

Meeting Date: June 2024

APPLICANT INFORMATION:

Name of applicant(s):
SIP NY Acquisition, LLC

Trade name (DBA):
TBD

Premises address:
60 Thompson Street

Cross Streets and other addresses used for building/premise:
Broome Street & Spring Street

CONTACT INFORMATION:

Principal(s) Name(s):
Amber Asher

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
n/a

Landlord's Telephone and Fax: _____

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

Amber Asher n/a

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
We are a hotel management company that is repositioning the Sixty SoHo Hotel as a luxury hotel, with similar food and beverage offerings, amenities, operating hours and conditions. This will NOT be a Standard branded hotel but will have a new, elevated identity.

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 : Method of Operation Change

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

The hours of operation of the exterior patios extended to open at 7:00am for breakfast every day with same closing hours previously stipulated to. Hours of Operation of 2nd floor lounge area extended to 7:00am-2:00am,

Thursday - Saturday. Addition of a DJ for curated, mellow music at background level in 2nd floor lounge area.

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

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: _____

SIP NY Acquisition LLC, SIM SoHo Manager LLC, Sessanta LLC, NA-0343-22-104709

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:

Cromwell Soho Operating LLC & Sessanta LLC, Serial Nos. 1023392, 1276360, expiration: 11/30/2022

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: 14 Year Built : 1999

Describe neighboring buildings:
Residential and commercial

Zoning Designation: M1-5B

Zoning Overlay or Special Designation (applicable) n/a

Block and Lot Number: 488 / 3

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 : n/a

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 rooftop and patio in front of hotel on Thompson Street, within property line

What is the proposed Occupancy? 750

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? 750

If yes, what is the use group for the premises? UG 5/6

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: Updated signage

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? Approx. 52,000 sq ft

If more than one floor, please specify square footage by floors: Cellar (storage) - 3,500 sq ft; Floors 1 to 12 - 4,200 sq ft each;

Floor 13 - 1,400 sq ft.

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

Patio - 620 sq ft; Rooftop - 1,400 sq ft

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

How many entrances are there? 3 How many exits? 3 How many bathrooms? 4

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

OVERALL SEATING INFORMATION:

Total number of tables? 61 Total table seats? 158

Total number of bars? 2 Total bar seats? 14

Total number of "other" seats? 12 please explain : banquette seating in front restaurant bar area.

Total OVERALL number of seats in Premises : 184

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 14

How many service bars are being applied for on the premises? 0

Any food counters? X 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 X Bar & Food X Restaurant ___ Club/ Cabaret X Hotel ___ Other: _____

What are the Hours of Operation? **See attached Hours of Operation Rider**

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
___ to ___ ___ to ___

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

Will there be security personnel? ___ no yes(if yes, what nights and how many?) all nights; 2 personnel
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 needed**

IF YES, will you be using a professional sound engineer?

Please describe your sound system and sound proofing: There is existing drywall on the second floor to mitigate noise from

the second floor lounge area. As part of our upgrade, we will engage an acoustical engineer to determine what, if any, additional remediation efforts are required. Sound system is as follows: JBL/Bose/Tannoy speakers throughout, with zone controller, and 5 Stealth Speakers hidden in the ceiling of the main lobby

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: _____

Hours of Operation

Hotel	24/7
Restaurant	7:00AM-12:00AM daily
2nd Floor Lounge Area	7:00AM-12AM, Monday – Wednesday 7:00AM-2:00AM, Thursday – Sunday
Outdoor Patio & Rooftop	7:00AM-11:00PM, Monday – Thursday 7:00AM-12:00AM, Friday – Sunday

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

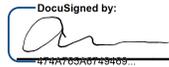
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Kevin Kim Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on behalf of the applicant by:

DocuSigned by:


Signature

Print or Type Name: Amber Asher

Title: CEO

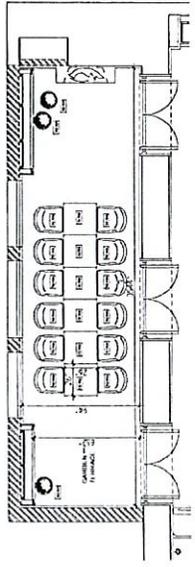
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



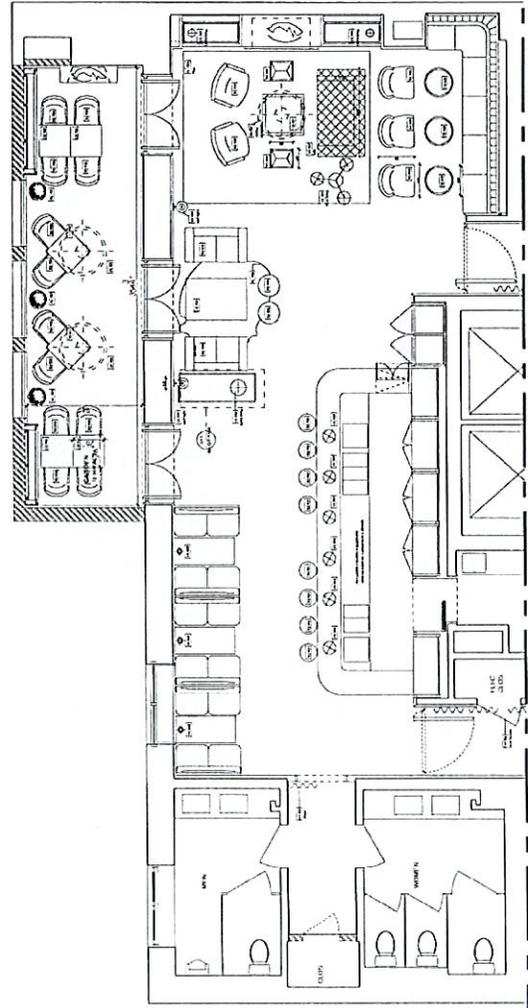
Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

DATE: 15 MARCH 2013
 PROJECT: 17th OCT 2013
 DRAWING: 04th NOV 2011

- 1. INFORMATION 15 MARCH 2013
- 2. FURNITURE LAYOUT REVISED 17th OCT 2013
- 3. PLANTERS REBUILT TO 2 IN GARDEN 04th NOV 2011
- 4. CUSTOM FURNITURE DETAIL
- 5. TABLES 55" x 80" x 30" (CROSS) 14 MAR 2014
- 6. MAN UPDATES & TABLE REVISED MANQUETTE UPDATED
- 7. COM WIDE BUILT - 20010 AC-402 07 JUNE 2014
- 8. NATED PLANT TO BANQUETTT 27 JUNE 2014
- 9. DRAFT ADDED B. HIND BAR TO STORE ROOM



2 BAR LEVEL 02 - MEETING ARRANGEMENT LAYOUT
 scale 1/4"=1'-0" (1:48)



1 BAR LEVEL 02 - FURNITURE PLAN
 scale 1/4"=1'-0" (1:48)

2nd Floor Lounge Seating
 Tables: 23
 Seats: 49
 Barstools: 9

Second Floor Lounge Area

- 1. LIFE WIRE
- 2. FINISHES NOTE
- 3. REMOVE FURNITURE IN PLACE
- 4. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
- 5. CONTRACTOR TO PROVIDE SITE SECURITY FENCING FOR ALL EXPOSED AREAS.
- 6. CONTRACTOR TO PROVIDE ALL TRAFFIC DETAILS, INCLUDING SIGNAGE AND LIGHTING, TO BE AGREED TO BY THE ARCHITECT AND THE CLIENT.
- 7. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
- 8. CONTRACTOR TO PROVIDE ALL TRAFFIC DETAILS, INCLUDING SIGNAGE AND LIGHTING, TO BE AGREED TO BY THE ARCHITECT AND THE CLIENT.
- 9. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.

NOTES:
 C1 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
 C2 CONTRACTOR TO PROVIDE ALL TRAFFIC DETAILS, INCLUDING SIGNAGE AND LIGHTING, TO BE AGREED TO BY THE ARCHITECT AND THE CLIENT.
 C3 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
 C4 CONTRACTOR TO PROVIDE ALL TRAFFIC DETAILS, INCLUDING SIGNAGE AND LIGHTING, TO BE AGREED TO BY THE ARCHITECT AND THE CLIENT.
 C5 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.

Tara Bernerd & Partners
 100 WEST 42ND STREET, 11TH FLOOR, NEW YORK, NY 10018
 TEL: 212 693 8800 FAX: 212 693 8801
 WWW.TARABERNERD.COM

1. SIXTY THOMPSON, NEW YORK
 2. COMMON PARTS
 3. BAR LEVEL 02
 4. PROPOSED FURNITURE PLAN

1	26 MARCH 2013	02	1	N5
2	DETAIL DESIGN	1	1	1
3	BAR FF-1103			
4				
5				
6				

LEGEND

APPLICANT OF RECORD
CHARLES F. WICHERN P.E.
EVELSONS CONSULTANT, INC.
 115 W. 30th STREET, SUITE 205
 NEW YORK, NY 10001
 TEL: 212 693 3888
 EMAIL: DESIGN@EVELSONS.COM

OWNER
THOMPSON STREET ASSOCIATES, LLC
 54 THOMPSON STREET, 20th FLOOR
 NEW YORK, NY 10011
 TEL: 212 304 0500

REVISIONS	
NO.	REVISION

DATE APPROVAL / AMPERED SEAL & SIGNATURE

PROJECT NAME
SIXTY THOMPSON

PROJECT ADDRESS
**60 THOMPSON STREET
 MANHATTAN, NY 10012**

DOB JOB RES-UPTRCN

MINOR INTERIOR RESERVATION
 ON ALL 11 GUEST ROOMS HOTEL

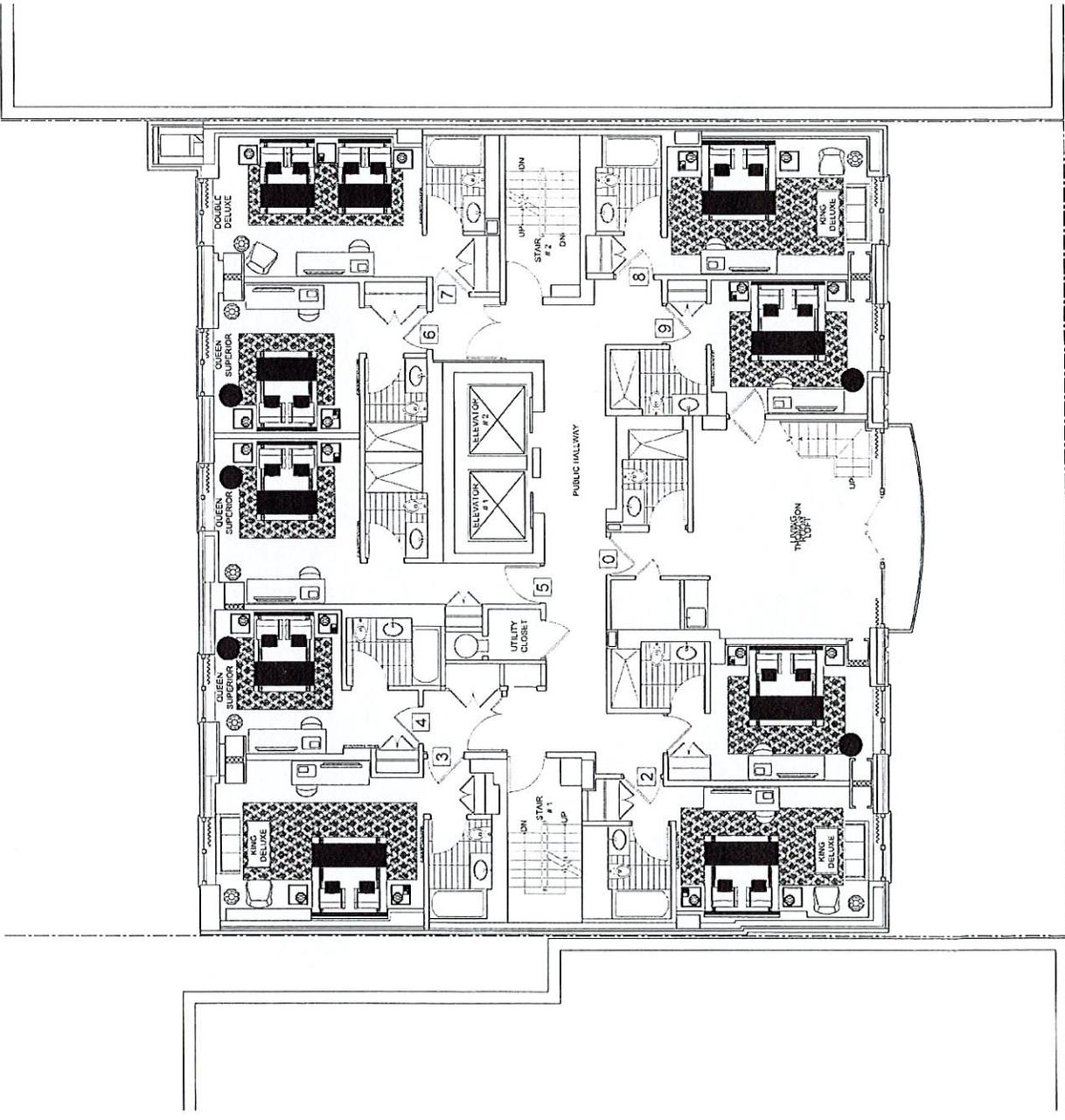
DRAWING TITLE
**12th FLOOR
 FURNITURE PLAN**

SCALE & SIGNATURE
 DATE: 12-14-2012
 PROJECT NO: 10012TR
 DRAWING NO: 12K
 SHEET NO: E-02

A-106.00

SHEET NO: 10 OF 19
 JOB NO: 10012TR
 JOB NAME: A

FURNITURE PLAN
 FOR REVIEW ONLY



Hotel Guest Floor - 12

Jeanine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
Mark Diller, District Manager



Antony Wong, Treasurer
Amy Brenna, Secretary
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Community Board No. 2, Manhattan

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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: SIP NY Acquisition, LLC

Address of Premises: 60 Thompson Street, New York, NY 10012

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

15 tables and 30 seats on Thompson Street *within property line
 tables and seats on Street

Hours of sidewalk café: 7am to 11pm Monday-Thursday; 12am Friday-Saturday

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

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 **N/A**

Hours of roadbed: to .

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

Rear yard / **Rooftop** (circle) will have no more than 17 tables and 43 seats and **6 barstools**

Hours of rear yard / rooftop: 7am to 11pm Monday-Thursday; 12am Friday-Saturday

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: The rooftop will have 6 wall-mounted electric heaters

There will be no heating elements on the sidewalk/patio



SIP NY Acquisition LLC
60 Thompson Street
Front Facade (Rendering)



SIP NY Acquisition LLC
60 Thompson Street
Restaurant (Rendering)



SIP NY Acquisition LLC
60 Thompson Street
Restaurant (Rendering)



SIP NY Acquisition LLC
60 Thompson Street
2nd Floor Lounge Area (Rendering)



SIP NY Acquisition LLC
60 Thompson Street
2nd Floor Lounge Area (Rendering)