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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

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: _____

APPLICANT INFORMATION:

Name of applicant(s): PST Health LLC. dba Lifethyme Natural Market

Trade name (DBA): PST Health LLC. DBA Life Thyme Natural Market

Premises address: 408 Sixth Ave New York, N.Y. 10011

Cross Streets and other addresses used for building/premise:
GREENWICH AVENUE, CHRISTOPHER STREET

CONTACT INFORMATION:

Principal(s) Name(s): Stuart Bander Jason Bander

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY, 10011

Telephone #: [REDACTED] ema [REDACTED]

Landlord Name / Contact: Greenwich Village Properties, Inc.

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Stuart Bander	none
Jason Bander	none

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
We are a Independent Natural food retailer intending to open a farm to table restaurant/cafe and serve regional Beer, Wine, and Cider

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:

Grocery Store/Cafe

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: 3 Year Built : 1890

Describe neighboring buildings: Mixed Use Commercial/Residential

Zoning Designation: Limited Commercial

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 572 / 4

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? _____

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? 64

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

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
(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? 800

If more than one floor, please specify square footage by floors: _____

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

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

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

Is there access to other parts of the building? no x yes, explain: Resuraunt is located on second floor above retail space

OVERALL SEATING INFORMATION:

Total number of tables? 18 Total table seats? 36

Total number of bars? 2 Total bar seats? 6

Total number of "other" seats? 6 please explain: Bench around planter

Total OVERALL number of seats in Premises : 48

BARS:

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

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: _____

See Attached

* 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: 11a to 7p Monday: ___ to ___ Tuesday: ___ to ___ Wednesday: 11a to 8p Thursday: 11a to 8p Friday: 11a to 8p Saturday: 11a to 8p

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:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

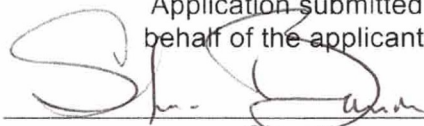
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Jason Bander Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:



Signature

Print or Type Name JASON BANDER

Title Pres.

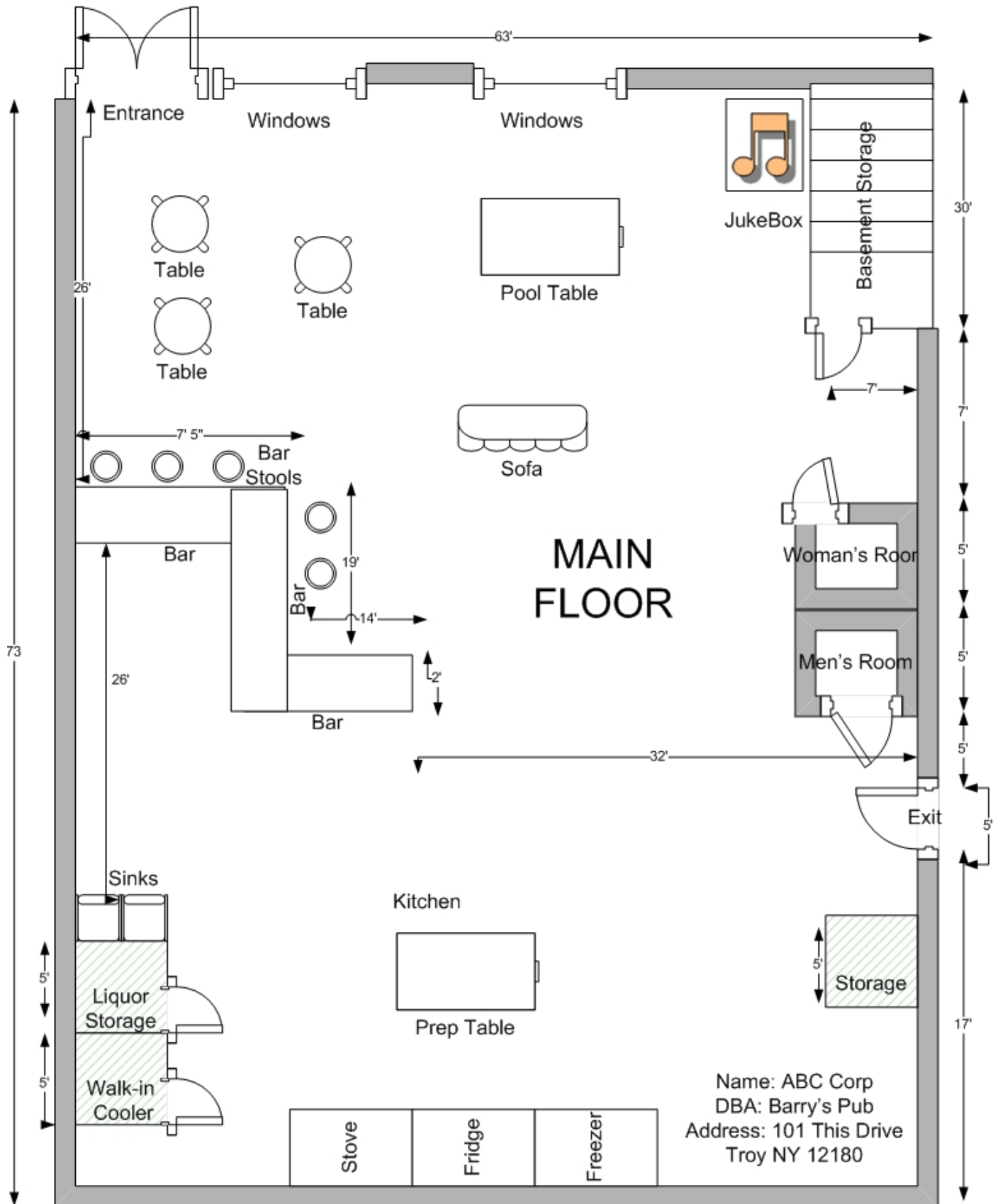
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



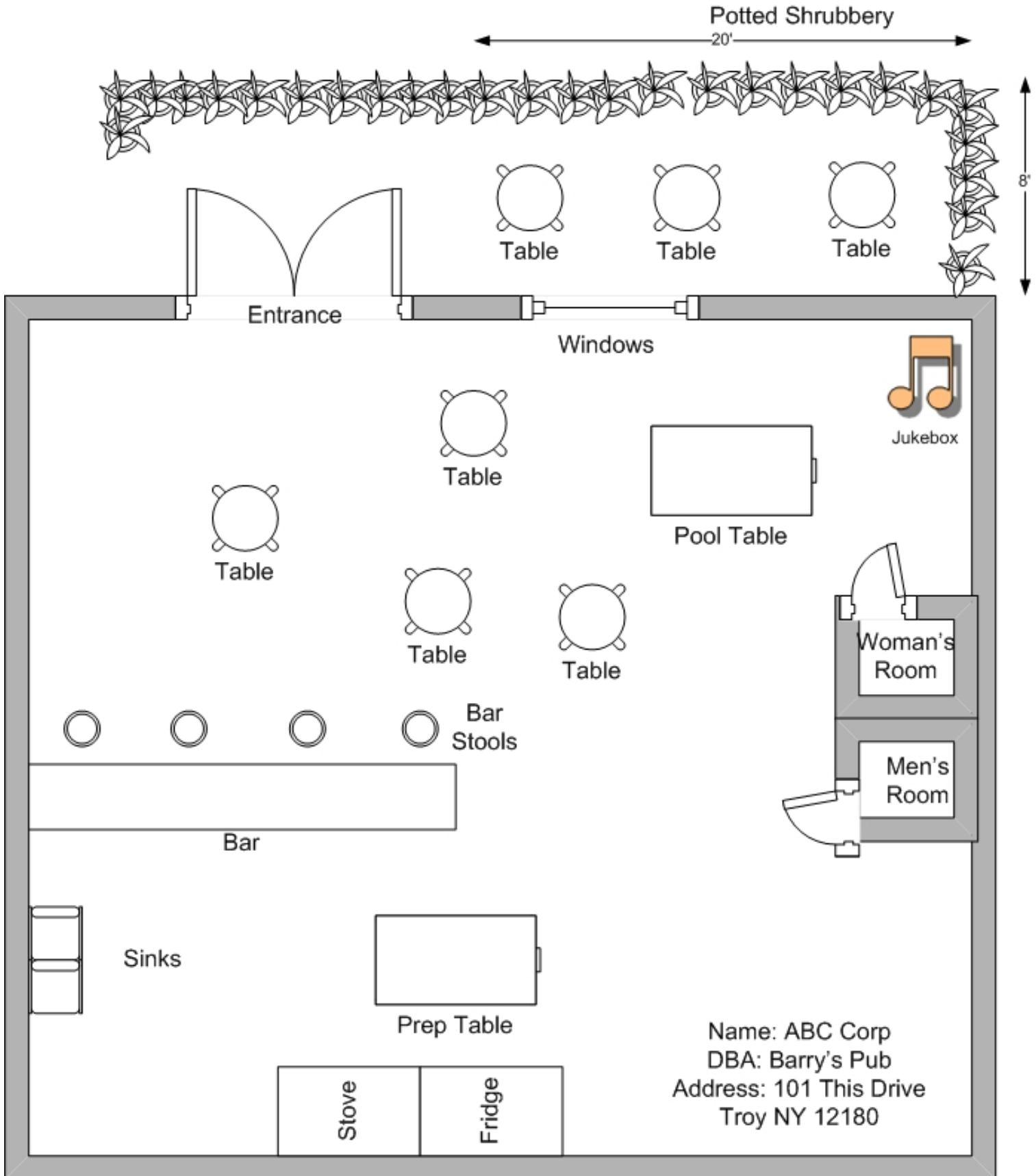


Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

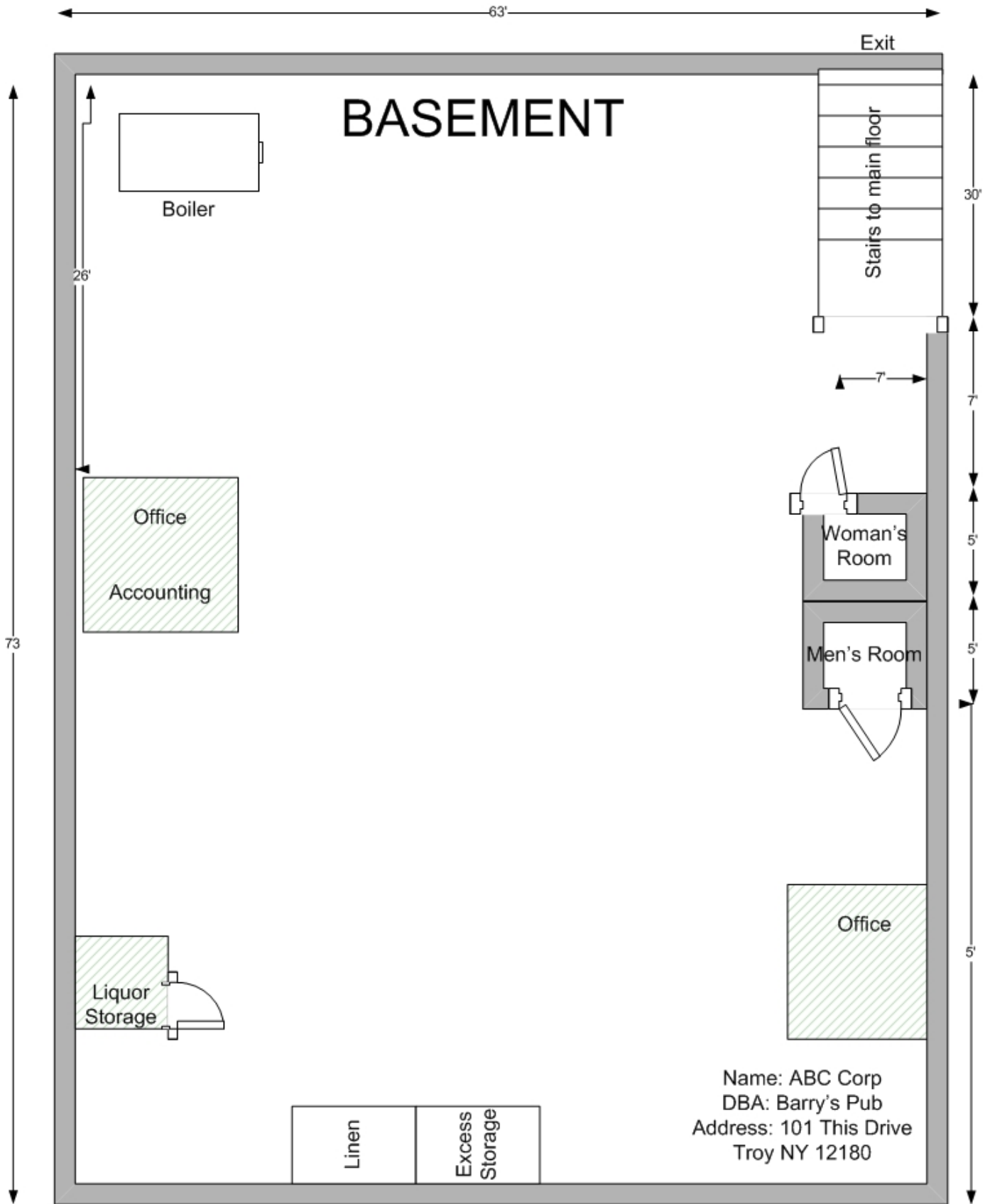
EXAMPLE INTERIOR (GROUND FLOOR)



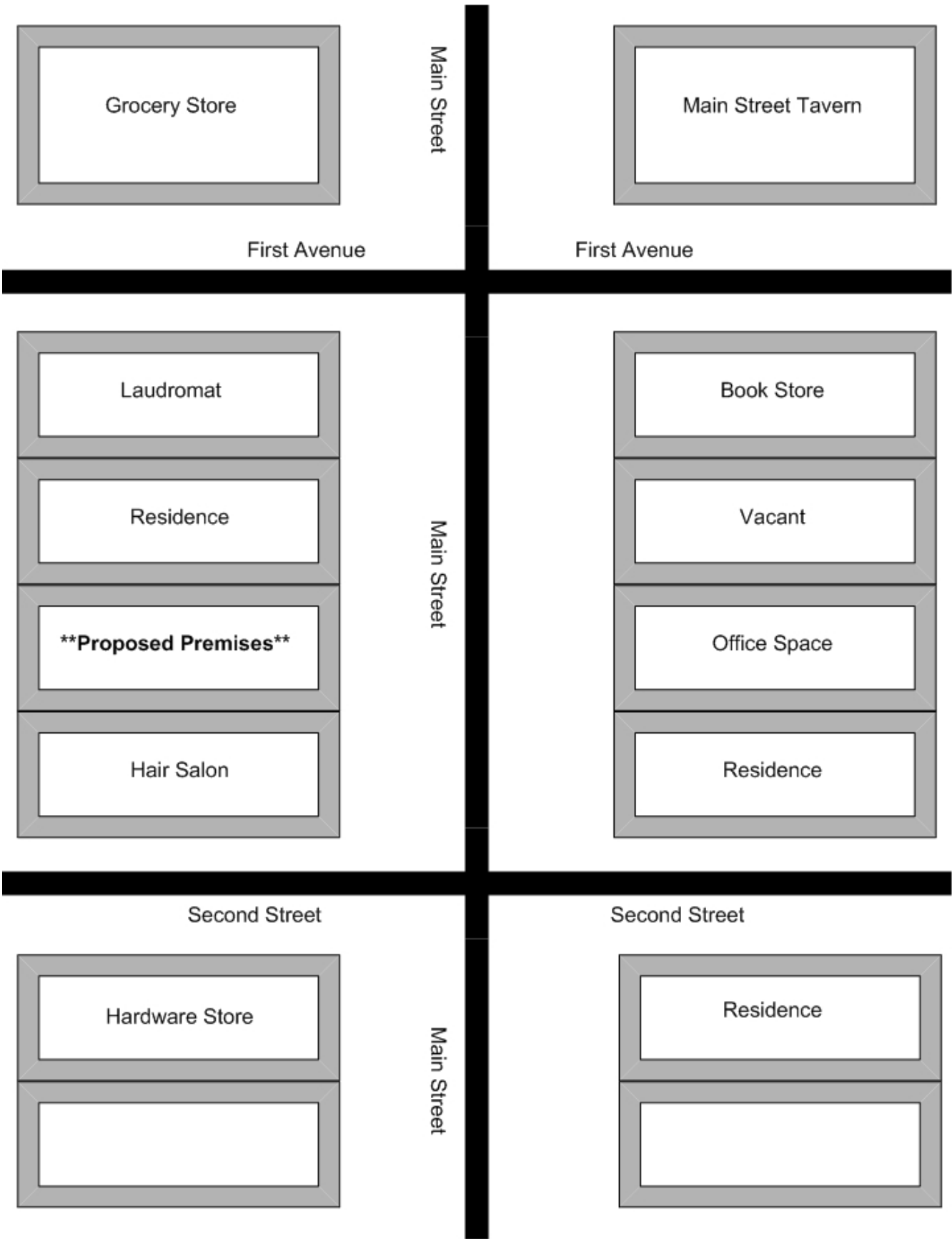
EXAMPLE INTERIOR WITH OUTDOOR AREA (GROUND FLOOR)



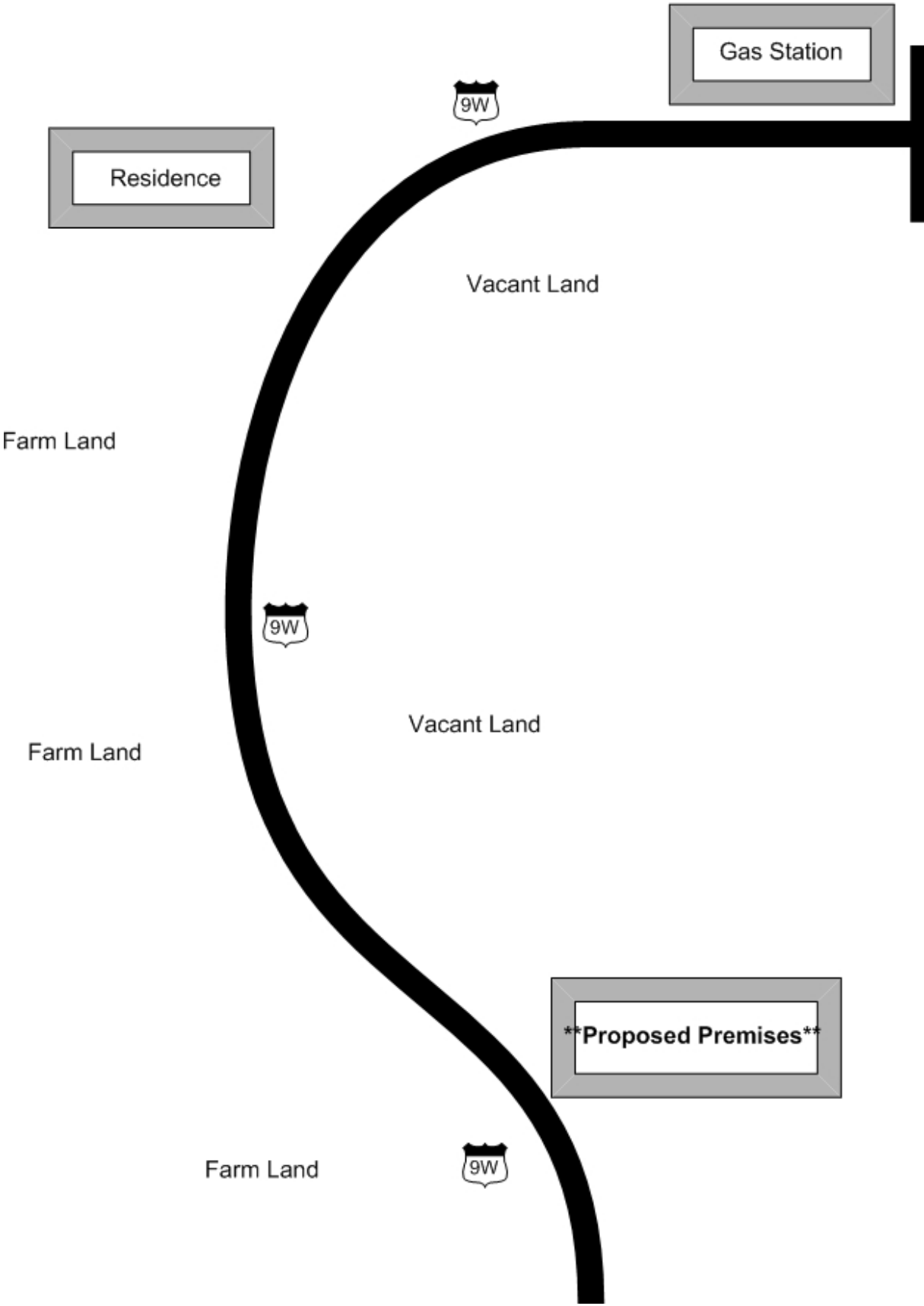
EXAMPLE INTERIOR (BASEMENT)

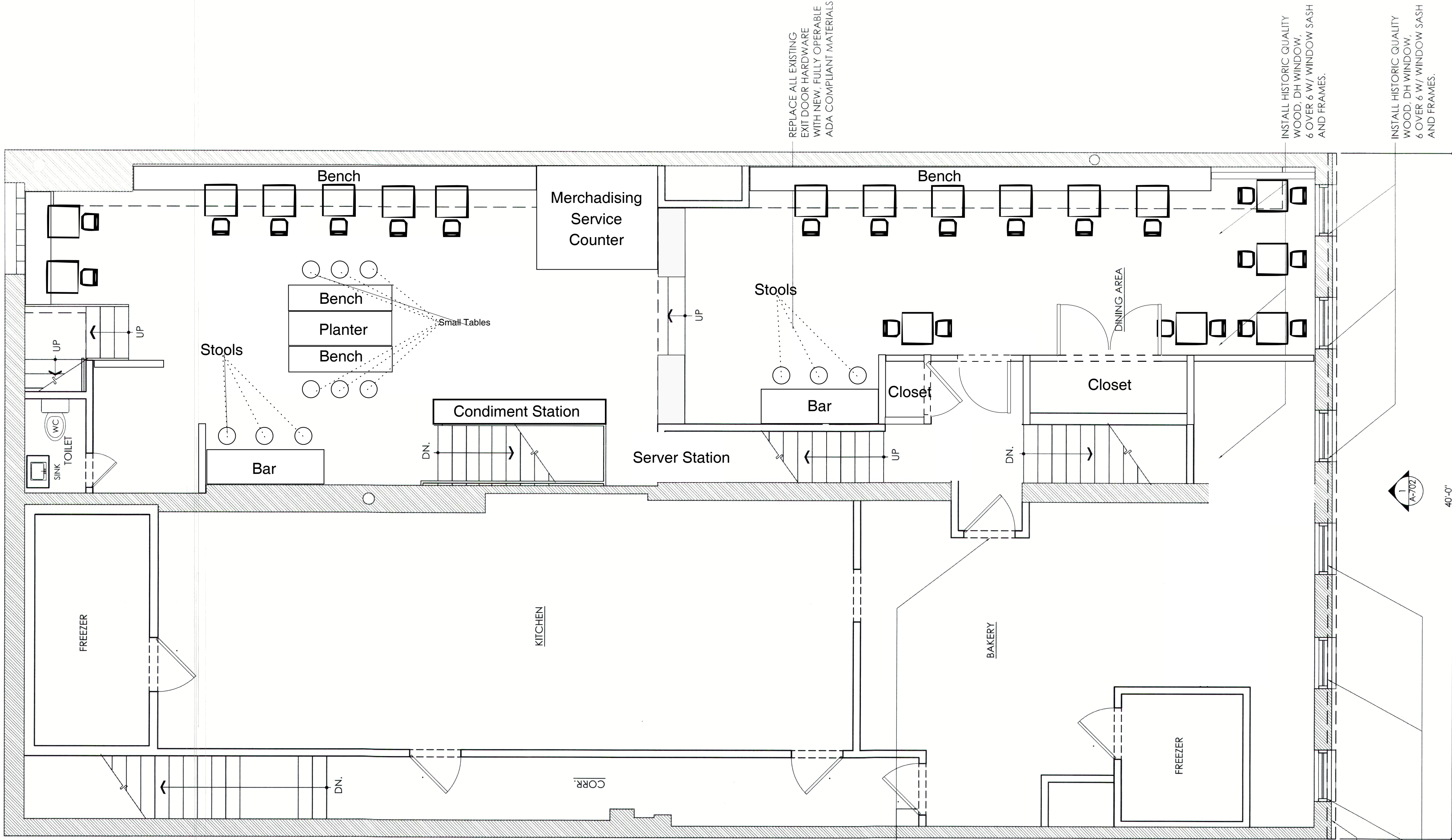


EXAMPLE OF A BLOCK PLOT DIAGRAM (CITY/TOWN)



EXAMPLE OF A BLOCK PLOT DIAGRAM (RURAL AREA)





REPLACE ALL EXISTING
EXIT DOOR HARDWARE
WITH NEW, FULLY OPERABLE
ADA COMPLIANT MATERIALS.

INSTALL HISTORIC QUALITY
WOOD, DH WINDOW,
6 OVER 6 W/ WINDOW SASH
AND FRAMES.

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WOOD, DH WINDOW,
6 OVER 6 W/ WINDOW SASH
AND FRAMES.

REPLACE ALL EXISTING
EXIT DOOR HARDWARE
WITH NEW, FULLY OPERABLE
ADA COMPLIANT MATERIALS.

RESTORE / REFINISH
MASONRY FACADES AS PER
LANDMARKS APPROVAL.

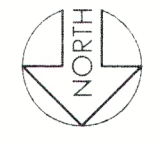
INSTALL HISTORIC QUALITY
WOOD, DH WINDOW,
6 OVER 6 W/ WINDOW SASH
AND FRAMES.



40'-0"

2ND FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



dba Lifethyme Natural Market – Proposed Menu

Small Plates

- **Hearty French Lentil Soup** – \$7
A nourishing bowl of French green lentils simmered with seasonal root vegetables and fresh herbs from local farms.
 - **Whole Chicken and Vegetable Soup** – \$8
Slow-cooked local whole chicken with an array of seasonal vegetables, herbs, and a rich, flavorful broth.
 - **Seasonal Roasted Vegetable Tasting Plate** – \$9
A medley of locally sourced, farm-fresh vegetables roasted to perfection and drizzled with herb-infused olive oil.
 - **Pickled Veggie Skewers with House Made Hummus** – \$10
Local pickled vegetables paired with our signature hummus, made from fresh chickpeas.
 - **Heirloom Tomato Avocado Toast** – \$14
Upstate NY grain bread topped with creamy avocado, heirloom tomatoes, microgreens, and a drizzle of olive oil.
 - **Local Charcuterie Board (Shareable + \$)** – \$24
A selection of locally made cured meats, cheeses from nearby dairies, and seasonal house-pickled vegetables. farm-fresh preserves and crackers.
 - **Slow-Cooked Chicken Wings** - \$14
Chicken wings slow-cooked and glazed with a seasonal fruit and herb sauce.
 - **NY State Smoked Salmon Sampler (Shareable + \$)** – \$18
Locally smoked Atlantic salmon, served with seasonal veggies, house-made cream cheese, and crackers.
-

Mains

Served with your choice of roasted vegetables, kale-sesame salad, potatoes of the day or fresh cabbage slaw

- **Buttermilk Biscuits & Gravy with Local Sausage** – \$21
Fluffy, house-made buttermilk biscuits topped with creamy gravy, served with sausage from local farms.
- **Hot Chicken Sandwich** – \$25
Served with pickles, greens, and a spicy farm-made aioli on a freshly baked roll, choice of sides
- **NY State Grass-Fed Burger** – \$28
A juicy fresh ground grass-fed beef patty, served with fresh lettuce, tomato, and a house-made pickled relish.
- **Farmhouse Egg & Cheese Sandwich** – \$18
Fresh farm eggs, melted local cheese, and greens on a toasted whole-grain roll
Add
- **BLT with Mushroom Bacon** – \$15
Crispy mushroom bacon, local heirloom tomatoes, and fresh greens on toasted bread.
- **Tarragon Herb Waffles with Seared Half Chicken** – \$31
Fluffy waffles infused with fresh tarragon, served with tender, seared chicken from local farms.
- **Portobello & Lentil Patties w/ Mac and Cheese** – \$18
A savory patty made from locally grown portobello mushrooms and lentils, served with a side of mac n' cheese.
- **Jan's Damn Good Vegan Burger (V, DF, O)** – \$16
A delicious plant-based patty with seasonal toppings, served with a side of roasted vegetables.

Bander's Standard, Keg & Crop, State & Thyme

- **Lifethyme Bolly Burger** (K,V, DF, GF, O) –\$16
A flavorful lentil based burger made with organic, gluten-free ingredients
 - **MLT (Mushroom, Lettuce, Tomato)** – \$18
A vegetarian take on the classic BLT with fresh local mushrooms, heirloom tomatoes, and organic lettuce.
 - **Farmers Omelette** – \$22
Fresh farm eggs filled with a mix of seasonal vegetables, locally sourced cheese, and herbs.
 - **Crispy Potatoes** – \$10
Golden, crispy potatoes roasted with herbs and served with a side of seasonal dipping sauce.
-

Desserts

- **Seasonal Fruit Crisp** –\$14
A warm, comforting fruit crisp made with locally grown fruit and topped with a buttery, oat crumble.
 - **House-Made Vegan & Gluten- Free Carrot Cake** - \$8
A moist, spiced carrot cake topped with a cream frosting.
 - **Assorted Muffins** - \$5
-

Drinks & Tisanes

- **Herbal Farm-Fresh Teas** – \$8
A variety of handcrafted, locally sourced herbal teas made from fresh herbs.
 - **Fresh Juices & Smoothies** – \$10
Cold-pressed juices and smoothies made from seasonal fruits and vegetables grown within the region.
-

Thank you for supporting local farmers and sustainable agriculture! Every dish on our menu features produces, meats, and dairy that come directly from the following dedicated farms:

MX Morningstar- Hudson, NY

Lancaster Fresh Farm Cooperative- Lancaster, PA

Fingerlake Farms Collective- Ithaca, NY

Daegle- Brooklyn, CT

Hepworth- Milton, NY

Hudson Valley Harvest Farm Cooperative

Highland Valley Apiaries- Milford, PA

Greenwind Farms- Enosburg Falls, VT