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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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):
Hex Squared LLC

Trade name (DBA):
Hex & Co.

Premises address:
801 Broadway, Store #4, New York, NY 10003

Cross Streets and other addresses used for building/premise:
Corner of Broadway & East 11 Street

CONTACT INFORMATION:

Principal(s) Name(s): Please see attached

Office or Home Address: _____

City, State, Zip: _____

Telephone #: _____ email : _____

Landlord Name / Contact:
Cast Iron Co LLC

Landlord's Telephone and Fax:  _____

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Please see attached

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

Hex&Co. locations are proud to serve game hobbyists, college students, professionals, and families alike! We strive to meet the needs of our local patrons with excellent customer service and support, as well as provide our unique enthusiasm and knowledge on everything from your daily coffee brew to our favorite games and craft beer recommendations.

Jon T Freeman, LLC Member

685 W End Ave, #12B

New York, NY 10025

Tel: (917) 838-2274 Email: jon@hexnyc.com

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD:

1. Brooklyn Strategic Consulting LLC
331-333 Court St
Brooklyn, NY 11231
TW 1296159
2. Hex NYC LLC
2911 Broadway
New York, NY 10025
TW 1333714
3. Hex East LLC
1462 1st Ave
New York, NY 10075
OP 1316347

Gregory R May, LLC Member

310 Greenwich St, #24H

New York, NY 10013

Tel: (415) 613-4283 Email: greg@hexnyc.com

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD:

1. The Uncommons LLC
230 Thompson St
New York, NY 10012
TW 1282607
2. Hex NYC LLC
2911 Broadway
New York, NY 10025
TW 1333714
3. Hex East LLC
1462 1st Ave
New York, NY 10075
OP 1316347

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:

Bakery / Restaurant

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: _____

Hex Squared LLC, 0524-24-39101, Exp 09/10/2025. Currently active temporary license.

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:

PQ Union Square Inc DBA Le Pain Quotidien - RW 1191253, exp 08/31/2021

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: 7 Year Built : 1930

Describe neighboring buildings:
Mixed Residential and Commercial

Zoning Designation: C6-1

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 563 / 37

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no
1st floor & basement

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? 115

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? 124 Max

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

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? about 3,200 sq ft

If more than one floor, please specify square footage by floors: 1st Fl: 2,750 sq ft Basement: 450 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? Stairs

How many entrances are there? 1 How many exits? 1 How many bathrooms? 3

Is there access to other parts of the building? no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 30 Total table seats? 106

Total number of bars? 1 Total bar seats? 0

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

Total OVERALL number of seats in Premises : 106

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: Board Game Cafe

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

9am to11pm 9am to11pm 9am to11pm 9am to11pm 9am to11pm 9am to11pm 9am to11pm

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?) 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 (existing store front to remain)

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? N/A

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: Gregory R May Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:

/s/ Sam Park

Signature

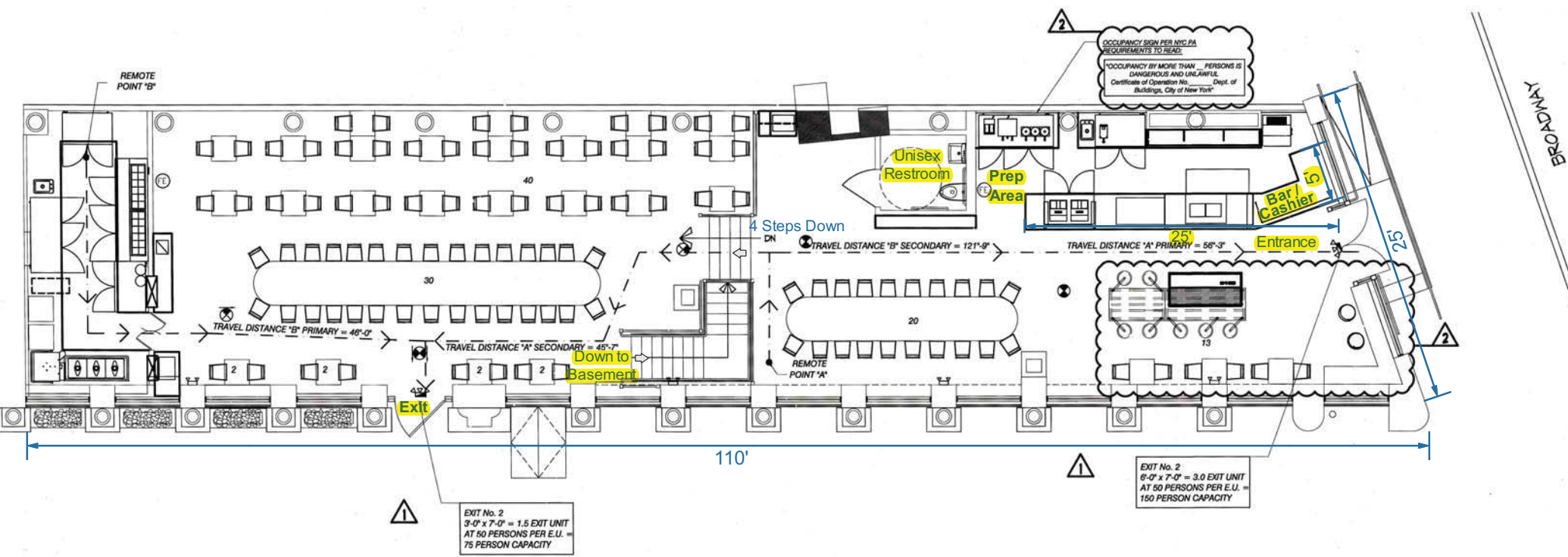
Print or Type Name Sam Park

Title Representative

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.



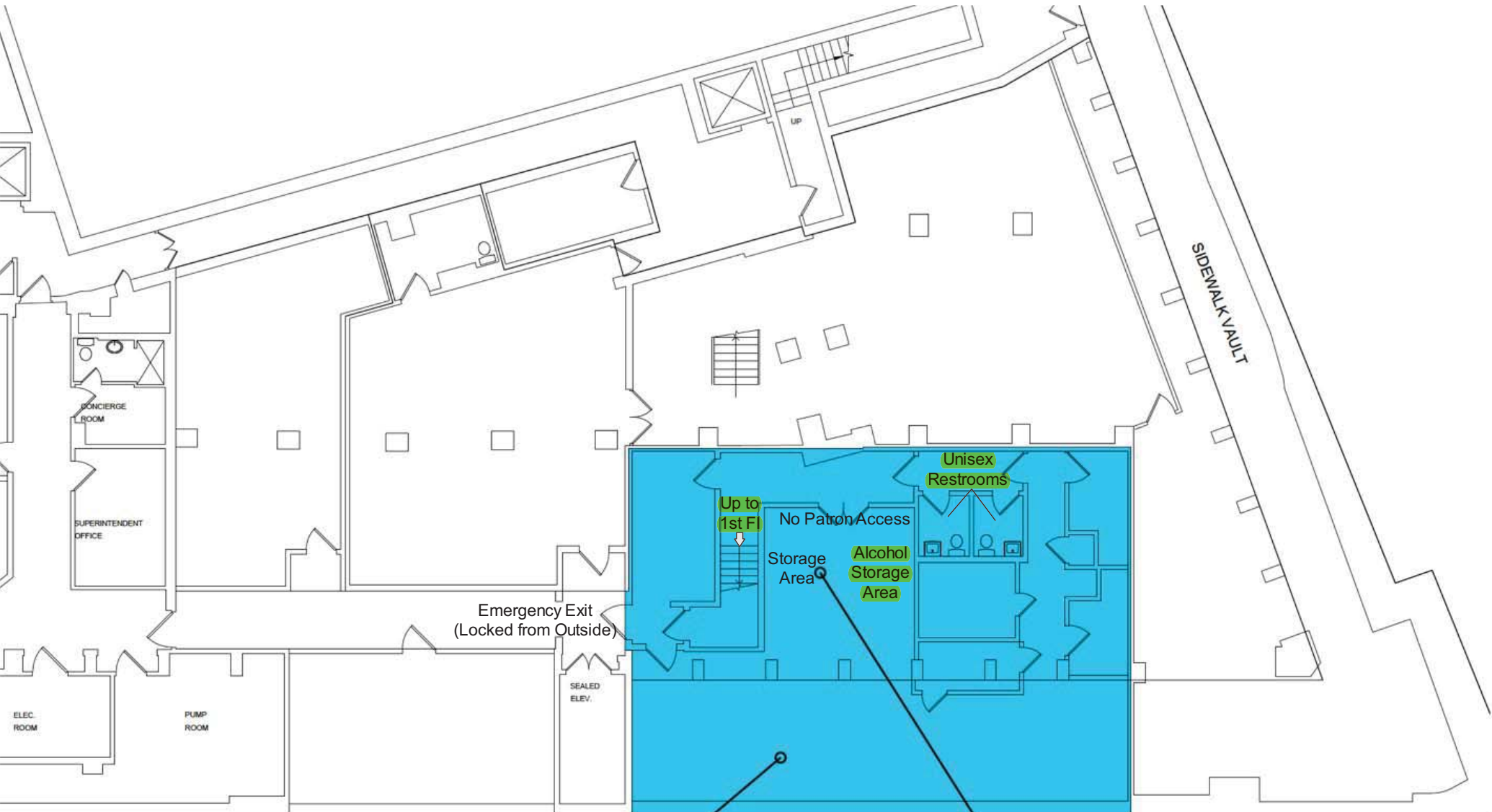
Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair



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

11TH STREET

BROADWAY



STORE #4
(LOWER LEVEL
SIDEWALK VAULT AREA)

STORE #4
(LOWER LEVEL)

HEX & CO.

● SECOND BREAKFAST ●

(served until 4)

HEX EGGWICH \$6

Two eggs on a lightly toasted brioche bun
- Bacon or cheese +\$2
- On a bagel +\$1

BAGEL \$5

With butter
- Cream cheese +\$1

● OLD-SCHOOL ESSENTIALS ●

HEX BURGER \$12

Seasoned 6 oz patty, cheddar, Romaine, tomato, onion, pickles, 1000 island, brioche bun
- Double stack +\$3 | Bacon +\$2

VEGGIE BURGER \$12

Black bean patty, Romaine, tomato, hummus, chipotle mayo, brioche bun

BREADED CHICKEN SANDWICH \$12

Crispy chicken, Romaine, tomato, pickles, chipotle mayo, brioche bun

CHEDDAR AND PARM MELT \$10

Goopy cheddar, parmesan, tomato, chipotle mayo
- Bacon +\$2

HOT HONEY PANINI \$12

Breaded chicken, pepperjack cheese, hot honey sauce

CHICKEN STRIPS \$9

Breaded strips of white meat chicken with chipotle mayo

NY STYLE 10" PIZZA \$11

Classic Mozzarella Cheese, or Pepperoni +\$1

CAESAR SALAD \$6

Romaine tossed with Caesar dressing, croutons, shaved Parmesan

● QUICK BITES ●

PRETZEL BITES \$7

Salted, with mustard or nacho cheese

HEX TOTS \$6

Golden brown and crispy, with ketchup

CAJUN WAFFLE FRIES \$6

Skin-on wide-cut fries, with a slight kick
- Cheesy +\$2
- Fully loaded (cheese & bacon) +\$4

MAC BITES \$7

Breaded wedges of cheesy goodness, with ranch dip

ZESTY TRADITIONAL HUMMUS \$7

Pita slices, balsamic olive vinaigrette

SPINACH & ARTICHOKE DIP \$5

Creamy spinach & cheesy artichoke, with white corn tortilla chips

● DESSERTS ●

APPLE CRUMB CAKE \$6

Served warm with caramel sauce

MINI BEIGNETS \$7

Served warm with chocolate dipping sauce

CRISPY FUNNEL CAKE FRIES \$6

Served warm with chocolate dipping sauce

COOKIES & CREAM SANDWICH \$6

Blue Bunny ice cream and chocolate cookie

ITALIAN ICE POP-UP \$4


Multiple Flavors

SMOOTHIES \$5 | \$6

Piña colada, strawberry banana, or wild berry

Vegetarian 

Vegan 

Gluten-Free 





EXIT

TWO
PLAYER

DECK
BUILDERS

WELCOME TO THE
STORE

