

**Meeting Date:** December 3/5, 2024

**APPLICANT INFORMATION:**

Name of applicant(s):

Air Mail 546 Hudson Street LLC

Trade name (DBA):

Air Mail

Premises address:

546 Hudson Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:

Perry Street and Charles Street

**CONTACT INFORMATION:**

Principal(s) Name(s):

Bill Keenan, Edward Carter

Office or Home Address:

[REDACTED]

City, State, Zip:

[REDACTED]

Telephone #:

[REDACTED]

email :

[REDACTED]

**Landlord Name / Contact:**

546 Hudson Street Partners LLC

Landlord's Telephone and Fax: (212) 789-7117

**NAMES OF ALL PRINCIPAL(s):**

**NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

Bill Keenan

N/A

Edward Carter

Waverly Restaurant LLC / 16 Bank Street, New York, NY 10014 / Serial No. 1176191

Monkey Bar New York LLC / 60 E 54th Street Park & Madison Ave, NY, NY 10022 / Serial No. 1219390

West 12th Street Partners LLC / 285 W 12th St, NY, NY 10014 / Serial No. 1259445

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

Air Mail is a weekly digital publication. This store is a physical extension of the brand's vision. This store will function as a

cafe and newsstand that will focus on serving as a modern general store that invites everyday visitors for coffee, wine and

reading. The shop will offer coffee, pastries and other light bites and a selection of wine and will carry a wide variety of

curated home goods.

**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:

Premises was abandoned for the last 20 years.

---

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: 4 Year Built : 1852

Describe neighboring buildings:  
Residential buildings with commercial storefronts.

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 621 / 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

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC?  yes  no, please explain : The façade and signage changes have already been changed and approved by LPC. The store is currently open operating without a liquor license.

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 Private backyard space

What is the proposed Occupancy? 33

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

no  yes \*See Letter of No Objection (attached)

If yes, what is the maximum occupancy for the premises? 33

If yes, what is the use group for the premises? S3

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 \*LNO provided by the DOB (if yes, please provide copy of application to the NYC DOB) (see attached)

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

(if yes, please describe: The façade and signage changes have already been changed and approved by LPC. The store is currently open operating without a liquor license.

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,422 SF

If more than one floor, please specify square footage by floors: Ground floor: 834 SF, Cellar: 678 SF

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

Rear yard: 208 SF

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

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: \_\_\_\_\_

## OVERALL SEATING INFORMATION:

Total number of tables? 1 (inside) Total table seats? 8 (inside), 12 (outside)  
6 (outside)

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? 1 please explain: Armchair

Total OVERALL number of seats in Premises: 21

## BARS:

How many \* stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

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

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: Winebar, Cafe and Newsstand

What are the Hours of Operation?

Sunday:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
8am to 7pm   8am to 7pm   8am to 7pm   8am to 7pm   8am to 7pm   8am to 7pm   8am to 7pm

Will the business employ a manager? \_\_\_ no X yes, name / experience if known : Lionel Green

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

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

If yes, please describe : \_\_\_\_\_

Will you have TV's ? X no \_\_\_ yes ( how many? ) \_\_\_\_\_

**Type of MUSIC / ENTERTAINMENT:** \_\_\_ Live Music \_\_\_ Live DJ \_\_\_ Juke Box X Ipod / CDs \_\_\_ none

Expected Volume level: X Background (quiet) \_\_\_ Entertainment level \_\_\_ Amplified Music  
(check all that apply)

Do you have or plan to install soundproofing? X no \_\_\_ yes

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

Please describe your sound system and sound proofing: Small sonos wireless speakers will play  
ambient background music. There will be no speakers outside.

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? X no\* \_\_\_ yes ( if yes, please attach plans) \*Premises is small. Maximum occupancy will be 33. We do not anticipate any vehicular traffic. Employees will be instructed not to allow patrons to gather on sidewalks.

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? X 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: Anjali Lewis Phone: (646) 361-9558

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

Email : anjali@airmail.news

Application submitted on  
behalf of the applicant by:



\_\_\_\_\_  
Signature

Print or Type Name William Keenan

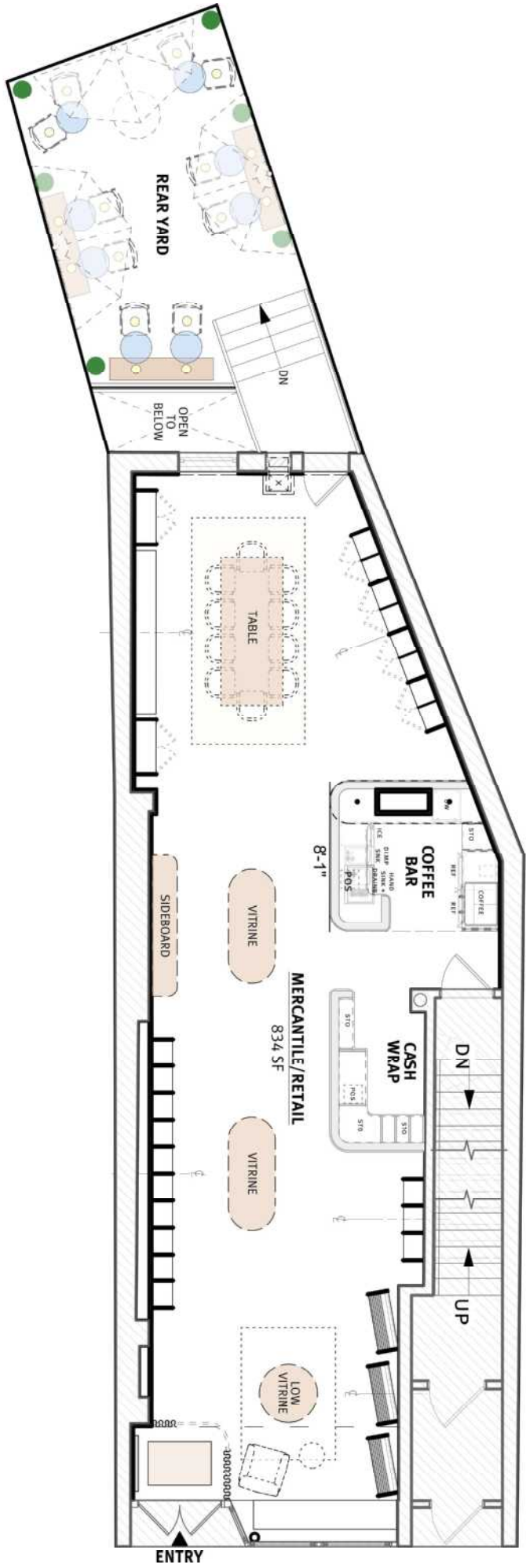
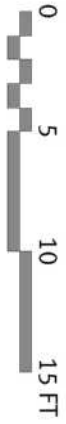
Title Authorized Signatory

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.

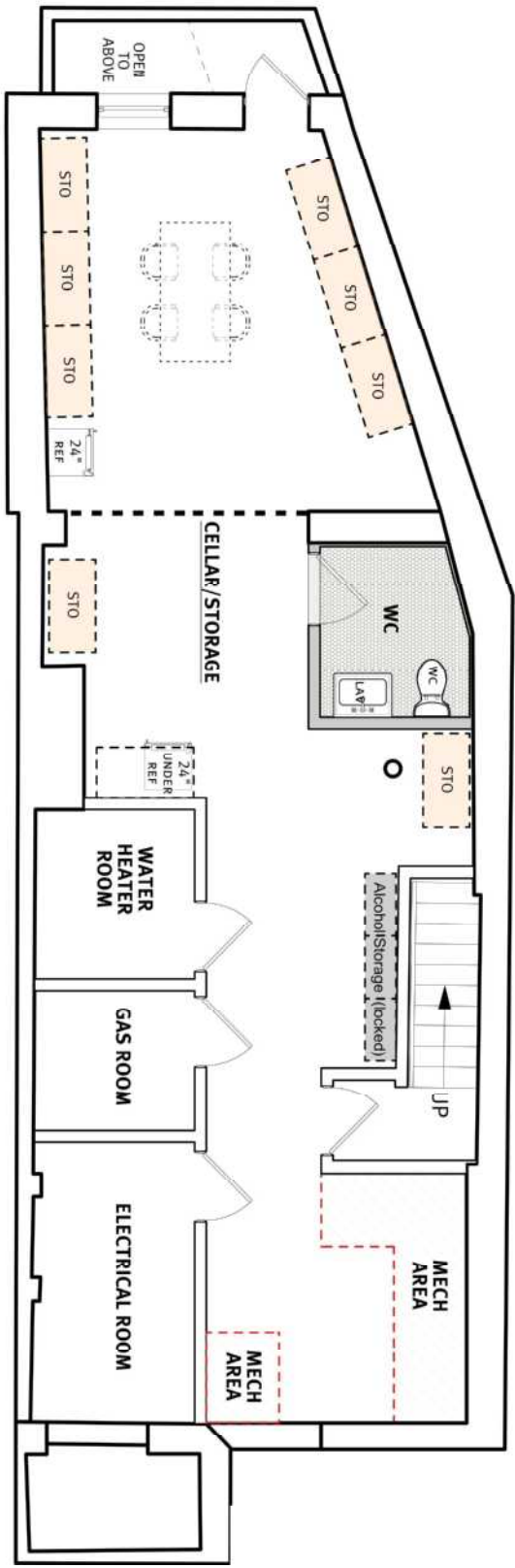


Community Board 2,  
Manhattan SLA Licensing Committee  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair

1 GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



1 CELLAR FLOOR PLAN  
 SCALE: 1/8" = 1'-0"





71" BENCH  
QTY:1



BISTRO CHAIRS  
(CURRENTLY IN STORE)  
QTY:10



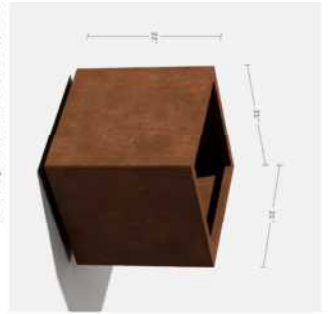
20" BISTRO TABLES  
QTY:6



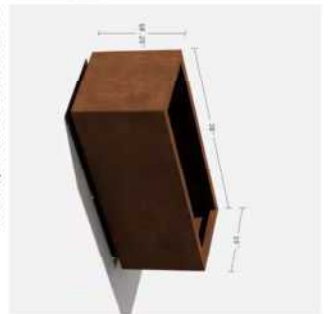
SEMI-CIRCLE  
UMBRELLA 9' W/BASE  
QTY:3

EXISTING FURNITURE

ACCESSORIES



CORTEN STEEL PLANTER \$180 EA.



CORTEN STEEL PLANTER \$180 EA.



METAL URN (\$200 PACK OF 2)

WALL/FENCE TREATMENT



MIRRORS



AMAZON: 22" X65"  
\$140

AIR MAIL - REAR GARDEN DESIGN  
COVERS: 12 SEATS





Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024



Air Mail 546 Hudson Street LLC  
546 Hudson Street  
New York, NY 10014  
May 13, 2024

# AIR MAIL

---

# MENU

---

## MORNING

Assorted pastries

## AFTERNOON

Sandwiches

### **UNCLE JOHN**

Prosciutto, Provolone, Mortadella, Hot Sopressata, Lettuce, EVOO, Red Wine Vinegar & Roasted Reds on Classic Hero

### **UNCLE JIMMY**

Prosciutto, Fresh Mozzarella, Hot Sopressata, Arugula, Regina's Hot Pepper Spread, EVOO, Balsamic & Roasted Reds on Stirato Bread

### **UNCLE ROCCO**

Genova Italian Tuna, Fresh Mozzarella, Roasted Reds, Regina's Hot Pepper Paste, Arugula, EVOO, Balsamic on Classic Hero

### **GRANDMA LUCY**

Genova Italian Tuna, Provolone, Regina's Olive Spread, Arugula, Red Onion, EVOO, Balsamic on Stirato Bread

### **UNCLE CHUBBY**

Hot Sopressata, Fresh Mozzarella, Roasted Reds, Arugula, Balsamic, EVOO on Stirato Bread

### **UNCLE PHIL**

Prosciutto, Fresh Mozzarella, EVOO, Balsamic on Classic Hero

## Sides

Imberico Ham

Olives

## Desserts

Mini Tiramisu