

Meeting Date: October 2024

APPLICANT INFORMATION:

Name of applicant(s):

Bowery Dream LLC/220 Hospitality Partners LLC

Trade name (DBA):

Nolita Express

Premises address:

218-220 Bowery

Cross Streets and other addresses used for building/premise:

Prince Street and Spring Street

CONTACT INFORMATION:

Principal(s) Name(s):

Bowery Dream LLC: Alessandro Zampedi 220 Hospitality Partners LLC: Neil Wong

Office or Home Address: 218-220 Bowery

City, State, Zip: New York, New York 10012

Telephone #:

[REDACTED]

email:

[REDACTED]

Landlord Name / Contact:

Bowery Dreams LLC

Landlord's Telephone and Fax:

[REDACTED]

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

<u>Bowery Dream LLC:</u>	<u>Pearl ; Ash</u>
<u>Alessandro Zampedi:</u>	<u>218-220 Bowery MC</u>
<u>220 Hospitality Partners LLC:</u>	<u>Icon Two 2013-2017</u>
<u>Neil Wong</u>	

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

Small boutique hotel catering to the international traveller with an affordable restaurant serving varied comfort foods

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.)

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

Mister French 2019 - 2021

Pearl & Ash 2013 - 2017

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: _____

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:

Mister French 2019 - 2021

Pearl & Ash 2013 - 2017

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: Hotel

Number of floor: 4 Year Built : _____

Describe neighboring buildings: Commercial building and residential building

Zoning Designation: C 6-1

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 492 / 25

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? N/A

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? 226

If yes, what is the use group for the premises? 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) - not yet prepared

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? 16,000sf

If more than one floor, please specify square footage by floors: 4,000 per floor

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

N/A

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

How many entrances are there? 1 How many exits? 1 How many bathrooms? Numerous throughout the hotel

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

OVERALL SEATING INFORMATION:

Total number of tables? 36 Total table seats? 101

Total number of bars? 2 Total bar seats? 25

Total number of "other" seats? 6 please explain: counter facing open kitchen

Total OVERALL number of seats in Premises: 132

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 25

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

Any food counters? no yes, describe: counter facing open kitchen

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: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
8am to 2am 8am to 2am 8am to 2am 8am to 4am 8am to 4am 8am to 4am 8am to 4am

Will the business employ a manager? no yes, name / experience if known: To Be Decided

Will there be security personnel? no yes (if yes, what nights and how many?) 2-3 Thursday-Sat
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?) one in every guest room

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: Ipod speakers with small
speakers; the premises are very well soundproofed from the prior
operation, and, if necessary, it will be supplemented

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) one employee will be designated to ensure that people do not loiter in front of these premises, and to encourage
Will you be utilizing ropes movable barriers other outside equipment (describe) ubers and taxis to

Are your premises within 200 feet of any school, church or place of worship? no yes quietly and quickly drop off, pick up and more

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: Neil Wong Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:

X [Signature]
Signature

Print or Type Name Neil Wong

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.

[Signature]

[Signature]

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

KAYA

STARTERS

TUNA ON FIRE

corn tortillas topped with tuna and avocado, fired at your

table
\$16

STEAK CARPACCIO

thinly sliced, arugula, parmesan cheese

\$18

SWISS CHARD PIE

baked chard, parmesan cheese, evoo, eggs

\$

GRAPE LEAVES

stuffed with rice (6)

\$16

TEQUENOS

breaded and fried cheese sticks (4)

\$12

TUNA TARTARE

with avocado and chips

\$18

EMPANADAS

chicken and cheese (4)

\$12

SEASONAL SOUP

\$12

FLATBREAD

seasonal veggies, vegan cheese (4)

\$18

FISH TACOS

served with guac and cabbage

\$18

SALADS

STEAK SALAD

sirloin steak, hearts of palm, asparagus, mushrooms, and avocado

\$22

SALMON CAPRI SALAD

fresh lox, organic lettuce, spinach, peruvian corn, fresh cheese,

artichoke, cherry tomatoes

\$22

PROSCIUTTO SALAD

di parma, arugula, avocado, hearts of palm, caramelized pecans

\$22

GRILLED CHICKEN ORIENTAL SALAD

grilled breast of chicken, lettuce, spinach, cabbage, crunchy

noodles, mandarins, carrots

\$

CEVICHE

\$22

MIXED SEAFOOD

prawns, corvina, mussels, corn, sweet potatoes

VEGAN

mushrooms, onion, corn, sweet potatoes

SIDES

\$7

YUCCA FRIES - PLANTAINS - AVOCADO

GRILL

SKEWERS

STEAK

prime beef, peppers, onions

\$20

CHICKEN

dark meat

\$18

SHRIMP

jumbo prawns, pineapple

\$18

CHORIZO

rocoto sauce

\$14

SCALLOPS

fired at your table

\$18

OCTOPUS

marinated in ahi panca

\$18

SWEET BITES

\$16

TROPICAL SORBET

mango and coconut sorbet on fruit shell

CHURROS

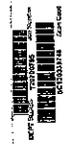
served with dulce de leche

VEGAN CHOCOLATE CAKE

MKA

MALCOLM KAYE
ARCHITECTURE, PC
16 West 22nd Street, 11th Floor
New York, NY 10010
212 552 8866
MKArchitecture.net

NO.	DATE	DESCRIPTION	BY
1	08/09/11	DESIGN	AK
2	07/20/11	DESIGN	AK
3	06/07/11	DESIGN	AK
4	05/10/11	DESIGN	AK
5	04/20/11	DESIGN	AK



PROJECT: 220 BOWERY
THE BOWERY HOUSE
NEW YORK, NY 10012

TITLE: SECOND FLOOR PLAN

120700795

SCALE: AS SHOWN

PROJECT: MKA

DESIGNER: CZ

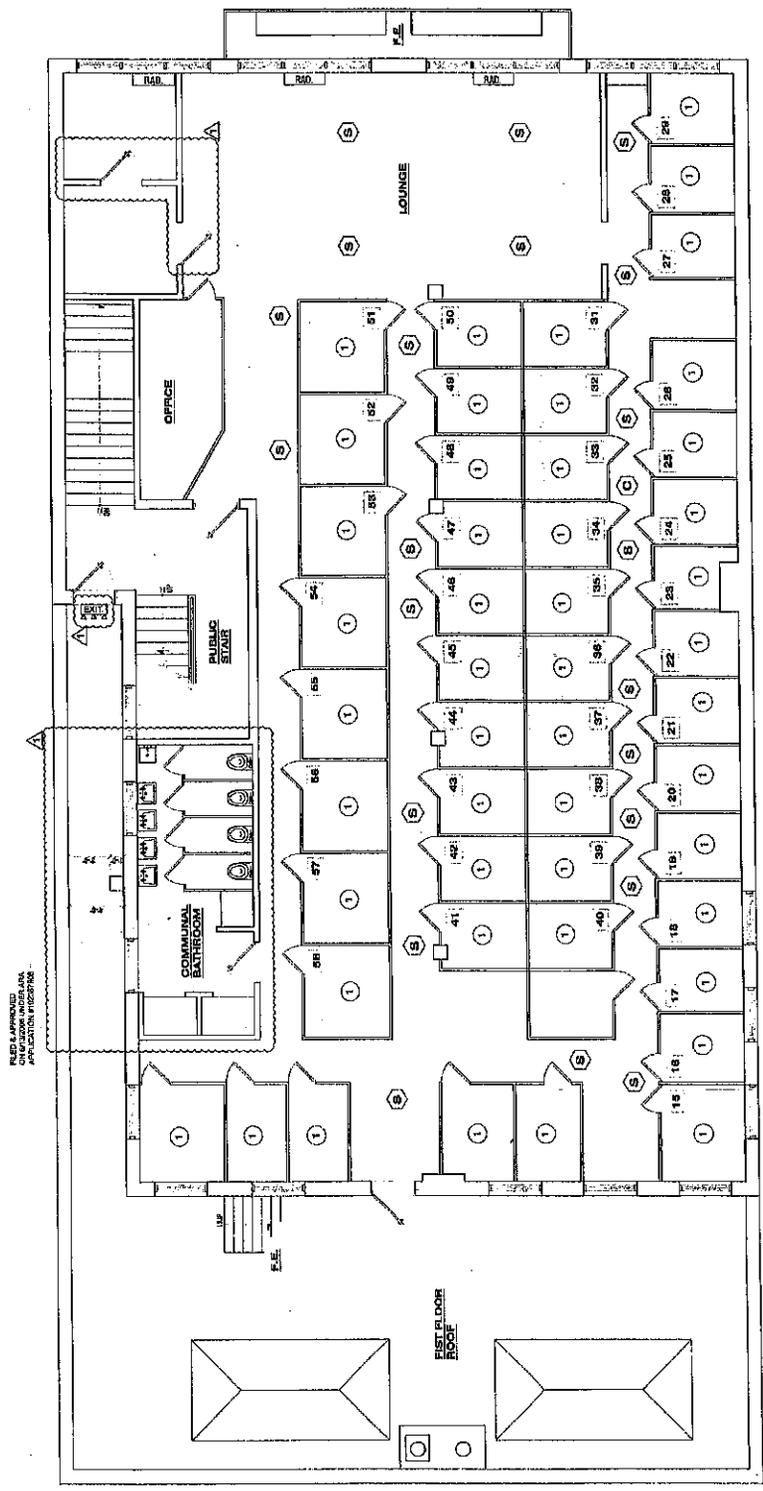
CHECKER: MK

DATE: 08/09/11

DWG. NO. A-103.01

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BOWERY



LEGEND

ROOM #	# of OCCUPANCY
15-29	15 (1 each)
31-54	28 (1 each)
TOTAL	43

(S) SMOKE DETECTOR
 (C) CARBON MONOXIDE DETECTOR

1 SECOND FLOOR PLAN: (NO WORK)
SCALE: 1/8" = 1'-0"

OCCUPANCY:
LOADING HOUSE
MAXIMUM SLEEPING ACCOMMODATIONS 54 PERSONS

PREVIOUS FILINGS:
• ALT 1 # 104446352

MKA

**MALCOLM KAYE
ARCHITECTURE, PC**
16 West 22nd Street, 11th Floor
New York, NY 10011
212.352.8866
MKA@architectur.net

NO.	DATE	DESCRIPTION
1	08/05/01	DOE SET
2	08/05/01	DOE SET
3	08/05/01	DOE SET
4	08/05/01	DOE SET
5	08/05/01	DOE SET
6	08/05/01	DOE SET
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17	08/05/01	DOE SET
18	08/05/01	DOE SET
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20	08/05/01	DOE SET

**220 BOWERY
THE BOWERY HOUSE
NEW YORK, NY 10012**

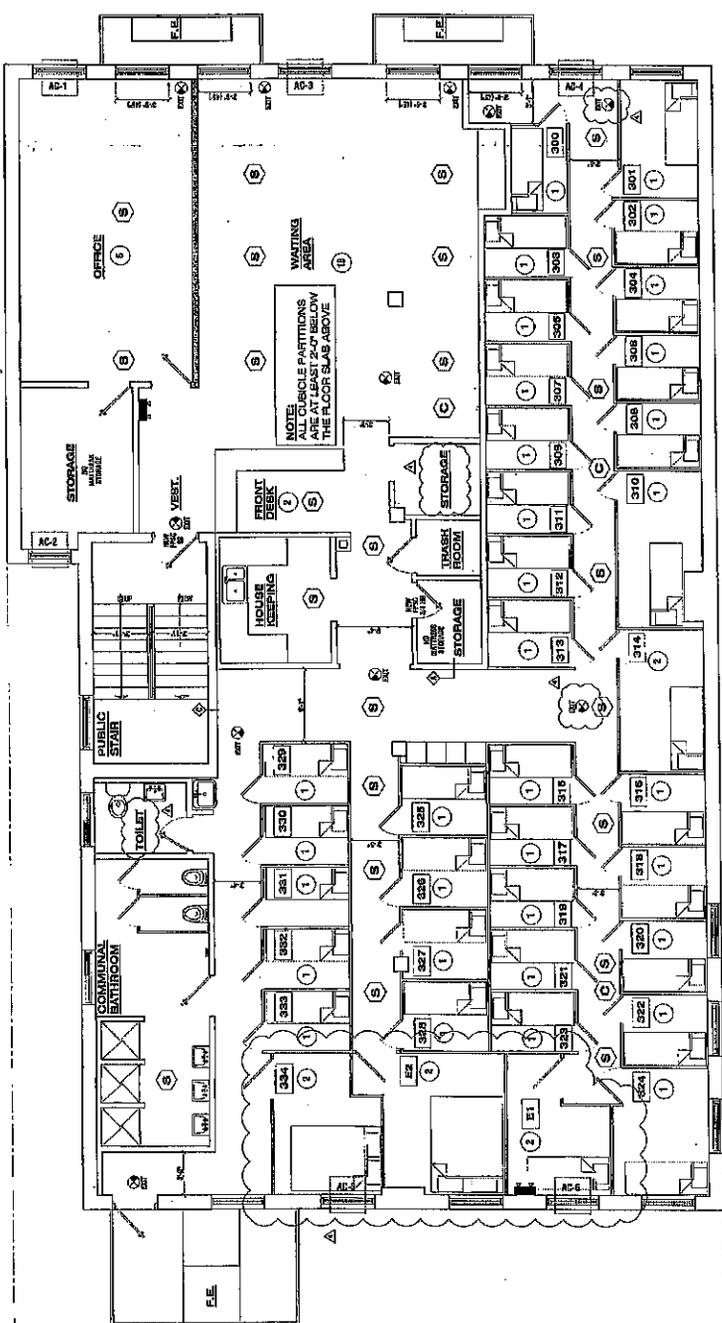
**PROPOSED
THIRD FLOOR PLAN**



NO.	DATE	DESCRIPTION
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2	08/05/01	DOE SET
3	08/05/01	DOE SET
4	08/05/01	DOE SET
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17	08/05/01	DOE SET
18	08/05/01	DOE SET
19	08/05/01	DOE SET
20	08/05/01	DOE SET

A-104.04

I hereby certify that the above is a true and correct copy of the original drawings as filed with me for record. I am a duly licensed Professional Engineer in the State of New York, No. 10012, and I am the author of the above drawings. I have not been convicted of any crime involving moral turpitude, and I am not under any suspension or revocation of my license. I have not been convicted of any crime involving moral turpitude, and I am not under any suspension or revocation of my license.



LEGEND

(S)	SMOKE DETECTOR
(C)	CARBON MONOXIDE DETECTOR

LEGEND

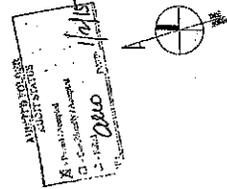
ROOM #	# OF OCCUPANCY
300-313	14 (1 each)
314	2
315-328	28 (1 each)
329	2
E1 - E2	4 (2 each)
TOTAL	41 PERSONS
TOTAL	37 ROOMS

LEGEND

ROOM	# OF OCCUPANCY
OFFICE	6
WAITING AREA	NON-SIMULTANEOUS
TOTAL	6

LEGEND

NEW UNRELATED PARTITIONS NO HIGHER THAN MAX 2'-0" BELOW THE FLOOR SLAB ABOVE EXISTING TO REMAIN



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

OCCUPANCY:
LOADING HOUSE
MAXIMUM SLEEPING ACCOMMODATIONS 41 PERSONS

PREVIOUS FILINGS:
• ALL WORK WAS DONE UNDER ALT 2 # 120700447

MKA

**MALCOLM KAYE
ARCHITECTURE, P.C.**
16 West 22nd Street, 11th Floor
New York, NY 10010
212.352.8866
MKAArchitecture.net

NO.	DATE	DESCRIPTION	BY
1	02/03/04	001 SET	AD
2	02/03/04	002 SET	AJ
3	02/03/04	003 SET	CE
4	02/03/04	004 SET	AJ
5	02/03/04	005 SET	AJ
6	02/03/04	006 SET	AJ
7	02/03/04	007 SET	AJ
8	02/03/04	008 SET	AJ
9	02/03/04	009 SET	AJ
10	02/03/04	010 SET	AJ

PROJECT:
220 BOWERY
THE BOWERY HOUSE
NEW YORK, NY 10012

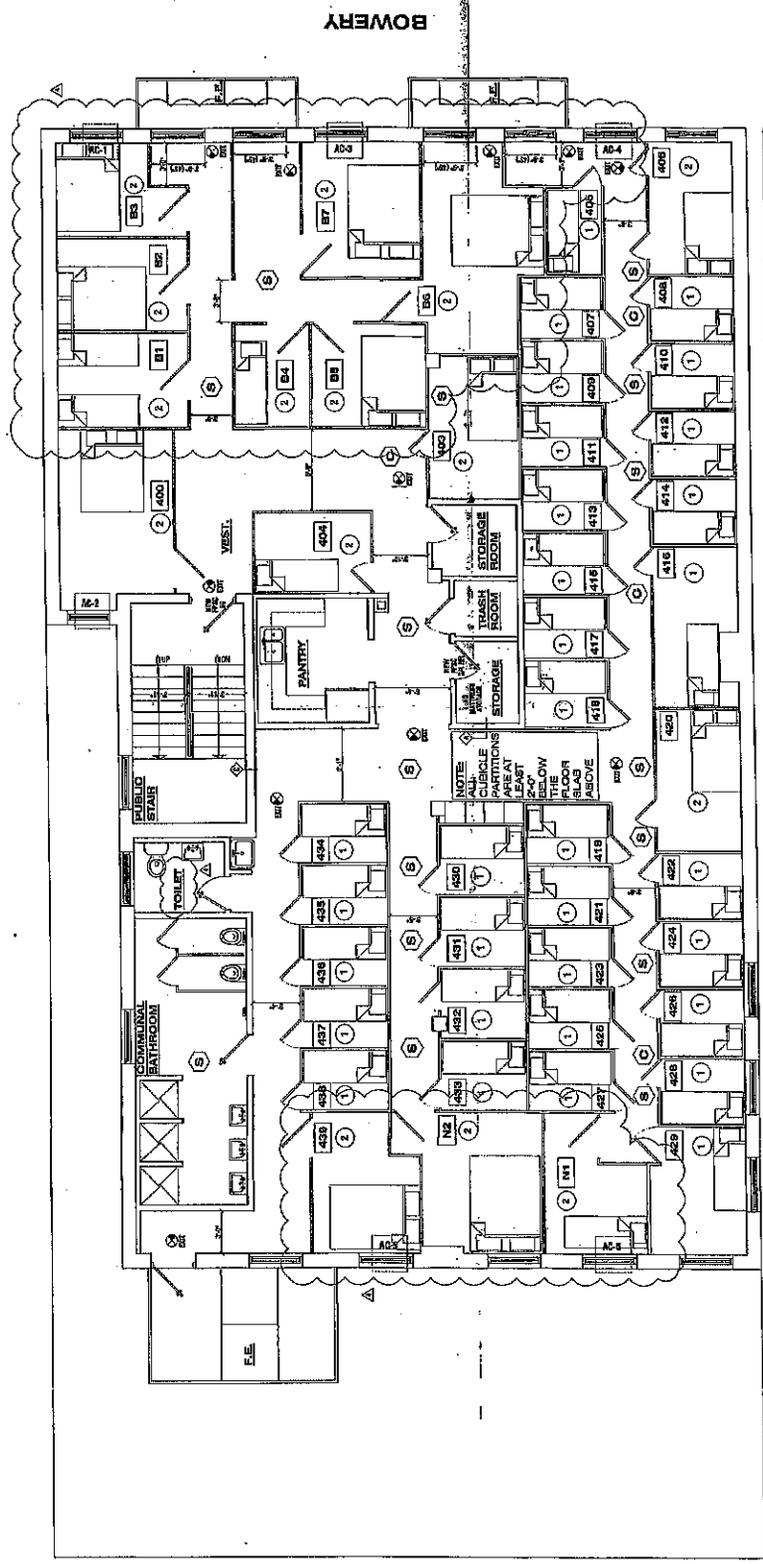
TITLE:
PROPOSED
FOURTH FLOOR PLAN



SCALE: AS SHOWN
PROJECT NO.: 1004
DATE: 02/03/04
SCALE: AS SHOWN

A-105.04

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LEGEND

ROOM #	# of OCCUPANCY
401	2
402	2
403	2
404	2
405	1
406	2
407-410	12 (1 each)
411	2
412-413	16 (1 each)
414	2
415	2
416	4 (2 each)
417-420	14 (2 each)
TOTAL	62 persons
TOTAL	47 rooms

LEGEND

(S) SMOKE DETECTOR
(C) CARBON MONOXIDE DETECTOR

LEGEND

NEW ROOMS PLATED
HIGHER THAN MAX
2'-0" BELOW THE
FLOOR SLAB ABOVE
EXISTING TO REMAIN

1 PROPOSED FOURTH FLOOR PLAN: (THIS SCOPE OF WORK IS FILED UNDER APPLICATION #120700447, PERMITTED 2011)

OCCUPANCY:
LOADING HOUSE
MAXIMUM SLEEPING ACCOMMODATIONS 62 PERSONS

K A Y A

STARTERS

TUNA ON FIRE
corn tortillas topped with tuna and avocado, fired at your table
\$16

STEAK CARPACCIO
thinly sliced, arugula, parmesan cheese
\$18

SWISS CHARD PIE
baked chard, parmesan cheese, evoo, eggs
\$

GRAPE LEAVES
stuffed with rice (6)
\$16

TEQUENOS
breaded and fried cheese sticks (4)
\$12

TUNA TARTARE
with avocado and chips
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EMPANADAS
chicken and cheese (4)
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SEASONAL SOUP
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FLATBREAD
seasonal veggies, vegan cheese (v)
\$18

FISH TACOS
served with guac and cabbage
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GRILL

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STEAK
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CHICKEN
dark meat
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jumbo prawns, pineapple
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SALADS

STEAK SALAD
sirloin steak, hearts of palm, asparagus, mushrooms, and avocado
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SALMON CAPRI SALAD
fresh lox, organic lettuce, spinach, peruvian corn, fresh cheese, artichoke, cherry tomatoes
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PROSCIUTTO SALAD
di parma, arugula, avocado, hearts of palm, caramelized pecans
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GRILLED CHICKEN ORIENTAL SALAD
grilled breast of chicken, lettuce, spinach, cabbage, crunchy noodles, mandarins, carrots
\$

CEVICHE

\$22

MIXED SEAFOOD
prawns, corvina, mussels, corn, sweet potatoes

VEGAN

mushrooms, onion, corn, sweet potatoes

SIDES

\$7

YUCCA FRIES - PLANTAINS - AVOCADO

SWEET BITES

\$16

TROPICAL SORBET
mango and coconut sorbet on fruit shell

CHURROS
served with dulce de leche

VEGAN CHOCOLATE CAKE