

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): DeMolinari Greenwich, Inc.

Trade name (DBA): St. George

Premises address: 62 Greenwich Ave., New York, NY 10011

Cross Streets and other addresses used for building/premise:
Cross Streets: 7th Ave. & 6th Ave.

CONTACT INFORMATION:

Principal(s) Name(s): Stephan Marsan

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Michelle Fontanez

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):
Stephan Marsan

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Demolinari Seventh Avenue, Inc. dba St. George, 74 7th Ave., S, NY, NY, 10014 (RW 341)

Salvatore Massimo Rianna

Demolinari Seventh Avenue, Inc. dba St. George, 74 7th Ave., S, NY, NY, 10014 (RW 341)

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

Since insert date, St. George has brought the art of baking to the communities. Handcrafted and baked fresh daily, we pride ourselves in using only all natural ingredients. Our local bakery create job opportunities, supporting families and boosting local economy.

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.)

N/A

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

unoccupied and Greenwich Steakhouse before that

Is any license under the ABC Law currently active at this location? ___ yes X no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

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: 4 Year Built : 1915

Describe neighboring buildings:
Mixed Use (Commercial & Residential)

Zoning Designation: C 1-6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 00606 / 0026

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? 60

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? 72

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

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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,025

If more than one floor, please specify square footage by floors: _____

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? stairs

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 12 Total table seats? 44

Total number of bars? 1 Total bar seats? 9

Total number of "other" seats? 7 please explain: at window ledge & extra seats for tables

Total OVERALL number of seats in Premises: 60

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 9

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

Any food counters? no ___ yes, describe: _____

For Alterations and Upgrades:

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

Customer bar, L shaped, dimensions: 15'-3 1/16"- 8'-9 3/16"

* 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:
7am to 11pm 7am to 11pm

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 : _____

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)

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: **Robyn** Phone: [REDACTED]

Address: [REDACTED]

Email [REDACTED]

Application submitted on behalf of the applicant by:


Signature

Print or Type Name **Stephan Marsan**

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

1

2

3

4

5

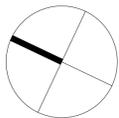
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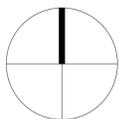
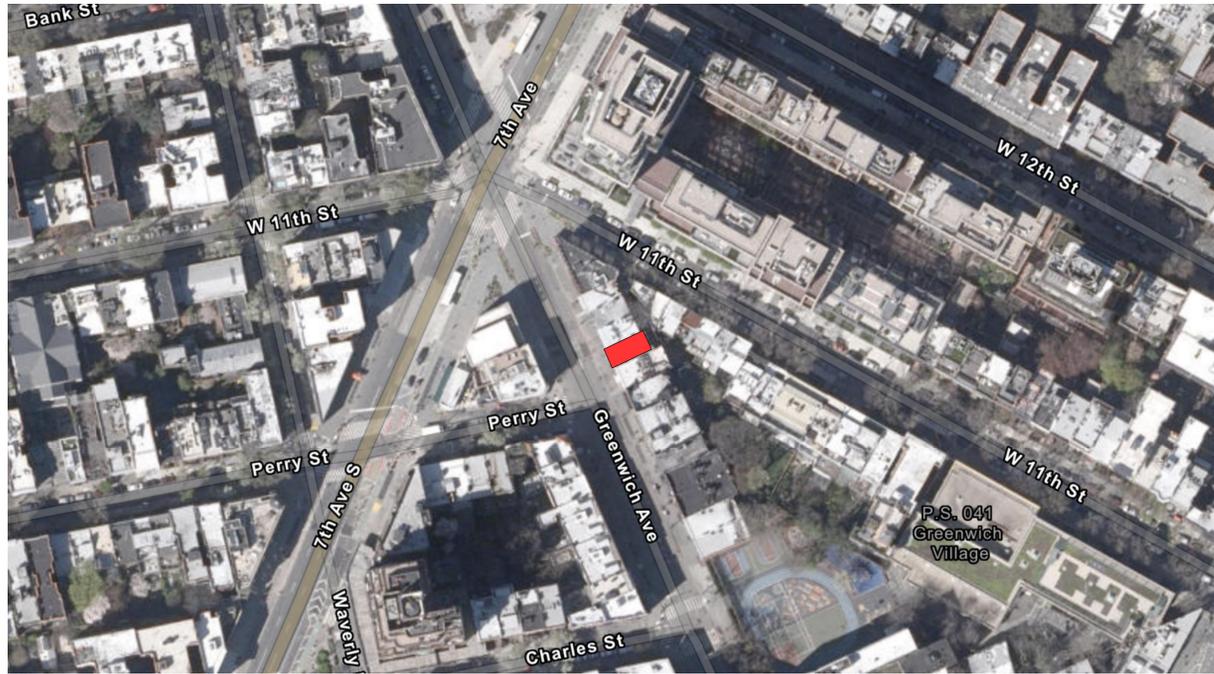
B

A

62 GREENWICH AVE.
NEW YORK, NY 10011
BLOCK: 606
LOT: 26



2 BLOCK PLOT DIAGRAM
NTS



1 LOCATION MAP
NTS



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NOT FOR CONSTRUCTION

REVISIONS			
SYMBOL	DESCRIPTION	DATE	APPR

62 GREENWICH AVE.
NEW YORK, NY 10011

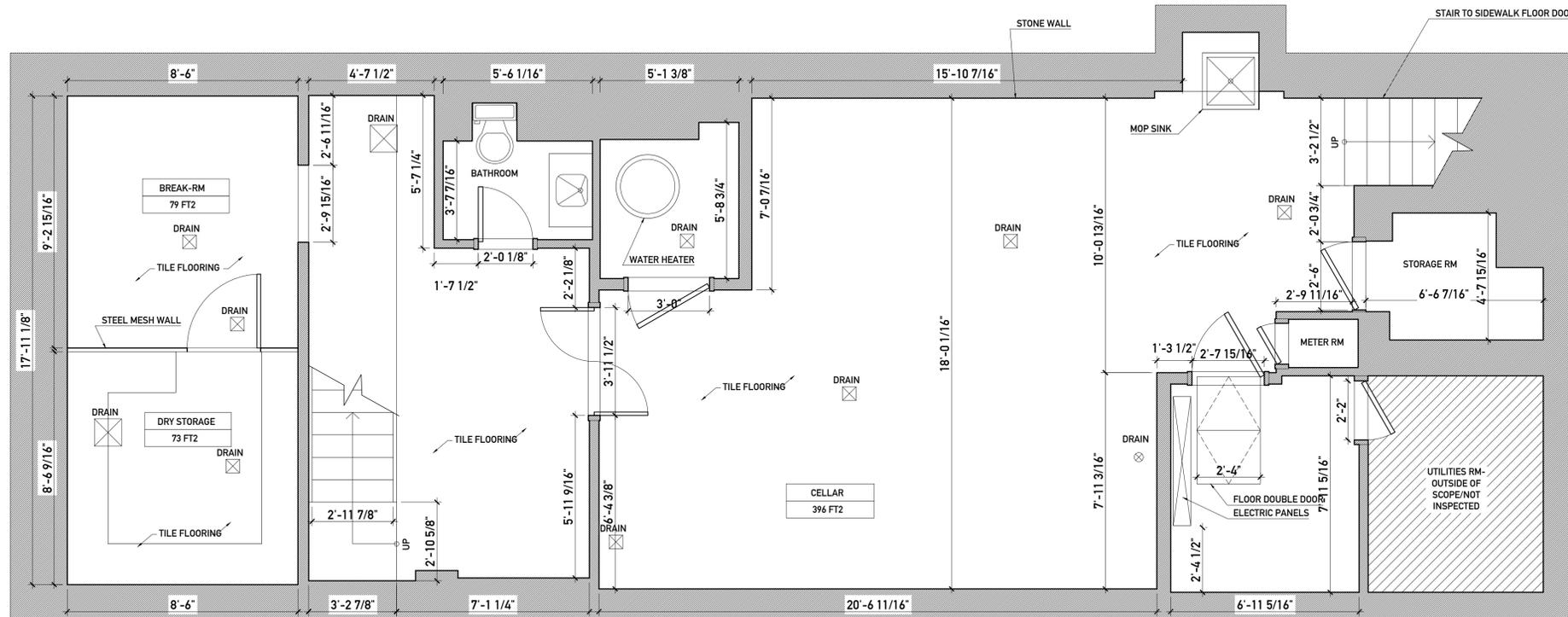
PROJECT N°: 21006
OWNER: PRIVATE
SCALE: AS NOTED
DRAWN BY: EG/KC
DATE: 06/11/2024

BLOCK PLOT DIAGRAM

DWG N°:
A-050.B



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1 BASEMENT PLAN
3/8" = 1'-0"

	GROSS AREA	TABLES	CHAIRS
B1	882 FT2	0	0
L1	843 FT2	3	28
L2	704 FT2	9	38
L3	631 FT2	0	0
TOTAL	3,060 FT2	15	76



NOT FOR CONSTRUCTION

REVISIONS			
SYMBOL	DESCRIPTION	DATE	APPR

62 GREENWICH AVE.
NEW YORK, NY 10011

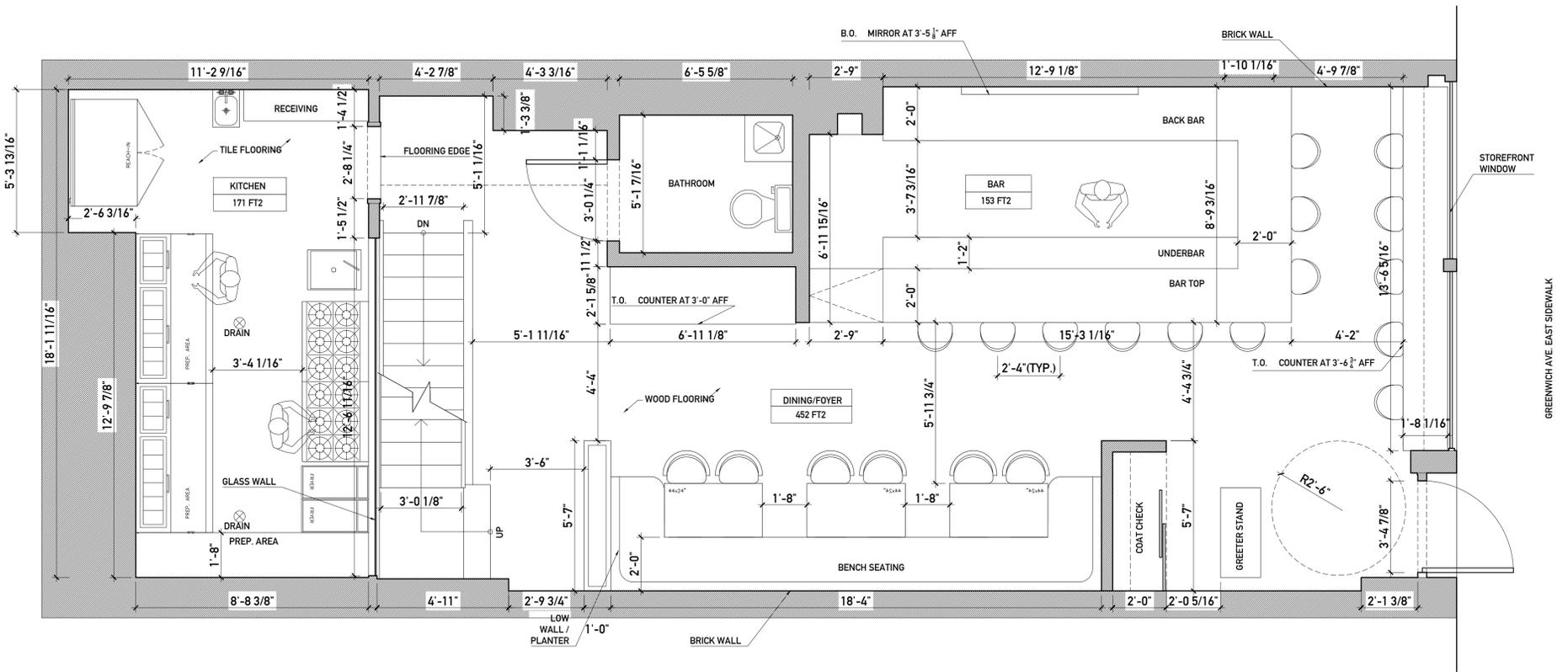
PROJECT N°: 21006
OWNER: PRIVATE
SCALE: AS NOTED
DRAWN BY: EG/KC
DATE: 06/11/2024

PROPOSED FLOOR PLANS

DWG N°: **A-100.B**



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1 LEVEL 1 PLAN
3/8" = 1'-0"

	GROSS AREA	TABLES	CHAIRS
B1	882 FT ²	0	0
L1	843 FT ²	3	28
L2	704 FT ²	9	38
L3	631 FT ²	0	0
TOTAL	3,060 FT ²	15	76

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62 GREENWICH AVE.
NEW YORK, NY 10011

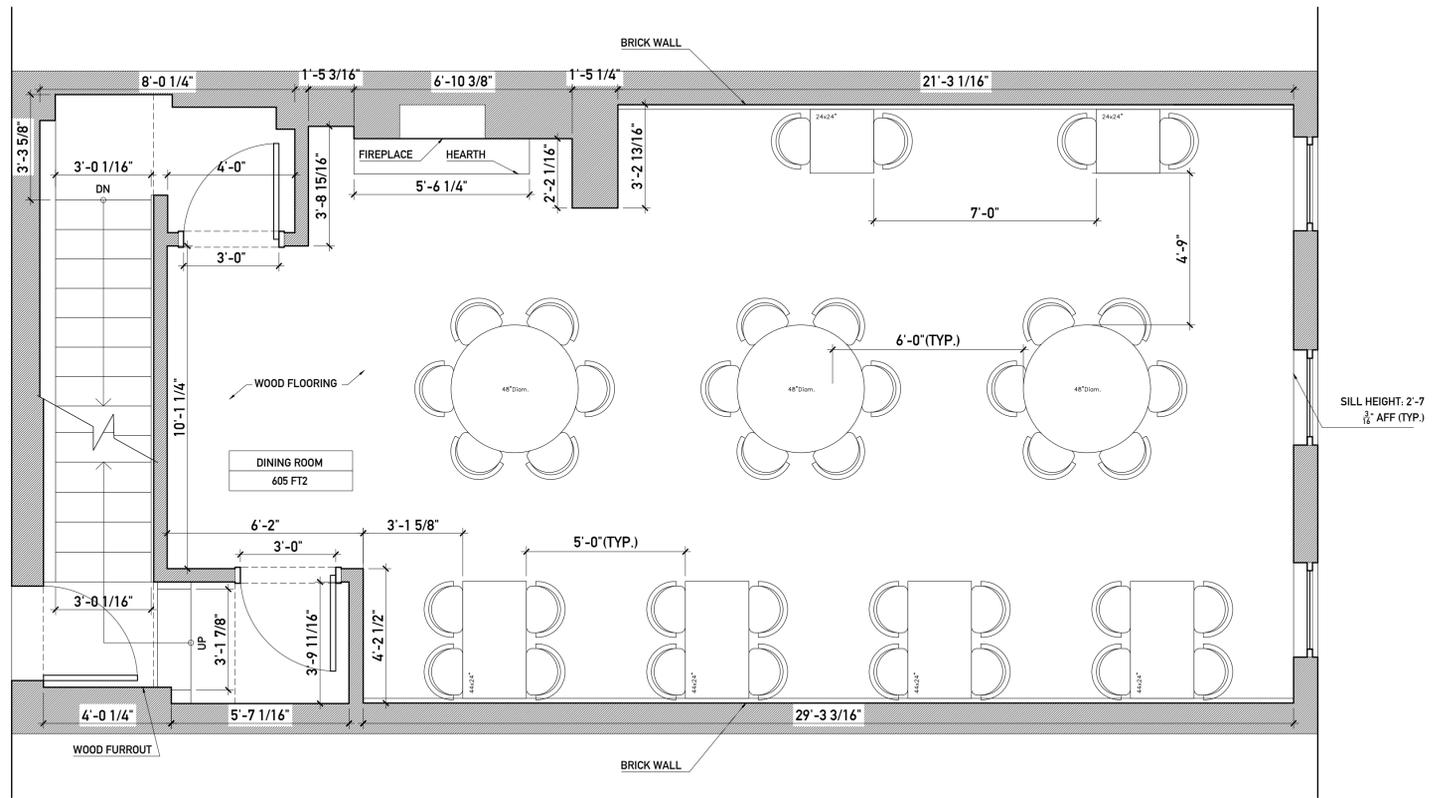
PROJECT N°: 21006
OWNER: PRIVATE
SCALE: AS NOTED
DRAWN BY: EG/KC
DATE: 06/11/2024

PROPOSED FLOOR PLANS

DWG N°: **A-101.B**



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1 LEVEL 2 PLAN
3/8" = 1'-0"

	GROSS AREA	TABLES	CHAIRS
B1	882 FT2	0	0
L1	843 FT2	3	28
L2	704 FT2	9	38
L3	631 FT2	0	0
TOTAL	3,060 FT2	15	76



NOT FOR CONSTRUCTION

REVISIONS			
SYMBOL	DESCRIPTION	DATE	APPR

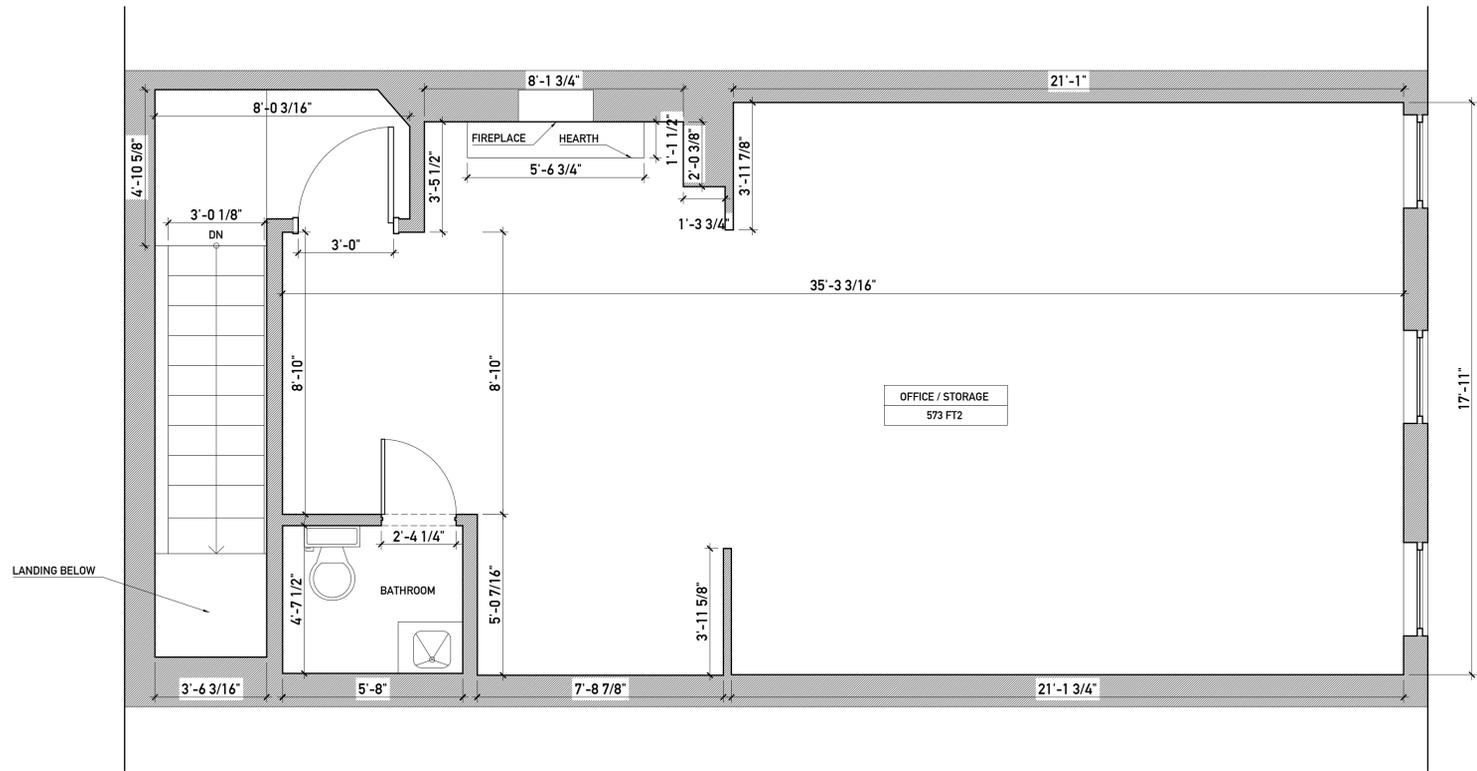
62 GREENWICH AVE.
NEW YORK, NY 10011

PROJECT N°: 21006
OWNER: PRIVATE
SCALE: AS NOTED
DRAWN BY: EG/KC
DATE: 06/11/2024

PROPOSED FLOOR PLANS
DWG N°:
A-102.B



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1 LEVEL 3 PLAN
3/8" = 1'-0"

	GROSS AREA	TABLES	CHAIRS
B1	882 FT2	0	0
L1	843 FT2	3	28
L2	704 FT2	9	38
L3	631 FT2	0	0
TOTAL	3,060 FT2	15	76



NOT FOR CONSTRUCTION

REVISIONS			
SYMBOL	DESCRIPTION	DATE	APPR

62 GREENWICH AVE.
NEW YORK, NY 10011

PROJECT N°: 21006
OWNER: PRIVATE
SCALE: AS NOTED
DRAWN BY: EG/KC
DATE: 06/11/2024

PROPOSED FLOOR PLANS

DWG N°:
A-103.B



Coffee & Tea

Drip 3

Espresso 3

Cappuccino 5

Latte 5

Iced latte 5

Cold brew 5

Matcha latte 5

Iced matcha latte 6

Black tea 3

Green tea 3

Evian water 4

San pellagrino 4

Orange juice 4

Bakery

Croissant 3

Tartlette 3

Baguette 4

Sandwiches

Prosciutto Mozzarella 8

Ham Manchego 8

Tuna 8

Caprese 8

Lobster roll 12

Bruschetta all 2

Tomato

Avocado tomato

Olive

Salmon

Prosciutto

Artichoke