

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Parcelle 72 MacDougal LLC

Trade name (DBA): Parcelle Greenwich Village

Premises address: 72 MacDougal Street, NY NY 10012

Cross Streets and other addresses used for building/premise:
W Houston & Bleecker St

CONTACT INFORMATION:

Principal(s) Name(s): Grant Reynolds & Josh Abramson

Office or Home Address: _____

City, State, Zip: _____

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
Macaja LTD

Landlord's Telephone and Fax: [REDACTED]

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

Grant Reynolds See rider attached.

Josh Abramson

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Neighborhood restaurant featuring European and domestic wines. Food will be a selection

of toasts, charcuterie, as well as fresh seasonal dishes, such as: Miso Cod, Grilled Pork

with Mushrooms, and Roasted Lamb.

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Experience for Grant Reynolds

- KSSWINE LLC d/b/a Parcelle Wine/A Wine Drop – Legacy Serial #1302013 - 139 Division St, East Store, New York, NY
- KSSWINE LLC d/b/a Parcelle – Legacy Serial # 1340567 - 135 DIVISION ST, STORE C, NEW YORK, New York, NY
- KSSWINE LLC d/b/a Parcelle Wine/ A Wine Drop -- Legacy Serial #1302013 - 509 W 38th St, NY, NY 10018
- Crispy Duck and Nice Wine LLC - Legacy Serial # 6011163 - 28 Canal St, New York, NY 10002

Experience for Josh Abramson

- KSSWINE LLC d/b/a Parcelle Wine/A Wine Drop – Legacy Serial #1302013 - 139 Division St, East Store, New York, NY
- KSSWINE LLC d/b/a Parcelle – Legacy Serial # 1340567 - 135 DIVISION ST, STORE C, NEW YORK, New York, NY
- KSSWINE LLC d/b/a Parcelle Wine/ A Wine Drop -- Legacy Serial #1302013 - 509 W 38th St, NY, NY 10018

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:

Restaurant - LouLou LLC d/b/a Babs - Operating since 2018 - Present

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: _____

LouLou LLC d/b/a Babs - Legacy Serial # 1316096 - Operating since 2018 - Present

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:

Chez Jaqueline Rest Inc - Legacy Serial # 1025058 - Operated from 2009 to 2018

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: 1 Year Built : 1958

Describe neighboring buildings: Residential and Commercial

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 526 / 84

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 sidewalk and roadway cafes

What is the proposed Occupancy? 28

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?
 no yes *Existing LNO

If yes, what is the maximum occupancy for the premises? 74

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 **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: New signage denoting the name of the restaurant

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,200 sq ft

If more than one floor, please specify square footage by floors: n/a - ground floor only

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

361 sq ft

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 ? 2

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

OVERALL SEATING INFORMATION:

Total number of tables? 21 Total table seats? 42

Total number of bars? 1 Total bar seats? 0
(service bar)

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

Total OVERALL number of seats in Premises : 42

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 0 Seats 0

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

Any food counters? no ___ yes, describe : _____

For Alterations and Upgrades: N/A

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

* 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:

12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am

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

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 : Existing french doors along the facade

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? _____

Please describe your sound system and sound proofing: _____

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) *online reservation system will be implemented

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: Moe Rosa Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:

[Signature]

Signature

Print or Type Name Grant Reynolds

Title partner

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.

[Signature]

[Signature]

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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: Parcelle 72 MacDougal LLC

Address of Premises: 72 MacDougal Street, New York NY 10012

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

4 tables and 8 seats on MacDougal Street Street
 tables and seats on Street

Hours of sidewalk café: 12pm to 10pm .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): none

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

10 tables and 20 seats on MacDougal Street Street
 tables and seats on Street

Hours of roadbed: 12pm to 10pm .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): none

Rear yard / Rooftop (circle) will have no more than tables and seats **N/A**

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

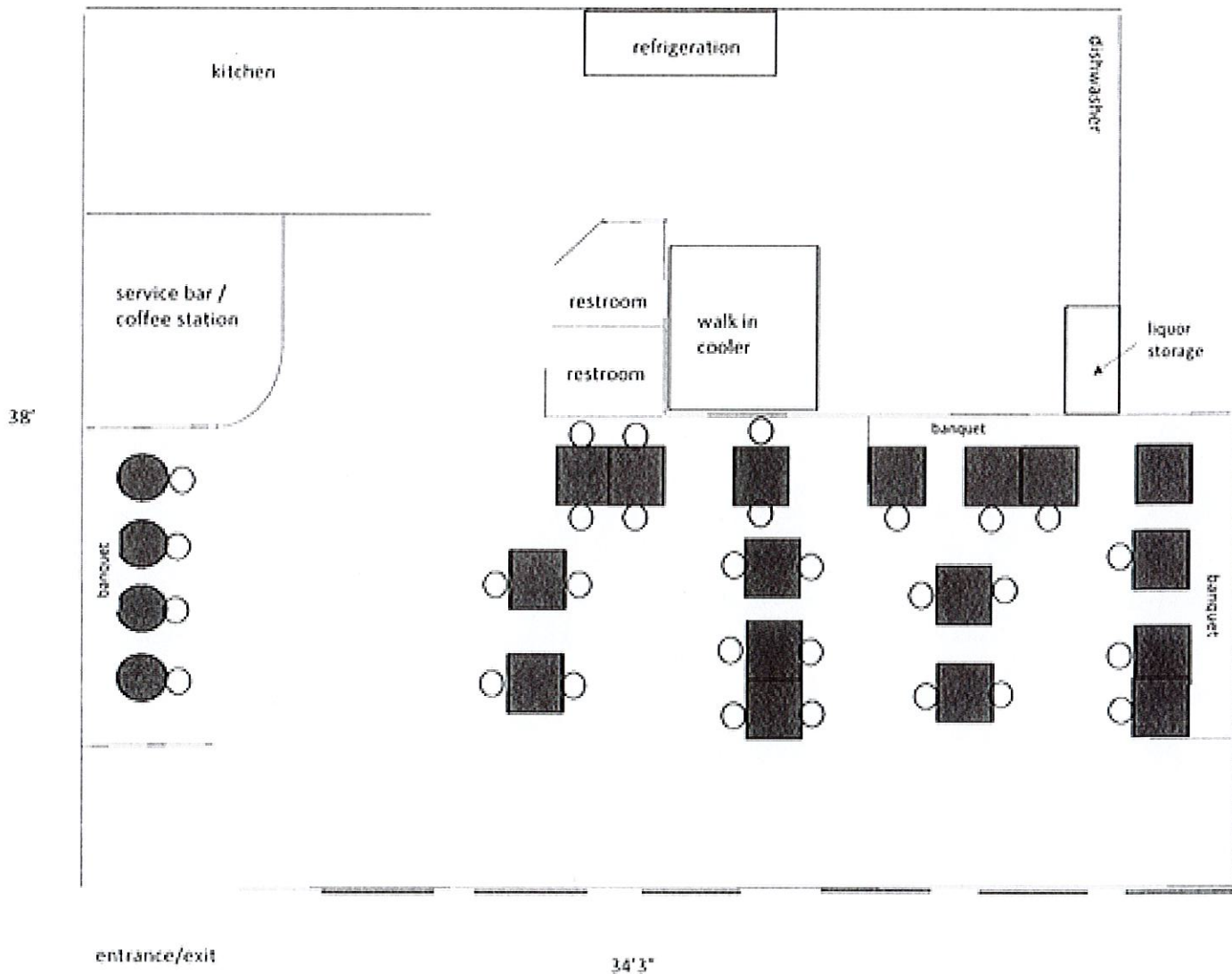
Will outdoor dining structures on the roadbed be enclosed on three (3) or more sides? No Yes

Is there any outdoor music, speakers or TVs? No Yes, please describe:

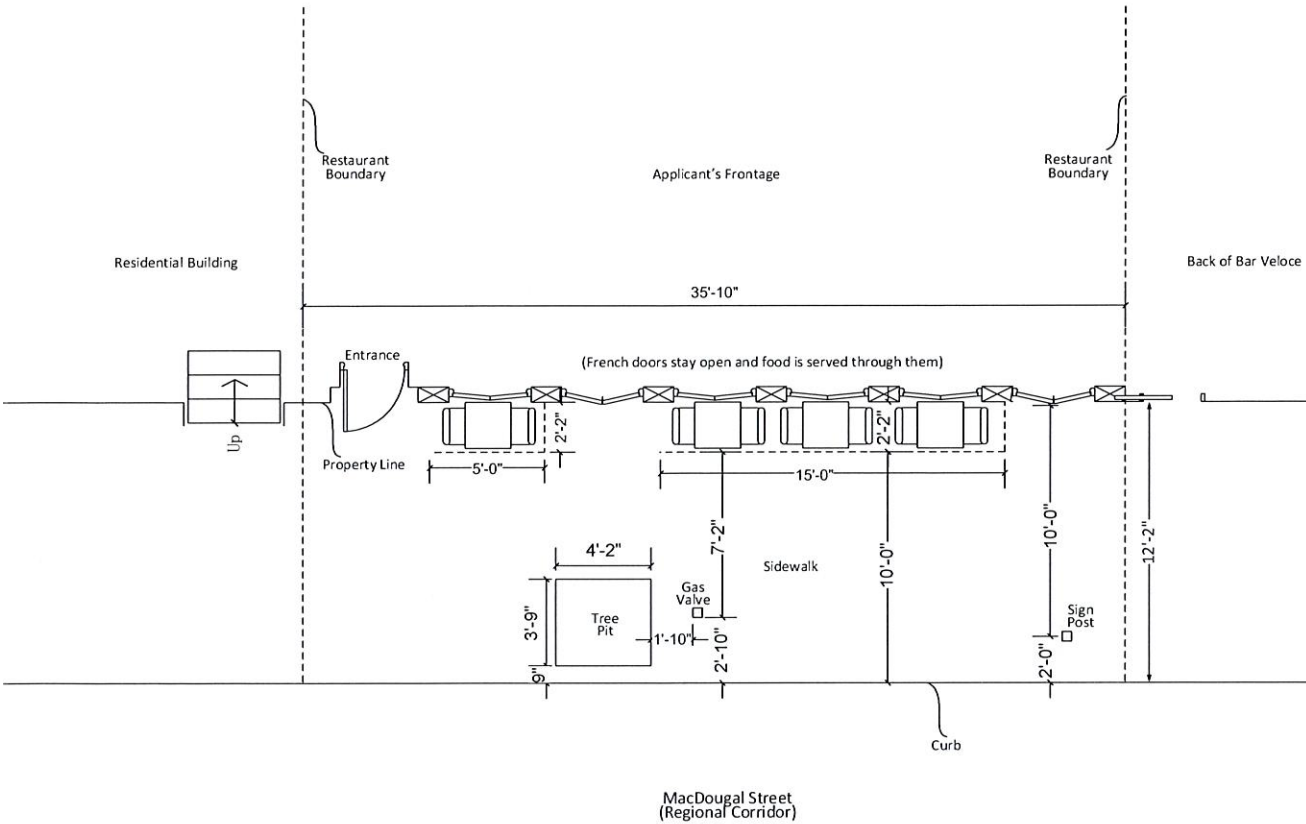
Will heating elements be used? No Yes, please describe:

Parcelle 72 MacDougal LLC

Ground Floor



MacDougal Street



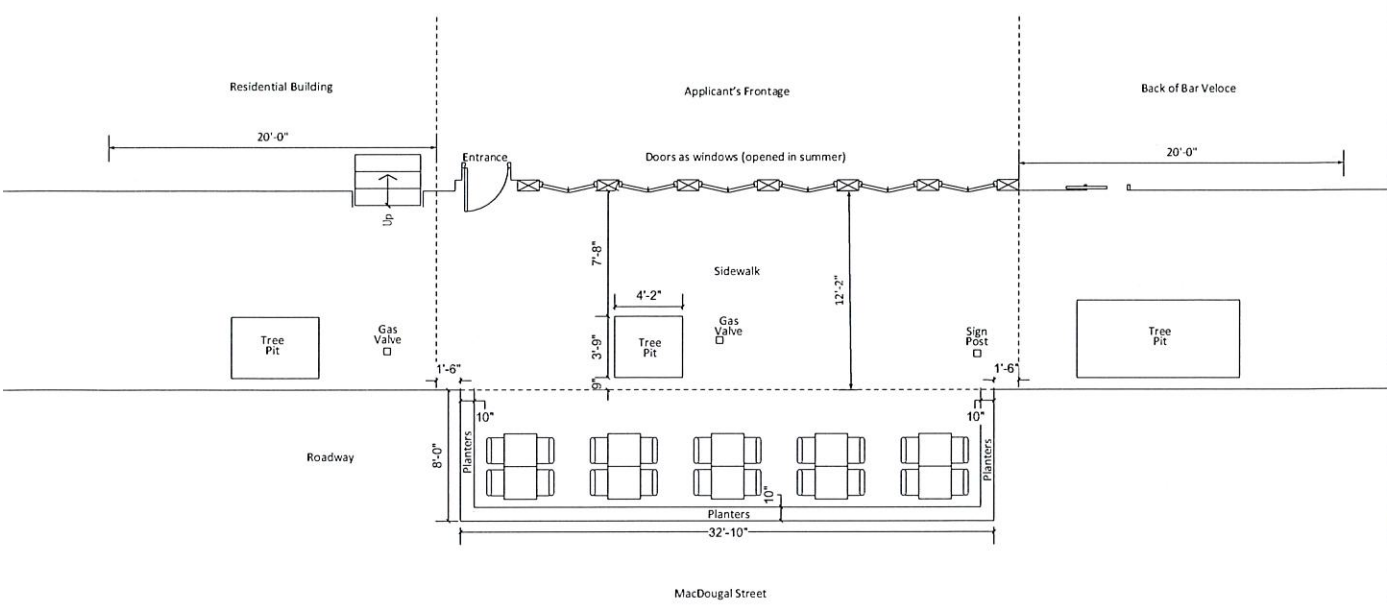
Landess-Simon, Inc.
 Legal & Commercial Photography
 45 Lawlins Park
 Wyckoff, NJ 07481
 Phone: (201) 946-5652
 E-mail: landessj@att.net
 landessphotographers.com

**PROPOSED NEW
 SIDEWALK CAFÉ AT
 72 MacDougal Street
 New York, NY**

**PLAN VIEW
 Scale: 1/4" = 1'-0"**

March 8, 2024

Sidewalk Cafe
 Parcelle 72 MacDougal LLC



Landess-Simon, Inc.
 Legal & Commercial Photography
 45 Lanes Park
 Westport, NY 10591
 Phone: (914) 444-2812
 Email: info@landess-simon.com
 landessphotographers.com

**PROPOSED NEW
 ROADWAY CAFÉ AT
 72 MacDougal Street
 New York, NY**

**PLAN VIEW
 Scale: 1/4" = 1'-0"**

March 8, 2024

Roadway Cafe

Parcelle 72 MacDougal LLC

Parcelle 72 MacDougal LLC

M E N U

Warm Pistachios

Olives

Charred Onion Dip

Chunks of Parm

Arancini

Baked Brie with Figs

Plate of Prosciutto

Oysters

Shrimp Cocktail

Baked Crab Dynamite

Steamed Clams and Jalapeno

Tuna Tartare

Roasted Pepper Salad

Beans and Salsa Verda

Artichokes and Citrus

Arugula with Heart of Palms

Mushrooms with Roasted Garlic

Leeks with Bernaise Sauce

Asparagus with Cheese and Truffles

Big Green Salad

Fresh Tomato Garlic Bread

Cacio e Pepe, Amatriciana, or Fresh Tomato Rigatoni

Summer Corn Pasta

Catch of the Day

Miso Cod

Chicken and Mashed Potatoes

Grilled Pork with Mushrooms

Roasted Lamb and Mint

Hanger Steak in Red Wine











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NOTICE



NO SMOKING
WITHIN 25
FEET OF BUILDING

NOTICE





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Notice