



169 Thompson Restaurant LLC

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): 169 Thompson Restaurant LLC & Major Management TCZ LLC as mgr

Trade name (DBA): The Clam Bar

Premises address: 169 Thompson Street, New York, NY, 10012

Cross Streets and other addresses used for building/premise:

W Houston St

CONTACT INFORMATION:

Principal(s) Name(s): Jeffrey Zalaznick

Office or Home Address:

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

Telephone #: email:

Landlord Name / Contact:

Jonis Holdings LLC

Landlord's Telephone and Fax:

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Jeffrey Zalaznick

See Rider

Mario Carbone Jr

See Rider

Richard Torris

See Rider

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

We are a small seafood restaurant that will serve a collection of raw and cooked items from the Northeast with cocktails, beer and wine in an intimate setting.

MAJOR FOOD GROUP LIQUOR LICENSES

LICENSEE	ADDRESS	STATUS	SERIAL No.
181 Thompson Restaurant LLC	181 Thompson Street, New York, NY 10012	LLC Managing Member	1262901
Ludlow Hotel Operating LLC & Ludlow Hotel F&B LLC	180 Ludlow Street, New York, NY 10002	LLC Managing Member	1275487
375 Park Food LLC	375 Park Ave, New York, NY, 10022	LLC Managing Member	1305162
375 Park Food LLC & Major Management TCZ LLC	99 East 52nd St, New York, NY 10022	LLC Managing Member	1299470
Parm Mulberry LLC & Major Management TCZ LLC	248 Mulberry Street, New York, NY 10012	LLC Managing Member	1255706
Parm Upper West LLC & Major Management TCZ LLC	235 Columbus Avenue, New York, NY 10023	LLC Managing Member	1278952
Parm Battery Park LLC & Major Management TCZ LLC	250 Vesey Street, New York, NY 10080	LLC Managing Member	1286356
Parm Woodbury, LLC	448 Evergreen Court, Central Valley, NY 10917	LLC Managing Member	2219281
Major Dough Soho 463 LLC	463 West Broadway, New York, NY 10012	LLC Managing Member	1287177
275 Mulberry Restaurant LLC & Major Management TCZ LLC	275 Mulberry Street, New York, NY 10012	LLC Managing Member	1336322
WS New York Tavern LLC & Major Management TCZ LLC	37 Hudson Yards aka 560 West 33rd Street, Retail Unit D1, New York, NY 10001	LLC Managing Member	1319449

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:

Restaurant by the same applicant entity.

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:

169 Thompson Restaurant LLC . Serial No. 1268793 It was opened from 2013 - 2023

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: 6 Year Built : 1859

Describe neighboring buildings:

Mixed and multi-family buildings

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 525 / 24

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? 28

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? 75

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

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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,500 Ft

If more than one floor, please specify square footage by floors: 600 Ft Ground Floor, 900 Ft Basement

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? 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: The restaurant has an interior door to the building vestibule

OVERALL SEATING INFORMATION:

Total number of tables? 4 Total table seats? 11

Total number of bars? 0 Total bar seats? 0

Total number of "other" seats? 0 please explain : _____

Total OVERALL number of seats in Premises : 11

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 0 Seats 0

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

Any food counters? ☒ no no yes, describe : _____

For Alterations and Upgrades: N/A

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:

6pm to 12am 6pm to 12pm 6pm to 12am 6pm to 12am 6pm to 12am 6pm to 12am 6pm to 12am

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: 179 Ft. Not on the same street of the proposed premises

Name of School / Church: Magen David of Manhattan*

Address: 117 Sullivan St, New York, NY, 10012 Distance: 179 Ft

***Not on the same block**

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

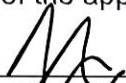
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Alex Kurland Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Jeffrey Zalaznick

Title LLC 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

the Clam bar

On the Half Shell

CHILLED OYSTERS • MARINATED BAY SCALLOPS • DRESSED CLAMS

Blue Crab Fritters

Crudos

TUNA CRUDO • HAMACHI TARTARE • SALMON CARPACCIO

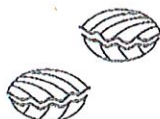
TROUT ROE TOAST • BLUE PRAWNS WITH GAZPACHO

Plates

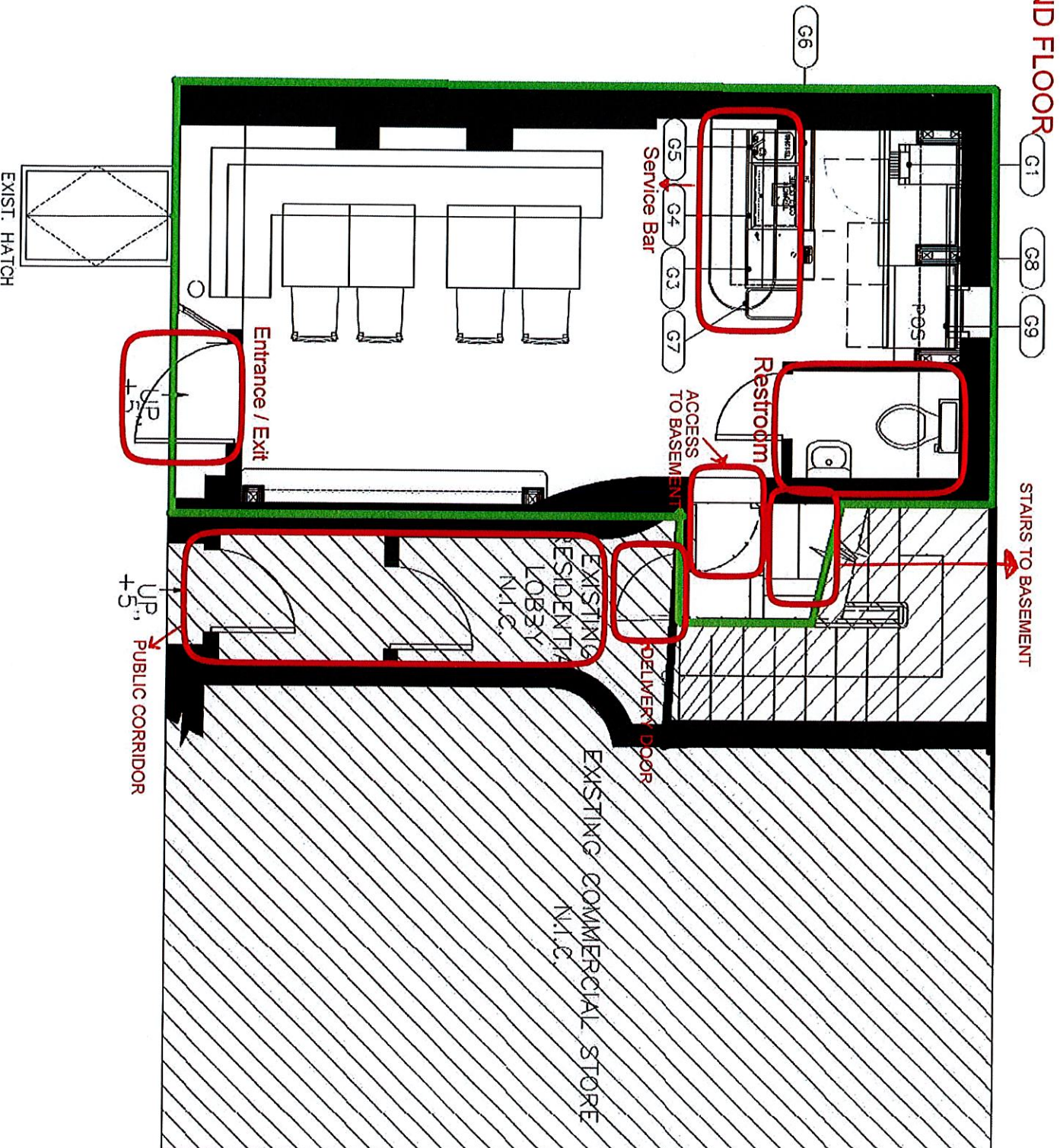
BUTTER POACHED LOBSTER
WITH ROASTED TOMATOES AND HORSERADISH

BLACKENED HALIBUT WITH ROASTED CORN

SHRIMP MEZZALUNA PASTA



GROUND FLOOR



BASEMENT

