

Banana Republic LLC
90 Crosby Street / 552 Broadway
New York, New York 10012
Application for an On-Premises License

Manhattan Community Board 2
3 Washington Square Village
New York, NY 10012
November 2024 SLA Licensing Committee Meeting

CB2 Questionnaire

- Floor Plans
- Menu
- Area Survey
- Photographs

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COMMUNITY BOARD No. 2, MANHATTAN

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COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover** request will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: 11/6/2024

APPLICANT INFORMATION:

Name of applicant(s):
Banana Republic, LLC

Trade name (DBA):
TBD

Premises address:
90 Crosby Street, New York, NY 10012 (accessible to patrons via Banana Republic store entrance at 552 Broadway)

Cross Streets and other addresses used for building/premise:
Prince Street and Spring Street

CONTACT INFORMATION:

Principal(s) Name(s):
Jennifer Drake

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
[REDACTED]

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Jennifer Drake</u>	<u>None</u>
_____	_____
_____	_____
_____	_____

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
Our establishment will offer Banana Republic customers and other guests an elegant yet intimate dining experience with premium food and drink offerings, polished service, and a beautiful decorated interior featuring designer touches and cozy elements. We aim to create a sophisticated yet welcoming space that complements the neighborhood's ambiance and character.

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:

Premises was previously used as fitting rooms and storage in the rear portion of the Banana Republic apparel retail store.

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:

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: 2 Year Built : Approx. 1990

Describe neighboring buildings:

Mix of retail and office with some residential

Zoning Designation: M1-5/ R9X

Zoning Overlay or Special Designation (applicable) Special SoHo-NoHo Mixed Use District (SNX)

Block and Lot Number: 497 / 12

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? 49

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

no yes *Application for a Letter of No Objection is currently under review by DOB)

If yes, what is the maximum occupancy for the premises? 49

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 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? Approximately 1500 SF

If more than one floor, please specify square footage by floors: Approx 1000 SF (ground) + 500 SF (basement/storage)

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? 2 How many bathrooms? 1

Is there access to other parts of the building? no X yes, explain: Emergency exit from basement; Interior door connects to Banana Republic store

OVERALL SEATING INFORMATION:

Total number of tables? 13 Total table seats? 30

Total number of bars? 1 Total bar seats? 9

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

Total OVERALL number of seats in Premises : 39

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? 0

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

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)

no Bar no Bar & Food X Restaurant no Club/ Cabaret no Hotel no Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
2pm to 1am ___ to ___ ___ to ___ 2pm to 1am 2pm to 1am 2pm to 1am 2pm to 1am

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?) 1 guard 2-8pm W-Sun
Do you have or plan to install French doors, accordion doors or windows that open? no ___ yes 2 guards 8pm-close W-Sun

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? Yes

Please describe your sound system and sound proofing: The sound system will provide ambient background music. It will consist of 4 JBL control 28 wall mounted speakers on the perimeter of the space and a monitor audio 1A 150-8C tamper-proof limiter level.

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: Shandria Brooks (General Manager, BR Soho) Phone: _____

Address: _____

Email : BR_BRFS_Store_Operations@gap.com and Property_Management@gap.com

Application submitted on behalf of the applicant by:

Jennifer Drake
Jennifer Drake (Oct 24, 2024 13:59 EDT)
Signature

Print or Type Name Jennifer Drake

Title Vice President, Store and Operations

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
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Robert Ely, Co-Chair

Jeanine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
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Antony Wong, Treasurer
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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: _____

Address of Premises: _____

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

_____ 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):

_____ 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 _____ tables and _____ seats

Hours of rear yard / rooftop: _____ to _____ .

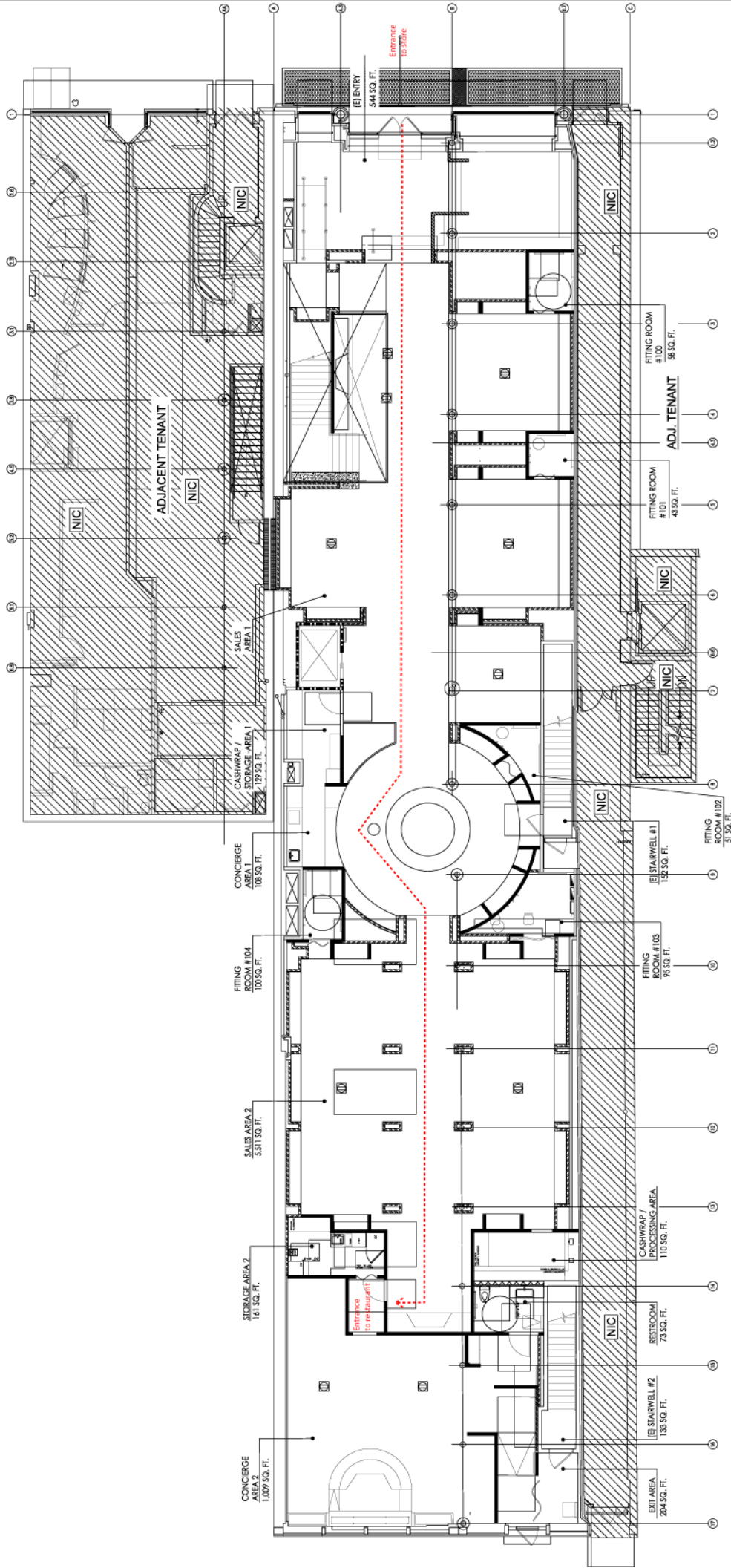
Does seating extend beyond the business frontage? ___ No ___ Yes

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: _____

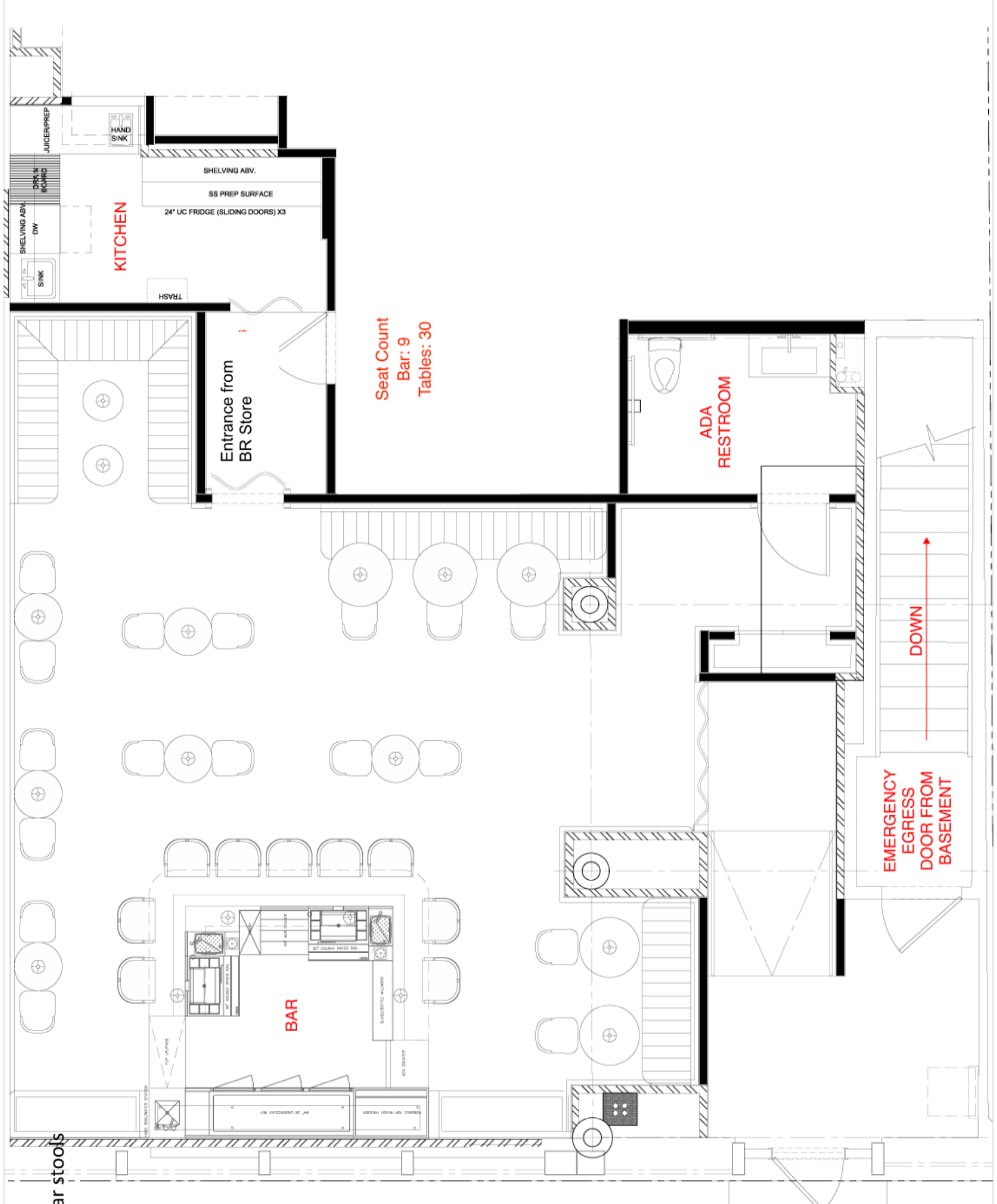
Will heating elements be used? ___ No ___ Yes, please describe: _____



GROUND FLOOR

BR 8247 Soho

13 tables, 30 seats
1 stand-up bar, 9 bar stools

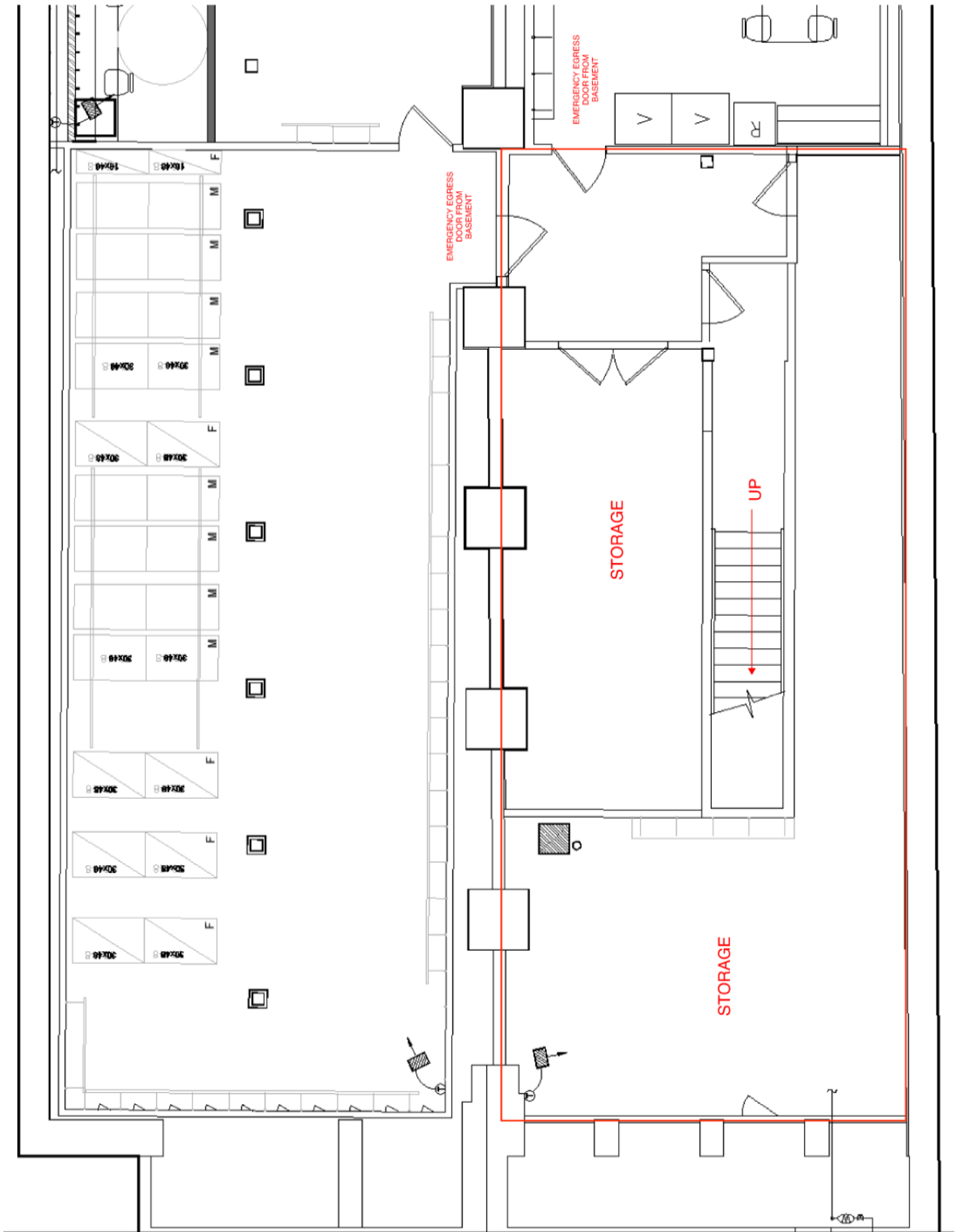


Seat Count
Bar: 9
Tables: 30

ADA
RESTROOM

EMERGENCY
EGRESS
DOOR FROM
BASEMENT

DOWN



CROSBY STREET

SMALL PLATES

**GREEN MARKET CRUDITE
CHILLED AND PICKLED VEGETABLES, GREEN GODDESS**

**SURF & TURF
MORTADELLA CUBES & ANCHOVY STUFFED OLIVES**

**POACHED SHRIMP
REMOULADE HOUSE COCKTAIL SAUCE**

**CAVIAR PARFAIT
CREME FRAICHE, CHIVES, CRISPY POTATOES**

**STUFFED PEPPERS
PROSCIUTTO & MOZZARELLA**

**BAKED BRIE
FIG CONSERVA, SPICED PECANS**

LARGE PLATES

**TARTE FLAMBÉE
WILD MUSHROOMS, BRULEED COMTE, PICKLED RED ONIONS**

**SEARED TUNA
POACHED POTATOES, TAPENADE, CRISPY CAPERS**

**STEAK TARTARE
PRIME BEEF, CORNICHON, DIJON VINAIGRETTE**

SWEETS

**BANANA PUDDING
GRAHAM CRACKER CRUST**

**SEASONAL GELATO
CONE OR CUP**

NON-ALCOHOLIC COCKTAILS

RICARDO VERDE

SEEDLIP GARDEN 108, LIME PEEL, CILANTRO, MINT,
BASIL, LIME JUICE, CLUB SODA

GAME, SET, MATCHA!

AMASS RIVERINE, COCONUT PUREE, COLD BREWED
MATCHA, LEMON JUICE, MINT

TURKISH DELIGHT

SEEDLIP SPICE 94, RASPBERRY, ROSE WATER, LIME
JUICE, GINGER, HONEY, CREAM

ROAD TO NOWHERE

PATHFINDER NON-ALCOHOLIC AMARO, LYRES ITALIAN
ORANGE APERITIVO, WHITE VERJUS DU PERIGORD

BEER

SLOOP BREWING CO. PILSNER

OSBOW SAISON STYLE FARMHOUSE PALE ALE

YOUNG MASTERS HONG KONG JADE SCORPION GREEN
PEPPERCORN PILSNER

BROOKLYN BREWERY PULP ART IPA

ATHLETIC BREWING NON-ALCOHOLIC LAGER

WINE

SPARKLING

BRUNO DANGIN, 'PRESTIGE DE NARCES, CREMANT DE
BOURGEONE, BURGUNDY, FRANCE 2019

PONSON, 'LE PETITE MONTAGNE, EXTRA BRUT,'
MONTAGNE DE REIMS, CHAMPAGNE, FRANCE NV

WHITE

JURTSCHITSCH, GRUNER VELTLINER 'RIED
LOISERBERG,' KAMPTAL, AUSTRIA 2019

DOMAINE LAPORTE, SANCERRE 'CUVEE VIVIANNE,'
LOIRE VALLEY, FRANCE 2020

RED

PIEMAGGIO, CHIANTI CLASSICO 'LE FIORAIE,'
CASTELLINA IN CHIANTI, TUSCANY 2017

MICRO WINES, SHIRAZ 'BANNOCKBURN VINEYARD,'
GEELONG, AUSTRIA 2019

CHATEAU LE PAPE, PESSAC LEOGNAN
2016

MATT TAYLOR, PINOT NOIR 'CUVEE KAELA,' WEST
SONOMA COAST, CALIFORNIA 2017

COCKTAILS

TÍO TÓNICO

UNCLE VAL'S BOTANICAL GIN, PUBELO VIEJO BLANCO
TEQUILA, LIME JUICE, LIME LEAF, PASSION FRUIT,
FEVER TREE TONIC WATER

LA BELLE ÉPOQUE

DUPLAIS ABSINTHE VERTE, CHATEAU DU PELLEHAUT
BLANCHE ARMAGNAC, GIFFARD CRÈME DE CACAO,
ROASTED PISTACHIO, GINGER, LIME JUICE, MINT

SPRING ST. SLING

WIDGES GIN, APOLOGUE SAFFRON LIQUEUR, YOGURT,
MADRAS STYLE CURRY, LIME JUICE

SUNTORY TIME

SUNTORY TOKI JAPANESE WHISKEY, TAMAGAWA TIME
MACHINE SAKE, LEMON, MAPLE, FIG, PECAN BITTERS

MEZCAL MULE

DEL MAGUEY MEZCAL VIDA, GINGER, LIME JUICE,
PASSION FRUIT, CUCUMBER, CHILI SPICE

BLACK TIE MARTINI

AMASS DRY GIN, EMPIRICAL SPIRITS AYUUK, MANCINO
VERMOUTH SECCO, ITALICUS ROSOLIO DI BERGAMOTTO

GOLD STANDARD OLD FASHIONED

HIBIKI HARMONY JAPANESE WHISKY, PAUL-MARIE ET
FILS PINEAU DES CHARENTES, REISETBAUER GINGER
EAU DE VIE, HONEY, HAKUSHU 18YR

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 90 Crosby Street

1. Parm - 248 Mulberry Street - (496')
2. The Grey Dog - 244 Mulberry Street - (495')
3. Local 92 - 244 Mulberry Street South Store - (495')
4. Bar on Mulberry - 240 Mulberry Street - (498')
5. Rubirosa - 235 Mulberry Street - (458')
6. Jack's Wife Freda - 226 Lafayette Street AKA 62 Spring Street - (405')
7. Sant Ambroeus - 265 Lafayette Street - (253')
8. La Pecora Bianca - 265 Lafayette Street AKA 54 Prince Street - (308')
9. Soho Park - 62 Prince Street - (239')
10. Gospel - 281 Lafayette Street - (449')
11. The Crosby Street Hotel - 79 Crosby Street - (96')
12. Balthazar - 80-82 Spring Street - (321')
13. Museum of Ice Cream - 558 Broadway - (221')
14. Restaurant Associates Inc. - 557 Broadway 11 Floor - (424')

Schools & Churches

No schools and churches within 500' area.

Clothing

Commercial

Residential

Commercial

Back of Shoestore

Back of Store

APPLICANT

Residential

Back of Stores



MOMA Store

Balthazar 80-82 Spring St.

Crosby Street

NOT TO SCALE
BLOCK PLOT
90 Crosby Street
New York, NY
December 30, 2023

Shoestore

Prince Street

Dig Inn

(wine, beer)

Residential

Renovations

Back of
Parking Lot

Clothing

Clothing

Residential

Clothing

Vacant

Residential

Commercial

Vacant

Residential

The Crosby St.
Hotel

79 Crosby St.

Service Doors

Vacant

Spring Street

Coffee Store

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 552 - 556 Broadway

1. Museum of Ice Cream - 558 Broadway - (73')
2. Restaurant Associates Inc. - 557 Broadway 11th Floor - (215')
3. Fanelli - 94 Prince Street - (373')
4. Sartiano's - 147 Mercer Street AKA 99 Prince Street - (415')
5. Lure - 142 Mercer Street - (363')
6. Soho Park - 62 Prince Street - (372')
7. La Pecora Bianca - 265 Lafayette Street - (468')
8. Sant Ambroeus - 265 Lafayette Street - (446')
9. Gelateria Sant Ambroeus - 265 Lafayette Street - (441')
10. Crosby Street Hotel - 79 Crosby Street - (282')
11. Balthazar - 80-82 Spring Street - (361')

Schools & Churches

No schools and churches within 500' area.

Handbag Store

Construction



Clothing

Commercial

Cosmetics

Restaurant Associates
Inc. 557 Broadway 11th Fl.

Vacant



Clothing

Residential

Vacant

Residential

Clothing

Residential

Clothing

Clothing

Commercial

Vacant

Commercial



Clothing

Bank

Broadway

NOT TO SCALE

BLOCK PLOT
552-556 Broadway
New York, NY
April 13, 2024

Clothing

Prince Street

Clothing

Clothing

Museum of
Ice Cream
558 Broadway

Shoestore

APPLICANT

Residential

Shoestore

Residential

Clothing

Residential

Clothing

Jewelry

Shoestore

Clothing

Commercial

Commercial

Shoestore

Spring Street

Clothing













