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Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*
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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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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: July 8, 2025

APPLICANT INFORMATION:

Name of applicant(s):
Take Me to the River 22 LLC

Trade name (DBA):
Perle

Premises address:
22 Greenwich Avenue

Cross Streets and other addresses used for building/premise:
West 10th Street/ Charles Street; no other addresses

CONTACT INFORMATION:

Principal(s) Name(s):
Christian Rowan

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

[REDACTED]

Landlord Name / Contact:
22 Greenwich Avenue LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
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<u>Christian Rowan</u>	<u>Naive Melody 24 LLC d/b/a Marian's, 24 Greenwich Avenue</u>
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<u>John Keener Rowan</u>	<u></u>
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Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

This is a small raw bar with oysters and other fresh seafood. Applicant owns the restaurant next door at 24 Greenwich Ave d/b/a Marian's. This is intended to supplement Marian's with a simple raw bar focused menu.

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 : Class Change

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

Class change from tavern wine to tavern liquor

If this is for a new application, please list previous use of location for the last 5 years:

Applicant has been operating at the premises with a tavern wine license for the past year. Prior to that, the premises was a grocery store; date of establishment unknown.

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: _____

Take Me to the River 22 LLC, LID No. 0267-24-110205, expires 03/31/2026

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:

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 : 1920

Describe neighboring buildings:

Mixed residential/retail

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) L - Landmark

Block and Lot Number: 606 / 6

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 : N/A

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 sidewalk cafe; see attached addendum

What is the proposed Occupancy? 15 in, 4 out

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? 15

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: _____)

What are the Hours of Operation?

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

11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 2am 11am to 2am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : Marina Cook - Beverage Director/General Manager for 5 years in California and Vermont, prior to relocating to NYC.

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? Existing soundproofing

Please describe your sound system and sound proofing: Can speakers installed in ceiling with back cans;
soundproofing insulation installed

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) Staff monitors traffic and prevents crowds from forming outside the premises.

Will you be utilizing ☐ ropes ☐ movable barriers ☐ other outside equipment (describe) No

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: N/A

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: Christian Rowan Phone: [REDACTED]

Address: 11 Mercer Street, Apt. 5B, New York, NY 10013

Email : [REDACTED]

Application submitted on
behalf of the applicant by:

Christian Rowan

Signature

Print or Type Name Christian Rowan

Title Managing Member

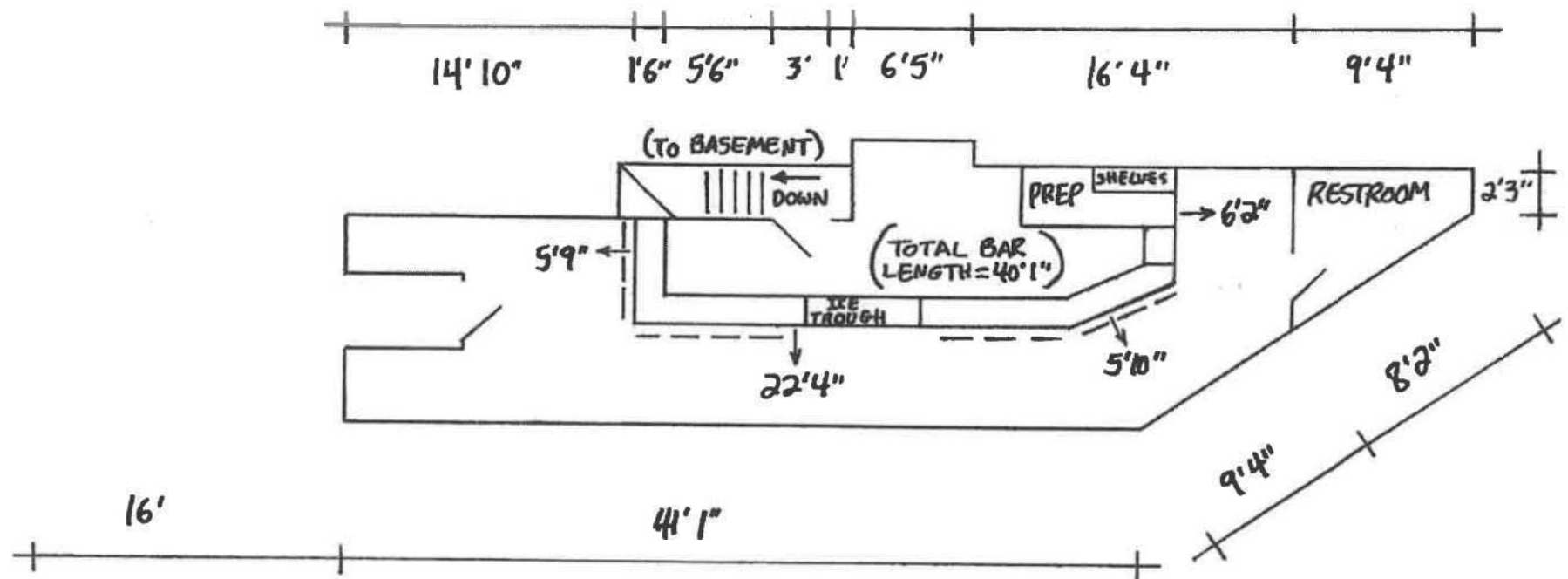
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



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

INTERIOR DIAGRAM 22 GREENWICH AVENUE NEW YORK, N.Y.

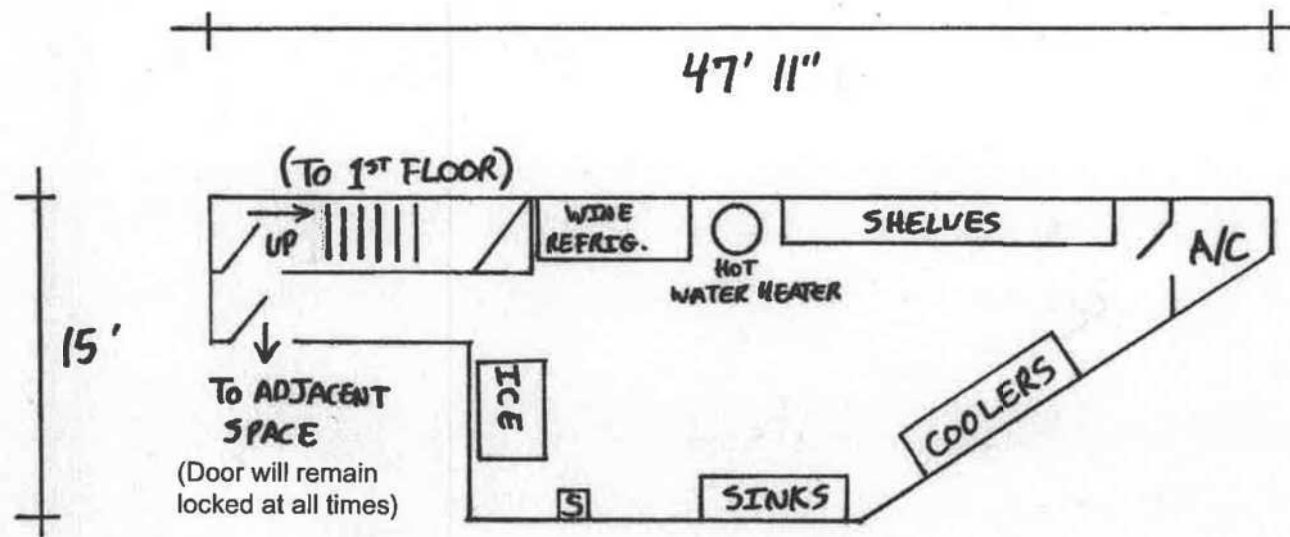
NOT TO SCALE



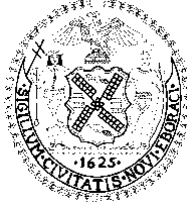
INTERIOR DIAGRAM - BASEMENT

22 GREENWICH AVENUE
NEW YORK, N.Y.

NOT TO SCALE



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Donna Raftery, Second Vice Chair



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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: Take Me to the River 22 LLC

Address of Premises: 22 Greenwich Avenue

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

2 tables and 4 seats on Greenwich Avenue Street

 tables and seats on Street

Hours of sidewalk café: 11am to 11pm .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): None

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? X No Yes

Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides? No X 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? X No Yes, please describe:

Will heating elements be used? No X Yes, please describe: Electric heaters

SECTION 1 : Site Plan

- This Site Plan form is required to be uploaded in the "Sidewalk Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

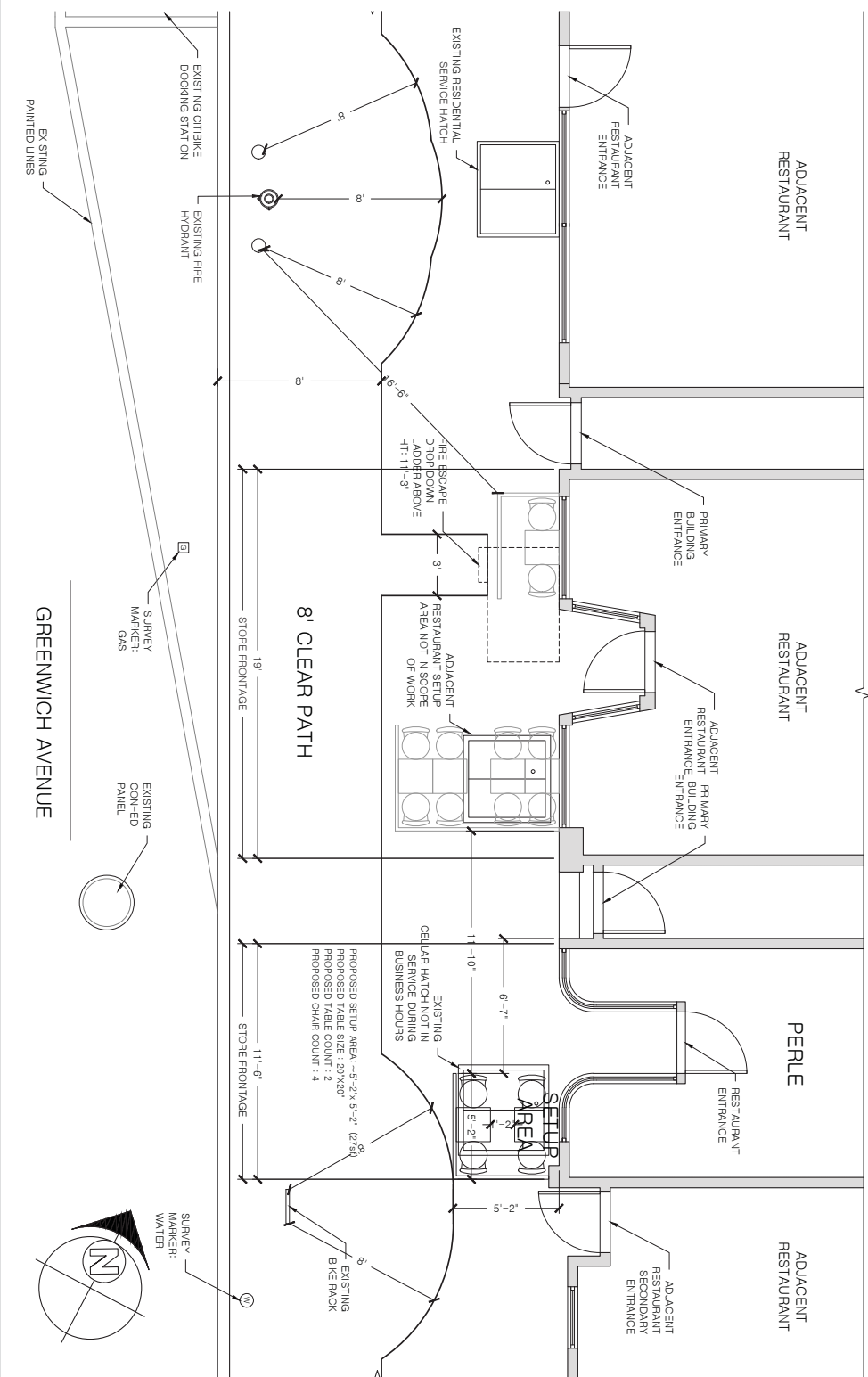
Identify Clear Path Requirements:

- ☐ C1 - Global Corridor (12 feet Clear Path)
- ☐ C2 - Regional Corridor (10 feet Clear Path)
- ☒ C3 - Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

Setup Area Identification :

- ☐ Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- ☐ Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.



Length of sidewalk cafe: **5.2** feet

Width of sidewalk cafe: **5.2** feet

Sidewalk Cafe Site Plan Form



Applicant Name:

Take me to the River 22 LLC

Restaurant Name:

PERLE

FSEP Number:

50165217

Drawing Requirements

Food service establishment frontage shown by:

- Line representing the establishment's space facing the sidewalk
- Length
- Labels

Private Property shown as:

- Dashed line

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Building entrances shown as:

- Label

Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width

Set-up furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- Lines or symbols
- Distance from cafe perimeter
- Labels

Utility coverings (water/gas valves, and pull boxes) shown as:

- Symbols representing the location within the setup

North arrow











SEAFOOD TOWERS SINGLE \$45 3 Oysters, 2 Clams, 2 Shrimp, 3 Pc Uni, Sea Lobster Claw Rites, 1pc Crab Salad SMALL \$25 LARGE \$75 * Crab Cocktail, Chilled 1 oyster		TOAST KING CRAB \$25 Beef, Caviar BOQUERONES \$9 Tomato, Lemon, Chub SMOKED TROUT \$15 Cucumber, Pickled Shalot SALMON \$15 Chive Crème Fraiche, Fried Capers LOBSTER ROLL \$10 Apple, Fennel, Herbs	
OYSTERS EAST COAST \$3.5 WEST COAST \$4.5		CRUDOS SCALLOP \$21 Yuzu Kusho, Apple, Shiso FLUKE \$10 Wasabi, Korean Pear TUNA \$24 Cucumber, Tomato	
CLAMS LITTLE NECK \$2 TOP NECK \$2		NON SEAFOOD 5 JOTAS BELLOTA HAM \$35 CHICKEN LIVER MOUSSE Concord Grape Gelée \$14 3 CHEESES, Seasonal Jam And Toast \$10 FINE GRAS TORCHON \$27 ASSORTED CHARCUTERIE \$18	
COCKTAIL CRAB \$21 SHRIMP \$15 LOBSTER & CHILE \$22 Garnishes cocktail sauce, mignonette		CIVAR SOLD AS RUMPS, 1/2 OZ. OZ AND UP Waldorf dip and house made chips	