

**Meeting Date:** September 2024

**APPLICANT INFORMATION:**

Name of applicant(s): Heermance Farm Kitchen LLC

Trade name (DBA): Heermance Farm Kitchen

Premises address: 183 Christopher Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:  
Between Weehawken and Washington Streets

**CONTACT INFORMATION:**

Principal(s) Name(s): Andrea Cohen

Office or Home Address: 183 Christopher Street

City, State, Zip: New York, NY 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Irmo LLC

Landlord's Telephone and Fax: [REDACTED]

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>Andrea Cohen</u>	<u>183 Christopher St Market LLC</u>
<u>Marika Bender</u>	<u>395 Restaurant LLC/ 299 Tenth Ave Associates LLC</u>
<u> </u>	<u> </u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
Small catering establishment providing private event space to the neighborhood.

**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.)

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

Vacant: 2021-present

183 Christopher St Market LLC: 2014-2021

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: \_\_\_\_\_

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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:

183 Christopher St Market LLC d/b/a Heermance Farms Purveyors LLC 2014-2021

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**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 : \_\_\_\_\_

Describe neighboring buildings: Mixed (Residential/Commercial)

Zoning Designation: C1-6A

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 00636 / 39

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 \_\_\_\_\_

What is the proposed Occupancy? 10

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? 73

If yes, what is the use group for the premises? \_\_\_\_\_

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

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? Approximately 1500 square feet

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?  
\_\_\_\_\_

If more than one floor, what is the access between floors? N/A

How many entrances are there? 2 How many exits? 0 How many bathrooms? 1

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

**OVERALL SEATING INFORMATION:**

Total number of tables? 10 Total table seats? 50

Total number of bars? 1 Total bar seats? 4

Total number of "other" seats? -0- please explain : \_\_\_\_\_

Total OVERALL number of seats in Premises : 54

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 4

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: Catering establishment

\*This is a catering establishment, the below hours are completely arbitrary and are dependent upon bookings, however, the stated closing hours are "no later than 1:00am"

What are the Hours of Operation?

\* Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:  
8am to 1am 8am to 1am 8am to 1am 8am to 1am 8am to 1am 8am to 1am 8am to 1am

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?) \_\_\_\_\_

Do you have or plan to install French doors, accordion doors or windows that open? \_\_\_ no  yes

If yes, please describe : French doors currently exist

Will you have TV's ? \_\_\_ no  yes ( how many? ) 3-4

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: Extensive soundproofing done 10 years ago (and in excellent condition) out of respect.

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) Security will ensure that guests enter and exit in an orderly manner and street noise will not be tolerated.

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: Andrea Colon Phone: 

Address: 183 Christopher Street

Email: 

Application submitted on behalf of the applicant by:

x   
Signature

Print or Type Name Andrea Colon

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.





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



Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (917) 975-5218  
E-mail: landess@att.net  
landessphotographers.com

Re: 183 Christopher Street

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1. Rock Bar - 185 Christopher Street - (28')
2. Chez Omar - 394 West Street - (179')
3. Marius - 401 West Street - (374')
4. Drift In - 389 West Street Pier 45 Hudson River Park - (387')

Schools & Churches

1. Village Community School - 272 West 10<sup>th</sup> Street - (463')



Weehawken Street

Rock Bar NYC  
185 Christopher St.

APPLICANT

Residential

Driveway

Residential

Vacant

Residential

Washington Street

Christopher Street

BLOCK PLOT  
183 Christopher Street  
New York, NY  
August 7, 2024  
NOT TO SCALE

Residential

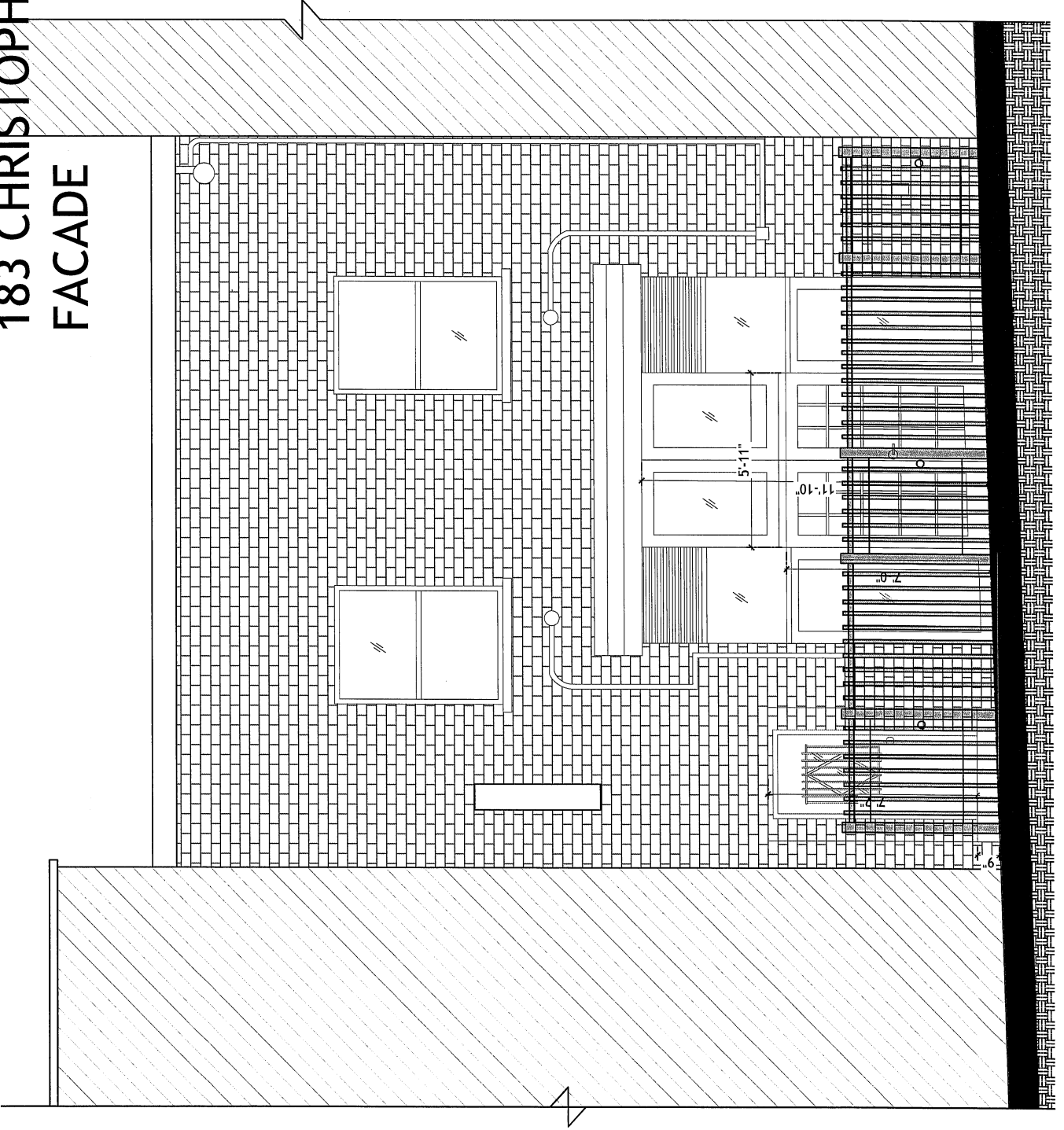


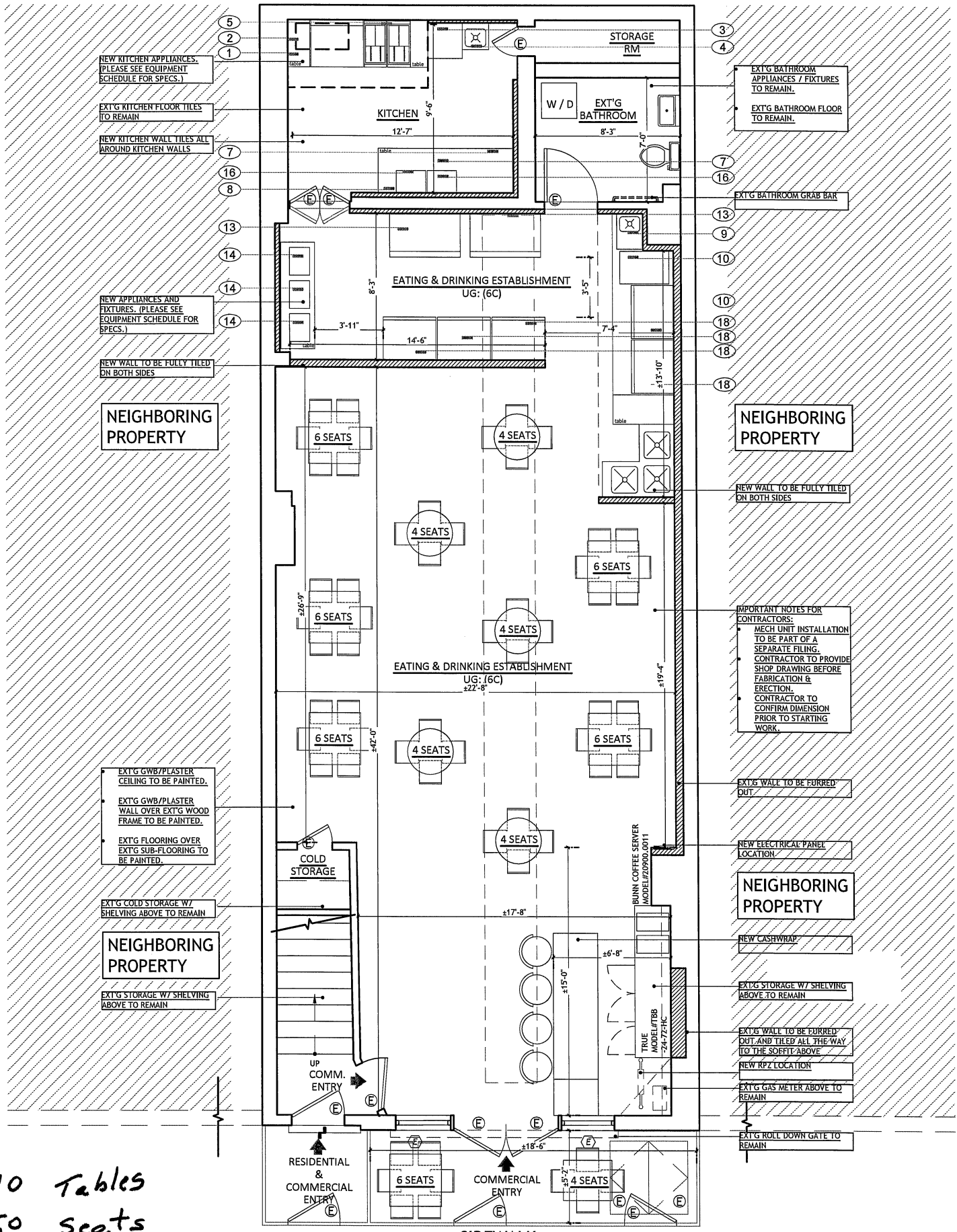
Dog Core



Residential

# 183 CHRISTOPHER STREET FACADE





NEW KITCHEN APPLIANCES. (PLEASE SEE EQUIPMENT SCHEDULE FOR SPECS.)

EXT'G KITCHEN FLOOR TILES TO REMAIN

NEW KITCHEN WALL TILES ALL AROUND KITCHEN WALLS

NEW APPLIANCES AND FIXTURES. (PLEASE SEE EQUIPMENT SCHEDULE FOR SPECS.)

NEW WALL TO BE FULLY TILED ON BOTH SIDES

NEIGHBORING PROPERTY

EXT'G GWB/PLASTER CEILING TO BE PAINTED.  
EXT'G GWB/PLASTER WALL OVER EXT'G WOOD FRAME TO BE PAINTED.  
EXT'G FLOORING OVER EXT'G SUB-FLOORING TO BE PAINTED.

EXT'G COLD STORAGE W/ SHELVING ABOVE TO REMAIN

NEIGHBORING PROPERTY

EXT'G STORAGE W/ SHELVING ABOVE TO REMAIN

EXT'G BATHROOM APPLIANCES / FIXTURES TO REMAIN.  
EXT'G BATHROOM FLOOR TO REMAIN.

EXT'G BATHROOM GRAB BAR

NEIGHBORING PROPERTY

NEW WALL TO BE FULLY TILED ON BOTH SIDES

IMPORTANT NOTES FOR CONTRACTORS:  
MECH UNIT INSTALLATION TO BE PART OF A SEPARATE FILING.  
CONTRACTOR TO PROVIDE SHOP DRAWING BEFORE FABRICATION & ERECTION.  
CONTRACTOR TO CONFIRM DIMENSION PRIOR TO STARTING WORK.

EXT'G WALL TO BE FURRED OUT.

NEW ELECTRICAL PANEL LOCATION

NEIGHBORING PROPERTY

NEW CASHWRAP

EXT'G STORAGE W/ SHELVING ABOVE TO REMAIN

EXT'G WALL TO BE FURRED OUT AND TILED ALL THE WAY TO THE SOFFIT ABOVE

NEW RPZ LOCATION

EXT'G GAS METER ABOVE TO REMAIN

EXT'G ROLL DOWN GATE TO REMAIN

10 Tables  
50 Seats  
4 Barstools

GROUND FLOOR PLAN -PROPOSED ±1316 SQFT  
SCALE: N.T.S

# HEERMANCE FARM

## KITCHEN

### BUFFET

Poached Salmon w/ Dijon Mustard Sauce

Lobster Rolls on Toasted Buttered Buns

Chilled Shrimp W/ Cocktail Sauce

Tomato, Mozzarella, Basil W/ Balsamic

Vinaigrette Greek Salad W/ Lemon Honey

Dijon Dressing

Cole Slaw

Potato Salad W/ Heermance Farm Cage Free  
Eggs

Slow Roasted Collard Greens

Wild Mushroom Cobbler

Mac and Cheese

Vegetable Cornbread Stuffing

Four Bean Baked Beans

Spinach Lasagna

Roasted Garlic Yukon Gold Potatoes

### LOCAL CHEESE & CHARCUTERIE

### BOARDS

Local Cheese and Cured Meat from NY State

Assorted Dried and Nuts

Assorted Olives, Pickled Vegetables, Crackers  
and Crostini Toasts

# DESSERTS

Apple Cobbler  
Bread Pudding topped with Bourbon Sauce  
Chocolate Chip Cookies  
Carrot Cake Cupcakes