

Meeting Date: 3/4 or 3/6

APPLICANT INFORMATION:

Name of applicant(s):
86 BEDFORD, LLC

Trade name (DBA):
PENDING

Premises address:
86 BEDFORD STREET, NEW YORK, NY 10014


Cross Streets and other addresses used for building/premise:
BARROW STREET + GROVE STREET

CONTACT INFORMATION:

Principal(s) Name(s):
EUGENE REMM

Office or Home Address: 86 BEDFORD STREET

City, State, Zip: NEW YORK, NY 10014

Telephone #: _____ email : 

Landlord Name / Contact:
SPEAKEASY 86 LLC

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s):

EUGENE REMM

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

SEE ATTACHED

Briefly describe the proposed operation (i.e. [We are a family restaurant that will focus on ☐ ☐]:
STEAKHOUSE.

HELBRAUN || LEVEY

86 BEDFORD, LLC LICENSE HISTORY

- 475 Broadway LLC (475 Broadway, New York, NY)
- 88 Ninth Avenue Hospitality LLC (88 9th Avenue, New York, NY)
- Lucky 13 Associates LLC (2127 9th Avenue, New York, NY)
- 44 Lexington Assoc LLC & Lexington Project MGR LLC (517 Lexington Avenue, New York, NY)
- Three Mile Harbor LLC (44 Three Mile Harbor Road, East Hampton, NY)
- Bakers Dozen Associates LLC (199 Bowery, New York, NY)
- Sutol Operating Co LLC (409 411 W 14th Street, New York, NY)

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:

RESTAURANTS WITH SIMILAR METHODS OF OPERATION.

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: PEN AND FROG

SOCIAL CLUB LLC DBA FROG CLUB (0340-24-115146) (EXP: 4/30/2026)

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:

CHUMLEYS 86 LLC DBA CHUMLEY'S (0340-20-101000) (EXP: 3/31/2022)

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 : ¹⁸³¹ _____

Describe neighboring buildings:

RESIDENTIAL

Zoning Designation: ^{R6} _____

Zoning Overlay or Special Designation (applicable) GREENWICH VILLAGE HISTORIC DISTRICT

Block and Lot Number: ⁵⁸⁸ _____ / ³ _____

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 : NO EXTERIOR CHANGES

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? ⁶⁵ _____

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? ⁶⁸ _____

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: ^{N/A} _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? APPROXIMATELY 1,800 SQ. FT.

If more than one floor, please specify square footage by floors: GROUND: 1,300 SQ. FT. / BASEMENT: 500 SQ. FT.

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? INTERNAL STAIRCASE

How many entrances are there? ¹ How many exits? ⁴ How many bathrooms? ²

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

OVERALL SEATING INFORMATION:

Total number of tables? ¹¹ Total table seats? ⁴⁸

Total number of bars? ¹ Total bar seats? ⁷

Total number of "other" seats? ⁰ please explain: ^{N/A}

Total OVERALL number of seats in Premises: ⁵⁵

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars ¹ Seats ⁷

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

Any food counters? ^X no yes, describe: ^{N/A}

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)

 Bar Bar & Food ^X Restaurant Club/ Cabaret Hotel Other:

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
12PM to 12AM 12PM to 12AM 12PM to 12AM 12PM to 12AM 12PM to 12AM 12PM to 12AM 12PM to 12AM

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : PETER PHYO

Will there be security personnel? ☒ no ☐ yes(if yes, what nights and how many?) N/A

Do you have or plan to install French doors, accordion doors or windows that open? ☒ no ☐ yes

If yes, please describe : N/A

Will you have TV's ? ☒ no ☐ yes (how many?) N/A

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: 8 SMALL SPEAKERS DISTRIBUTED AROUND GROUND FLOOR

Will you be permitting: ☐ promoted events ☐ scheduled performances ☐ outside promoters

☐ any events at which a cover fee is charged? ☒ private parties APPROXIMATELY 15 PER YEAR

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 1/2 x 11).

Indicate the distance in feet from the proposed premise:

Name of School / Church: N/A

Address: N/A Distance: N/A

Name of School / Church: N/A

Address: N/A Distance: N/A

Name of School / Church: N/A

Address: N/A Distance: N/A

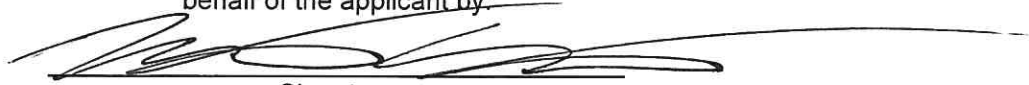
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: PETER PHYO Phone [REDACTED]

Address: 86 BEDFORD STREET, NEW YORK, NY 10014

Email [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name MATTHEW COLTON

Title ATTORNEY

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

STARTERS

- Maryland Crab Cake *classic remoulade* 46
- Scallop Crudo *avocado, pomelo, radish* 32
- Tonnato Tartare *harissa, citrus, olives, celery* 27
- Steak Tartare *hand-chopped sirloin, horseradish, herbs* 32
- Wood-Fired Bone Marrow *pastrami, sauerkraut tartine* 29
- Crispy Potato Croquettes *parmesan, black truffle* 27
- Shrimp Cocktail *house cocktail sauce, dijonnaise* 28

SALADS & SOUPS

- Little Gem Salad *avocado, fine herbs* 26
- Tableside Caesar *crisp potatoes, classic dressing* 32
- French Onion Soup *alpine cheese, beef shank broth* 18

MAINS

- Prime Rib *Chicago cut, natural jus, horseradish cream* 91
- Dry-Aged Bone-In Ribeye 22oz, *béarnaise sauce* 81
- Bone-In Filet Mignon 16oz, *steak salt* 69
- Double Lamp Chops *garlic, rosemary, olives* 32
- Honey Peppered Ora King Salmon *brown butter, lemon* 43
- Beef Wellington *Mushroom duxelles, puff pastry, red wine jus* 32
- Cacio e Pepe Carbonara *bucatini, thick-cut bacon, pecorino* 29
- Lobster à la Newberg *rich brandy cream sauce* 52
- Grilled Branzino *lemon, capers, olive oil* 36

SIDES

- French Fries *house cut, crispy* 14
- Creamed Spinach *blue cheese, sweet onions* 16
- Pommes Purée *whipped potatoes* 15
- Grilled Broccoli *gribiche sauce* 16

COCKTAILS

Classic Martini *gin, vermouth, olive or twist 24*

Old Fashioned *bourbon, bitters, sugar 22*

Negroni *gin, campari, sweet vermouth 24*

French 75 *gin, lemon, champagne 20*

Manhattan *rye, vermouth, bitters 24*

Sazerac *rye, absinthe, Peychaud's 22*

Boulevardier *bourbon, campari, vermouth 24*

Whiskey Sour *bourbon, lemon, egg white 24*

Espresso Martini *vodka, espresso, coffee liqueur 22*

House Red or White Wine *sommelier's selection 26*

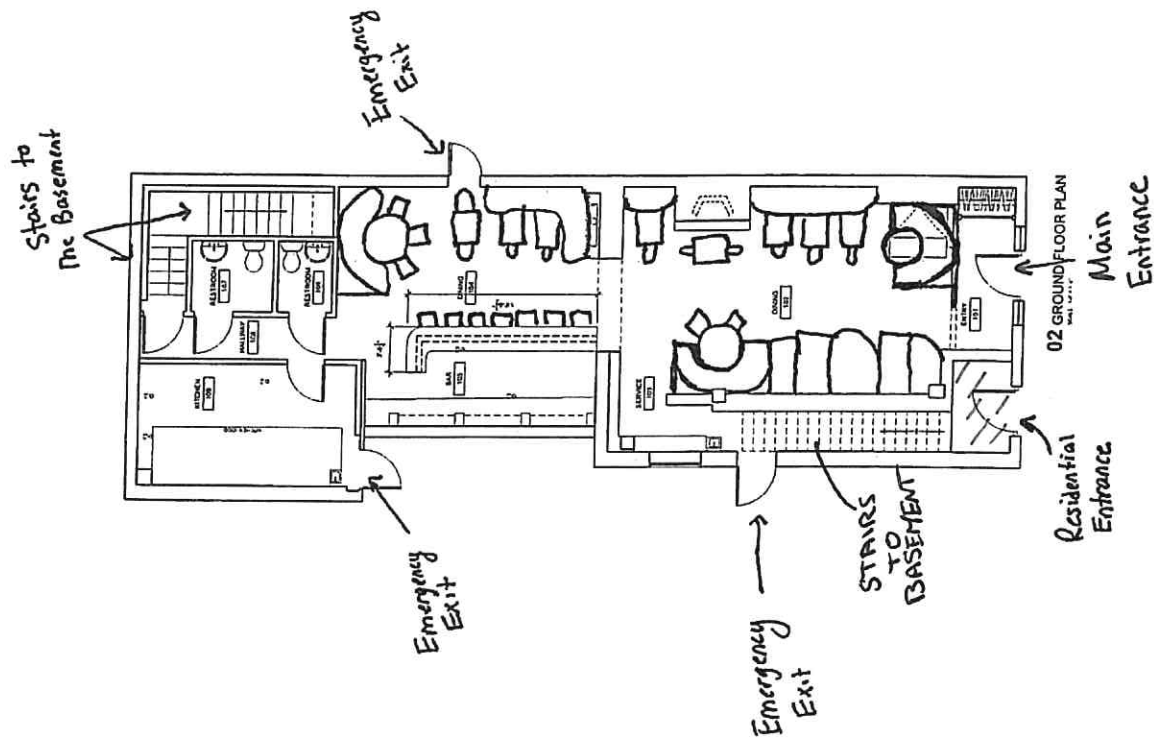
DESSERTS

Blackberry Baked Alaska *blackberry, meringue 24*

Valrhona Dark Chocolate Pie *oreo crust 26*

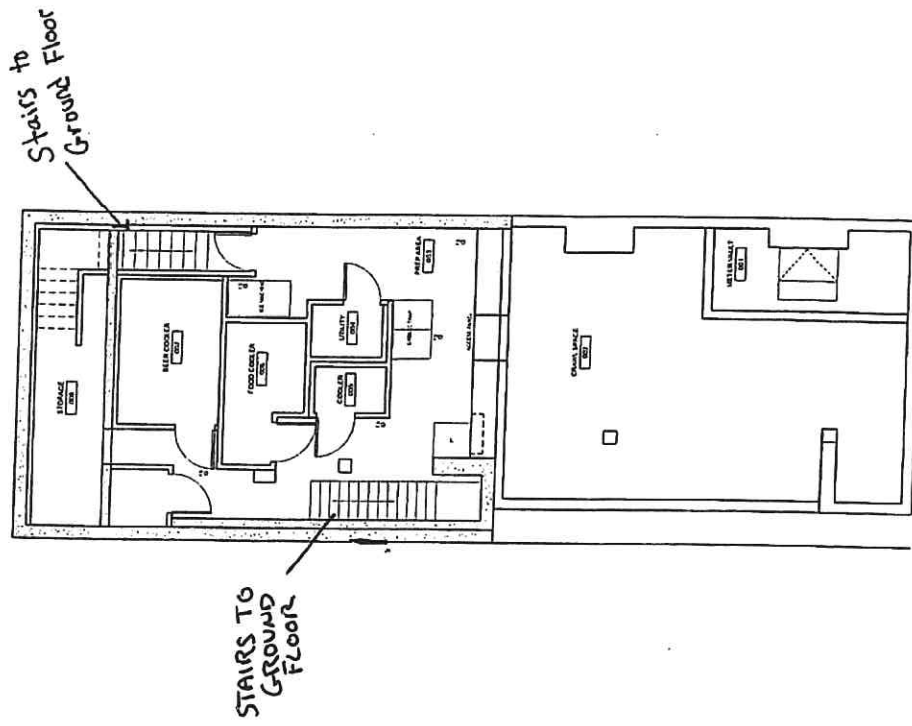
86 Bedford Street
New York, NY 10014

Ground Floor



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New York, NY 10014

Basement / Cellar
(NO PATRON ACCESS)



01 CELLAR PLAN

