

Meeting Date: _____

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COMMUNITY BOARD 2, MANHATTAN

SEP 22 2025

APPLICANT INFORMATION:

Name of applicant(s): 16 Group Spring St. LLC

Trade name (DBA): TBD

Premises address: 16 Spring St. / Elizabeth. 10012

Cross Streets and other addresses used for building/premise:

CONTACT INFORMATION:

Principal(s) Name(s): Babak Khorrami

Office or Home Address: _____

City, State, Zip: _____

Telephone #: _____ email : _____

Landlord Name / Contact: 16 Group LLC

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Babak Khorrami</u>	<u>Barroom / 235 Harrison Ave, NY 10528</u>
_____	<u>Derby / 95 Main St., NY, 12601</u>
_____	_____

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
An American fare with Small & Large Plates. Art and Literature driven, New York City Artist and Local Support. Show casing local and female driven Writers & Artist from NYC

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:

New Application / Chinese Club.

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:

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 Year Built: 1915

Describe neighboring buildings: 4-5 story Mixed use

Zoning Designation: Mixed Use

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 0047910020

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 _____

What is the proposed Occupancy? 68

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? 70

If yes, what is the use group for the premises? _____

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: Glass/Folding doors.

What are the Hours of Operation?

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

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

Will the business employ a manager? no yes, name / experience if known: Rebecca Kent

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: Doors will be closed at 10pm

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: _____

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

No any events at which a cover fee is charged? Yes 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 ropes movable barriers other outside equipment (describe) N/A

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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2000 Roughly

If more than one floor, please specify square footage by floors: One floor

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
None

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

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 20 Total table seats? 62

Total number of bars? 1 Total bar seats? 8

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

Total OVERALL number of seats in Premises : 70

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 0 Seats _____

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

Any food counters? ___ no yes, describe : 4 Seats food Exprece.

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: _____

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: Babak Khorrami Phone: [Redacted]

Address: [Redacted]

Email: [Redacted]

Application submitted on behalf of the applicant by:

[Handwritten Signature]
Signature

Print or Type Name Babak Khorrami

Title Owner

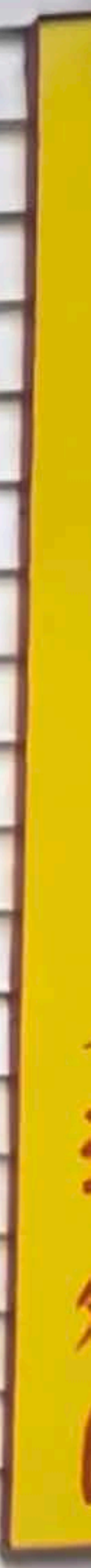
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.

[Handwritten Signature]

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

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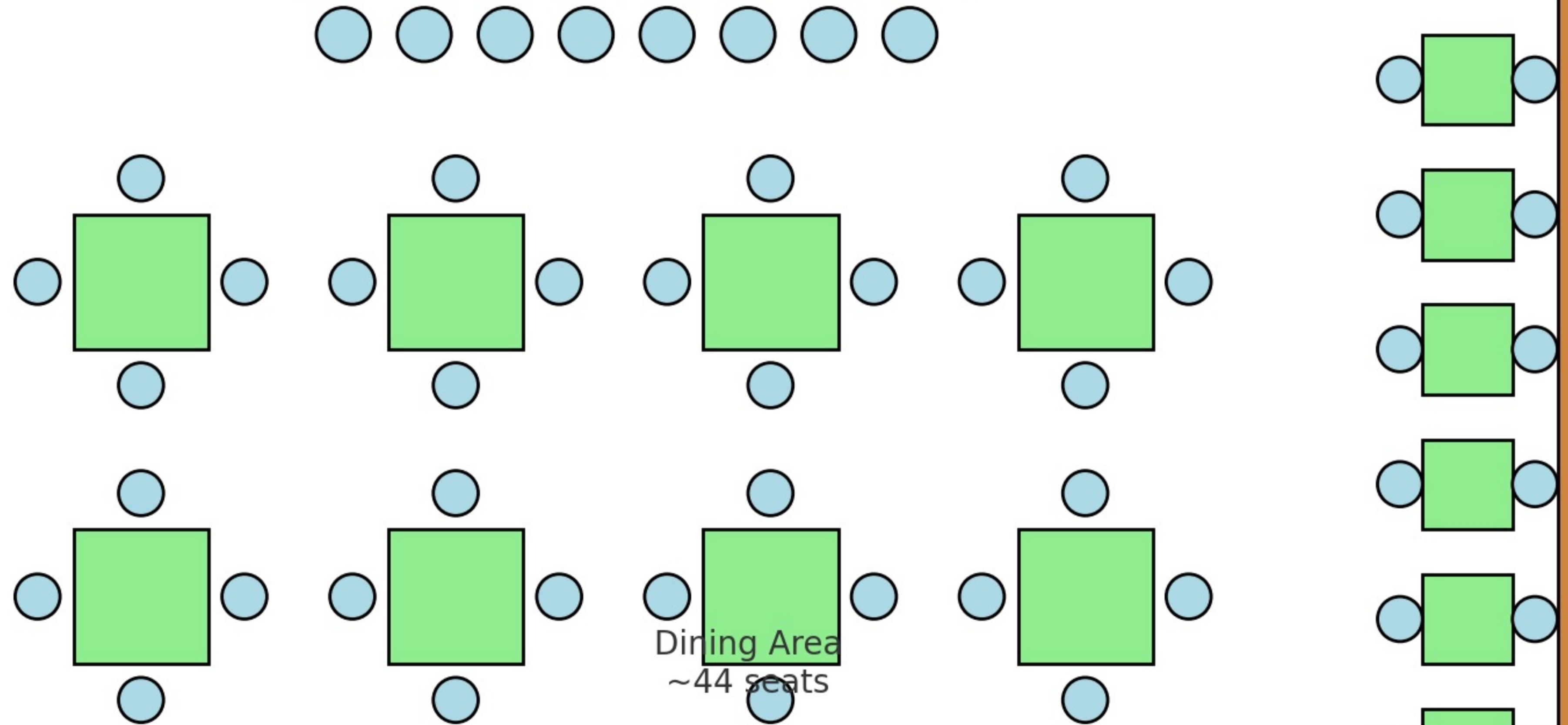




Restaurant Floor Plan with Banquette Seating

Kitchen
200 sqft

Bar
8 seats



Banquette

Dining Area
~44 seats



Rintotin

Blue and white striped awning

Man in blue shirt sitting on bench

Red canopy structure with light blue base and red/white striped safety tape

華天道妙行興

觀道應

觀道應

RETAIL YOGHURT



Spring St



師仙 祖呂
觀道應
EASTERN UNITED STATES TAOIST ASSOCIATION

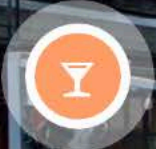
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