

Meeting Date: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s): SIMO PIZZA HUDSON SQUARE LLC

Trade name (DBA): SIMO PIZZA

Premises address: 350 HUDSON ST. UNIT 105

Cross Streets and other addresses used for building/premise:  
KING ST - CHARLTON ST.

**CONTACT INFORMATION:**

Principal(s) Name(s): SIMONE FALCO

Office or Home Address: 350 HUDSON ST. UNIT 105

City, State, Zip: NY NY 10014

Telephone #: [REDACTED]

Landlord Name / Contact: TRINITY HUDSON HOLDINGS LLC

Landlord's Telephone and Fax: \_\_\_\_\_

**NAMES OF ALL PRINCIPAL(s):**

SIMONE FALCO

**NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

SIMO PIZZA 90 GANSEVOORT ST. <sup>OPW</sup> 0240-22-10038 Since 2018  
SIMO PIZZA 75 UNIVERSITY PL <sup>OPW</sup> 0240-23-142159 Since 2021

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

WE ARE A PIZZA RESTAURANT THAT IS FAMILY FRIENDLY  
WE ALSO SERVE SALADS AS WELL

**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.)

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

EMPTY - 2022 - Present

HALE + HEARLY 2012 - 2022

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: \_\_\_\_\_

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:

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## 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: 9 Year Built: 1930

Describe neighboring buildings:

COMMERCIAL

Zoning Designation: M1-6

Zoning Overlay or Special Designation (applicable) HSQ (SPECIAL HUDSON SQUARE DISTRICT)

Block and Lot Number: 580 / 39

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) N/A 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? BAR/TAVERN

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? 74

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: WE WILL PUT OUR SIGNAGE UP

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? APPROX 2,024 SQ. FT.

If more than one floor, please specify square footage by floors: 1st flr - 1,424 Bsmr storage 600

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? INTERIOR STAIRCASE

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

Is there access to other parts of the building? no ☒ yes, explain: SMALL STORAGE AREA

In Common Basement area

There is no access to other parts of the building on the 1st floor

## OVERALL SEATING INFORMATION:

Total number of tables? 11 Total table seats? 26

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? \_\_\_\_\_ please explain: \_\_\_\_\_

Total OVERALL number of seats in Premises: 26

## 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: \_\_\_\_\_



What are the Hours of Operation?

Sunday: 11<sup>A</sup> to 10<sup>P</sup> Monday: 11<sup>A</sup> to 10<sup>P</sup> Tuesday: 11<sup>A</sup> to 10<sup>P</sup> Wednesday: 11<sup>A</sup> to 10<sup>P</sup> Thursday: 11<sup>A</sup> to 10<sup>P</sup> Friday: 11<sup>A</sup> to 10<sup>P</sup> Saturday: 11<sup>A</sup> to 10<sup>P</sup>

Will the business employ a manager? ☐ no ☒ yes, name / experience if known: TBB  
OWNER WILL MANAGE UNTIL MANAGER HIRED

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? NO

Please describe your sound system and sound proofing: IPAD + small SPEAKERS

Will you be permitting: NO promoted events NO scheduled performances NO outside promoters

NO any events at which a cover fee is charged? NO 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 NO ropes NO movable barriers NO 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 1/2 " 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: SIMONE FALCO Phone: [REDACTED]

Address: 350 HUDSON ST. UNIT 105 N.Y. N.Y. 10014

Email: [REDACTED]

Application submitted on  
behalf of the applicant by:

[Signature]  
Signature

Print or Type Name MICHAEL KELLY

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.

[Signature]

[Signature]

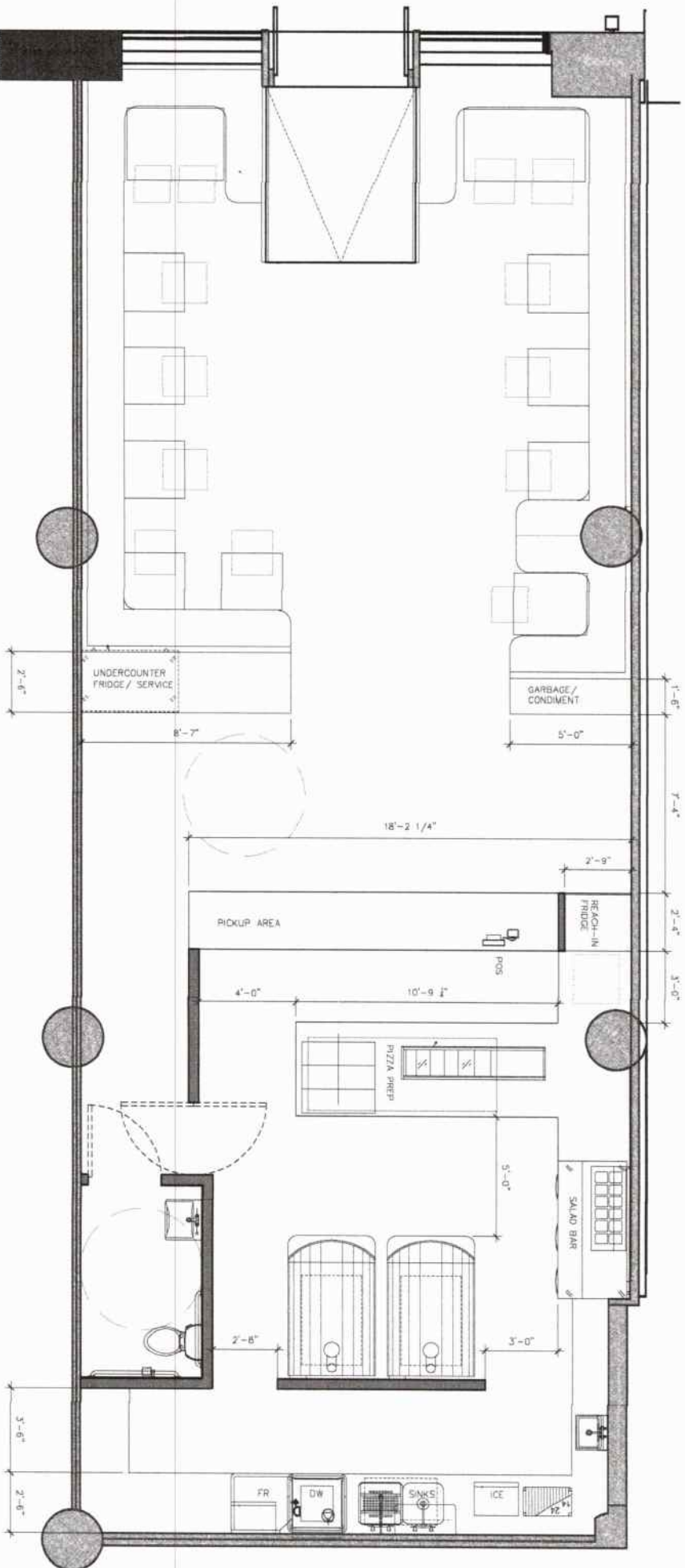
Community Board 2,  
Manhattan SLA Licensing Committee  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair

**buro**  
195 CHRYSTIE ST 403D NY, NY 10002  
WWW.B-KD.COM

PROJECT:  
**SIMO PIZZA HUDSON SQ.**  
ADDRESS: 350 HUDSON STREET  
NEW YORK, NY 10014

SHEET TITLE:  
**PLAN - 30 - 32 SEATS**  
SCALE:  
**1/4" = 1'-0"**

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# SIMÒ University Canvas Wall Menus

## PIZZE

### MARGHERITA \$14.90

SAN MARZANO TOMATO, MOZZARELLA,  
EXTRA VIRGIN OLIVE OIL, BASIL

### MARINARA \$13.90

SAN MARZANO TOMATO, OREGANO, GARLIC,  
EXTRA VIRGIN OLIVE OIL, BASIL

### VERDURA \$16.50

SAN MARZANO TOMATO, MOZZARELLA, ARTICHOKE, ROASTED PEPPER,  
EXTRA VIRGIN OLIVE OIL, BASIL

### QUATTRO FORMAGGI \$16.50

MOZZARELLA, PECORINO ROMANO, PARMIGIANO REGGIANO,  
GORGONZOLA, EXTRA VIRGIN OLIVE OIL, BASIL

### CACIO E PEPE \$15.90

MOZZARELLA, PECORINO ROMANO, BLACK PEPPER,  
EXTRA VIRGIN OLIVE OIL, BASIL

### TRE GUSTI \$16.20

A TRIO OF OUR FAVORITES:  
MARGHERITA, CACIO E PEPE, PESTO E PECORINO

### ACCIUGHE E OLIVE NERE \$16.50

SAN MARZANO TOMATO, MOZZARELLA, ANCHOVY,  
GATTA OLIVE, EXTRA VIRGIN OLIVE OIL, BASIL

### TARTUFO E PORCINI \$17.20

MOZZARELLA, WHITE TRUFFLE AND PORCINI MUSHROOM CREAM,  
MUSHROOM, EXTRA VIRGIN OLIVE OIL, BASIL

### PROSCIUTTO E RUCOLA \$17.20

MOZZARELLA, PROSCIUTTO DI PARMA ROVAGNATI, ARUGULA,  
PARMIGIANO REGGIANO, EXTRA VIRGIN OLIVE OIL

V - VEGAN GF - GLUTEN FREE

## PIZZE CON GRAN BISCOTTO

### PROSCIUTTO E FUNGHI \$16.50

SAN MARZANO TOMATO, MOZZARELLA, MUSHROOM,  
PROSCIUTTO COTTO ROVAGNATI, EXTRA VIRGIN OLIVE OIL, BASIL

### CARNIVORA \$17.20

SAN MARZANO TOMATO, MOZZARELLA, SWEET ITALIAN SAUSAGE,  
PROSCIUTTO COTTO ROVAGNATI, SALAME PICCANTE, BASIL

### CALZONE \$16.50

SAN MARZANO TOMATO, MOZZARELLA, RICOTTA,  
PROSCIUTTO COTTO ROVAGNATI, EXTRA VIRGIN OLIVE OIL, BASIL

WE KINDLY ASK FOR NO SUBSTITUTIONS.  
BEFORE PLACING YOUR ORDER, PLEASE NOTIFY OUR STAFF OF ANY ALLERGIES.

## INSALATE

### INSALATA MISTA \$6.50 SM / \$11.70 REG

MESCLUN GREEN, TOMATO, RED ONION, AVOCADO,  
EXTRA VIRGIN OLIVE OIL, WHITE WINE VINAIGRETTE

### INSALATA DI RUCOLA \$6.50 SM / \$11.70 REG

ARUGULA, PARMIGIANO REGGIANO, TOMATO, RED ONION,  
EXTRA VIRGIN OLIVE OIL, WHITE BALSAMIC VINAIGRETTE

### INSALATA CAPRESE \$13.90

BURRATA, TOMATO, BASIL, WHITE BALSAMIC VINAIGRETTE

### INSALATA DI TONNO \$14.90

TUNA, MESCLUN GREEN, TOMATO, RED ONION, EGG,  
CASTELVETRANO OLIVE, CAPER, WHITE WINE VINAIGRETTE

### INSALATA CHOPPED \$14.90

ICEBERG, CARROT, CABBAGE, MOZZARELLA, PEPPER, OLIVE, ARTICHOKE,  
SALAME, PARMIGIANO REGGIANO, OREGANO, RED WINE VINAIGRETTE

### ADD BURRATA +\$3.90

WE LOVE BURRATA AND WE KNOW YOU DO TOO.  
SO GO AHEAD AND ADD IT TO ANYTHING ON OUR MENU

V - VEGAN GF - GLUTEN FREE

## PIZZE CON SALUMI

### DIABOLA \$16.50

SAN MARZANO TOMATO, MOZZARELLA, SALAME PICCANTE,  
EXTRA VIRGIN OLIVE OIL, BASIL

### SALSICCIA E CIPOLLA \$16.50

SAN MARZANO TOMATO, MOZZARELLA, RED ONION,  
SWEET ITALIAN SAUSAGE, EXTRA VIRGIN OLIVE OIL, BASIL

### CALABRESE \$16.50

SAN MARZANO TOMATO, MOZZARELLA, SALAME NAPOLI ROVAGNATI,  
CALABRIAN CHILI, GREEN ONION, EXTRA VIRGIN OLIVE OIL, BASIL

### GLUTEN FREE PIZZA CRUST +\$1.90

THIS CRUST IS GLUTEN FREE BUT IS NOT CERTIFIED FOR THOSE WITH CELIAC DISEASE.

## KID'S PIZZA

### BAMBINO \$15.40

SAN MARZANO TOMATO,  
MOZZARELLA,  
EXTRA VIRGIN OLIVE OIL



CHOICE OF EITHER HEART  
OR BUNNY SHAPED PIZZA,  
SERVED WITH APPLE JUICE

SIMOPIZZA.COM  
@SIMO.PIZZA

## ACQUA E BIBITE

### SAN BENEDETTO WATER \$2.90

STILL, SPARKLING

### A' SICILIANA SODA \$3.50

LIMONATA, ARANCIAIA

### ICED TEA \$3.90

LEMON, PEACH

### MOLE COLA \$2.90

CLASSICA, SUGAR-FREE

## SPRITZ

### RAMONA - AMARINO \$9.90

SPARKLING ORGANIC WINE 250 ML ABV: 5.0%

## BIRRA

### PERONI \$7.90

ITALIAN LAGER 330 ML ABV: 5.1%

### TALEA - AL DENTE \$9.90

ITALIAN PILSENER 1 PINT ABV: 5.0%

### THREES - VLIET \$9.90

GERMAN PILSENER 1 PINT ABV: 5.1%

### THREES - LOGICAL CONCLUSION \$10.90

HAZY IPA 1 PINT ABV: 7.0%

### OTHER HALF - GREEN CITY \$10.90

IPA 1 PINT ABV: 7.0%

## VINO

 GLASS 175 ML \$12.90  BOTTLE 750 ML \$49.70

ASK ABOUT OUR CURRENT SELECTION OF ITALIAN  
RED, WHITE, ROSÉ, AND PROSECCO WINES

## DOLCI

### PANNA COTTA \$5.50

ASK ABOUT OUR SEASONAL FLAVOR

### CANNOLO SICILIANO \$5.90

RICOTTA, PISTACHIO

### TIRAMISU \$6.20

SAVIOARDI, MASCARPONE, ESPRESSO

## CAFFÈ

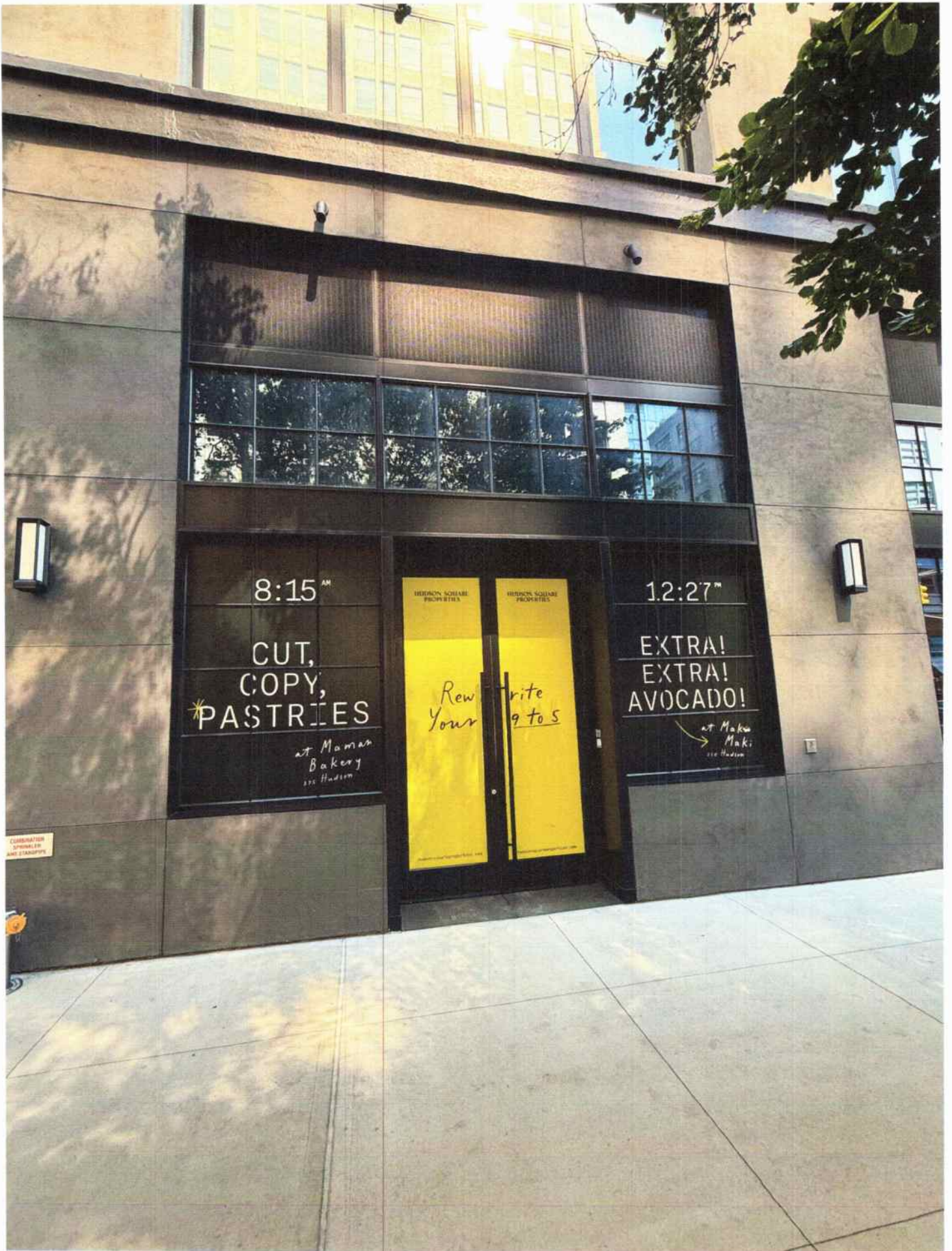
### ESPRESSO \$2.90

REGULAR, DECAF









8:15 AM

CUT,  
COPY,  
PASTRIES

at Maman  
Bakery  
100 Hudson

HUDSON SQUARE  
PROPERTIES

Rewrite  
Your  
9 to 5

HUDSON SQUARE  
PROPERTIES

12:27 PM

EXTRA!  
EXTRA!  
AVOCADO!

at Make  
Maki  
100 Hudson

COORDINATION  
SPRINKLER  
AND STANDSTOPS

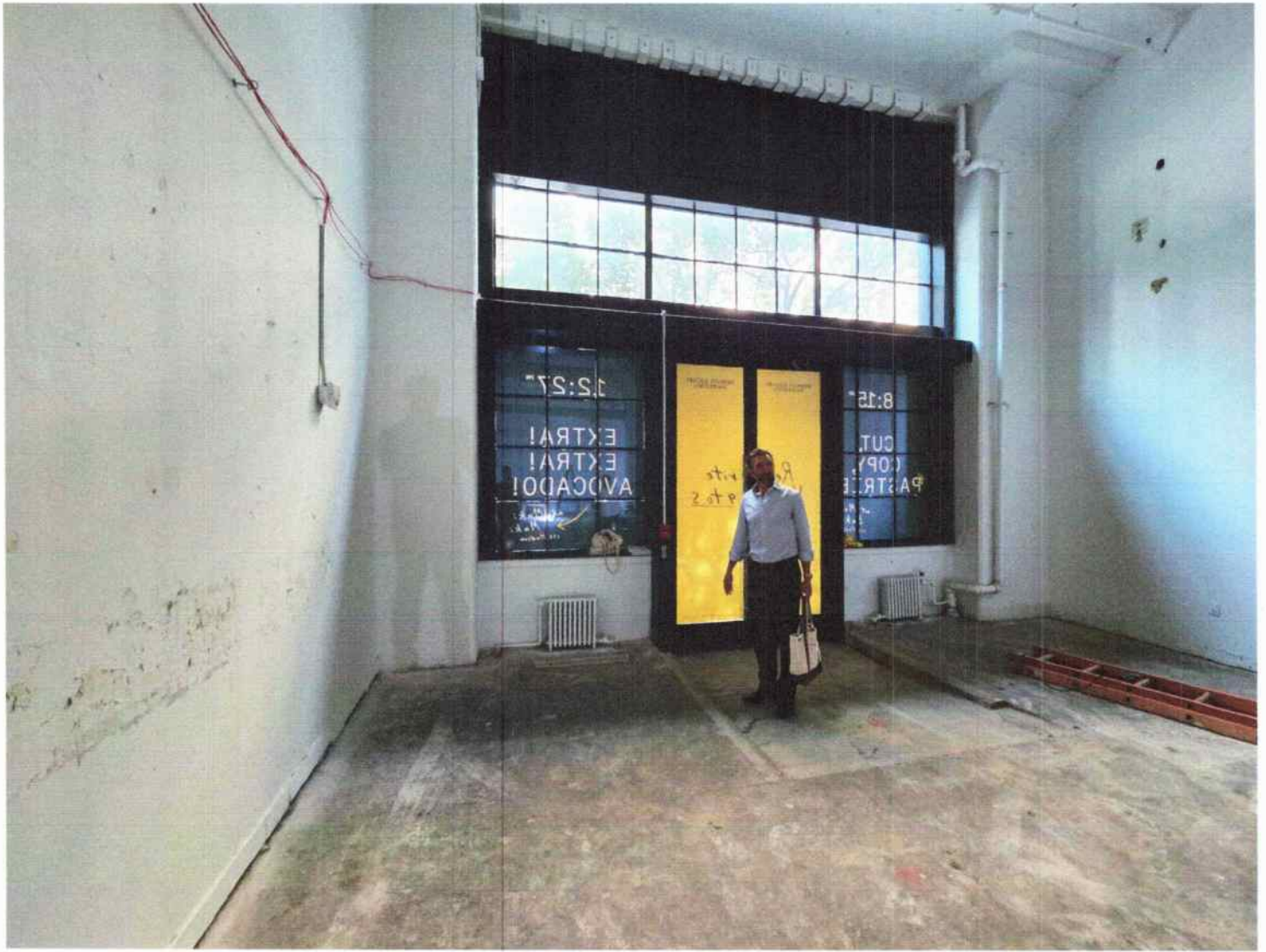


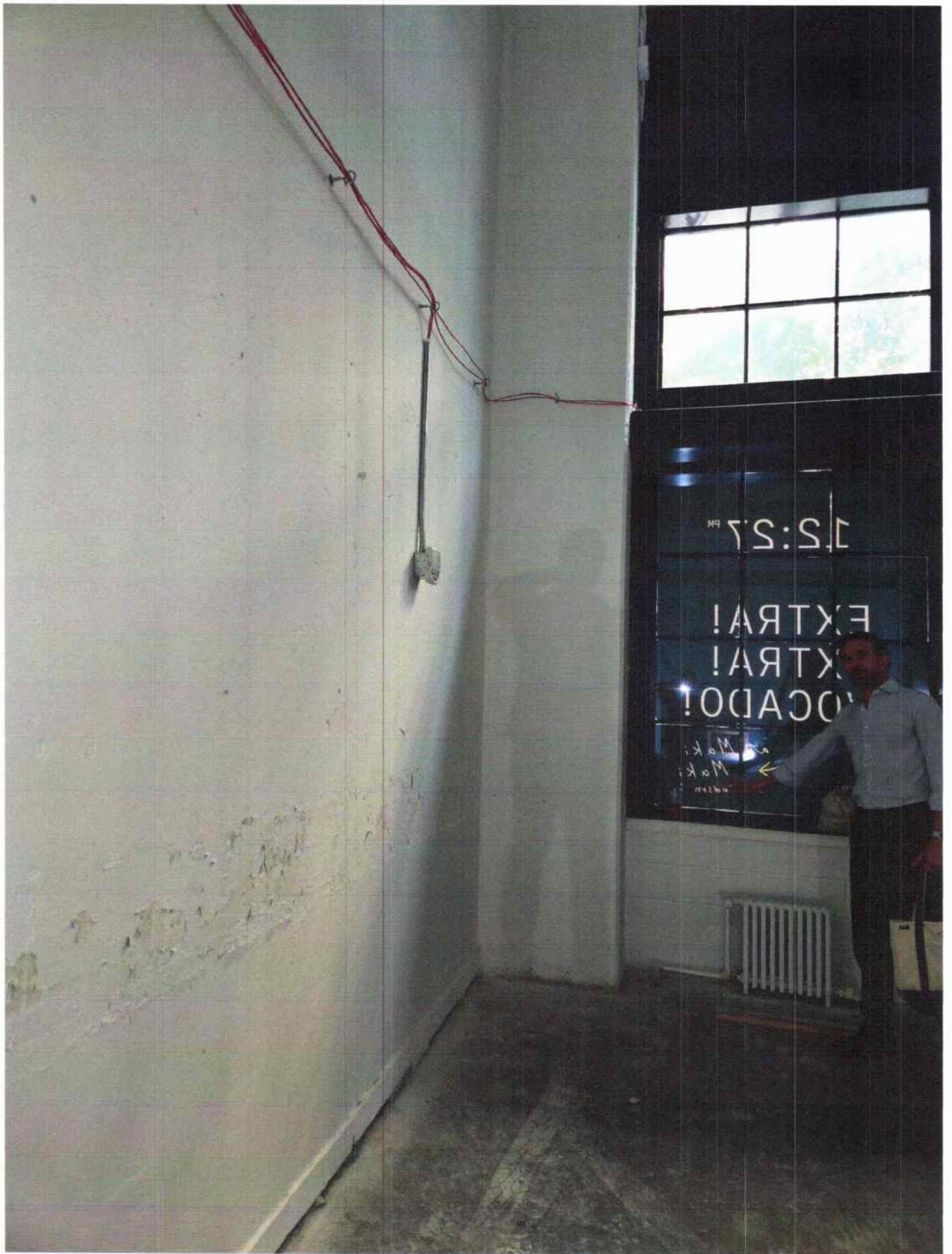






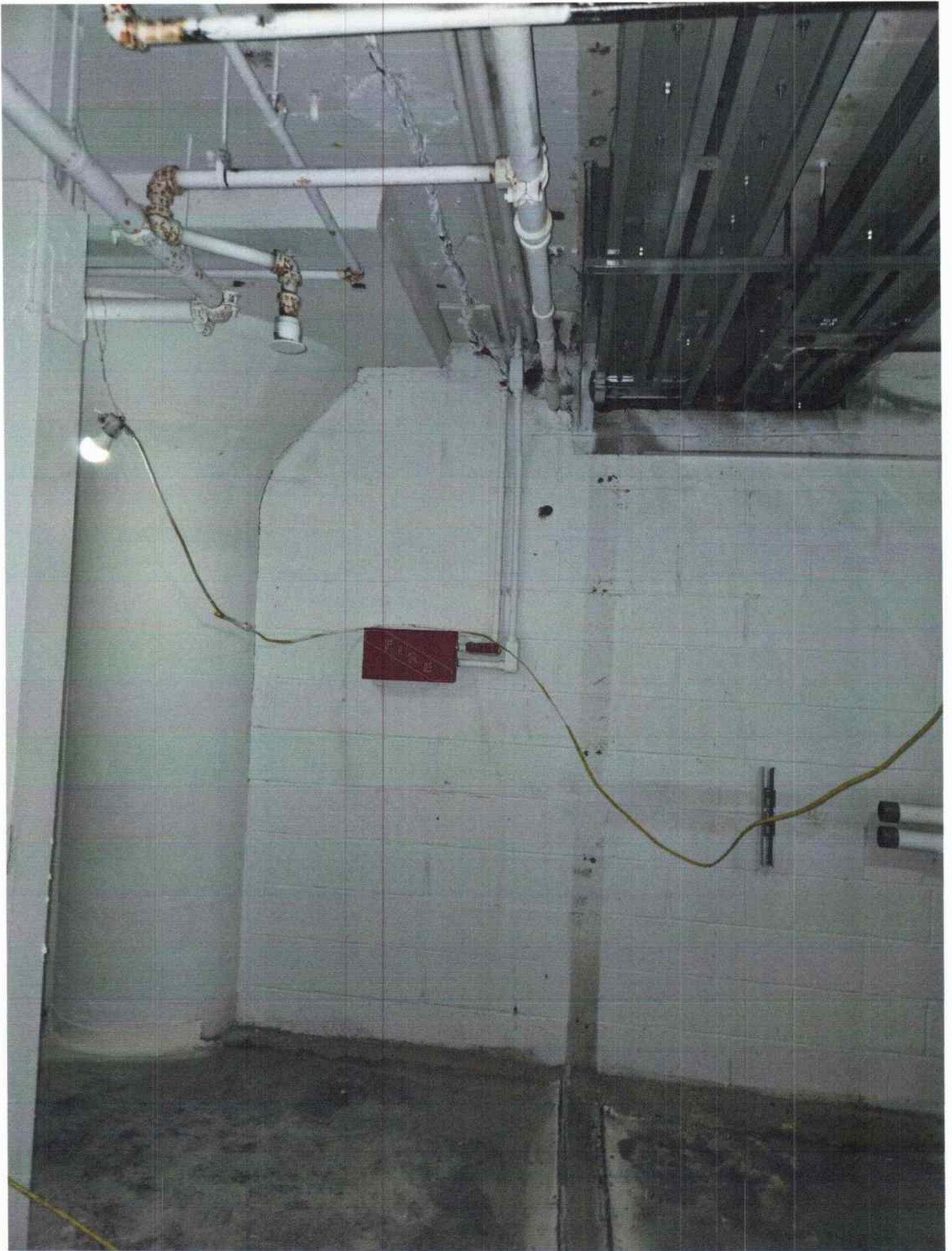














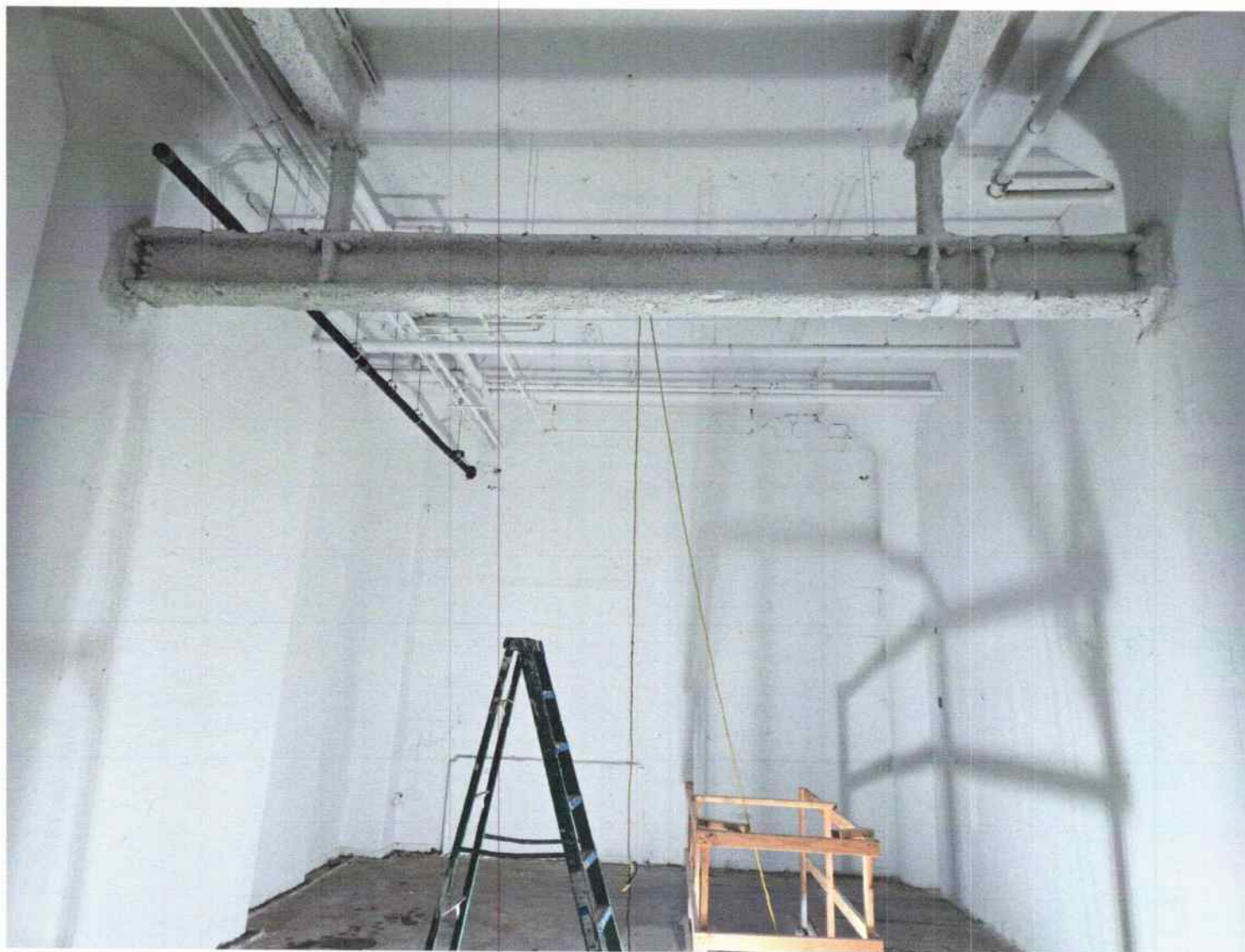
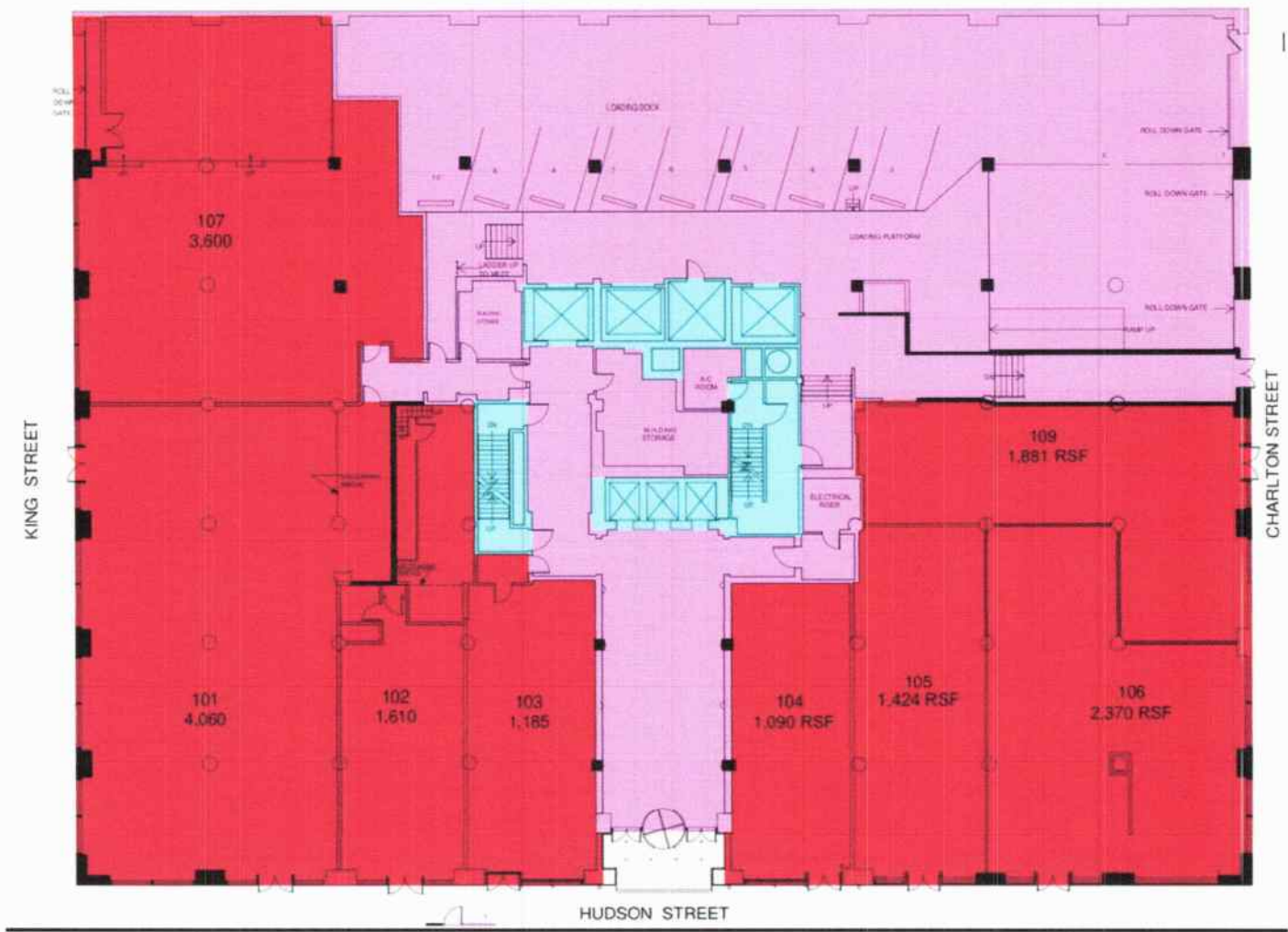








Exhibit A





**Exhibit B**