Saturday)

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

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 / 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

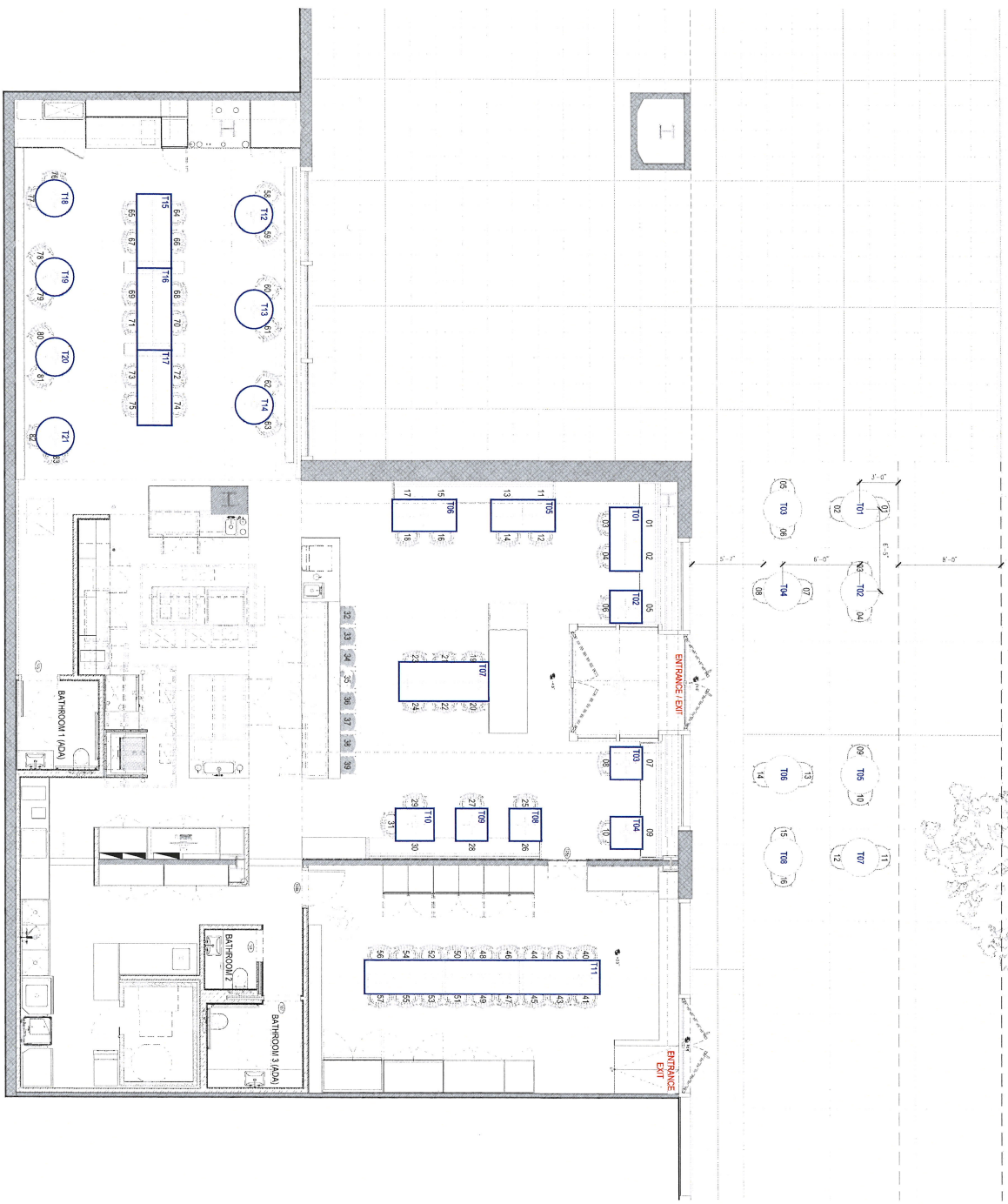
Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides? No Yes

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:

1 PROPOSED FLOOR PLAN
 1/8" = 1'-0"



<p>INCA 14 SCOTT AVENUE BROOKLYN, NY 11237</p>	<p>GEM 375 HUDSON STREET NEW YORK, NY 10014</p>	<p>PROPOSED FLOOR PLAN A-101</p>
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Sample menu:

Savory

Bread and local butter.....	8
Cured prosciutello on plum leather.....	22
Cured tuna with smoked sweet potato and kosho.....	28
Whole artichoke with truffle and toast.....	32
Grilled spanish mackerel with turnips and limequat.....	30
Sunchoke barigoule with grilled escarole and pistachio.....	32
Lions mane schnitzel with huckleberry, anchovy and capers.....	42
Braised cabbage with seaweed and fresh cheese.....	31
Grilled skate wing with oyster beurre blanc, salsify and black trumpets.....	45
Hay grilled squab with fermented quince and horseradish.....	52

Today's vegetables

Grilled puntarelle with pumpkin seed butter.....	14
Squash with XO sauce.....	15
Winter salad.....	18

Dessert and cheese

L'amuse gouda and quince jam.....	16
Ice cream or sorbet.....	14
Walnut cake with amaro cream.....	16