

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: [REDACTED]

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  
Marignit 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.)

ADDiNg a sidewalk cafe area  
and Roadbed seating

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 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 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 X Restaurant Club/ Cabaret Hotel Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday: 8am to 10pm Monday: 8am to 10pm Tuesday: 8am to 10pm Wednesday: 8am to 10pm Thursday: 8am to 12am Friday: 8am to 12am Saturday: 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 1/2 " 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: [REDACTED]

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*

*[Handwritten Signature]*

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

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## Community Board No. 2, Manhattan

3 Washington Square Village  
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www.cb2manhattan.org

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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.

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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):

2 tables and 4 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):

3 tables and 6 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



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 15, 2022.

Ryan Reynolds, as a qualified representative of Ryan Reynolds d/b/a WEST10WEST, located at 242 W. 10th St. New York, New York 10014 agree to the following stipulations:

Application Type:  OP Restaurant/Tavern  RW  TW  Alteration  Other:

Premise will be advertised and operated as a neighborhood café and dining establishment.

Hours of operation:

Sunday: 8 AM to 10 PM Thursday: 8 AM to 11 PM
Monday: 8 AM to 10 PM Friday: 8 AM to 12 AM
Tuesday: 8 AM to 10 PM Saturday: 8 AM to 12 AM
Wednesday: 8 AM to 10 PM

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

- Will operate as a café and restaurant, with full-service kitchen open and 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 have televisions.
 Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
 Will close all doors & windows at all times, allowing only for patron ingress and egress.
 Will not install or have French doors, operable windows or open facades.
 Will not make changes to the existing façade except to change signage or awning.
 Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
 Will not have unlimited drink or unlimited food & 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 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/Doorman.
 Will appear before CB2, Man. 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 addressed immediately

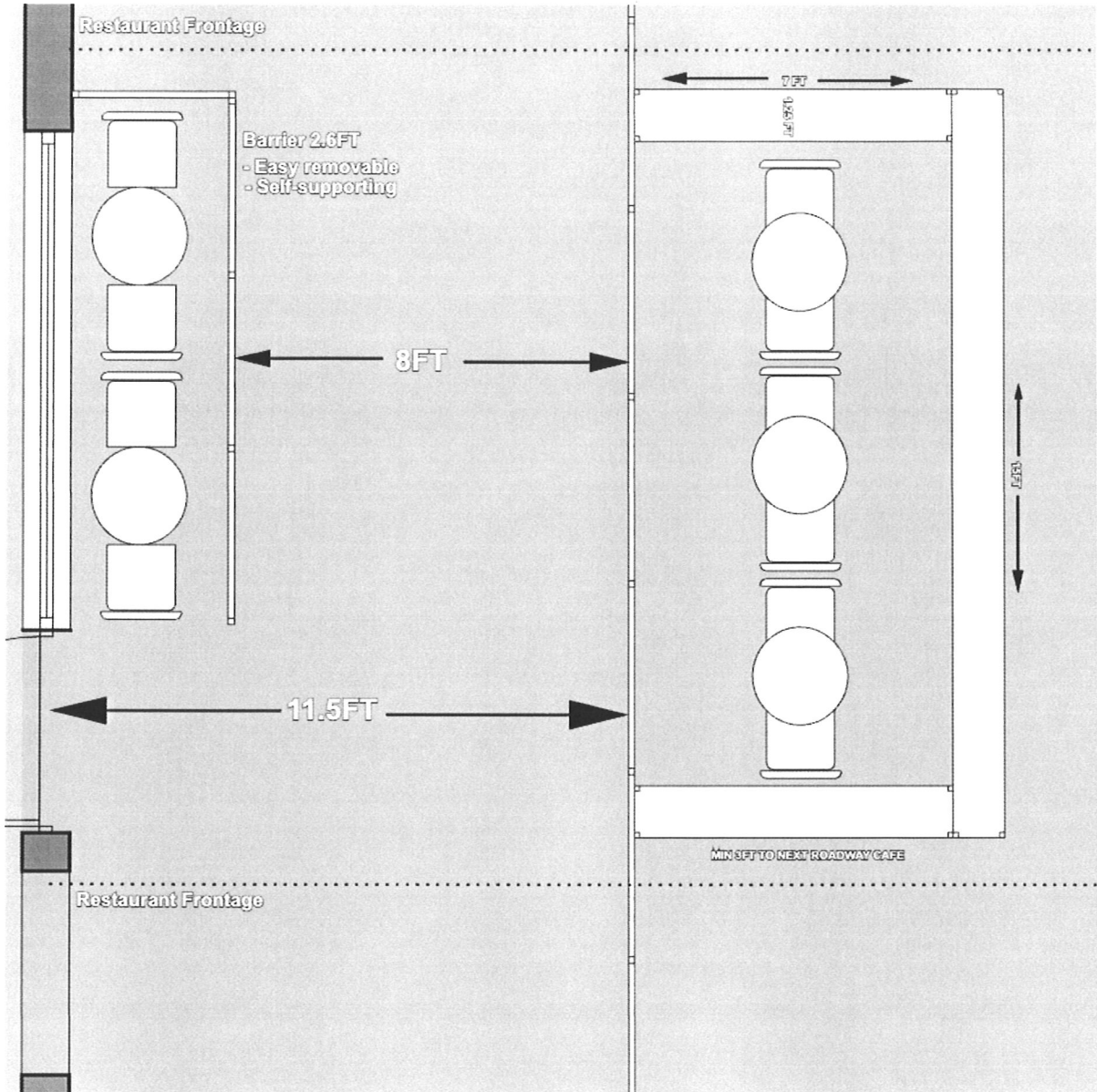
Name: Ryan Reynolds Phone Number: +19162302248

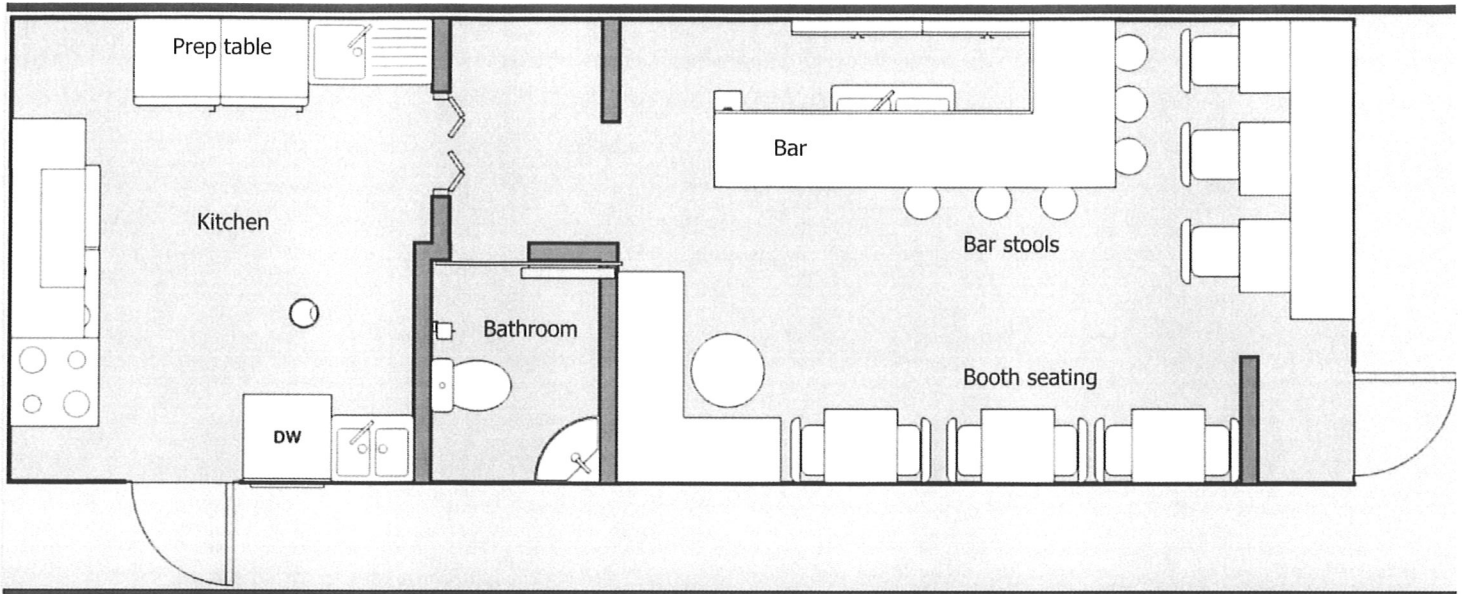
Signed: Ryan Reynolds Ryan Reynolds 12/12/2022
Print Name Dated
Sworn to this 14th day of December 2022 [Signature]
Notary Public

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

Terrance H. Flynn, Jr.
Notary Public for the State of New York
E-00119483
Commission Expires Dec. 02, 2024









## EVENING

### 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, serrano 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

### DESSERT

Affogato	12
Coppa al limone	14
Tripla coppa al cioccolato	14