

The Stone Rabbit LLC

4-6 Bleecker Street / New York, New York 10012

Questionnaire for Applications for a Liquor License and Temporary Retail Permit

1. Diagrams
2. Photographs
3. Menus
4. NYS Liquor Authority Proximity Report and Public Interest Statement
5. NY State Liquor Authority Application
6. Signed Letter of Intent for Lease

BERNSTEIN REDO & SAVITSKY PC

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100

www.brpclaw.com

Meeting Date: July 1, 2025

APPLICANT INFORMATION:

Name of applicant(s): The Stone Rabbit LLC

Trade name (DBA): To be determined

Premises address: 4-6 Bleecker Street / New York, NY 10012

Cross Streets and other addresses used for building/premise:
Bowery and Elizabeth Street

CONTACT INFORMATION:

Principal(s) Name(s): Marianna Vaidman Stone

Office or Home Address: 4-6 Bleecker Street

City, State, Zip: New York, New York 10012

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Salman Capital Leasing

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Marianna Vaidman Stone</u>	<u>N/A</u>
_____	_____
_____	_____

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

The venue will be a café and bookstore. It is inspired by Parisian book cafes that are gathering places for guests who want to participate in intelligent conversations about history, current events and great works of literature past and present. The cafe will offer breakfast, lunch and dinner with a menu featuring but not limited to selections such as muffins, a yogurt bowl, a smoked salmon bagel, assorted tea sandwiches, a Mediterranean mezze plate, a charcuterie and cheese board selection, spiced lamb meatballs and mini empanadas.

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 : Temporary Retail Permit

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:

Ghost Donkey operated with a full liquor license from 2016 to around 2023.

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: N/A

N/A

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:

Ghost Donkey operated with a full liquor license from 2016 to around 2023.

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 floors** Year Built : **Estimated 1910**

Describe neighboring buildings:

Mixed

Zoning Designation: **C1-5 / R6A**

Zoning Overlay or Special Designation (applicable) **None**

Block and Lot Number: **521** / **73**

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 : **To be filed**

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? **Under 75**

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

no* yes***Applicant will apply to DOB for a Letter of No Objection (LNO)**

If yes, what is the maximum occupancy for the premises? **Under 75 and will be show on the issued LNO**

If yes, what is the use group for the premises? **Use Group 6**

If yes, is proposed occupancy permitted? yes no, explain : _____

When the LNO issues the occupancy will be permitted

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)

***The applicant will apply to DOB for an LNO**

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

(if yes, please describe: **New signage**

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 3,600 square feet

If more than one floor, please specify square footage by floors: 1st floor 1,800 square feet,
Cellar 1,800 square feet

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? Staircases

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 18 Total table seats? 40

Total number of bars? One Total bar seats? 10

Total number of "other" seats? _____ please explain : N/A

Total OVERALL number of seats in Premises : 50

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars One 20' Seats 10

How many service bars are being applied for on the premises? None

Any food counters? X no* ___ yes, describe : The customer bar also serves as a food and coffee counter

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 X Bar & Food ___ Restaurant ___ Club/ Cabaret ___ Hotel ___ Other: Cafe with bookstore

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
8am to 12am 8am to 12am 8am to 12am 8am to 12am 8am to 2am 8am to 2am 8am to 2am

Will the business employ a manager? ___ no yes, name / experience if known : **Marianna Vaidman Stone**
The owner will be the manager.

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?) _____

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:

The venue has sound proofing consisting of drop ceilings, insulation inside shared walls and vibration isolators on the HVAC system. The sound system will consist of small 8 speakers suspended from the ceiling with no more than 45 decibel levels.

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

___ any events at which a cover fee is charged? ___ private parties **N/A**

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: **No churches on the same street or avenue.**

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: **Marianna Vaidman Stone** Phone: [REDACTED]

Address: **4-6 Bleecker Street / New York, NY 10012**

Email : [REDACTED]

Application submitted on
behalf of the applicant by:

Donald M. Bernstein

Signature

Print or Type Name **Donald M. Bernstein**

Title **Counsel for applicant**

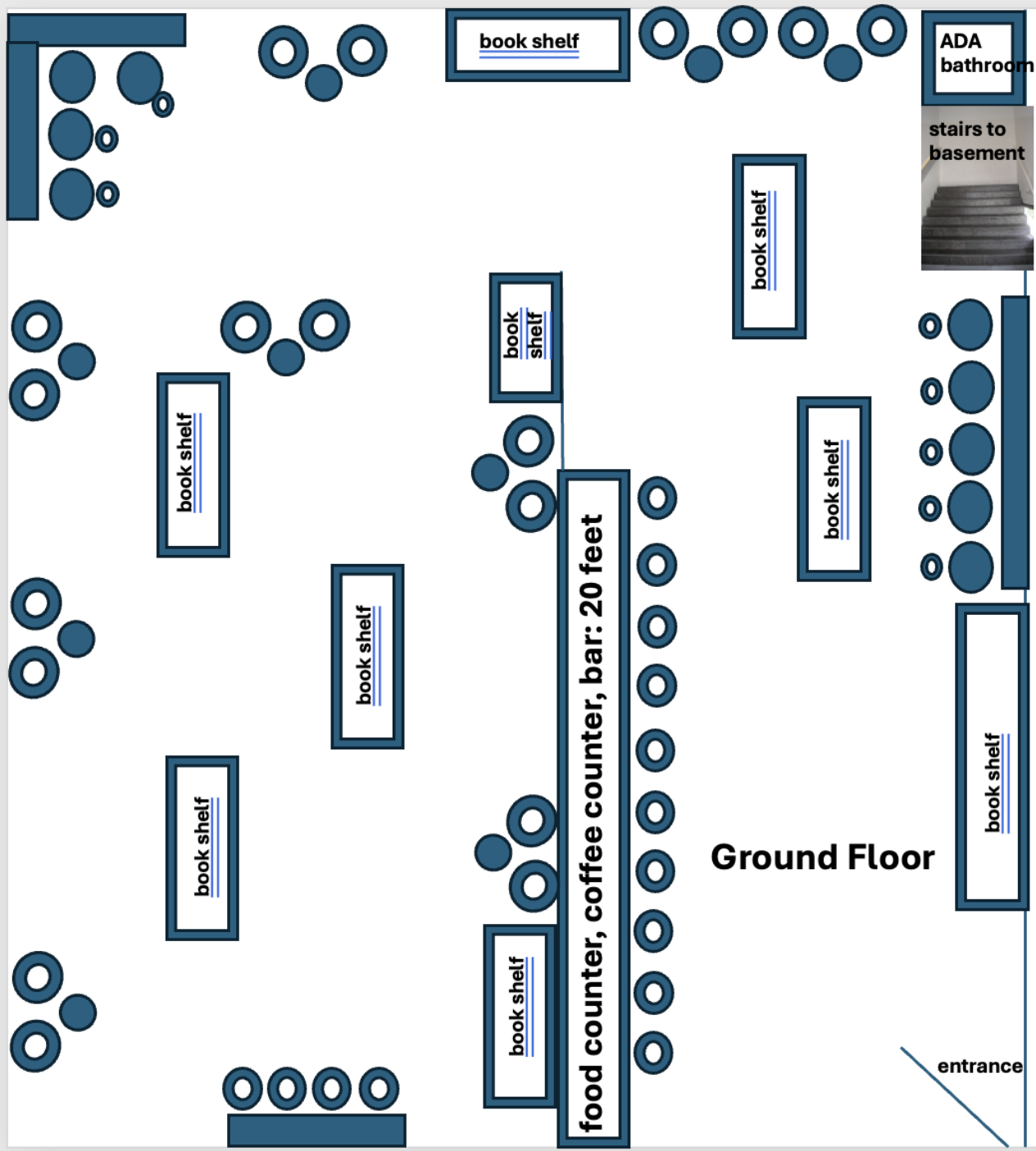
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



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

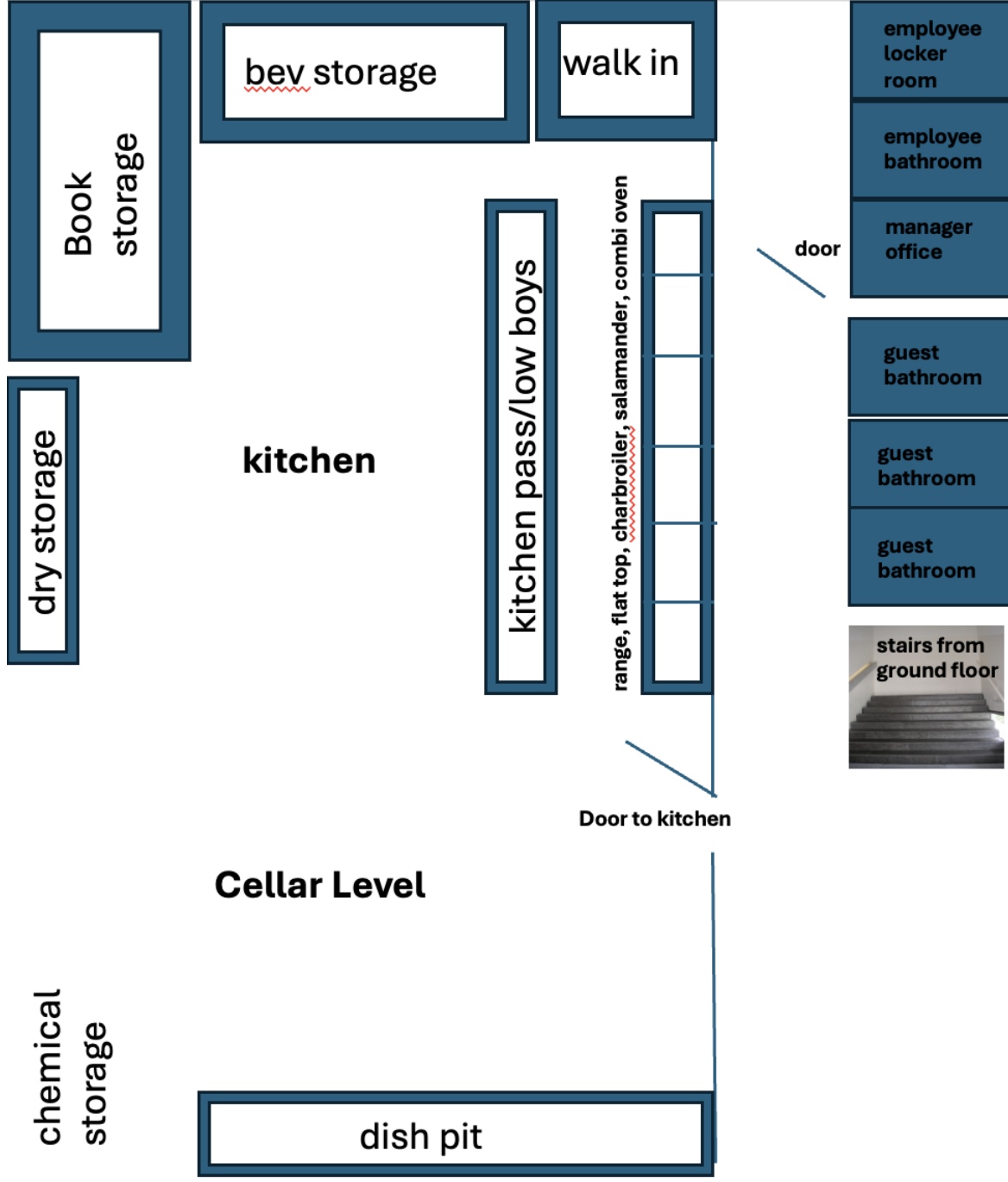
The Stone Rabbit LLC / 4-6 Bleecker Street / New York, New York 10012

18 tables and 40 seats with a 10 seat 20 foot customer bar for a total of 50 seats
1,800 square feet



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Cellar space not for patron use, except public restrooms
1,800 square feet



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The Stone Rabbit Menu

Breakfast

House-Baked Savory Scones – rotating: cheddar-scallion, herb-feta, smoked paprika

Sweet Muffins of the Day – e.g., blueberry-lavender, spiced banana

House Yogurt Bowl – granola, local honey, dried figs, and toasted nuts

Avocado Tartine – multigrain toast, chili flakes, microgreens, citrus oil

Smoked Salmon Bagel Board – herbed cream cheese, cucumber, tomato, red onion, capers

Boiled Egg & Soldiers – soft-cooked egg with buttered toast spears

Lunch

Assorted Tea Sandwiches

- Cucumber Mint Creme Fraiche
- Curried Chicken Salad on Brioche
- Banh Mi Pickled Veg & Tofu

Mediterranean Mezze Plate – hummus, olives, feta, grilled pita, marinated veggies

Korean Rice Bowl – kimchi, sesame spinach, soft egg, gochujang vinaigrette

Heirloom Tomato Toast – whipped ricotta, basil oil, cracked pepper

Charcuterie & Cheese Board – artisanal selection with fig jam and toasted nuts

Evening Fare

Global Small Plates

- Spiced Lamb Meatballs – yogurt sauce, mint, pomegranate
- Miso Glazed Eggplant – sesame, scallion, chili crisp
- Mini Empanadas – seasonal filling, chimichurri
- Truffle Popcorn – parmesan, rosemary

Toasted Sandwiches

- Gruyère & Caramelized Onion – on sourdough, toasted golden
- Prosciutto, Brie & Fig Jam – pressed ciabatta, warm and melty
- Mushroom Melt – cremini mushrooms, thyme aioli, fontina, on multigrain

Snacks and Sweets

- Asian Bar Snack Mix – peanuts, seaweed, chili crunch
- Warm Fudge Brownie – sea salt, optional vanilla ice cream
- Daily Cookies & Dessert Bars – rotating flavors