

**Meeting Date:** 5/ /2024

**APPLICANT INFORMATION:**

Name of applicant(s): 609 Padel LLC and Mogador Greenwich LLC

Trade name (DBA): TBD

Premises address: 120 Leroy Street, 9th Floor & Roof, New York, NY 10014

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

**CONTACT INFORMATION:**

Principal(s) Name(s): Ronnie Fieg

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: L.F. Greenwich, LLC

Landlord's Telephone and Fax: [REDACTED]

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

<u>Ronnie Fieg (Padel)</u>	<u>See attached rider</u>
<u>Numrud Muhatasov (Padel)</u>	<u> </u>
<u>Michael Cayre (Padel)</u>	<u> </u>
<u>Rafael Ohayon (Mogador)</u>	<u> </u>
<u>Daniel Orlin (Mogador)</u>	<u> </u>

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

The premises will be a private member club with a restaurant, spa facilities and paddle courts. The club will offer a daily rate of \$50 for the public.

**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

1)  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

2)  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.)

n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

9th floor: Elizabeth & James clothing brand  
\_\_\_\_\_  
Roof was previously just mechanicals  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_

**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: 9 Year Built : 1920

Describe neighboring buildings:  
Mixed Use; Industrial; Residential

Zoning Designation: M1-5

Zoning Overlay or Special Designation (applicable) n/a

Block and Lot Number: 601 / 47

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 Roof

What is the proposed Occupancy? 9th floor 200; Roof 74

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes \*updates pending

If yes, what is the maximum occupancy for the premises? 9th floor 200

If yes, what is the use group for the premises? 9th floor 6, 11, 17

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) \*updates re roof use

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? 26,040

If more than one floor, please specify square footage by floors: Ground floor is for entrance/check-in only; 9th Fl: 13,020 Roof: 13,020

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

Roof 13,020

If more than one floor, what is the access between floors? Elevator/Stairs

How many entrances are there? 2 How many exits? 4 How many bathrooms? 5

Is there access to other parts of the building? no  yes, explain: Stair and elevator access to other floors

**OVERALL SEATING INFORMATION:**

Total number of tables? 33 Total table seats? 20  
including low tables

Total number of bars? 2 Total bar seats? 13

Total number of "other" seats? 98 please explain : lounge/sofa seats; counter seats

Total OVERALL number of seats in Premises : 131

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 13

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: member's club with spa & paddle courts; daily rate of \$50 to the public

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:  
7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am

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?) 24 hours  
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? ) 1 in the spa/gym

**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: iPad, Spotify/iTunes set list with speakers; live DJ for private events only - max 20/year

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.

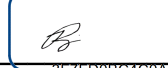
Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email : \_\_\_\_\_

Application submitted on behalf of the applicant by:

DocuSigned by:



3F7FD0BC4C0A457...  
Signature

Print or Type Name Ronnie Fieg

Title Manager

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:** 609 Padel LLC and Mogador Greenwich LLC

**Address of Premises:** 120 Leroy Street, New York, NY 10014

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

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of sidewalk café: \_\_\_\_\_ to \_\_\_\_\_ .

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): n/a

\_\_\_\_\_ 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 15 (low) tables and 40 seats plus 5 bar seats

Hours of rear yard / rooftop: 7am to 12am daily

Does seating extend beyond the business frontage? \_\_\_ No \_\_\_ Yes n/a

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

Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides? \_\_\_ No \_\_\_ Yes n/a

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

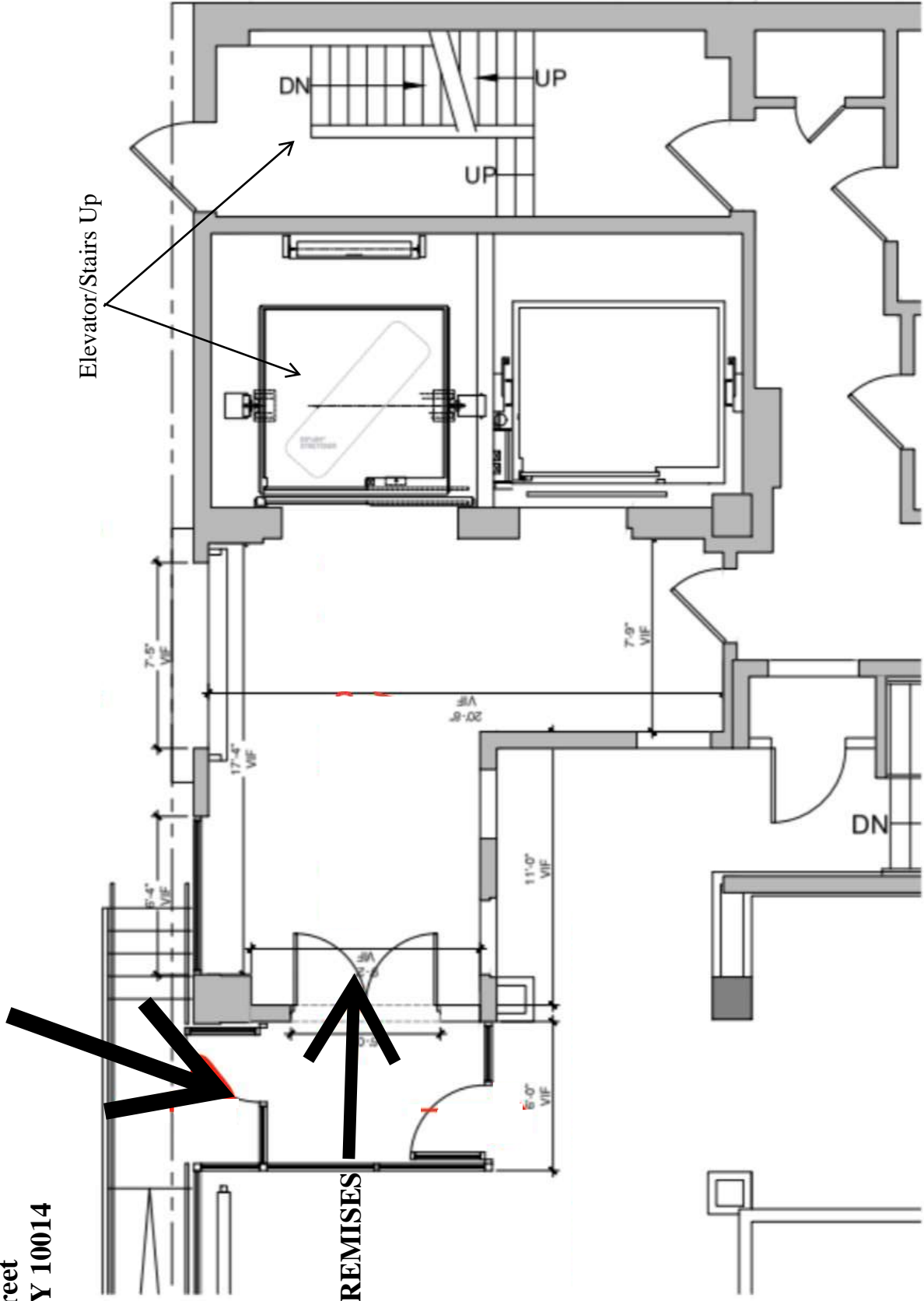
Will heating elements be used? X No \_\_\_ Yes, please describe: \_\_\_\_\_

1. PROPOSED FLOOR PLANS



609 Padel LLC and  
Mogador Greenwich LLC  
120 Leroy Street  
New York, NY 10014

**MAIN BUILDING ENTRANCE FROM LEROY STREET & LOBBY**



Elevator/Stairs Up

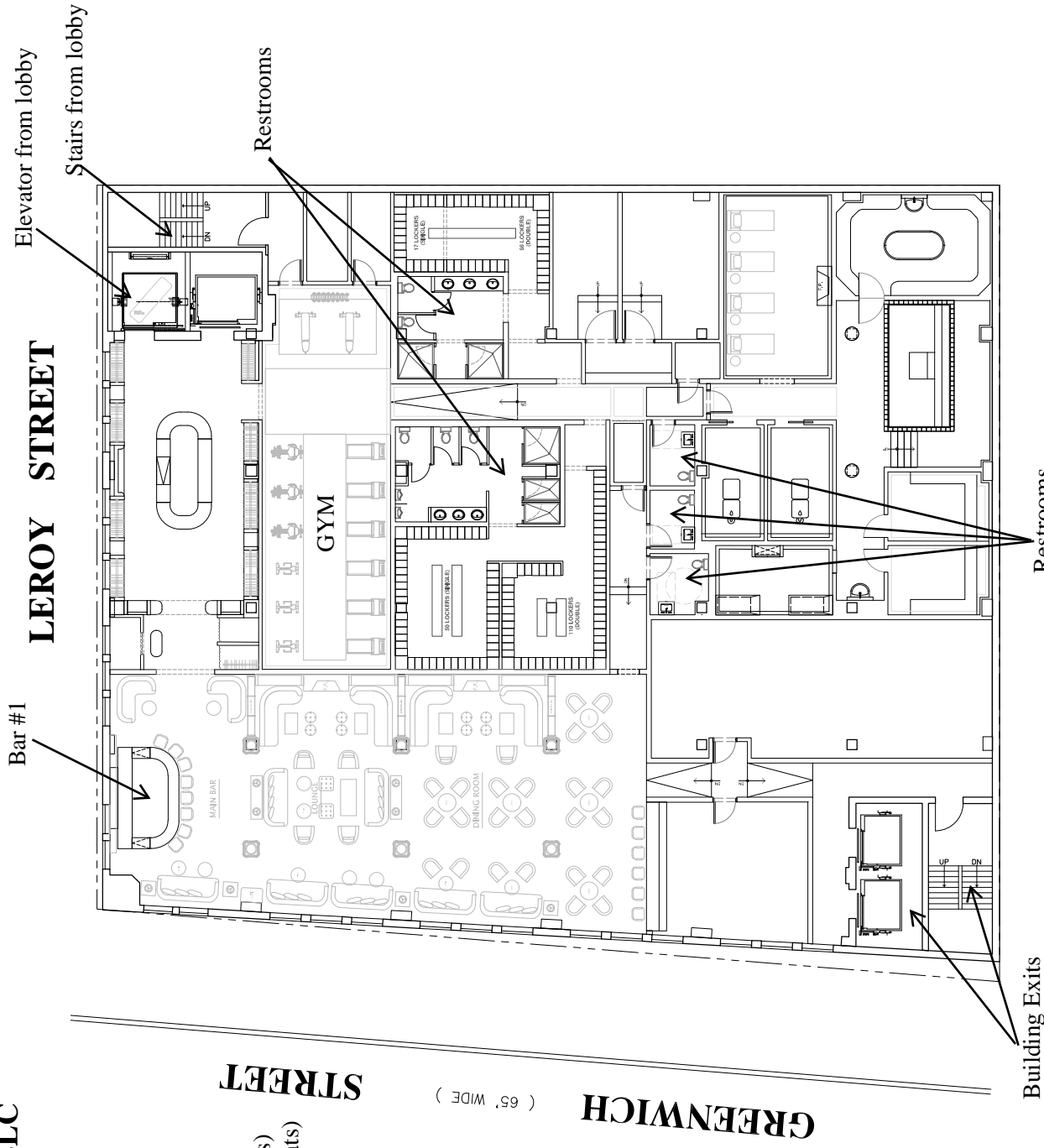
**ENTRY TO PREMISES**

**1 1ST FLOOR ENLARGED PLAN**

SCALE: 1/4"=1'-0"

609 Padel LLC and  
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120 Leroy Street  
New York, NY 10014

Tables: 18 (including low tables)  
Seats: 72 (including counter seats)  
Bar seats: 8

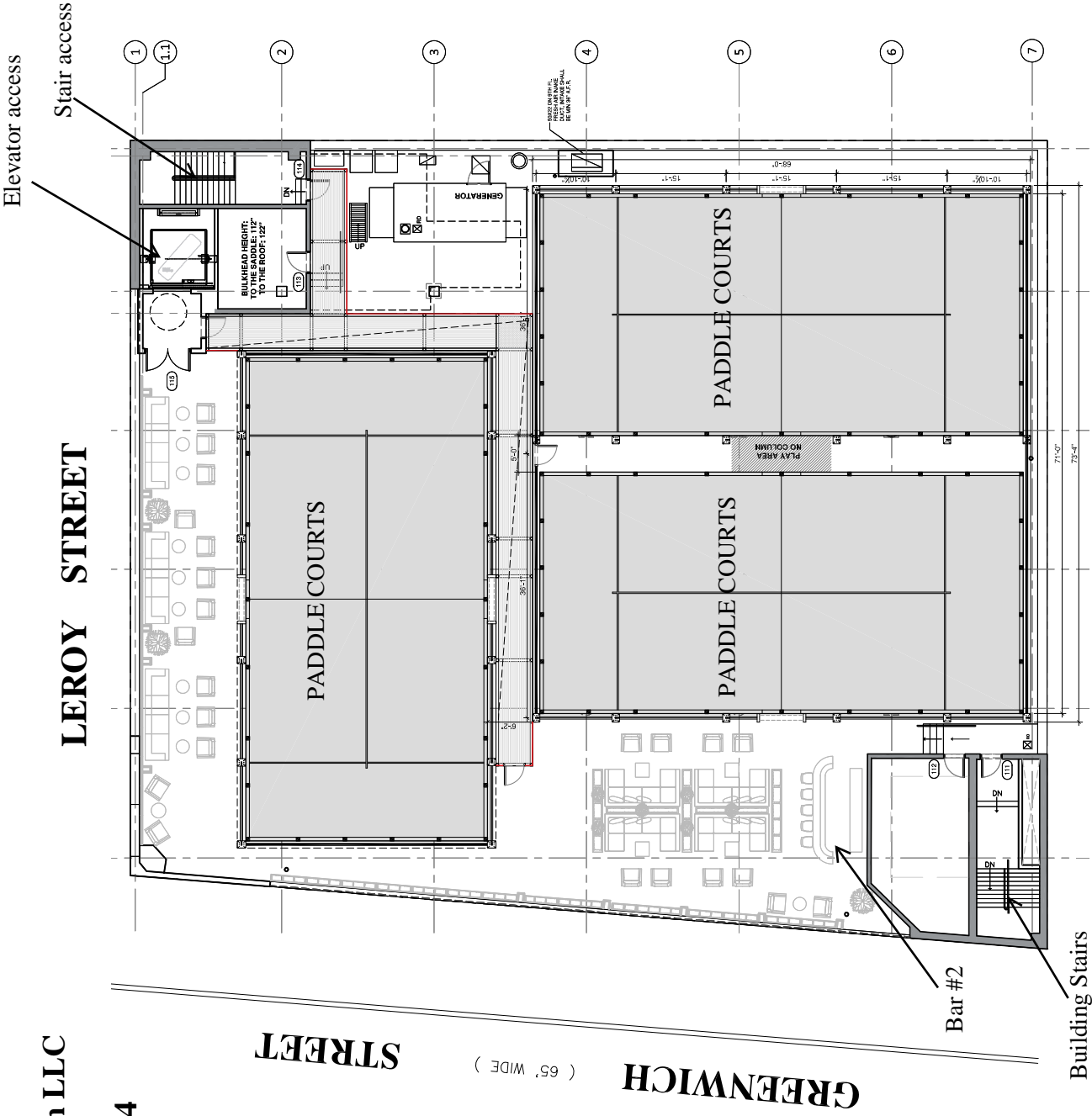


# 9TH FLOOR PLAN

609 GREENWICH ST  
MARCH 21TH, 2024  
PROJECT NUMBER: 22-139

609 Padel LLC and  
 Mogador Greenwich LLC  
 120 Leroy Street  
 New York, NY 10014

Tables: 15 (low tables)  
 Seats: 46 (lounge/sofa seats)  
 Bar seats: 5



**ROOF PLAN WITH DIMENSION**

609 GREENWICH ST  
 MARCH 21TH, 2024  
 PROJECT NUMBER: 22-139

## 2. SAMPLE MENU

## MEZZE

SERVED WITH PITA

9 | EACH

- Spicy Carrots
- Arabic Salad
- Labne w/ zahatar
- Hummus
- Falafel & Tahini
- Olives & Pickles
- Pickled Red Cabbage
- Tabouli
- Cucumber Yogurt
- Marinated Beets
- \$12
- Matbucha
- Eggplant & Tahini
- Babaganush

Halloumi Cheese 16  
Roasted Vegetables, Basil Pesto

Hummus Platter 16  
Chickpeas, Tahini, Schug

Hummus & Falafel Platter 18

Soup of the Day 12

Greek Salad 16  
Feta cheese and homemade za'atar croutons

Kale Salad 16  
Tuscan Kale, parmesan cheese, apples,  
sunflower seeds, lemon vinaigrette

Avocado 6 | Chicken 8 | Salmon 11

## ENTRÉES

**COUSCOUS** | Served with vegetables,  
chickpeas, caramelized onions & raisins

Vegetarian 21      Merguez Sausage 26  
Chicken 25          Lamb Shank 29

**BASTILLA** | Festive Moroccan filo  
pastry with chicken, almonds and  
cinnamon, served with green salad &  
casablanca sauce

28

**FROM THE GRILL** | Served with  
basmati rice, grilled vegetable skewer,  
pickled red cabbage & cucumber yogurt

Chicken Kebab 25      Merguez Sausage 26  
Lamb Kefta 28          Mixed Grill 30

## MOROCCAN TAGINES

Chicken 25 | Lamb Shank 29

Served with basmati rice or couscous  
& your choice of sauce:

- Stewed Apricot & Prunes
- Casablanca chickpeas, raisins,  
caramelized onions
- Preserved Lemon & Olives
- Charmoulla spicy green herbs

## SIDES

7

Couscous with raisins and chickpeas  
Basmati Rice w/butter & herbs  
Fries with harissa ketchup  
Schug homemade green hot sauce 2

### 3. PHOTOGRAPHS

