

Meeting Date: September 2nd

APPLICANT INFORMATION:

Name of applicant(s): Kyma Soho LLC

Trade name (DBA): KYMA

Premises address: 23-27 Grand Street, New York, NY

Cross Streets and other addresses used for building/premise: AVENUE OF THE AMERICAS,
THOMPSON STREET

CONTACT INFORMATION:

Principal(s) Name(s): Erineos Christou

Office or Home Address: 53 S Bay Ave

City, State, Zip: Massapequa NY 11758

Telephone #: [REDACTED] email : reno@kymarestaurants.com

Landlord Name / Contact: Thor James Hotel Leaseco LLC, 25 West 39th Street, 16th Floor, New York, NY 10018

Landlord's Telephone and Fax: [REDACTED]

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

Christos Panagiotopoulos see attached

Erineos Christou see attached

James Ragonese N/A

Elias Fillas N/A

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."): Kyma originated as a popular Greek restaurant in Roslyn, Long Island, founded by Reno Christou and Chef Chris Kletsides. Kyma expanded to New York City with its Flatiron location at 15 W 18th St, which opened on June 1, 2018. The restaurant aims to evoke the atmosphere of the Greek islands with a contemporary, sleek design and seafood-focused menu. Notable features include a marble fish display, traditional Grecian architecture and design, a "spirited and social vibe", a menu emphasizing fresh ingredients, including daily seafood flown in from the Mediterranean. Kyma has a second NYC location in Hudson Yards, opened in October 2021 and now are planning to open a restaurant in the ModernHouse Soho Hotel at 23-27 Grand Street, New York, New York. Kyma Flatiron has received a MICHELIN Plate recognition in 2022.

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: Hotel

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: Thor James Hotel Leaseco
LLC & Highgate Hotels, L.P. #1306380 Exp: 2/28/2026

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: PR GRAND HOTEL RESTAURANT LLC, 6 GRAND LLC AS MGR
d/b/a DAVID BURKE KITCHEN License #1270232 Exp:5/31/2019; PR GRAND HTL LEASECO LLC,JAMES HTL MGMT CO LLC &
d/b/a 6 GRAND LLC AS MGR JAMES HOTEL SOHO #1270229.0 Exp: 5/31/2019

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: Hotel

Number of floor: 2 Year Built : 2008

Describe neighboring buildings: Residential on Thompson Street

Zoning Designation: M1-5/R10

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 227 / 50

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 Balcony and Exterior Courtyard

What is the proposed Occupancy? 343

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? 353

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: Kyma sign

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 9,000 sq. ft.

If more than one floor, please specify square footage by floors: Ground Floor 3,200 sq. ft. Lower Level 2,800 sq. ft.

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

Balcony 900 sq. ft. Courtyard1 - 1,200 sq. ft. Courtyard2 - 900 sq. ft.

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

How many entrances are there? 2 How many exits? 4 How many bathrooms ? 2

Is there access to other parts of the building? no X yes, explain: 2 entrance/ exits to hotel

OVERALL SEATING INFORMATION:

Total number of tables? 72 Total table seats? 324

Total number of bars? 3 (2 customer 1 service) Total bar seats? 19

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

Total OVERALL number of seats in Premises : 343

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 19

How many service bars are being applied for on the premises? 1

Any food counters? X no 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)

no Bar no Bar & Food X Restaurant no Club/ Cabaret no Hotel no Other: _____

What are the Hours of Operation? Please see attached.

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
7am to 1 am 7am to 11pm 7am to 1am 7am to 1 am 7am to 2 am 7am to 2 am 7am to 2 am

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?) if required

Do you have or plan to install French doors, accordion doors or windows that open? ___ no yes

If yes, please describe : French doors at Balcony/ Sliding Doors on Rear Courtyard

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: DJ's Sometimes

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

___ any events at which a cover fee is charged? private parties - no more than 6-7 per year

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) No increase in current vehicle traffic or crowds

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: Mitchell Segal, Esq. Phone: 516 415-0100

Address: 1129 Northern Blvd, Suite 404, Manhasset, NY 11030

Email : msegal@segallegal.com

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name: Mitchell Segal, Esq.

Title: Attorney

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

Hours of Operations

Interior Ground Floor and Lower Level &	11 am – 1 am Sun to Wed 11 am – 2 am Thurs to Sat
Balcony	11 am – 11 pm Mon to Sun
Exterior Courtyards	11 am – 11 pm Mon to Sun

Valerie De La Rosa, Chair
Eugene Yoo, First Vice Chair
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: Kyma Soho LLC

Address of Premises: 23 Grand Street, NY NY 10013

Sidewalk café 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 sidewalk café: _____ to _____.

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

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 14 tables and 60 seats

Hours of rear yard / rooftop: 11 am to 11 pm.

Does seating extend beyond the business frontage? No Yes

Will outdoor dining structures on the sidewalk be enclosed on three (3) or more sides? No 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? No Yes, please describe: 4 low level spkrs

Will heating elements be used? No Yes, please describe: 4 overhead electric heaters

MEZZE

Selene Mezze

Red Beet Hummus | Melitzanosalata | Tirokafteri | Tzatziki | Black Garlic Skordalia

-Choice of 3 – \$19

Add crudités \$5

RAW BAR

Seafood Tower (oysters , shrimp cocktail , crab meat , lobster , caviar , sea urchin) \$140

Caviar Service (oscietra , Siberian) served with traditional accouterment & warm koulouri)
\$120

Lavraki Crudo (ouzo emulsion | fennel pollen | kalamata olives) \$22

Tuna Crudo (fig | grapefruit | black garlic | wild pistachio) \$25

Scallop Crudo (serano pepper | ladolemono) \$22

Tuna Tartare (green peas | harissa | kalamata olives | avocado mousse) \$29

Salmon Tartare (roasted red beets | Greek yogurt | orange) \$23

SALADS

Horiatiki (tomato , persian cucumbers , onion,green pepper , kalamata olives , barel aged feta) \$27

Green (Lettuce crisp , endive , mustard mayo , crumbled feta) \$19

Selene (Lobster , blistered cherry tomato , shaved Brussels sprouts , haloumi dressing) \$27

Citrus Fennel (pear, pomegranate , radicchio , mint) \$23

APPETIZERS

Selene chips (served with tzatziki) \$26

Feta en Papillote (sesame crusted , oven baked , Cretan honey) \$19

Octopus Carpaccio \$26

Crab cake (served with gigantes , black truffle aioli , frisee salad) \$34

Calamari (pan fried , served with housemade tomato sauce) \$25

Grilled Octopus (served with fava , capers , lemon) \$29

Grilled Haloumi (watermelon , cherry tomato , baby arugula) \$18

Saganaki \$19

Keftedes (served in warm housemade tomato sauce & kefalograviera cheese) \$21

FISH MARKET

Faroe Island Salmon \$39

Lavraki \$39

Tsipoura \$38

Fagri \$40

Red Snapper \$41

Black Sea Bass \$41

Dover Sole \$45

Black Tiger Prawn \$48

Whole Maine Lobster \$49

MAINS

Lamb Chops \$35

Free Range Chicken \$35

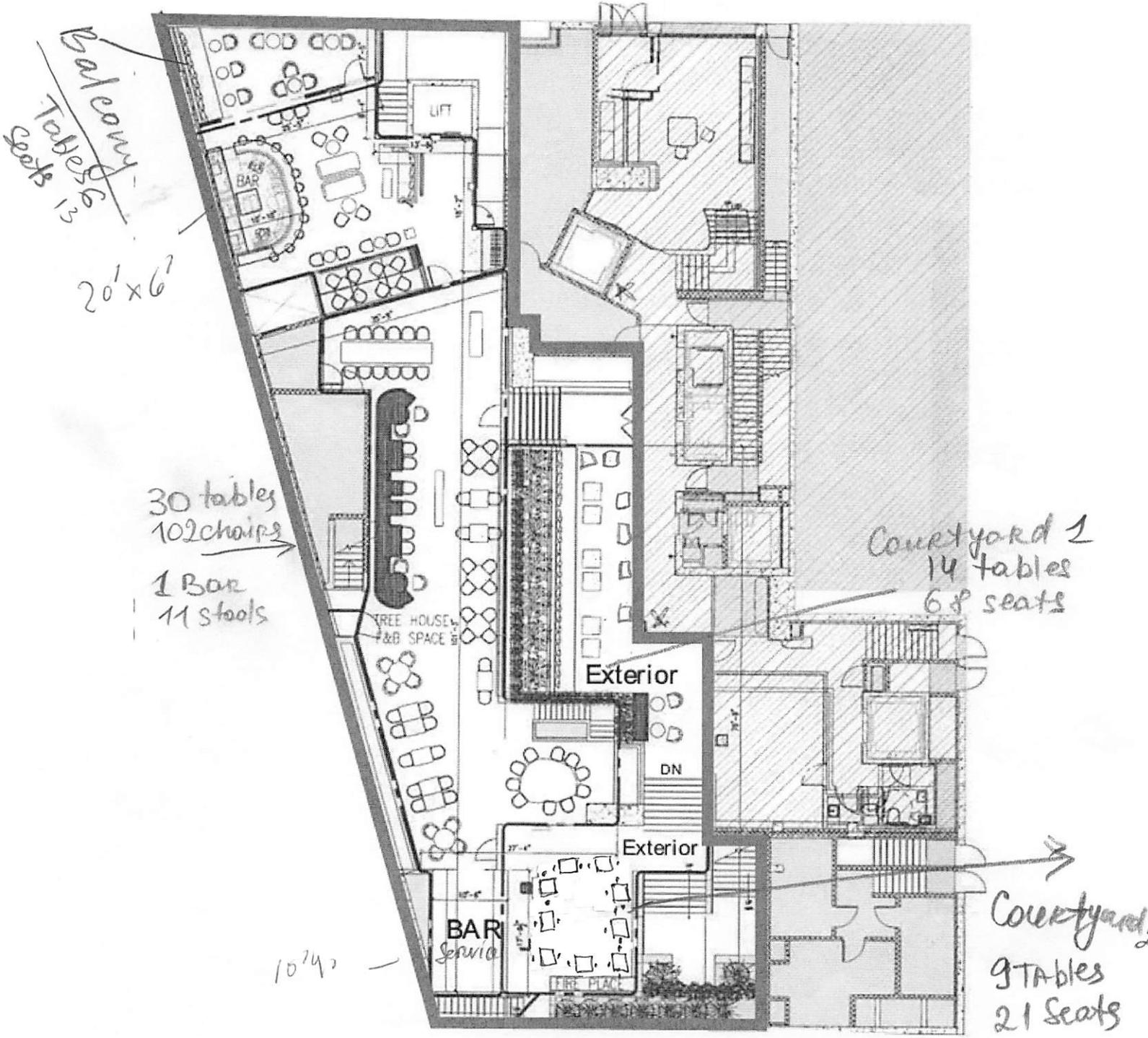
8oz USDA Beef Tenderloin Fillet \$48

12 oz Ribeye \$59

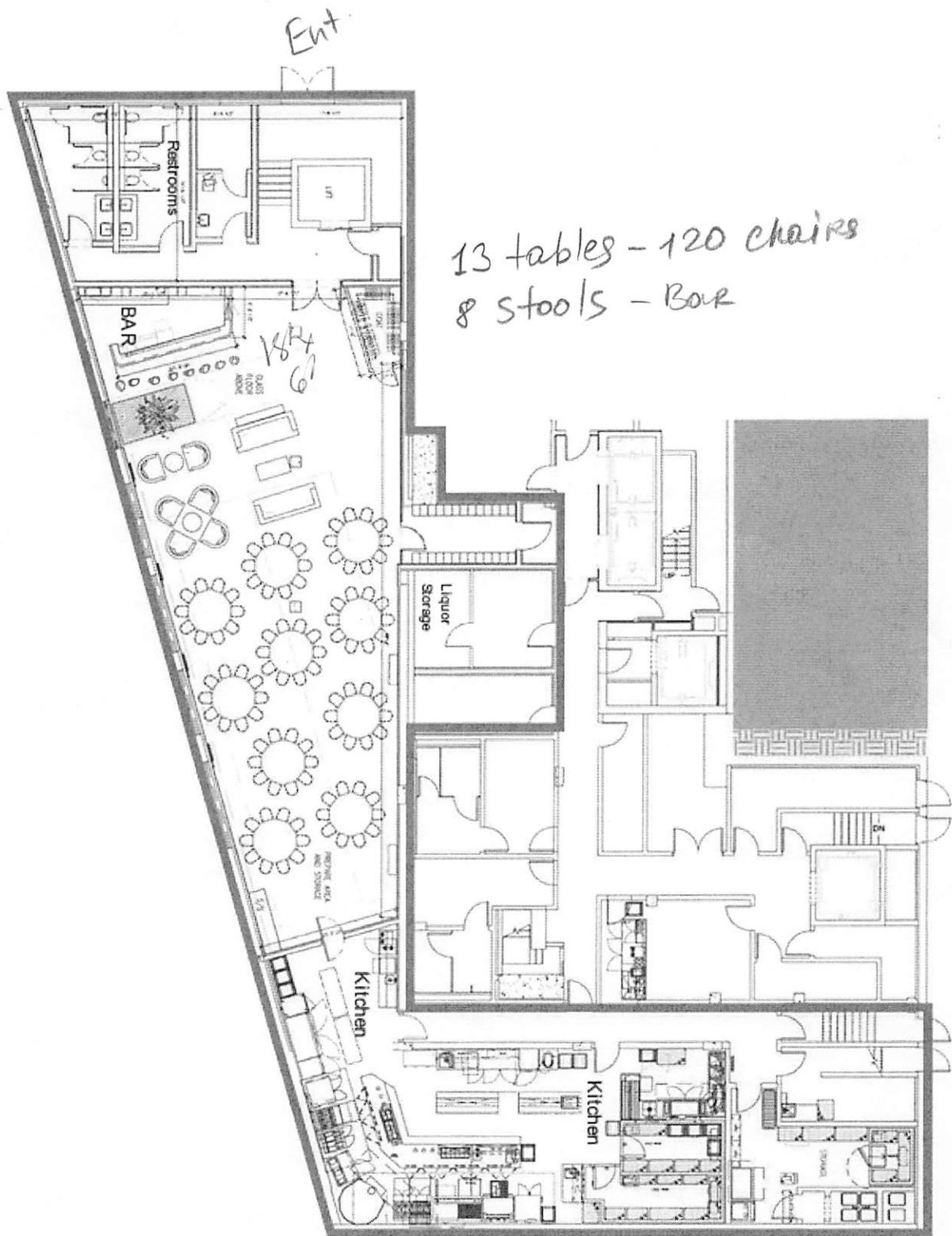
Pork Chops \$42

Short Rib Yiouvetsi \$38

Lobster Pasta \$55



Street Level



13 tables - 120 chairs
8 stools - Bar

Cellar Level