

Meeting Date: March 2024

APPLICANT INFORMATION:

Name of applicant(s):
28 Seventh Ave S Hospitality LLC

Trade name (DBA):
To be determined

Premises address:
28 Seventh Ave South, New York, New York

Cross Streets and other addresses used for building/premise:
Between Morton Street and Leroy Street

CONTACT INFORMATION:

Principal(s) Name(s):
Chris Reda

Office or Home Address: 28 Seventh Ave South

City, State, Zip: New York, New York 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Chris Reda</u>	_____
<u>Joseph Eltahawy</u>	<u>EFBRU LLC dba Headless Horseman - 19 E. 15th Street, NY, NY</u>
_____	_____

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
This will be a mediterranean restaurant specializing in fresh seafood, reasonably priced and with an emphasis on communal dining served in a warm and inviting atmosphere

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.)

Previously a french restuarant, the current operation will be a mediterrean restaurant

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

2022 - Present 28 Seventh Ave South LLC - Restaurant

Prior to 2022, also a restaurant

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: _____

28 Seventh Avenue South LLC - 0340-22-112886 05/31/2024

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:

Unkown

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: 2 Year Built : 1920

Describe neighboring buildings:
Mixed use

Zoning Designation: C 2-6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 583 / 38

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 : No exterior facade changes

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 _____

What is the proposed Occupancy? 12

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? 107

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: New facade signage

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 4,000 sf

If more than one floor, please specify square footage by floors: 1st floor 1500sf Basement 1500sf Mezz 1000sf

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

n/a

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

How many entrances are there? 3 How many exits? 2 How many bathrooms? 2

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

OVERALL SEATING INFORMATION:

Total number of tables? 13 Total table seats? 47

Total number of bars? 1 Total bar seats? 6

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

Total OVERALL number of seats in Premises : 53

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 6

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: _____

* 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 12 am to am Monday: 11 to 12 am to am Tuesday: 11 to 12 am to am Wednesday: 11am to 12am Thursday: 11AM to 3AM Friday: 11AM to 3AM Saturday: 11AM to 3AM

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 : _____

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: Ipod generated small speakers

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) 1 employee will be designated to ensure that pedestrian and vehicular traffic do not create an issue for our neighbors

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: Joseph Eltahawy Phone: [REDACTED]

Address: 28 Seventh Ave South, New York, New York

Email : [REDACTED]

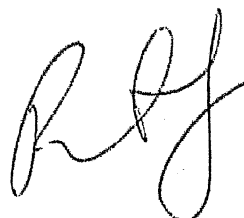
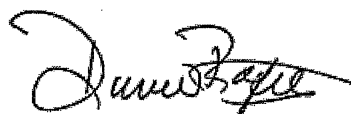
Application submitted on
behalf of the applicant by:

X  _____
Signature

Print or Type Name Joseph Eltahawy

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.



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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: 28 Seventh Ave S Hospitality LLC

Address of Premises: 28 7th Avenue South

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

6 tables and 12 seats on 7th Ave South Street

_____ tables and _____ seats on _____ Street

Hours of sidewalk café: 11AM to 12AM.

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):

_____ 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 _____.

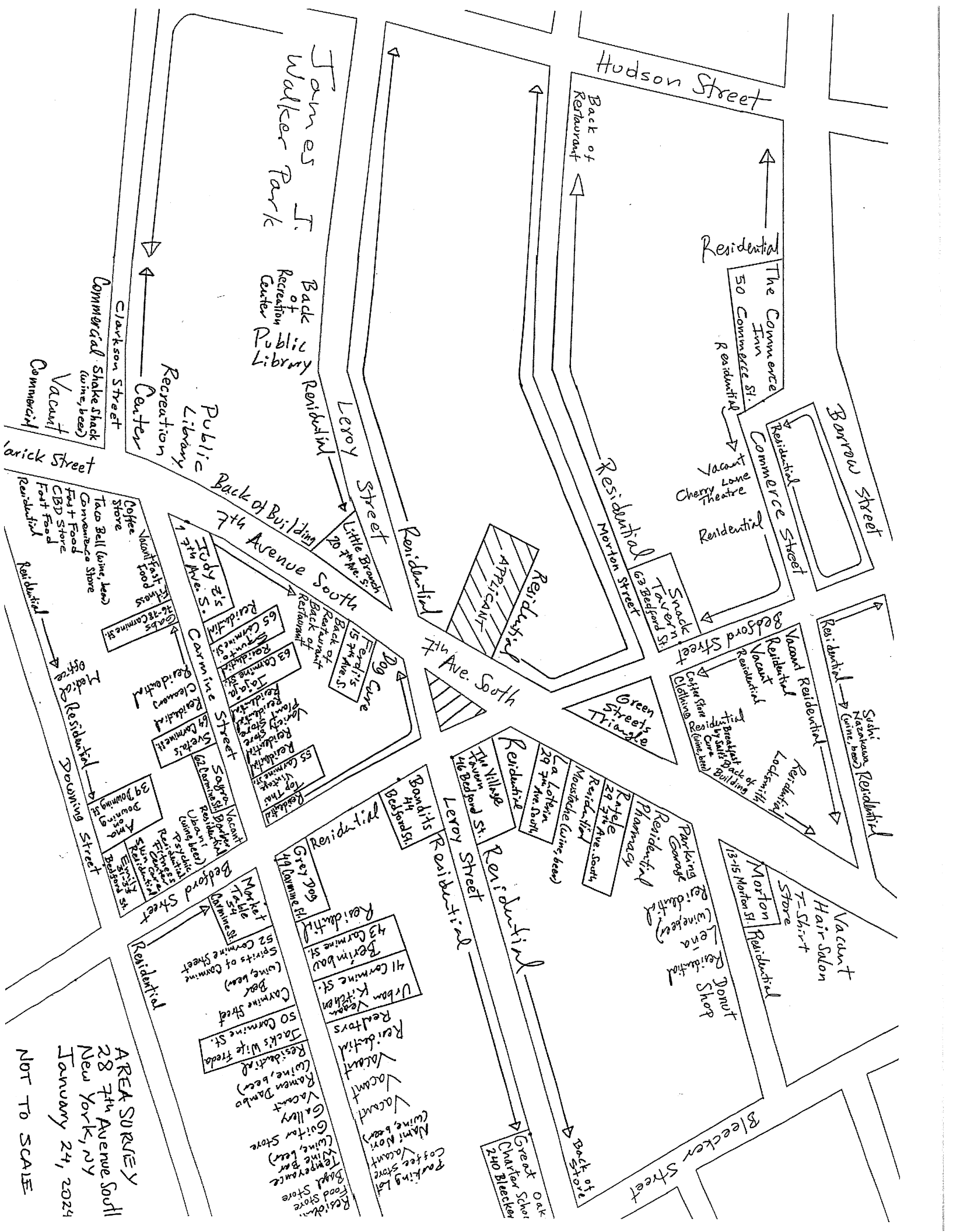
Does seating extend beyond the business frontage? No Yes

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: _____



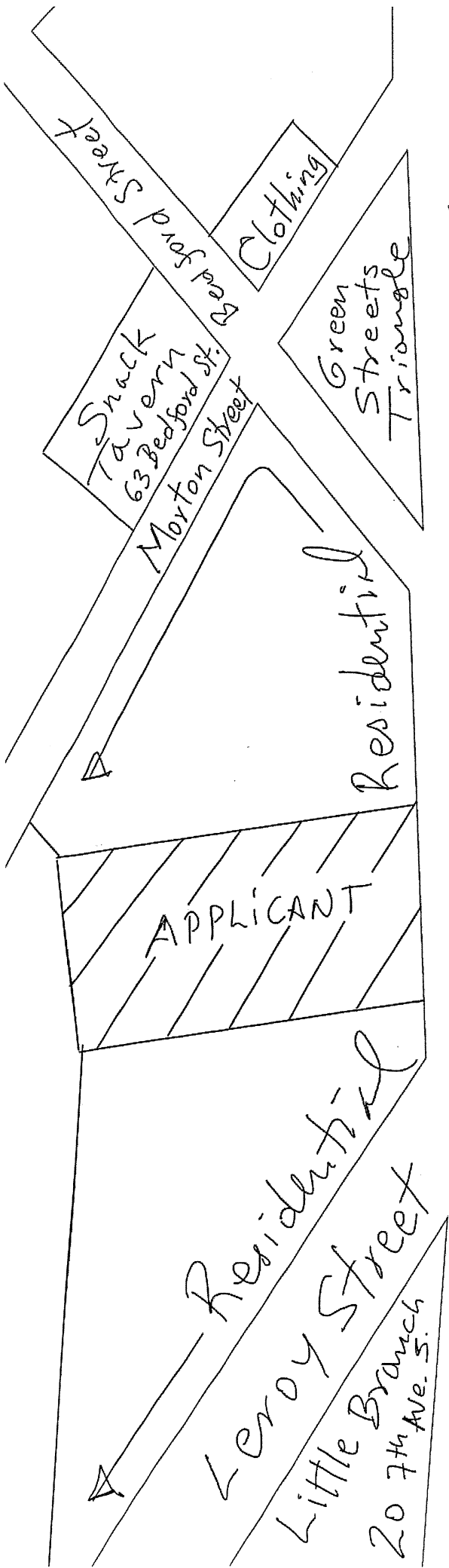
AREA SURVEY
 28 7th Avenue South
 New York, NY
 January 24, 2024
 NOT TO SCALE

Re: 28 7th Avenue South

1. Top Thai Vintage - 55 Carmine Street - (259')
2. Tajaja - 63 Carmine Street - (249')
3. Spunto - 65 Carmine Street - (254')
4. Judy Z's - 1 7th Avenue South - (272')
5. Sveta's - 64 Carmine Street - (316')
6. Sagra - 62 Carmine Street - (320')
7. Emily - 31-33 Bedford Street - (477')
8. Ama on Downing - 39 Downing Street - (472')
9. Little Branch - 20 7th Avenue South - (102')
10. Gabs - 76-78 Carmine Street - (325')
11. Rafele - 29 7th Avenue South - (254')
12. La Loteria - 29 7th Avenue South - (197')
13. The Village Tavern - 46 Bedford Street - (161')
14. Bandits - 44 Bedford Street - (174')
15. Grey Dog - 49 Carmine Street - (296')
16. Berimbau - 43 Carmine Street - (347')
17. Urban Vegan Kitchen - 41 Carmine Street - (359')
18. Market Table - 54 Carmine Street - (368')
19. Jack's Wife Freda - 50 Carmine Street - (397')
20. Morton - 13-15 Morton Street - (463')
21. Ferdi's - 15 7th Avenue South - (120')
22. Snack Tavern - 63 Bedford Street - (237')
23. The Commerce Inn - 50 Commerce Street - (441')

Schools & Churches

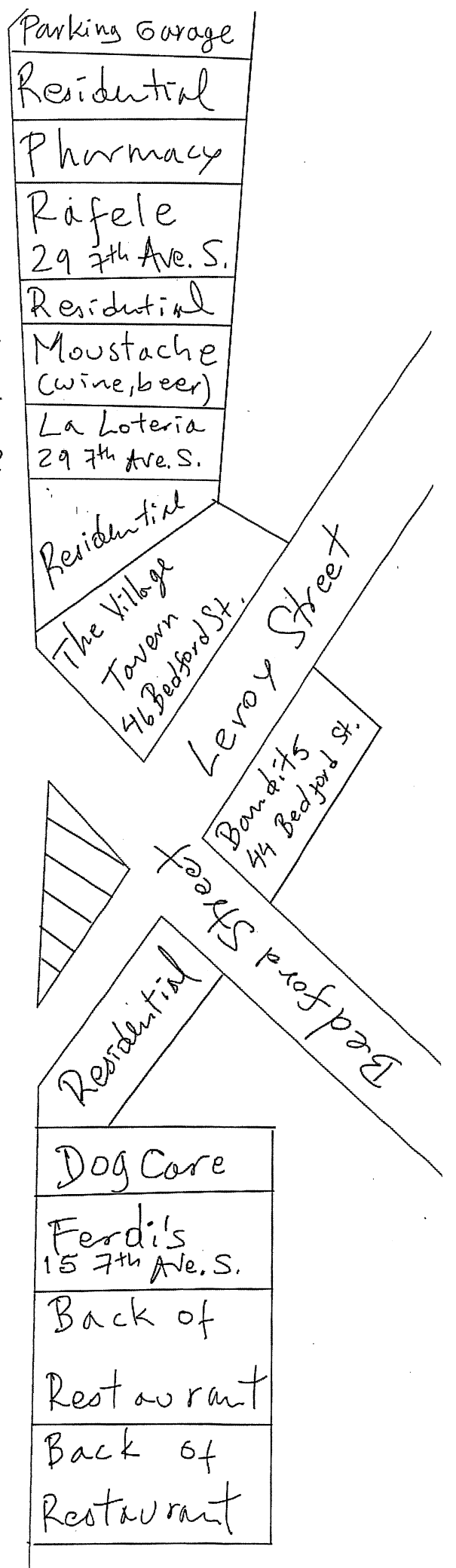
1. Great Oaks Charter School - 240 Bleecker Street - (473')

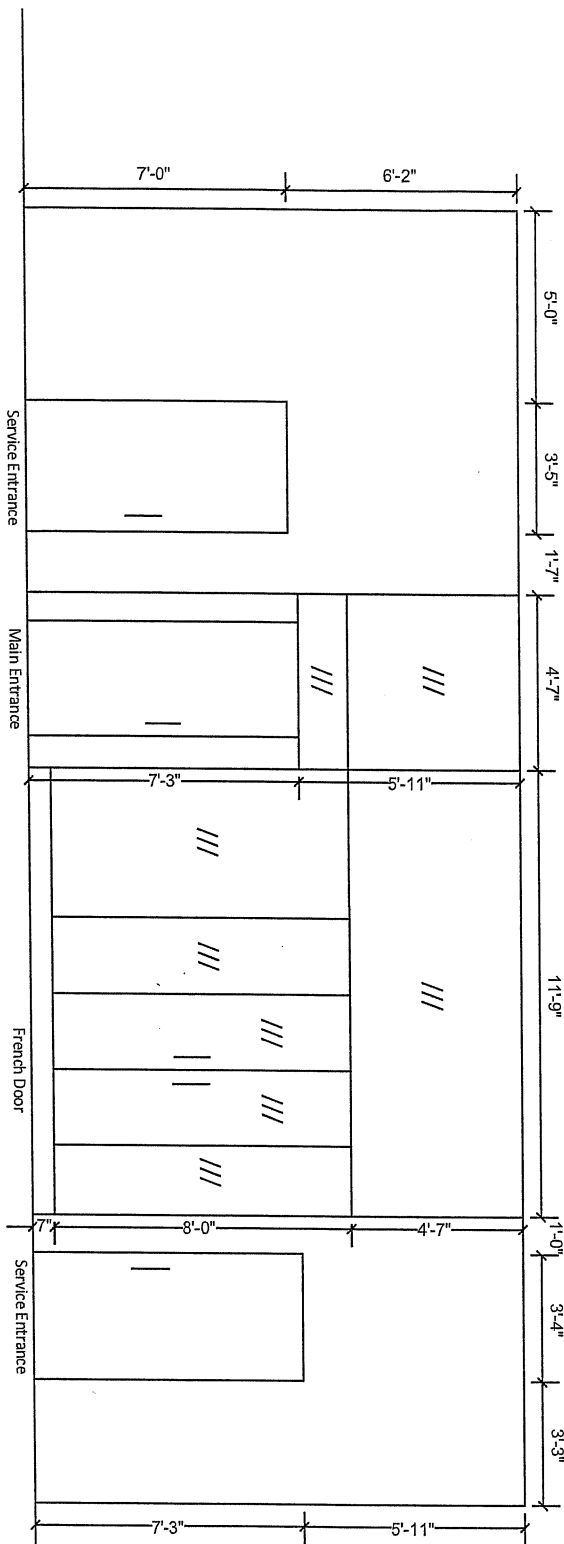


BLOCK PLOT
 28 7th Avenue South
 New York, NY
 January 24, 2024

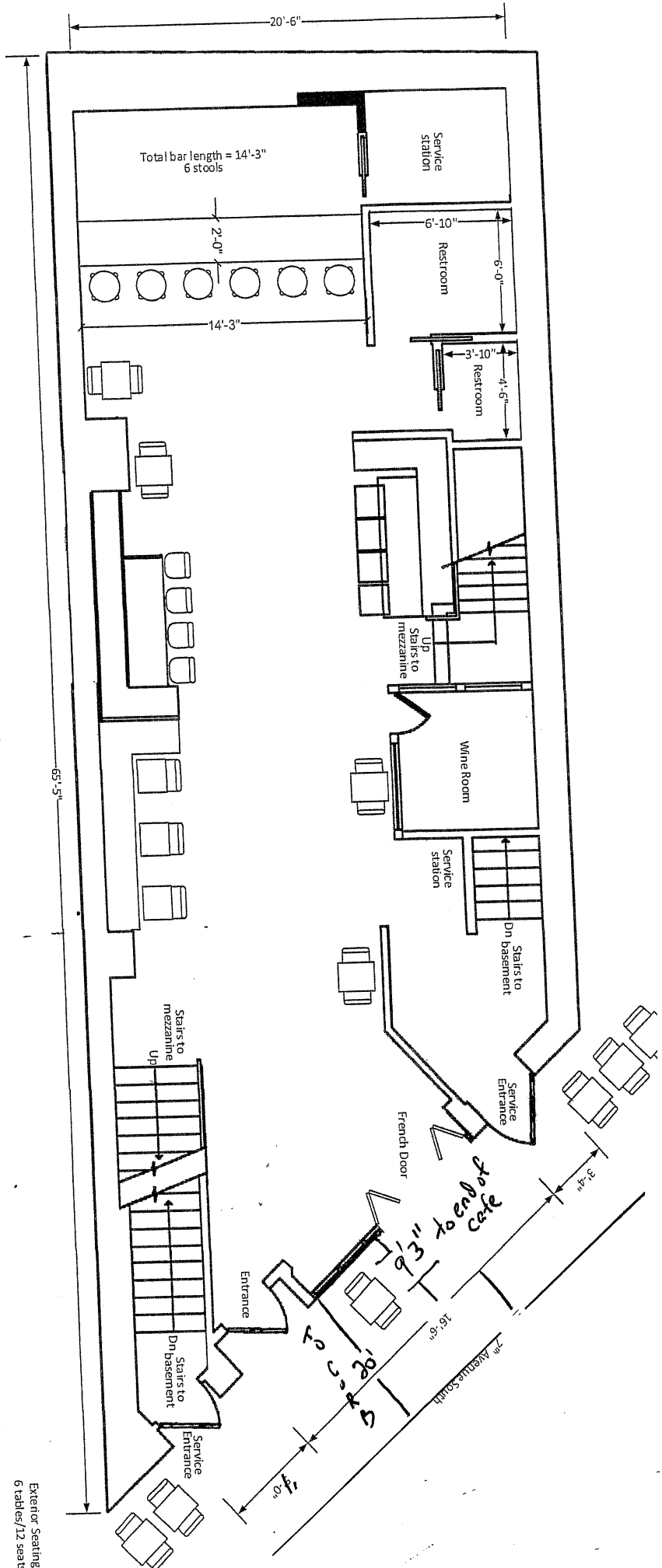
7th Avenue South

NOT TO SCALE





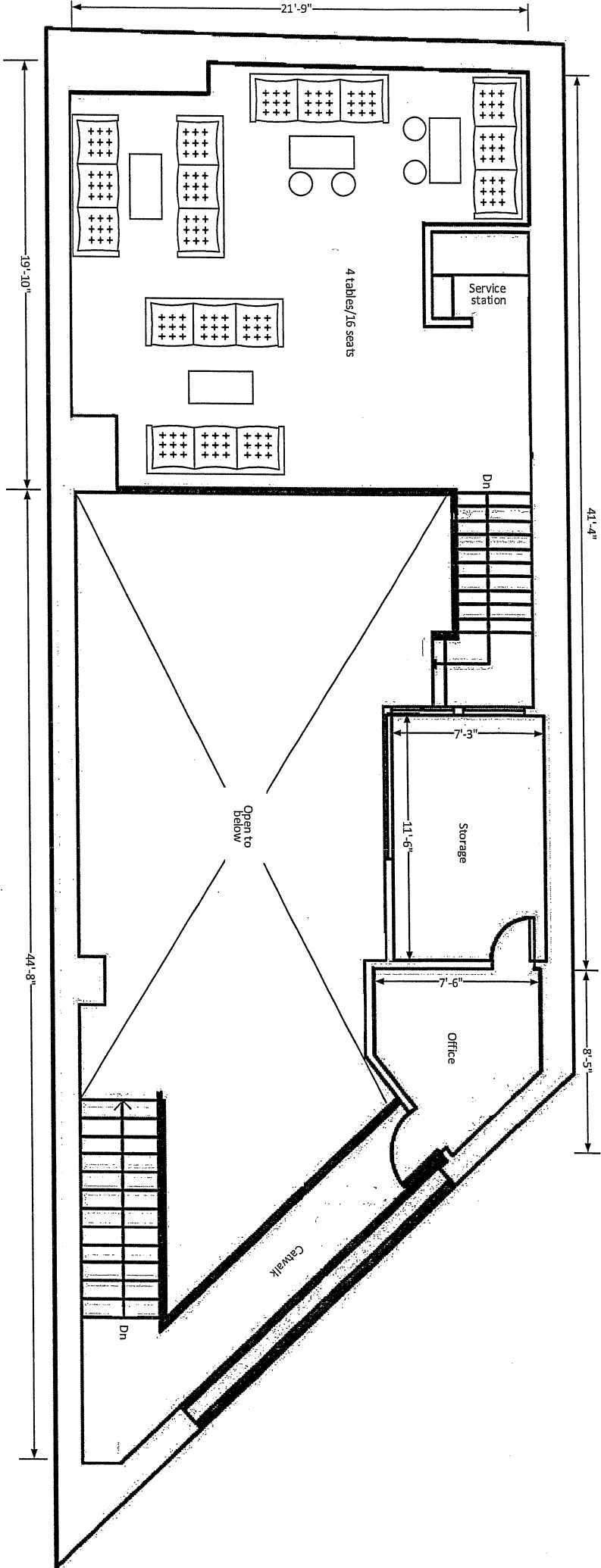
FRONT ELEVATION
 (Proposed)
 28 7th Avenue South
 New York, NY
 January 24, 2024
 NOT TO SCALE



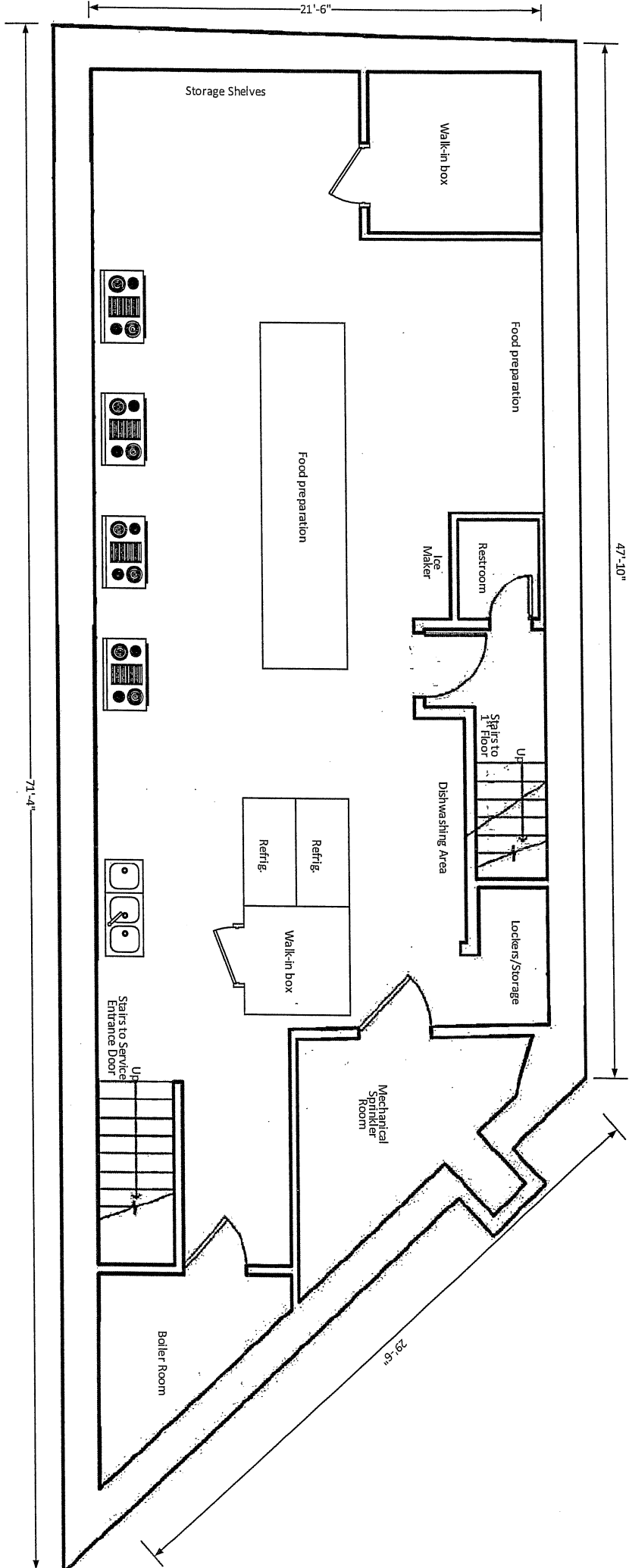
Interior Seating
9 tables/31 seats

Exterior Seating
6 tables/12 seats

INTERIOR DIAGRAM - 1st FLOOR
(Proposed)
28 7th Avenue South
New York, NY
January 24, 2024
NOT TO SCALE



INTERIOR DIAGRAM – Mezzanine
 (Proposed)
 28 7th Avenue South
 New York, NY
 January 24, 2024
 NOT TO SCALE



INTERIOR DIAGRAM – Basement
 28 7th Avenue South
 New York, NY
 January 24, 2024
 NOT TO SCALE

Menu

Small Plates (\$8 - \$20)

Hummus

pickled cherries, onion, zaatar, pita

Charred Octopus

*braised lima beans, arugula, chorizo
vinaigrette*

Seared Scallops

*beet velouté, tomato salsa, smoked trout
roe*

Grilled Romaine

*tahini Caesar, pickled radish, toasted
breadcrumb, Parmesan*

Moroccan Beef Skewers

harissa yogurt, sumac

Fig and Bleu Cheese Flatbread

*lavash, gorgonzola dolce, fig, quince,
arugula*

Local Burrata

*beetroot, stone fruit, tomato, EVOO, chive
oil Champagne vinaigrette*

Stuffed Piquillo Peppers

*mushrooms, Grana Padano, breadcrumbs
gremolata*

Cheese Croquettes

manchego, béchamel, quince, Parmesan

Patatas Bravas

*Yukon gold, salsa brava, honey aioli,
paprika, fried egg*

Heirloom Carrots

sunchoke purée, honey, dukkah

Large Plates (\$20 - \$28)

Fresh Fettuccine

*bacon cream, Parmesan, breadcrumbs,
poached egg*

Seared Halloumi

*fennel, leatherwood honey, EVOO, citrus,
candied lemon*

Seared Ora King Salmon

*charred broccolini, oysters, onion ragout
cream, bottarga, chives*

Crispy Pork Belly

beluga lentils, sunchoke puree, quince

Brown Butter Half Chicken

potato foam, beurre noisette, fried capers

Skirt Steak

grilled onion blossom, black garlic oil

Dessert (\$8-10)

Chocolate Manifesto

*chocolate cake, chocolate mousse,
chocolate soil, ginger sorbet, berries*

Panna Cotta

*vanilla, rhubarb glaze, basil oil, berries, oat
crumble*

Coffee & Tea (\$3)

Coffee

Sumatra Supreme, Indonesia

Decaf Coffee

Hot Tea

*Ceylon, Decaf Orange Pekoe, Jasmine
Green, Rooibos Chai, Chamomile and
Blood Orange*