

Meeting Date: 10/01/2024

**APPLICANT INFORMATION:**

Name of applicant(s): Binx 39 Christopher St. LLC

Trade name (DBA): Binx

Premises address: 39 Christopher St. , New York , NY 10014

Cross Streets and other addresses used for building/premise:  
7th Ave. South and Grove Street

**CONTACT INFORMATION:**

Principal(s) Name(s): Rowen P. McDermott and Rebecca Johnson

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY 10014

Telephone #: [REDACTED]

Landlord Name / Contact: Village Realty LLC

Landlord's Telephone and Fax: [REDACTED]

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>Rowen P. McDermott</u>	<u>Moonflower - 201 West 11th ST., New York, NY10014</u>
<u>Rebecca Johnson</u>	<u>Frankie - 264 Grove St. , Jersey City, NJ 07302</u>
<u> </u>	<u> </u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
Binx is a full-service restaurant serving sustainable meats and seafood, cooked in a thoughtful and simple fashion to highlight the quality of the ingredients. The wine and spirits program will also highlight sustainable and small batch producers. Sustainable ingredients sourced from Union Square Farmer's Market. Serving natural foods and wines with little to no chemicals or sulphates.

**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:

Lamanos NYC - Tapas Restaurant close for 8-9 months.

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

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: \_\_\_\_\_

LAMANO WEST VILLAGE LLC - License ID: 0340-23-127903 / Lic Exp. Date: 7/31/2025

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:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**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: 7 Year Built : 1900

Describe neighboring buildings: Mostly mixed-use or residential.

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 00610 / 0030

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 (Greenwich and West Village)

(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 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 DOT Outside Dining

What is the proposed Occupancy? 70

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? 74

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

If yes, is proposed occupancy permitted?  yes  no, explain : N/A

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 sign and entry will be opened up.

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 821 sq. ft.

If more than one floor, please specify square footage by floors: 1st floor: 441 sq. ft. Basement: 380 sq. ft.

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

Sidewalk cafe DOT - 126 sq. ft.

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

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

Is there access to other parts of the building?  no  yes, explain: N/A

## OVERALL SEATING INFORMATION:

Total number of tables? 8 Total table seats? 34

Total number of bars? 1 Total bar seats? 4

Total number of "other" seats? 3 please explain: Window counter seats.

Total OVERALL number of seats in Premises: 41

## 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: N/A

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

What are the Hours of Operation?

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

12 pm to 12 am 12 pm to 2 am 12 pm to 2 am

Will the business employ a manager?  no \_\_\_ yes, name / experience if known : N/A

Will there be security personnel?  no \_\_\_ yes ( if yes, what nights and how many?) N/A

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

If yes, please describe : Windows will be open until 10 pm (weather permitting )

Will you have TV's ?  no \_\_\_ yes ( how many? ) N/A  
(On occasion - low decibal music // used for brunches or Friday/Saturday evenings)

Type of MUSIC / ENTERTAINMENT: \_\_\_ Live Music  Live DJ \_\_\_ Juke Box  Ipod / CDs \_\_\_ none  
(Conversational - vinyl records from 8-12)

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? No

Please describe your sound system and sound proofing: \_\_\_\_\_

Smos - wall mounted speakers. // Sound proofing installed in rafters pinboard with sheetrock.

Will you be permitting: \_\_\_ promoted events \_\_\_ scheduled performances \_\_\_ outside promoters

\_\_\_ any events at which a cover fee is charged? \_\_\_ private parties (N/A)

ALC Staten - no roadway

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) \_\_\_\_\_

N/A

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: N/A

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

Name of School / Church: N/A

Address: N/A Distance: N/A

Name of School / Church: N/A

Address: N/A Distance: N/A

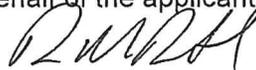
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Rowen Mcdermott Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on behalf of the applicant by:



Signature

Print or Type Name Rowen Mcdermott

Title LLC 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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Manhattan SLA Licensing Committee  
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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: Binx 39 Christopher ST. LLC

Address of Premises: 39 Christopher Street, New York, NY 10014

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

4 tables and 8 seats on Christopher Street

       tables and        seats on        Street

Hours of sidewalk café: 12 PM to 12 AM.

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.): N/A

Rear yard / Rooftop (circle) will have no more than N/A tables and N/A seats

Hours of rear yard / rooftop: N/A to N/A.

Does seating extend beyond the business frontage?  No  Yes

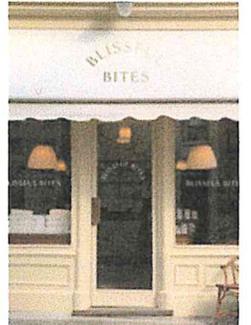
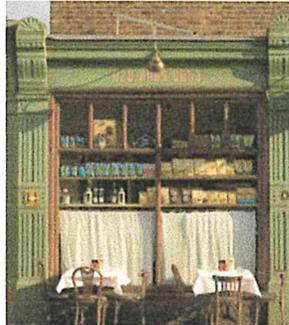
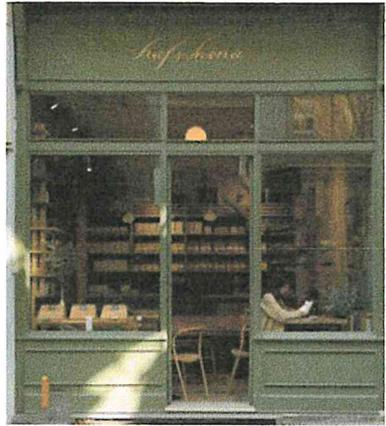
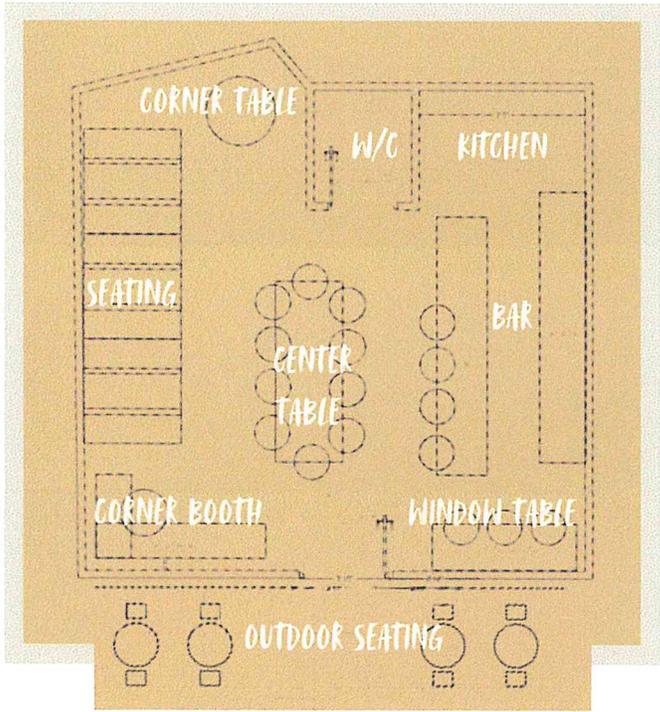
Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides?  No  Yes

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:       

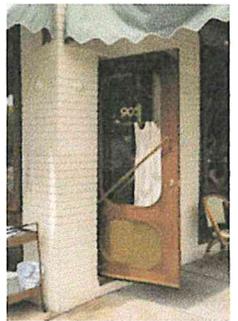
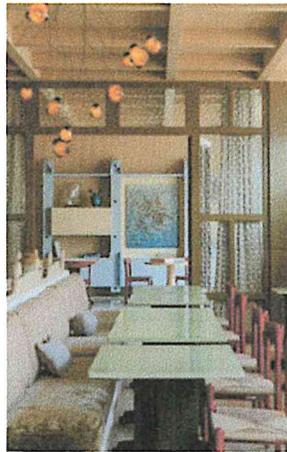
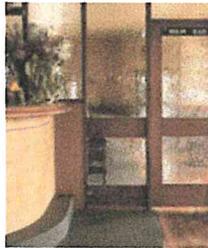
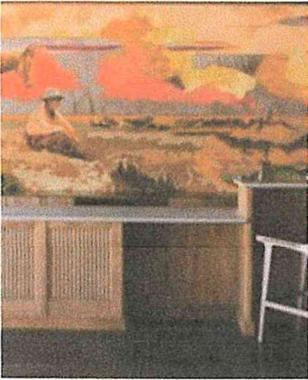
Will heating elements be used?  No  Yes, please describe:       

(Weather permitting.)



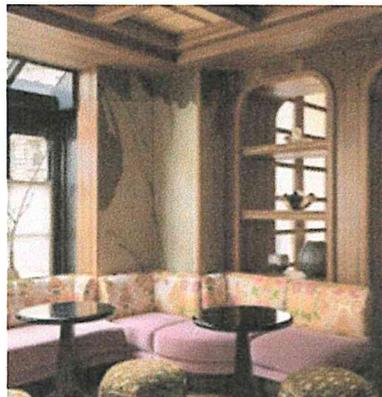
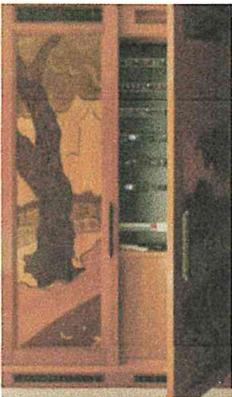
**BINX**

39 Christopher St. NY, NY 10014



# BINX

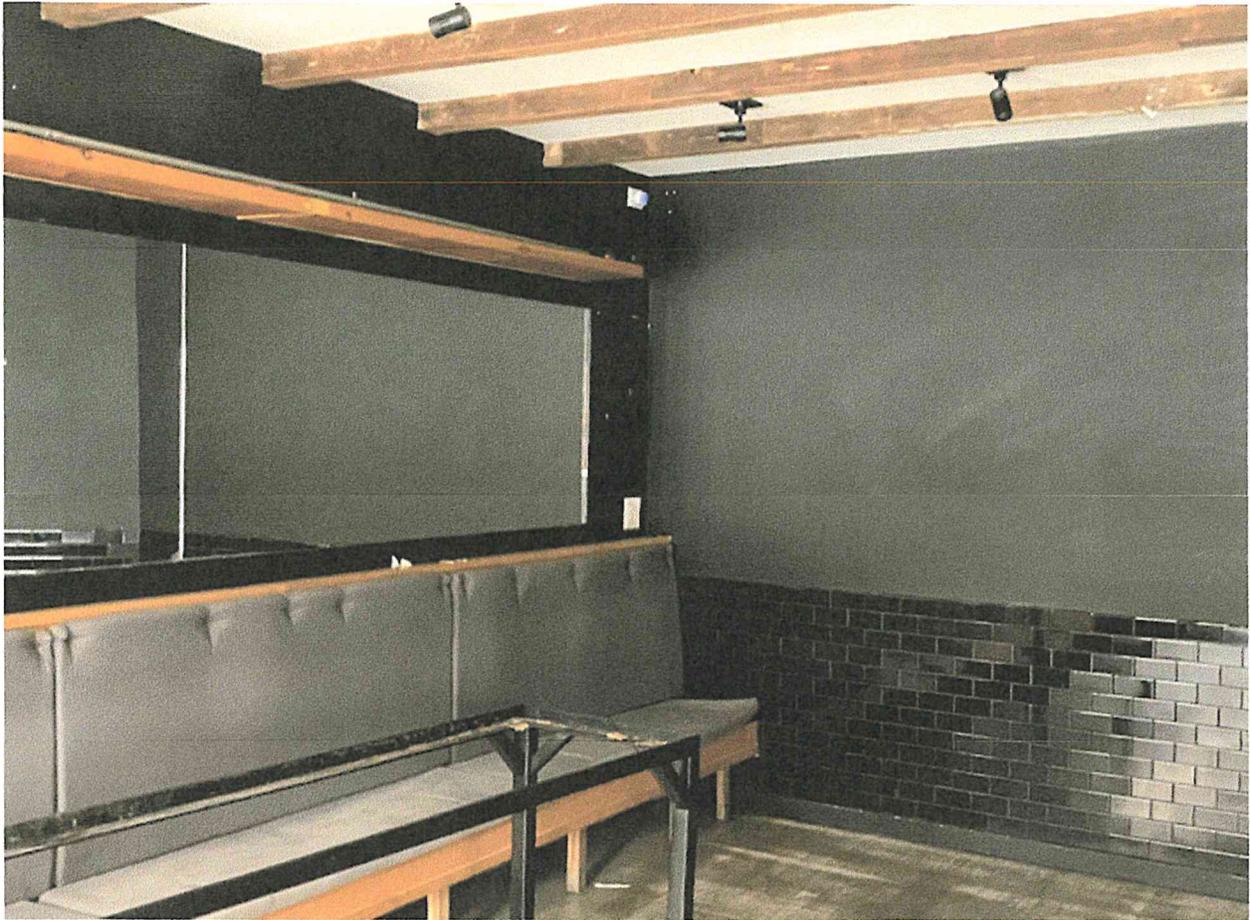
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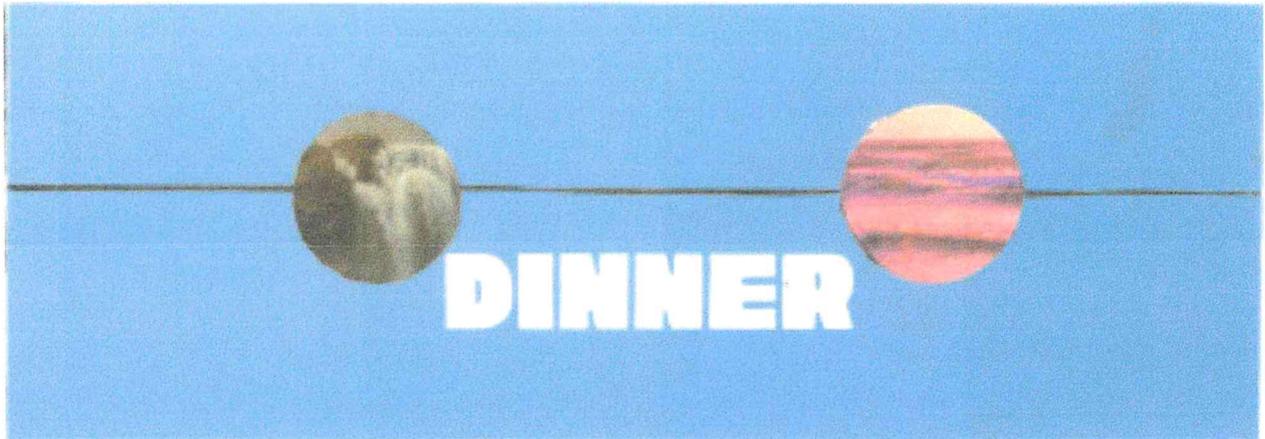
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PHOTO





### **Appetizers**

Tuna Tartare, Pepper Vin & Yuzu  
Steak Tartare, Chinese Pickle, Parmesan & house-made potato  
chips  
Shaved Zucchini, Espelette, Lemon & Botarga

### **Starters**

Fried Calamari Sandwich, Smashed Chorizo, Slaw & Brioche Bun  
Fried Chicken, Lettuce Wrap & Kimchi Dressing  
Deviled Crab, Mayo served on Sourdough

### **Pasta**

Pappardelle Bianco Ragu & Toasted Walnuts  
Rigatoni Sungold Sauce & Burrata

### **Mains**

Pan Seared Branzino Filet, Green Beans & Pesto  
Braised Short Rib, Finished w/ Massaman Curry  
Charred Zucchini, Tomato Broth & Butterbeans  
Roast Chicken, Radicchio & Fingerling



**BINK**

33 Christopher St. NY, NY 10014



**Classic Omelette, Goats Cheese & Fine Herbs**

**Crab & Asparagus Omelette, Chilli & Peanuts**

**Poached Eggs, Sweet Potato, Tahini & Charred Kale**

**Scrambled Egg, Roast Vine Tomato & Sourdough**

**Roast Chicken Salad, Radicchio, Apple & Radish**

**Shaved Kale, Pine Nut & Raisins**

**Little Gems, Avocado, Chive & Radish**

**Cast Iron Burger**

**Db1 Sausage Egg and Cheese, Sriracha Mayo & Brioche**

**Pour Over Coffee**

**Espresso**

**Fresh Squeezed Juice & Tea**

