

Meeting Date: 10/10/24

APPLICANT INFORMATION:

Name of applicant(s): RemyMidtown LLC

Trade name (DBA): TBD

Premises address: 35 E 13th St a/k/a 119-121 University St

Cross Streets and other addresses used for building/premise:
Corner building (E 13th and University Place)

CONTACT INFORMATION:

Principal(s) Name(s):
Pan-Liong Henriquez & Laurence Batiz

Office or Home Address: PLEASE SEE ATTACHED RIDER

City, State, Zip: _____

Telephone #: _____ email : _____

Landlord Name / Contact: Zoe Realty Corp

Landlord's Telephone and Fax: ██████████0

| NAMES OF ALL PRINCIPAL(s): | NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD |
|-----------------------------------|--|
| <u>Pan-Liong Henriquez</u> | <u>Please see attached food & beverage experience rider. No licenses held.</u> |
| <u>Laurence Batiz</u> | _____ |
| _____ | _____ |

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

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- a new liquor license (Restaurant Tavern / On premise liquor Other) bar/lounge
- 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:

bar/tavern/lounge

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: _____

BAR 13 INC (License ID 0340-22-105816)

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: 3 Year Built : 1950

Describe neighboring buildings:

Mostly commercials buildings that are adjacent and some mixed use buildings in the area.

Zoning Designation: C1-7

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 565 / 5

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 More than 1 floor

(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 rooftop

What is the proposed Occupancy? 374

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes Applied for and pending - see attached letter from architect

If yes, what is the maximum occupancy for the premises? 374

If yes, what is the use group for the premises? Use Group 6/12

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 See attached letter (if yes, please provide copy of application to the NYC DOB) from architect.

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: signage only

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 5400

If more than one floor, please specify square footage by floors: second floor 1800 SF & third floor 1800 SF

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

Rooftop 1800 SF

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

How many entrances are there? 2 How many exits? 2 How many bathrooms ? 4

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

OVERALL SEATING INFORMATION:

Total number of tables? _____ Total table seats? _____

Total number of bars? _____ Total bar seats? _____

Total number of "other" seats? _____ please explain : _____

Total OVERALL number of seats in Premises : _____

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 10

How many service bars are being applied for on the premises? 0 10 seats at 3rd floor
no seats at additional bars

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: tavern/lounge

What are the Hours of Operation?

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

11am to 2am 11am to 2am 11am to 4am 11am to 4am 11am to 4am 11am to 4am 11am to 4am

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

Will there be security personnel? no yes(if yes, what nights and how many?) 2-6 upon request mostly Fridays, Saturdays and Sundays
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?) 2nd Fl - 20 TVs, 3rd Fl - 4 TVs, Rooftop - 2 TVs

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 Type text here

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

Please describe your sound system and sound proofing: See Attached sound rider

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties occasionally - upon request
no more than 25 annually

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: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:



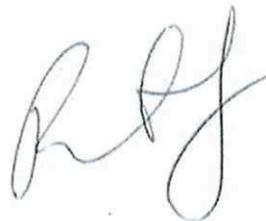
Signature

Print or Type Name Rosa M. Ruiz

Title Representative

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

Applicant Address: 35 E 13th Street a/k/a 119-121 University Place
New York, NY 10003

Plans to manage vehicular traffic and crowds on the sidewalk

We plan to operate an establishment that will not negatively impact our neighbors and are confident this will be an establishment that Manhattan CB2 will be proud to call its own.

We will not have any crowds on the street. We will ensure that the premises are maintained in an orderly fashion at all times. We will designate an employee to make sure that a crowd of patrons will not form in front of or adjacent to our establishment as we do not want to disturb the quality of life of our fellow neighbors.

We will have signs visibly posted inside and outside of the premises reminding patrons to be courteous of the neighborhood and to keep noise to a minimum. However, should a crowd form in front of or adjacent to our establishment, we will immediately inform the crowd that they are not able to congregate in front of the establishment.

We understand that parking is limited in the area. We anticipate that the overwhelming majority of our patrons will be walking; We plan to serve a community that lives and works in the immediate vicinity.

Plans to manage noise inside and outside of the premises

There will be excellent soundproofing at this establishment so that the conversations of patrons and any music/entertainment will not emanate to the residential apartments surrounding this establishment. A sound level control instrument will be placed inside of the establishment as a warning to the staff should the noise become too loud. The cell number of the applicants as well as the manager will also be given to the residents near or adjacent to the building should they feel the need to call immediately if any noise is disturbing their quality of life. We plan on keeping any noise to a minimum.

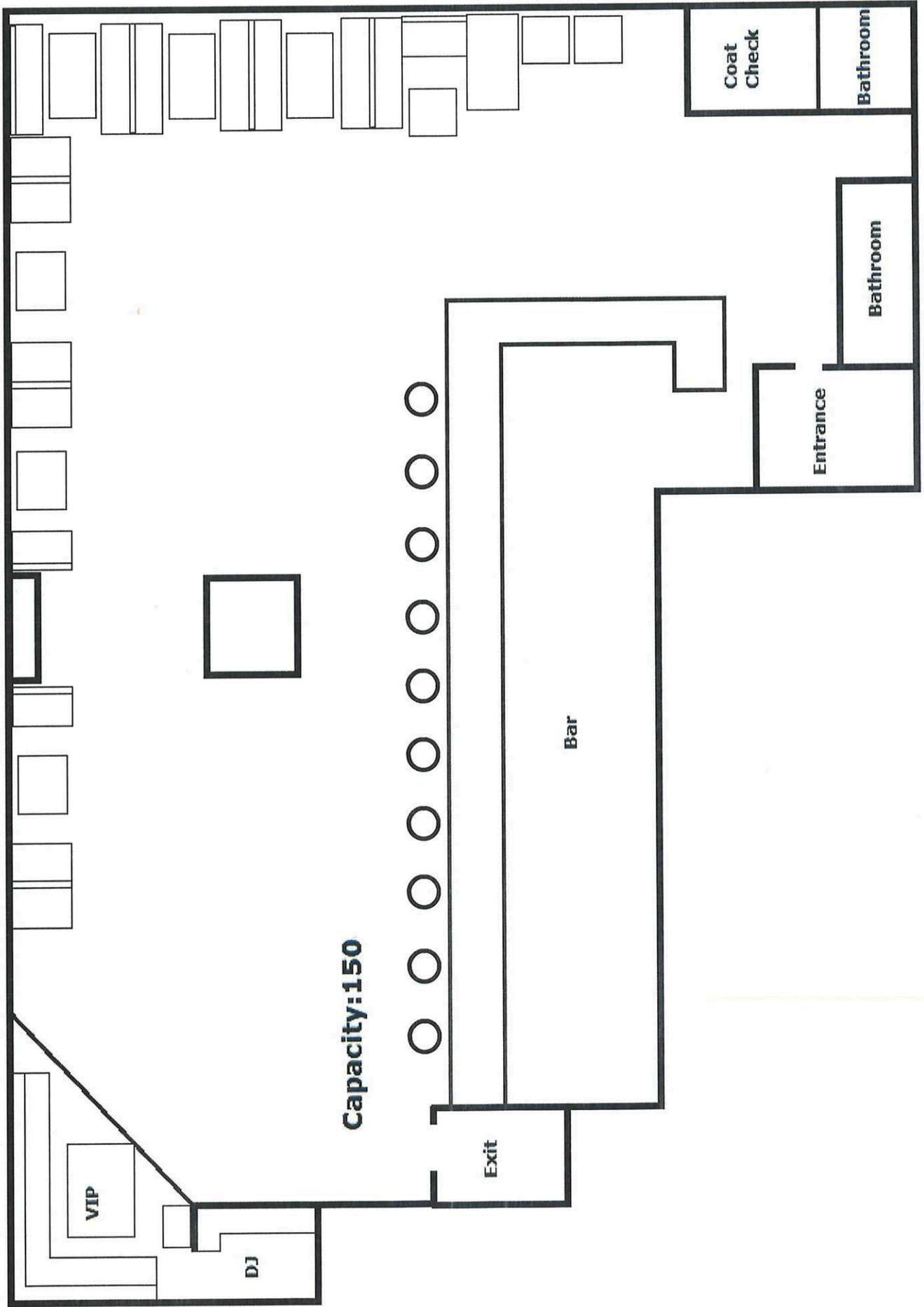
First floor:

- 4 - McCauley M88i high powered dual 18' sub cabinets**
- 10 - McCauley CI112-64 high powered 12' x 1.4" full range cabinets**
- 10 - McCauley CI112H brackets**
- 1 - SpeakerPower SP2-12000 12,000 watt amplifier**
- 1 - SpeakerPower SP2-8000 8,000 watt amplifier**

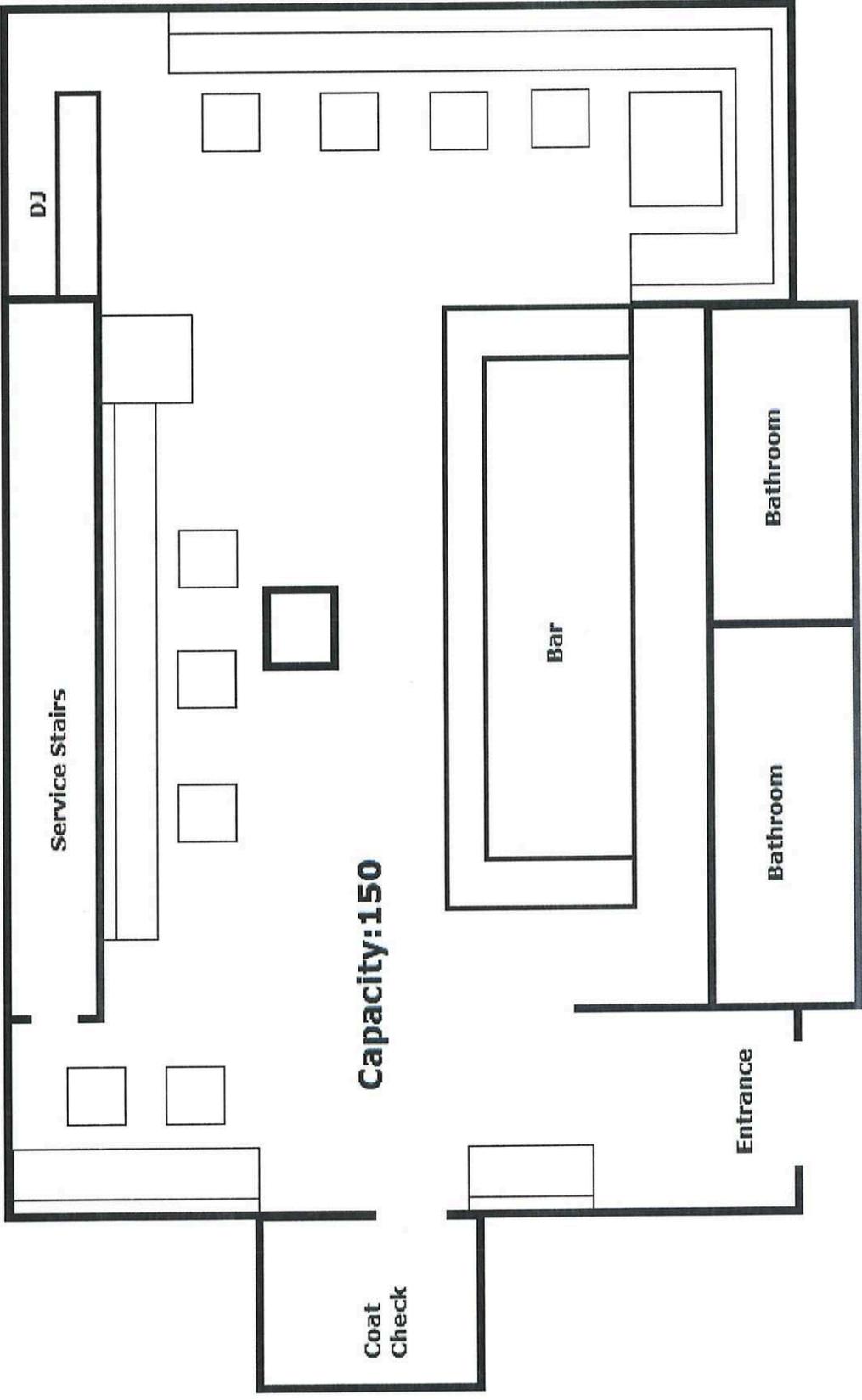
Second floor:

- 3 - McCauley M88i high powered dual 18' sub cabinets**
- 6 - McCauley CI112-64 high powered 12' x 1.4" full range cabinets**
- 6 - McCauley CI112H brackets**
- 4 - McCauley ID6 full range speakers with brackets**
- 2 - McCauley AC92-1 12" x 1" compact full range coaxial speakers**
- 1 - SpeakerPower SP2-12000 12,000 watt amplifier**

2nd Floor



3rd Floor



DJ

Service Stairs

Capacity: 150

Coat Check

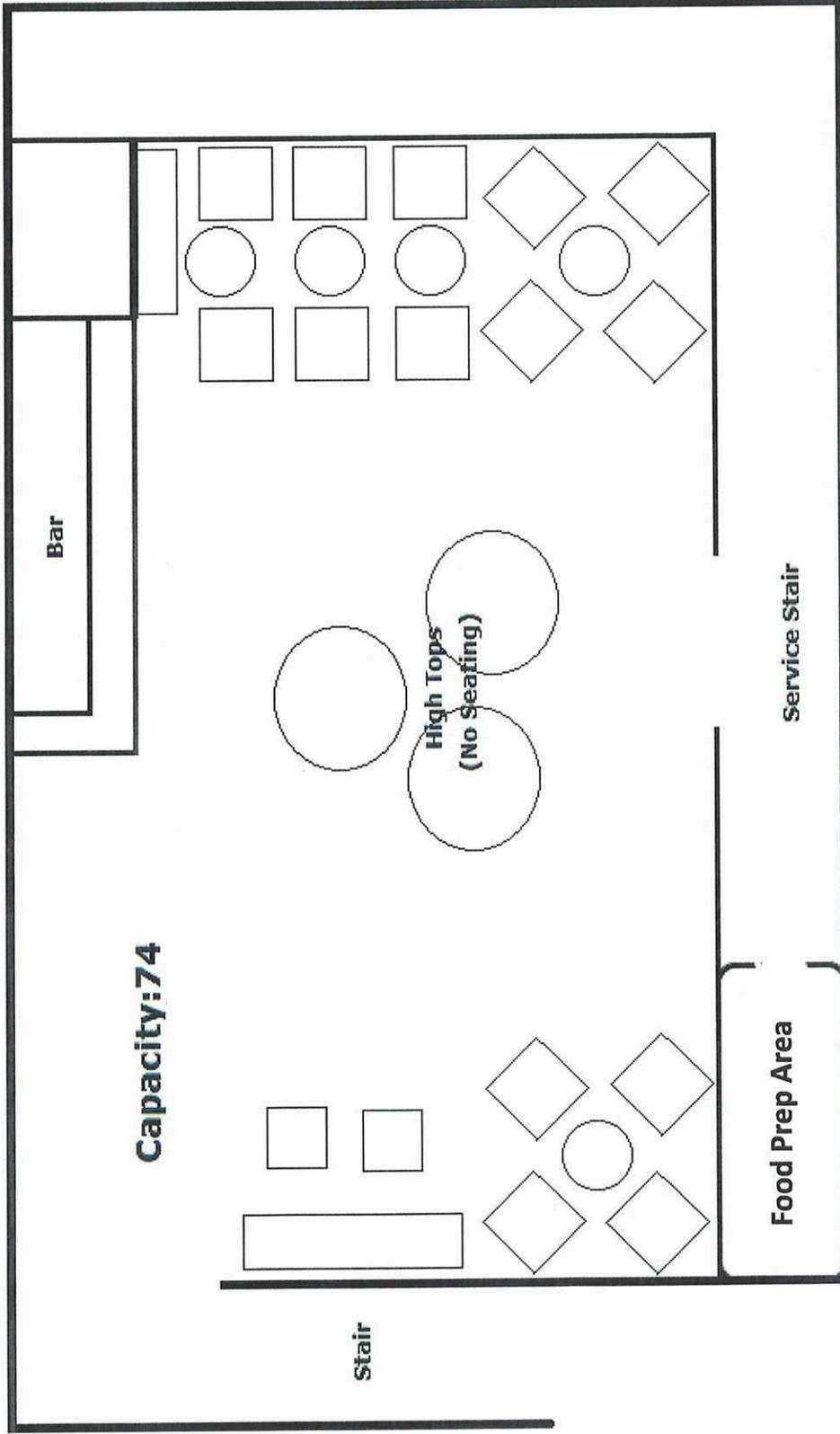
Bar

Entrance

Bathroom

Bathroom

Reastop



RemyMidtown LLC

Menu

Classic Shrimp Cocktail 24
Cocktail Sauce

Crispy Calamari 22
Arrabiata Sauce

Mussels 20
White Wine, Garlic, herb butter, Grilled Cibatta

Thin Crust Pizza 28
Prosciutto di parma, Arugula, parmesan cheese and truffle honey

Mini Jumbo Lump Crab Cakes 24
Spicy tartar sauce

Cheese & Charcuterie Board 36
Garnish; cornichons, grilled baguette, truffle honey
Cheeses; manchego, season goat, parmesano
Meats; prosciutto, genoa salami, soppressata

Mini Maine Lobster Rolls 26
Mini brioche, house slaw, pickle vegetables

Mini Fish Tacos 26
Fresh halibut, chipotle mayo, house slaw,

Quesadilla 24

Grilled chicken, gouda cheese, caramelized onion,
Lime sour cream, pico de gallo

Angus Beef Sliders / with Parmesan Truffle Fries 26

Caramelize onions, cheddar cheese, aioli

Empanadas Trio 22

Shrimp, chicken, beef

Cilantro aioli, ketchup mayo

Chicken wings 25

8 pieces choice of teriyaki, BBQ, Buffalo

Blue cheese or Ranch. Carrots & celery

Salmon Tartar, house made wonton chips 24

Dice wild salmon, caper, cucumber, garlic, shallots, juzu, white soy,
salt and pepper lemon zest.

Seasonal Crudite 22

Carrots, celery, broccoli, tomatoes, cauliflower

Romesco dipping sauce

Crostini Trio 24

Smoke salmon, herb cream cheese, radish and micro salad

Fresh diced tomatoes, fresh mozzarella cheese, age balsamic, basil leaf

Hummus, feta cheese, mint and cucumber salad

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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: RemyMidtown LLC

Address of Premises: 35 E 13th Street a/k/a 119-121 University Place, New York, NY 10003

Sidewalk café 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 sidewalk café: to .

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

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):

Rear yard / **Rooftop** (circle) will have no more than 10 tables and 30 seats

Hours of rear yard / rooftop: 11am to 2am (daily)

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 **N/A**

Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides? No Yes **N/A**

Is there any outdoor music, speakers or TVs? No Yes, please describe: 2

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



Galaxy S21 5G



Galaxy S21 5G



Galaxy S21 5G



Galaxy S21 5G