

DC SPRING INC
286 SPRING STREET
NEW YORK, NEW YORK 10013

MANHATTAN COMMUNITY BOARD 2
SLA COMMITTEE MEETING
AUGUST 2025

QUESTIONNAIRE FOR ON-PREMISES LIQUOR LICENSE APPLICATION

- FLOOR PLAN
- PHOTOGRAPHS OF PREMISES
- PROPOSED MENU
- AREA SURVEY
- OUTREACH TO COMMUNITY GROUPS
- CERTIFICATE OF OCCUPANCY
- APPLICATION DOCUMENTS

BERNSTEIN REDO SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com

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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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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: _____

APPLICANT INFORMATION:

Name of applicant(s): DC Spring Inc.

Trade name (DBA): TBD

Premises address: 286 Spring Street, New York, New York 10013

Cross Streets and other addresses used for building/premise:
On Spring Street between Hudson Street and Varick Street / Building also known as 290 Hudson Street, New York, New York 10013

CONTACT INFORMATION:

Principal(s) Name(s): Phil Neuman

Office or Home Address: _____

City, State, Zip: New York, New York 10013

Telephone #: _____

Landlord Name / Contact: JABA Group LLC & JASL Group LLC c/o Gold Hat International LLC

Landlord's Telephone and Fax: _____

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

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

New restaurant serving Japanese cuisine in an omakase (chef selection) format.

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.)

Transfer application; change in ownership, change in format from a bar to a restaurant, new restaurant cuisine will be Japanese
in an omakase format. Applicant is requesting a later weekend closing by one hour.

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

Transfer Application / New Application. Currently Red Cat Bar LLC / 0340-22-114404 / Since June 2020

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: _____

Red Cat Bar LLC / 0340-22-114404 / Expires 05/31/2026

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:

N/A - only one license at this premises, Red Cat Bar LLC / 0340-22-114404 / June 2020 to current.

Additionally, Parlor Club NYC LLC / 0340-17-108140/ June 2017 - May 2019 (which was licensed as 290 Hudson Street)

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: 6 (and cellar) Year Built : 1900

Describe neighboring buildings:

Public facility (FDNY Museum), parking facility, parking lot

Zoning Designation: M1-6

Zoning Overlay or Special Designation (applicable) HSQ / Special Hudson Square District

Block and Lot Number: 579 / 7501

Does the premise occupy more than ~~one building, zoning lot, tax lot or more than~~ one floor? ☒ yes ☐ no
Ground floor and cellar

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 _____

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? 65

If yes, what is the use group for the premises? Use Group 6 / Eating & Drinking

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: Only the name on the window and signage, no work to facade.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,232 square feet over two floors (ground floor and cellar)

If more than one floor, please specify square footage by floors: Ground floor - 1,193 square feet
Cellar (BOH) - 399 square feet

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

N/A - no outdoor space

If more than one floor, what is the access between floors? Stairway from ground floor to cellar on interior of premises.

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

Is there access to other parts of the building? no X yes, explain: Two emergency exits to building egress

OVERALL SEATING INFORMATION:

Total number of tables? 17 Total table seats? 38

Total number of bars? 1 Total bar seats? 20

Total number of "other" seats? 6 please explain: 6 seats at a food counter

Total OVERALL number of seats in Premises: 64

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 20

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

Any food counters? no X yes, describe: Small food counter across from bar with six seats

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:
11AM to 1AM 11AM to 1AM 11AM to 1AM 11AM to 1AM 11AM to 2AM 11AM to 2am 11AM to 2AM

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

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?) 2

Type of MUSIC / ENTERTAINMENT: ☐ Live Music ☐ Live DJ ☐ Juke Box ☒ Recorded Music ☒ 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

* Space has floating ceiling with quiet rock with deck-suspended ceiling hangers for sound attenuation, utilize sound limiters and will work with the residential tenants living directly above premises to attenuate/contain sound impacts.

Please describe your sound system and sound proofing: Space has floating ceiling with quiet rock with deck-suspended ceiling hangers for sound attenuation, utilize sound limiters and will work with the residential tenants living directly above premises to attenuate/contain sound impacts.

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

☐ any events at which a cover fee is charged? ☒ private parties

* Available for private events as requested by customers.

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)

Applicant will instruct employees to monitor the front of the premises to ensure no lines are formed. Applicant will take reservations to make sure customers arrive only when table is ready. Applicant will also instruct employees to request cars to park in nearby lot and not loiter outside premises.

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: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:

Signature

Print or Type Name Benjamin Savitsky, Bernstein Redo & Savitsky PC

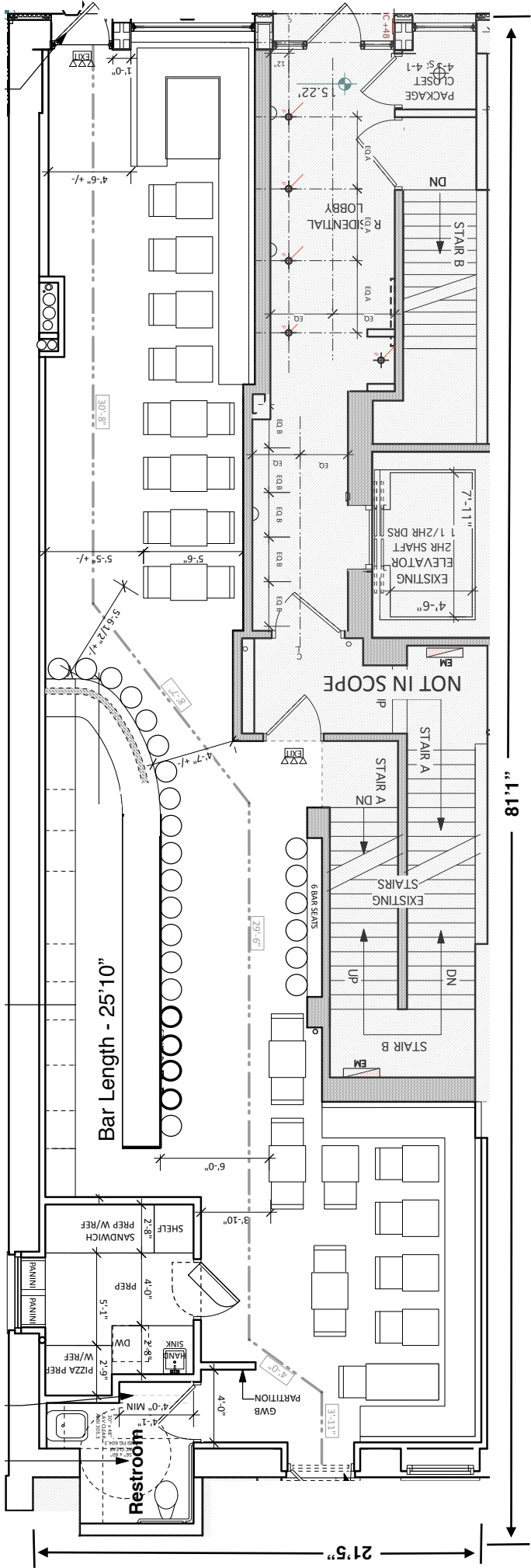
Title Attorney for Applicant's Application

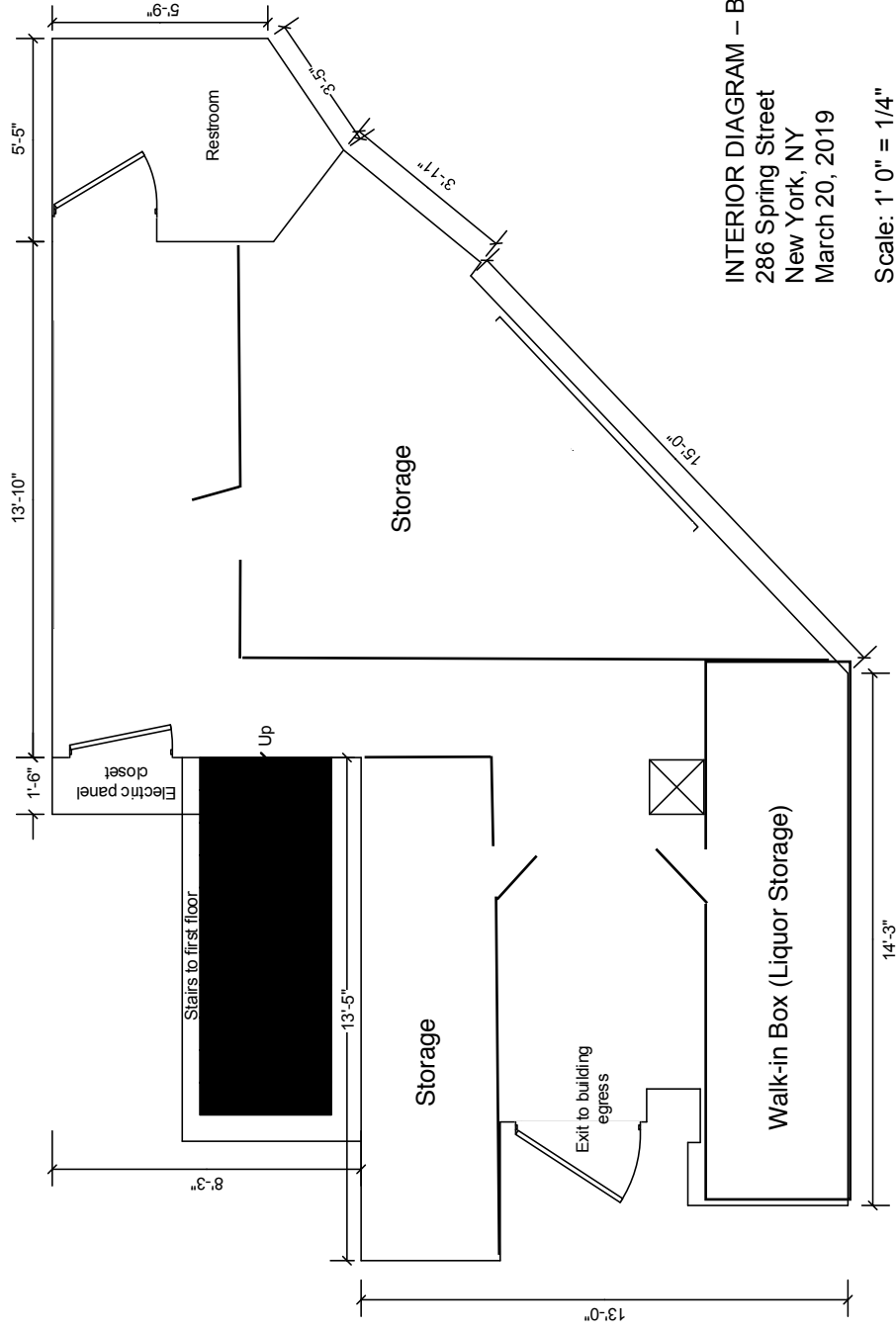
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.

Donna Raftery

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

Interior Diagram - First floor
286 Spring Street
New York, NY





INTERIOR DIAGRAM – Basement
286 Spring Street
New York, NY
March 20, 2019
Scale: 1' 0" = 1/4"

PHOTOGRAPHS OF PREMISES







PROPOSED MENU

286 SPRING STREET

Cold:

Edamame

Oysters, yuzu kosho mignonette

Hokkaido Scallop crudo, white soy, radish

Bluefin Tuna tataki, avocado, ponzu

Kaluga Caviar, sesame cones, cream friache

Omakase:

Sashimi Moriwase (Chefs Selection)

Nigiri (Chefs Selection)

Hand rolls (Chefs Selection)

Hot:

-Rock shrimp tempura, chili mayo

-Gyoza, pork & shrimp, sweet soy

-Charred black cod, miso, crispy leeks

-Yakitori: Chicken, Scallop, Beef, Octopus

-Wagyu sando, katsu sauce, pickled daikon

Dessert

-Moche

-Matcha cookies

-Black sesame pudding