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Susan Kent, *First Vice Chair*
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Antony Wong, *Treasurer*
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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

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: TBD

APPLICANT INFORMATION:

Name of applicant(s): Ad Hoc Collective LLC

Trade name (DBA): Ad Hoc

Premises address: 13 Christopher Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:
Gay Street, Grove Street

CONTACT INFORMATION:

Principal(s) Name(s): Mariquit Ingalla

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
13-15 Christopher Street LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Kim Alegado</u>	<u>Rosecrans Retail LLC; 7 Greenwich Ave, New York, NY 10014; 0524-25-00414</u>
<u>Mariquit Ingalla</u>	<u>West10West LLC; 242 W 10th St, Store #2, New York, NY 10014; 0240-23-164923</u> <u>Rosecrans Retail LLC; 7 Greenwich Ave, New York, NY 10014; 0524-25-00414</u>
<u> </u>	<u> </u>

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

Ad Hoc is a cozy basement cafe that has been operating in this location since 2017. We focus on

serving small bites and providing a creative community space.

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.)

N/A

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

Yes. Ad Hoc has been operating as a cafe since 2017.

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: 3 Year Built : 1920

Describe neighboring buildings:

Mixed commercial and residential buildings

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) Landmark

Block and Lot Number: 610 / 66

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? 24

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? use group 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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 404 square feet

If more than one floor, please specify square footage by floors: N/A

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? N/A

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 6 Total table seats? 12

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? 5 please explain : counter top seating

Total OVERALL number of seats in Premises : 17

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 2 yes, describe : 2 small food counters with 2 and 3 seats respectively

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 X Bar & Food Restaurant Club/ Cabaret Hotel Other:

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

9am to 10pm 9am to 10pm 9am to 10pm 9am to 10pm 9am to 10pm 9am to 11pm 9am to 11pm

Will the business employ a manager? ___ no X yes, name / experience if known Megan Cepull; 10 yrs

Will there be security personnel? X no ___ yes(if yes, what nights and how many?) _____

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

If yes, please describe : _____

Type of MUSIC / ENTERTAINMENT: ☐ Live Music ☐ Live DJ ☐ Juke Box ☒ Ipod / CDs ☐ none

Do you have or plan to install soundproofing? ☐ no ☒ yes

Please describe your sound system and sound proofing: One small bluetooth speaker; double sheetrock,
no residential neighbor above or behind.

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

___ any events at which a cover fee is charged? X 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) *premises has been operating since 2017

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? X 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: Mariquit Ingalla Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Kim Alegado

Title LLC Managing Member

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

500 ft List

Pending On Premises Beer and Wine Licenses within 500 feet

Name	Address	Distance
ROSECRANS RETAIL LLC Application ID: NA-0267-24-145820	7 GREENWICH AVE NEW YORK, New York 10014	183ft

Active On Premises Beer and Wine Licenses within 500 feet

Name	Address	Distance
UMIZU SUSHI INC License ID: 0240-23-139551 Legacy Serial No.: 1346505	33 GREENWICH AVE, STORE #3 NEW YORK, New York 10014	323 ft
TAKE ME TO THE RIVER 22 LLC License ID: 0267-24-110205 Legacy Serial No.: 6018316	22 GREENWICH AVE NEW YORK, New York 10011	344 ft
VILLAGE RED RESTAURANT CORP License ID: 0240-23-141713 Legacy Serial No.: 1153261	385 SIXTH AVE NEW YORK, New York 10014	404 ft

Pending On Premises Liquor Licenses within 500 feet

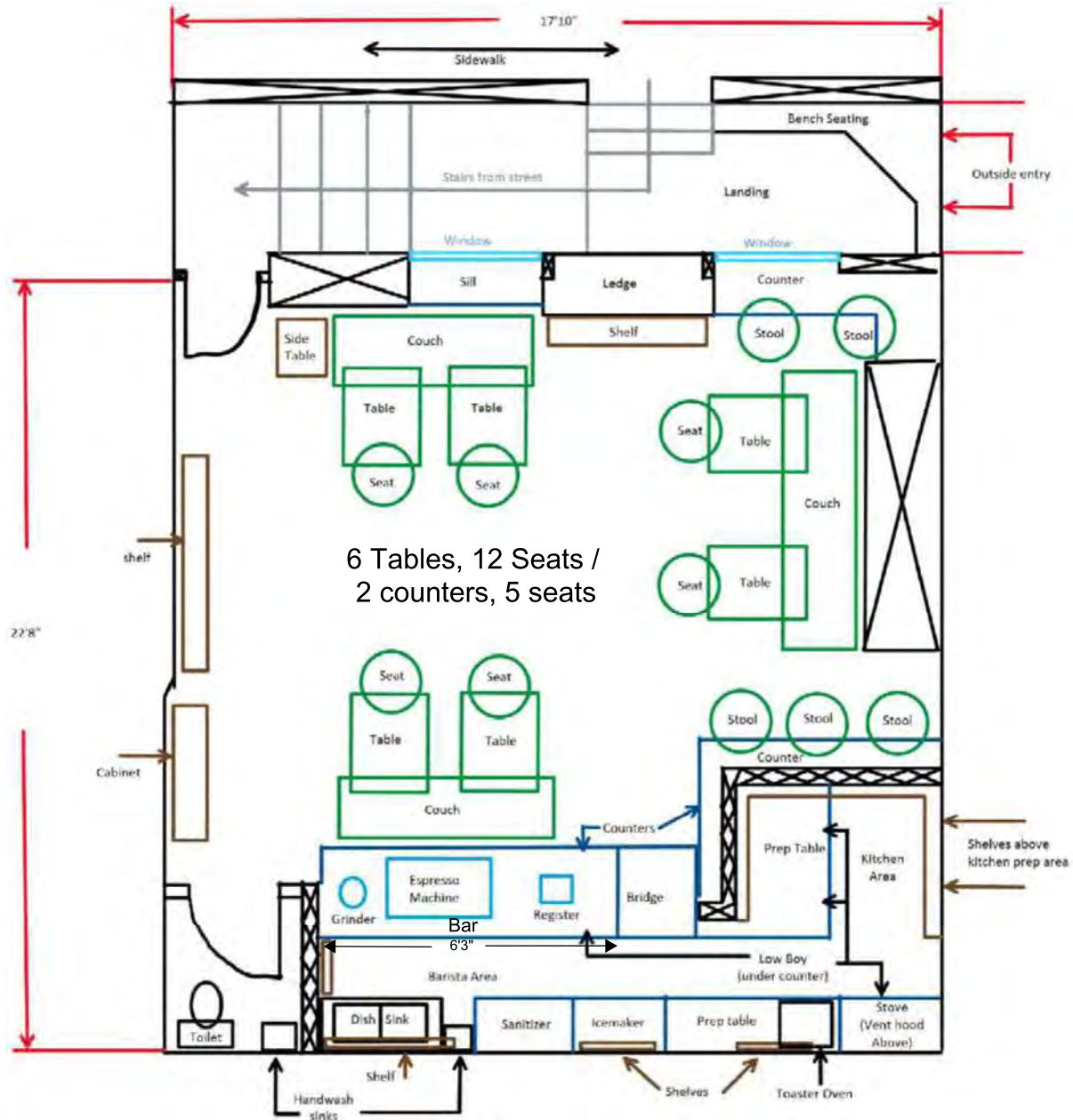
Name	Address	Distance
Arvine Hospitality LLC Application ID: NA-0340-24-132055	19 Greenwich Ave New York, NY 10014	210 ft
Binx 39 Christopher St LLC Application ID: NA-0340-25-104671	39 Christopher St New York, NY 10014	310 ft
365 THAI INC. Application ID: NA-0340-25-107642	117 W 10th St New York, New York 10011	406 ft
LYN LLC Application ID: NA-0340-23-152749	55 Christopher St New York, NY 10014	495 ft

Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
PETITE BOUCHERIE LLC License ID: 0340-23-137761 Legacy Serial No.: 1300118	14 CHRISTOPHER ST NEW YORK, New York 10014	60 ft
PIECES BAR LLC License ID: 0370-23-130222 Legacy Serial No.: 1315501	8 CHRISTOPHER ST NEW YORK, New York 10014	110 ft
142 CARRIAGE HOUSE LLC License ID: 0340-24-135705 Legacy Serial No.: 6044524	142 W 10TH ST NEW YORK, New York 10014	187 ft
THAI SMILE RESTAURANT INC License ID: 0340-24-109907 Legacy Serial No.: 6018013	3 GREENWICH AVE STORE #4 NEW YORK, NY 10014	199 ft
HAPPY COOKING LLC License ID: 0340-23-132436 Legacy Serial No.: 1222237	170 WAVERLY PLACE CORNER OF GROVE STREET NEW YORK, New York 10014	231 ft
PENMANSHIP LLC License ID: 0340-23-137454 Legacy Serial No.: 1253509	172 WAVERLY PLACE NEW YORK, New York 10014	233 ft
BIRMINGHAM NY INC License ID: 0370-24-135960 Legacy Serial No.: 6044787	141 WEST 10TH STREET NEW YORK, New York 10014	244 ft
MT 181 WAVERLY LLC License ID: 0340-23-158099 Legacy Serial No.: 6000445	150 W 10TH ST NEW YORK, New York 10014	250 ft
OLIO RESTAURANTS LLC License ID: 0340-22-103677 Legacy Serial No.: 1239338	3 GREENWICH AVENUE NEW YORK, New York 10014	265 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC License ID: 0340-21-119840 Legacy Serial No.: 1257347	405 6TH AVE NEW YORK, NY 10012	280 ft
BLF BIG APPLE LLC & CLOVER REST MGMT LLC AS MGR License ID: 0340-21-120950 Legacy Serial No.: 1318828	33 GREENWICH AVE NEW YORK, NY 10014	320 ft
18 GREENWICH AVENUE LLC License ID: 0340-22-112709 Legacy Serial No.: 1329262	18 GREENWICH AVE NEW YORK, New York 10011	328 ft
RUBYS UNITED LLC License ID: 0340-22-106871 Legacy Serial No.: 1193959	121 W 10TH ST/18 20 GRNWCH AVE NEW YORK, New York 10011	352 ft

NAIVE MELODY 24 LLC License ID: 0340-21-121006 Legacy Serial No.: 1337574	24 GREENWICH AVE NEW YORK, New York 10011	356 ft
H.E.C. ENTERPRISES, INC License ID: 0370-24-103769 Legacy Serial No.: 6011755	159 W 10TH ST W 10TH STREET NEW YORK, New York 10014	367 ft
MCD HOSPITALITY LLC License ID: 0340-23-132310 Legacy Serial No.: 1302260	26 GREENWICH AVE NEW YORK, New York 10011	370 ft
SABIANGBOON8 INC License ID: 0340-21-117268 Legacy Serial No.: 1334029	117 W 10TH ST NEW YORK, New York 10011	406 ft
4 CHARLES STREET RESTAURANT LLC License ID: 0340-22-104246 Legacy Serial No.: 1293544	4 CHARLES ST NEW YORK, New York 10014	414 ft
MEZZROW LLC License ID: 0370-24-113408 Legacy Serial No.: 6021650	163 W 10TH ST NEW YORK, New York 10014	428 ft
MIZNON UWS LLC & MALKA 72ND LLC License ID: 0340-22-110169 Legacy Serial No.: 1338791	61 W 8TH ST NEW YORK, New York 10011	436 ft
STONEWALL INN LLC, THE License ID: 0370-23-133237 Legacy Serial No.: 1188177	53 CHRISTOPHER STREET SEVENTH AVE. SOUTH NEW YORK, New York 10014	453 ft
MORANDI L.P. License ID: 0340-23-133118 Legacy Serial No.: 1183939	15 CHARLES STREET CORNER OF CHARLES & WAVERLY NEW YORK, New York 10014	482 ft
62 WEST NINTH RESTAURANT LLC License ID: 0340-22-115115 Legacy Serial No.: 1343140	62 W 9TH ST NEW YORK, New York 10011	490 ft
WOGIE'S INC License ID: 0370-24-109986 Legacy Serial No.: 6018093	39 GREENWICH AVENUE CHARLES & PERRY STREETS NEW YORK, New York 10014	491 ft

Ad Hoc Collective - Interior



Ad Hoc Collective LLC
 13 Christopher Street
 New York, NY 10014
 April 21, 2025

		WHITE	BTG	375 ML	BTL
Bread & Butter	La Cabra sourdough and whipped cultured butter	Domaine Fernand Girard Sancerre	22		87
		Domaine Frantz Chagnoleau Clos Saint-Pancras Chardonnay	20		79
		Talley Vineyards Estate Chardonnay		40	
Crudites in Ajo Blanco	seasonal dressed vegetables with dukkah	RED			
		Iuli "Umberta" Barbera	16		63
		Pax Mahle Wines GSM, Mendocino	20		79
		Terres Dorees L'Ancien Beaujolais	15		59
Cheese & Accompaniments	comte with porcini & pepper oil, manchego with fig vincotto	Cristom Vineyards Pinot Noir "Mt. Jefferson Cuvée"		54	
		Paolo Scavino Langhe Nebbiolo		55	
Charcuterie	finocchiona salami with preserved broccoli rabe and fennel pollen	ROSE			
		Château Pigoudet Première, Coteaux d'Aix en-Provence	15		59
		Raventós i Blanc Conca del Riu Anoia De Nit Rosé		42	
Endive & Walnut	red endive petals dressed with orange, walnut butter, flowers	ORANGE			
		Bloomer Creek Chardonnay, Grüner Veltliner Skin-Contact	16		63
Smoked Trout Roe	toasted milk bread, fudgy egg yolk topped with herbed roe salad	SPARKLING			
		Raventós i Blanc Conca del Riu Anoia Blanc de Blancs	18		71
		Pierre Moncuit Delos Grand Cru Blanc de Blancs Brut		75	
Scallop Crudo	seared scallops with citrus oil, yuzu kosho and shio kombu	CIDER			
		Eric Bordelet Perry Granite		11	
Tuna Crudo with Confit Kumquats	white soy and yuzu, sesame seeds and a fudgy egg yolk	COCKTAILS			
		Spring Spritz	BTG	14	
		rhubarb, white port, tonic			
Toulouse Sausage	seared baby gem lettuce and pine nuts	Calamansi Margarita		15	
		calamansi puree, can de calle agave wine, agave			
DESSERT	Panna Cotta	Espresso Martini		17	
		barley shochu, onyx espresso, coffee liqueur, honey			
Affogato	Onyx espresso and vanilla bean gelato, dried flowers	Tepache Mule		14	
		pineapple tepache, ginger beer, mint			
	consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of food-borne illnesses. at rosecrans, 18% gratuity will automatically be charged to parties of 6 or more. this is shared amongst our team who contribute to your dining experience.	Sochu Martini		16	
		sweet potato shochu, elderflower, vermouth			
		Caius Augustus ... house seasonal mocktail		12	

BOROUGH OF MANHATTAN

, THE CITY OF NEW YORK

Date September 24, 1973

No. 73804

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL
BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 7820.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~premises~~ located at

13 Christopher Street

Block 610 Lot pt. of 66

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the north side of Christopher Street
distant 180'9" feet west from the corner formed by the intersection of
Greenwich Street and Christopher Street
running thence north 99 feet; thence west 40 feet;
thence south 99 feet; thence east 40 feet;
running thence feet; thence feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

or Alt. No.— 49-72 Construction classification— Class 3 nonfireproof
Occupancy classification— Heretofore converted . Height 3 & Bsmt. stories, 33 feet.
Date of completion— Class "A" Mult. Dwell. . Located in R 6 Zoning District.
at time of issuance of permit July 30, 1973

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
and The City Planning Commission: 233-72-BZ

(Calendar numbers to
be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____

Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Bsmt.	100	16	Boiler room, retail sales, Use Group 6.
1st	100	11	Retail sales, Use Group 6 and one (1) apartment.
2nd	40		One (1) apartment.
3rd	40		Two (2) apartments.

THIS CERTIFICATE IS VALID
WITHIN THE BOROUGH OF
THE DEPARTMENT OF BUILDINGS
EXPIRES THE RULES
MARCH 31ST, 1987

OFFICE COPY—DEPARTMENT OF BUILDINGS

Borough Superintendent

Eva Smith

From: Eva Smith
Sent: Monday, April 21, 2025 4:45 PM
To: 'zach@westvillagebid.org'
Cc: Benjamin Korngut; 'info@westvillagebid.org'
Subject: Beer & Wine Application; 13 Christopher Street
Attachments: 03.19.25 - 30 Day Notice (submitted).pdf

Dear Mr. Owens:

Our law firm represents Ad Hoc Collective, LLC. Our client is scheduled to meet with Manhattan Community Board No. 2 (CB2) on either May 6 or May 8, 2025 (the date has not been set yet). Our client has submitted the attached 30 Day Notice to CB2 because it intends to file an application to the New York State Liquor Authority for a beer and wine only license that will NOT include a sidewalk cafe. The client is a small cafe that has operated in this location since 2017 and is looking to expand its menu to include beer, wine, and cider. Again, our client is scheduled to meet with CB2 on either May 6 or May 8, 2025 (the date has not been set yet). Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB2.

Eva Smith

Licensing Specialist

212.835.6768

ems@kplawyers.com

www.kplawyers.com



New York | New Jersey

Eva Smith

From: Eva Smith
Sent: Monday, April 21, 2025 4:42 PM
To: 'rlfelsher@yahoo.com'
Cc: Benjamin Korngut
Subject: Beer & Wine Application; 13 Christopher Street
Attachments: 03.19.25 - 30 Day Notice (submitted).pdf

Dear Ms. Felsher:

Our law firm represents Ad Hoc Collective, LLC. Our client is scheduled to meet with Manhattan Community Board No. 2 (CB2) on either May 6 or May 8, 2025 (the date has not been set yet). Our client has submitted the attached 30 Day Notice to CB2 because it intends to file an application to the New York State Liquor Authority for a beer and wine only license that will NOT include a sidewalk cafe. The client is a small cafe that has operated in this location since 2017 and is looking to expand its menu to include beer, wine, and cider. Again, our client is scheduled to meet with CB2 on either May 6 or May 8, 2025 (the date has not been set yet). Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB2.

Eva Smith

Licensing Specialist

212.835.6768

ems@kplawyers.com

www.kplawyers.com



New York | New Jersey

Eva Smith

From: Eva Smith
Sent: Monday, April 21, 2025 4:41 PM
To: 'info@villagealliance.com'
Cc: Benjamin Korngut
Subject: Beer & Wine Application; 13 Christopher Street
Attachments: 03.19.25 - 30 Day Notice (submitted).pdf

Dear Mr. Hobbs:

Our law firm represents Ad Hoc Collective, LLC. Our client is scheduled to meet with Manhattan Community Board No. 2 (CB2) on either May 6 or May 8, 2025 (the date has not been set yet). Our client has submitted the attached 30 Day Notice to CB2 because it intends to file an application to the New York State Liquor Authority for a beer and wine only license that will NOT include a sidewalk cafe. The client is a small cafe that has operated in this location since 2017 and is looking to expand its menu to include beer, wine, and cider. Again, our client is scheduled to meet with CB2 on either May 6 or May 8, 2025 (the date has not been set yet). Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB2.

Eva Smith

Licensing Specialist

212.835.6768

ems@kplawyers.com

www.kplawyers.com



New York | New Jersey

Eva Smith

From: Eva Smith
Sent: Monday, April 21, 2025 4:40 PM
To: 'info@villagepreservation.org'
Cc: Benjamin Korngut
Subject: Beer & Wine Application; 13 Christopher Street
Attachments: 03.19.25 - 30 Day Notice (submitted).pdf

Dear Mr. Berman:

Our law firm represents Ad Hoc Collective, LLC. Our client is scheduled to meet with Manhattan Community Board No. 2 (CB2) on either May 6 or May 8, 2025 (the date has not been set yet). Our client has submitted the attached 30 Day Notice to CB2 because it intends to file an application to the New York State Liquor Authority for a beer and wine only license that will NOT include a sidewalk cafe. The client is a small cafe that has operated in this location since 2017 and is looking to expand its menu to include beer, wine, and cider. Again, our client is scheduled to meet with CB2 on either May 6 or May 8, 2025 (the date has not been set yet). Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB2.

Eva Smith

Licensing Specialist

212.835.6768

ems@kplawyers.com

www.kplawyers.com



New York | New Jersey

Eva Smith

From: Eva Smith
Sent: Thursday, April 24, 2025 10:46 AM
To: 'sara.schwartz@corcoran.com'
Cc: Benjamin Korngut
Subject: Beer & Wine Application; 13 Christopher Street
Attachments: 03.19.25 - 30 Day Notice (submitted).pdf

Dear Ms. Schwartz:

Our law firm represents Ad Hoc Collective, LLC. Our client is scheduled to meet with Manhattan Community Board No. 2 (CB2) on either May 6 or May 8, 2025 (the date has not been set yet). Our client has submitted the attached 30 Day Notice to CB2 because it intends to file an application to the New York State Liquor Authority for a beer and wine only license that will NOT include a sidewalk cafe. The client is a small cafe that has operated in this location since 2017 and is looking to expand its menu to include beer, wine, and cider. Again, our client is scheduled to meet with CB2 on either May 6 or May 8, 2025 (the date has not been set yet). Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB2.

Eva Smith

Licensing Specialist

212.835.6768

ems@kplawyers.com

www.kplawyers.com



New York | New Jersey



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

LICENSE

29

APPLICATION FOR ALCOHOLIC BEVERAGE CONTROL RETAIL LICENSE (ON PREMISES)

It is not necessary to employ any person, agency or organization to assist you in filing this application. Beware of persons claiming to be able to assist you in securing action on your application. The payment of money or other thing of value for the use of influence, or promise of influence in obtaining a license is a violation of law and offenders will be prosecuted.

1. APPLICANT

Name of Applicant:

(e.g., Sole Proprietor, Partnership, Corporation, LLC, LLP, LP, etc.)

Ad Hoc Collective, LLC

Trade Name(DBA): (see instructions) ** must be provided if premises will be called by any name other than as listed in the "Name of Applicant"

Ad Hoc

Premises Street Address: 13 Christopher Street

City: New York

, NY

Zip Code: 10014

County: New York

Telephone Number of Premises (include area code): (646) 504-6864

Mailing Address (if different than above): n/a

City: n/a

State: n/a

Zip Code: n/a

E-mail address (required):

Business Website:

2. CONTACT (if different than applicant)

Name of Contact: Benjamin A. Korngut, Esq.



Attorney



Representative



Contact Person

Office Address: 100 Canal Pointe Boulevard, Suite 125

City: Princeton

State: NJ

Zip Code: 08540

Telephone Number of Office (include area code): (212) 566-5021

E-mail address (required): bak@kplawyers.com

3. For SEASONAL licenses only (select license date range): Not Applicable

to: Not Applicable

4. Number of ADDITIONAL BARS (if any): 0

5. Which season will the add bars operate:

6. Federal Tax ID Number: 820631372

7. Certificate of Authority to Collect NYS Sales Tax:

[OFFICE USE ONLY]

DATE FILED:

SERIAL #:

Approved



Disapproved



License Board Member

Date

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

8. TO BE FILLED IN ONLY BY SOLE PROPRIETOR OR PARTNERS (attach additional sheets if necessary)

Name of Individual/Partner	Residence	Social Security #:	Date of Birth
Name of Individual/Partner	Residence	Social Security #:	Date of Birth
Name of Individual/Partner	Residence	Social Security #:	Date of Birth
Name of Individual/Partner	Residence	Social Security #:	Date of Birth

9. TO BE FILLED IN ONLY BY CORPORATION OR LLC/LLP APPLICANTS (attach additional sheets if necessary)

Please list the names and addresses of Principals (Stockholders, Officers, Directors, LLC Members/Managers, LLP Partners)

Name of Principal	Residence	Social Security #:
Kim Alegado	73 Westbrook Ln, Pomona CA 91766	
Title	No. of Shares if Corporation OR % of ownership if LLC or Partnership	Date of Birth
LLC Managing Member	100%	
Name of Principal	Residence	Social Security #:
Mariquit Ingalla	15 Christopher St, Rear Carriage House, NY, NY 10014	
Title	No. of Shares if Corporation OR % of ownership if LLC or Partnership	Date of Birth
President & CEO	0%	
Name of Principal	Residence	Social Security #:
Title	No. of Shares if Corporation OR % of ownership if LLC or Partnership	Date of Birth
Name of Principal	Residence	Social Security #:
Title	No. of Shares if Corporation OR % of ownership if LLC or Partnership	Date of Birth

Note:

***If 10 or less shareholders,** list all stockholders, officers, directors, LLC members and LLC managers, if any. Provide Personal Questionnaires, proof of citizenship, copy of photo identification, original photo and fingerprints for all.

***If more than 10 shareholders,** list all shareholders owning 10% or more of any class of its shares. Also, include any officers, directors, shareholders, LLC members, LLC managers and trustees. Provide Personal Questionnaires, proof of citizenship, copy of photo identification, original photo and fingerprints for those individuals. Provide a listing of all other shareholders owning less than 10% interest. Include their name, home address, social security number, date of birth, shares or percentage of ownership, title, citizenship and any statutory disqualifications.

***Not-For-Profit Corporations,** list all principal officers and any director/trustee who is compensated on the license. Trustees/ Directors who are not compensated do not need to submit a Personal Questionnaire or fingerprints. However, the applicant must submit a list with the name and address of each such individual along with a statement that each such individual is eligible to hold a license. Applicants that have filed for a Club License only need to list a single individual as the Alcoholic Beverage Control Officer.

RIGHT TO PREMISES

1. RIGHT TO PREMISES

1a. By what right does the applicant have possession of the premises?

- ☐ Own
 ☒ Lease
 ☐ Sub-Lease
 ☐ Binding contract to acquire real property
 ☐ Written intent to lease
☐ Other (explain):

If leasing, the lease must run for the full term of the license period or at least be renewable to cover the full term. Month to month leases or month to month renewal terms are not acceptable. The tenant name on the lease must match the applicant name exactly.

1b. Do the terms of the lease or other arrangement require the applicant to provide any consideration based on a percentage of the receipts of the business? ☐ Yes ☒ No

If YES, please list the section/page of the lease this information can be found:

2. OTHER INTERESTED PARTIES

Does or will anyone other than the applicant/principals share on a percentage basis or in any way in the receipts, losses or deficiencies of the business to any extent whatsoever?

☐ Yes ☒ No

If YES, please state the names and addresses of such persons, the nature and percent of their share and date acquired.

Name	Address	Nature of interest	Date Acquired
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>
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LANDLORD IDENTIFICATION INFORMATION

In order to obtain the most accurate information this form should be completed by the Landlord. This form must be completed and submitted regardless of whether the property owner is a third party landlord or the applicant.

1. Name of Landlord (*as it appears on lease and deed*):

13-15 Christopher Street LLC

2. Landlord Mailing Address

Street Address:

61 Ridge Street

City:

Eastchester

State:

NY

Zip Code:

10709

3. Telephone Number of Landlord:

(914) 224-1351

4. Landlord Principals (ALL landlord principals must be disclosed below)

Name

Address (if different than Landlord's mailing address above)

Christina Trizano

Name

Address (if different than Landlord's mailing address above)

Richard Trizano

Name

Address (if different than Landlord's mailing address above)

Name

Address (if different than Landlord's mailing address above)

5. Are any persons listed on this Landlord Identification Form currently or previously licensed under the ABC Law?



Yes



No



N/A

Serial Number

Licensee Name

Serial Number

Licensee Name

Serial Number

Licensee Name

6. Are any persons listed on this form police officers?



Yes



No



N/A

If yes, list names below:

Name

Name

7. List number of years real property has been owned or legally controlled by the landlord:

6 years

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

500 FOOT LAW STATEMENT

Applicants for on premises liquor licenses must complete this section (*Not required for on premises beer or wine applicants*)

If the location is subject to the 500 Foot Law, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-b, 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within a 500 foot radius of three or more on premises liquor establishments and the population of the municipality is 20,000 or more. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

The Proposed Premises (*check the appropriate box below*):

- ☐ IS NOT WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.
- ☐ IS WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. (IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500 FOOT RADIUS, *UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.*)
- ☐ NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.
- ☐ NOT APPLICABLE - POPULATION OF CITY, TOWN OR VILLAGE IS UNDER 20,000
- ☒ NOT APPLICABLE - BEER, WINE AND CIDER ONLY

IMPORTANT:

YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS LOCATED WITHIN A 500 FOOT RADIUS OF THE PROPOSED PREMISES

For assistance, use the "GIS Maps - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If a premises is within a 500 foot radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is over 20,000 you must **ATTACH A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.**

FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.

☐ Original☐ Amended

OFFICE USE ONLY

Date

STATEMENT OF AREA PLAN

200 Foot Law

THIS QUESTION MUST BE ANSWERED BY ALL APPLICANTS REGARDLESS OF LICENSE TYPE

1. List the name, address and distance from the premises to ANY SCHOOL, CHURCH or PLACE OF WORSHIP WITHIN **300 FEET**

2. Is the premises within 200 feet of **ANY SCHOOL, CHURCH or PLACE OF WORSHIP?**
 (exclusive use as a church or place of worship will be determined by this agency)
 (please respond "YES" if ANY school, church or place of worship is within 200 feet)

☐ Yes ☒ No

3. Submit a BLOCK PLOT DIAGRAM (aerial view of the building, with nearby businesses and residences labeled) showing the location of any school, church or place of worship (8-1/2" x 11")

Indicate the distance in feet from the entrance of the proposed premises to the closest entrance of any school, church or place of worship.

Attach additional sheets if necessary.

ATTACH A STATEMENT INDICATING HOW THESE MEASUREMENTS WERE TAKEN

1. Name of church/school:	<input style="width: 90%;" type="text"/>
Address:	<input style="width: 90%;" type="text"/>
Distance:	<input style="width: 90%;" type="text"/>
2. Name of church/school:	<input style="width: 90%;" type="text"/>
Address:	<input style="width: 90%;" type="text"/>
Distance:	<input style="width: 90%;" type="text"/>
3. Name of church/school:	<input style="width: 90%;" type="text"/>
Address:	<input style="width: 90%;" type="text"/>
Distance:	<input style="width: 90%;" type="text"/>

For assistance use the "GIS MAPS - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If applying for a full liquor license (beer, wine and liquor) and the premises is within 200 feet of a school, church or place of worship, the application may be denied.

If any discrepancy in the measurements is brought to the attention of the Authority during the examination of the application, it may be necessary for the applicant to supply a certified survey showing the actual measurement from the premises to the closest school, church or place of worship.

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<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

ESTABLISHMENT QUESTIONNAIRE

In this section you must describe the premises to be licensed. Answer ALL questions completely. Please do not answer "see attached" to any question. Any incomplete answer may delay or prevent the processing of the application.

Helpful Hint: Drawing your diagram and reviewing your photographs may assist you in completing this section.
See sample diagrams at the end of this application.

1. Zoning

1a. State what the area is zoned for:
(e.g., Residential, Business, Mixed etc.)

Mixed

1b. Does the premises have a **VALID CERTIFICATE OF OCCUPANCY**
and **ALL** appropriate permits?

☒ Yes

☐ No

☐ Pending

2. Premises

2a. Describe the type of building in which the premises
will be located.

3 story multi-unit building

2b. Is or has the building/proposed premises been known by any other address?

☒ Yes

☐ No

If YES, please specify:

13 Rear Christopher Street; 15 Christopher Street

If the address was changed due to a 911 update or other government action, please include documentation for the change.

2c. Is there currently an active license or has there ever been a license to traffic
in alcoholic beverages at this location?

☐ Currently Licensed

☐ Previously Licensed

☐ Never Licensed

☒ Do Not Know

Name of Licensee:

License Serial Number:

2d. Are there any disciplinary actions pending against the applicant, current licensee or prior licensee?

☐ Yes

☐ No

☒ Do Not Know

Any pending disciplinary action may delay a determination on this application or result in the disapproval.

2e. If the proposed premises has never been licensed, what was the prior use?

Proposed premises has been operating as a cafe since 2017.

2f. Is any other floor or area of the building currently licensed?

☐ Yes

☒ No

Name of Licensee:

License Serial Number:

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date: _____

3. Premises (interior):

3a. List the total number of floors of the business establishment to be licensed, including the basement:

3b. List the floor(s) where the proposed premises will be located:
(e.g., basement, ground floor, 2nd & 3rd floor, etc.)

3c. Where is the alcohol stored?

3d. Is there interior access to any other floor(s) or area(s) that will not be part of the premises to be licensed?
If yes, show the means of access on the interior diagram(s). ☐ Yes ☒ No

3e. Are the premises to be licensed divided in any way, by a public or private passageway, over which the applicant does not have exclusive possession and control?
(e.g., hallway, stairwells, common areas, etc.) ☐ Yes ☒ No

If YES, describe:

3f. How many public restrooms? If less than two (2) public restrooms, you must request a waiver of the two (2) restroom rule in writing. Please show restrooms on diagram.

3g. List the maximum occupancy of the premises: 3h. Number of tables?

3i. Number of seats at tables? 3j. Number of seats at bar or counter?

4. Bars:

4a. How many customer bars are located on the premises?
(a customer bar is where patrons may order, purchase or receive alcoholic beverages)

4b. How many service bars? (a service bar is for wait staff use exclusively)

4c. Describe each bar in the fields below:

Bar 1

Bar Type:
Length:
Shape:
Location:

Bar 2

Bar Type:
Length:
Shape:
Location:

Bar 3

Bar Type:
Length:
Shape:
Location:

Attach additional sheets if there are more than 3 bars.

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

5. Kitchen:

5a. Does the premises have a full kitchen? ☐ Yes ☒ No

If NO, does the premises have a food preparation area? ☒ Yes ☐ No

Show Kitchen or Food Prep Area on the Interior Diagram

NOTE: FOOD MUST BE AVAILABLE FOR SALE DURING ALL HOURS OF OPERATION; SUBMIT A MENU

5b. Is a chef/cook employed at the premises? ☒ Yes ☐ No

If YES, please list hours of day chef/cook will devote to the premises:

All hours of operation

6. Hotel or Bed & Breakfast:

6a. How many floors?

6b. How many guest rooms?

6c. For Hotels Only: Is there a public restaurant on the hotel premises? ☐ Yes ☐ No

7. Outdoor Areas:

7a. Are there any outside areas used for the sale or consumption of alcohol? ☐ Yes ☒ No

7b. If YES, what is the outside occupancy?

7c. Check all types that apply:
(there must be direct access from the interior of the premises to any outdoor area(s) that you wish to license. Show access on diagram)

- | | | | | |
|---|-------------------------------|----------------------------------|-----------------------------------|---------------------------------|
| <input type="checkbox"/> Sidewalk Cafe | <input type="checkbox"/> Deck | <input type="checkbox"/> Patio | <input type="checkbox"/> Porch | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Rooftop | <input type="checkbox"/> Yard | <input type="checkbox"/> Balcony | <input type="checkbox"/> Pavilion | <input type="checkbox"/> Tent |
| <input type="checkbox"/> Other (describe): <input type="text"/> | | | | |

7d. Is the outdoor area(s) divided by any public or private passageway or area that the applicant does not have exclusive control? ☐ Yes ☐ No

If YES, how is it divided?

7e. How is the outdoor area(s) contained? Check all that apply and show enclosure on diagram.

- | | | | | |
|---|-------------------------------|------------------------------------|---------------------------------|-------------------------------------|
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Wall | <input type="checkbox"/> Shrubbery | <input type="checkbox"/> Roping | <input type="checkbox"/> Stanchions |
| <input type="checkbox"/> Other (describe): <input type="text"/> | | | | |

7f. Is a permit required by the locality for outside area(s)? ☐ Yes ☐ No

If yes, submit a copy of the permit.

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date

PROPOSED METHOD OF OPERATION

This form satisfies Section 110 of the ABC Law requiring that a statement be submitted indicating the type of establishment operated at the premises.

The information in this section will be the method of operation you are approved for and will be binding. Should you wish to deviate from this method of operation in any way, you must first apply for and receive permission from the Authority.

1. Will any other business of any kind be conducted in said premises? ☐ Yes ☒ No
(If YES, please provide details on a separate sheet)

1a. If the premises *is not* a catering establishment, will the premises periodically close to host private events? ☒ Yes ☐ No

If YES, how frequently?

2. Will the premises have music? ☒ Yes ☐ No

2a. If YES, check all that apply: ☒ Recorded ☐ DJ ☐ Juke Box ☐ Karaoke

☐ Live Music (give details: e.g., rock bands, acoustic, jazz, etc.):

2b. Will the premises use the services of an Event Promoter? ☐ Yes ☒ No

3. Will the premises permit dancing? ☐ Yes ☒ No

3a. If dancing is permitted, who will be permitted to dance? ☐ Patrons ☐ Employees for Entertainment ☐ Both

3b. If dancing is permitted, will there be exotic dancing including, but not limited to, topless entertainment, pole dancing and/or lap dancing? ☐ Yes ☐ No

4. Will there be topless entertainment? ☐ Yes ☒ No

5. Will the business employ a manager? ☒ Yes ☐ No

5a. If NO, will principal(s) manage? ☐ Yes ☐ No

6. How many employees? (excluding principals and security personnel)

6a. If answer is "0" please provide an explanation:

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<input type="radio"/> Original	<input type="radio"/> Amended	Date

7. NYS Law requires businesses to carry workers' compensation and disability insurance (see instructions).
If applied for and pending, please indicate.

Workers' Compensation Carrier
Name and Policy Number:

N/A; See NYSLA Advisory

Disability Insurance Carrier Name
and Policy Number:

N/A; See NYSLA Advisory

If you are exempt from Workers' Compensation and/or Disability Benefits Insurance coverage, submit an approved Certificate of Attestation of Exemption from NYS Workers' Compensation and/or Disability Benefits Insurance Coverage from the NYS Workers' Compensation Board. The application is available on their website: <http://www.wcb.ny.gov> or you may contact them by phone at: (877) 632-4996

8. Will security personnel be used at the premises? ☐ Yes ☒ No

9a. If YES, how many?

9b. If YES, provide your **Proprietary Security Guard Employer Unique Identification Number** assigned to the business by the NYS Department of State Division of Licensing Services or the name of the security company through which the security personnel will be hired:

The Licensee is responsible for assuring that hired security personnel are registered in accordance with NYS Security Guard Registration Guidelines. Please contact the NYS Department of State to obtain information.

9. Provide a detailed plan of supervision for the premises to be licensed. Clearly describe how you will maintain control and order over the licensed premises. How will you monitor alcohol sales and prevent sales to minors and sales to intoxicated persons? How will you handle unruly patrons, altercations, etc., to prevent the premises from becoming disorderly? Include additional sheets if necessary.

There will be a competent experienced manager or owner on site at all times to supervise. All employees will be trained to request photo ID from any individual asking for or ordering a drink who appears to be under the age of 35. All employees will be trained to spot intoxicated persons and not serve them.

10. Are all responses provided in this application consistent with the information provided to the municipality or Community Board within the Standardized Notice Form for Providing 30-Day Advance Notice?

☒ Yes ☐ No

10a. If NO, please explain:





ALCOHOLIC BEVERAGES MAY ONLY BE CONSUMED, SOLD OR GIVEN AWAY DURING THE HOURS APPROVED BY THE COUNTY WHERE THE PREMISES IS LOCATED UNLESS FURTHER RESTRICTED BY THE AUTHORITY

A list of county closing hours is available at the following link:
<http://sla.ny.gov/provisions-for-county-closing-hours>

Title	Ad Hoc Collective, LLC; CB2-SLA-Questionnaire
File name	04.24.25%20-%20CB...client%29_opt.pdf
Document ID	b9c94207d28c0ade846807117d688de1bc73e0c0
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History

 SENT	04 / 24 / 2025 19:51:25 UTC	Sent for signature to Kim Alegado (kim@adhoccollective.com) from ems@kplawyers.com IP: 96.248.92.228
 VIEWED	04 / 24 / 2025 20:08:25 UTC	Viewed by Kim Alegado (kim@adhoccollective.com) IP: 166.199.151.112
 SIGNED	04 / 24 / 2025 20:13:31 UTC	Signed by Kim Alegado (kim@adhoccollective.com) IP: 166.199.151.112
 COMPLETED	04 / 24 / 2025 20:13:31 UTC	The document has been completed.



From: Diana Broussard
DIANA BROUSSARD BOUTIQUE
19C Christopher Street
NYC. 10014

To: Community Board 2, Manhattan

Dear Community Board Members 2,

I have had an independent designer accessories shop on Christopher street for the past 18 years. All of the shop-keepers On the block have formed a strong community of mutual respect And friendships.

The owner of Ad-Hoc Collective, Maquit, is one of our favorite neighbors.

Her superb taste and quality establishments are what the heart of the West Village should continue to be—Individual and Special.

I also have lived in the West Village (9th street, just across 6th avenue). I would fully support a night venue in the Ad-Hoc space, knowing the Owner and her respect for her neighbors and other shop-keepers.

Thank you for your kind attention,
Diana Broussard
Owner/Designer Diana Broussard

Alec Wade Ginsberg, PharmD, RPh
Chief Operating Officer
CO Bigelow Apothecaries
414 Sixth Avenue
NY, NY 10011
212-533-2700 x142
www.bigelowchemists.com
@COBigelow

To Whom it May Concern –

I am writing in support of Mariquit Ingalla's plan to relaunch AdHoc into an evening-focused establishment. I have lived across the street from AdHoc at 10 Christopher Street since 2016, and I also own C.O. Bigelow, the oldest business in the surrounding neighborhood (since 1838). This gives me double interest in the health of Christopher Street between 6th and 7th Avenue. We are in desperate need of more creativity with our local independent businesses. Mariquit has shown over and over that she cares deeply about the West Village and is able to execute fantastic ideas that bring the residents together. Her concept for AdHoc would be a welcome addition to this part of the West Village. I enthusiastically endorse her. Please feel free to reach out to me with any questions or concerns.

Alec Ginsberg

Owner, C.O. Bigelow

alec@cobigelow.com

516-978-6647

Charlotte Doran
15 Christopher Street Apt 102
New York, NY 10014

Dear CB2 Board,

I am writing in support of Mariquit's plan to transition ad hoc from a daytime coffee spot to an evening program. I have been a resident of the building, a neighbor of the owner, and a customer of ad hoc for over four years.

Ad hoc has been a wonderful presence in our community, and Mariquit has consistently been thoughtful and respectful of her neighbors. I fully support her plan, and I believe this change will bring a new, positive energy to the area.

Sincerely,

Charlotte Doran
(516) 655-2445

CB2 Members

Hi-

I'm writing to express my enthusiastic support for Mariquit's proposed *new* Ad Hoc—a welcome addition that would offer the neighborhood a warm and inviting space to gather in the evenings.

As a resident of the West Village for over 15 years, I've long appreciated Mariquit's dedication to fostering community, whether through her thoughtfully curated shops and coffee spots or simply through her generous spirit as a neighbor.

Our neighborhood thrives on connection, and we need more cozy, charming places where we can all come together. I fully support this new Ad Hoc and the sense of community it will help strengthen.

Thank you!

Jackie

Jackie DeHoney
(818) 645-7087
7 Gay Street, Apt 4S
NY, NY 10014

CB2 Members

Hi!

My name is Elizabeth Camerota and I live at 15 Christopher Street.

I have been the trusted neighbor of Keet and Ad Hoc for many years. Keet owns multiple flourishing businesses in the west village and I'm really excited to see what's next - mostly because it is below my apartment! Keet has yet to do something that hasn't been successful around here and made the neighborhood a more welcome place.

Elizabeth Camerota
610-716-5074



Mariquit Ingalla <keet@adhoccollective.com>

CB2

Justine Leguizamo <justinem1000@aol.com>
To: Mariquit Ingalla <keet@adhoccollective.com>

Mon, May 5, 2025 at 12:27 PM

Dear Community Board 2,

My name is Justine Leguizamo and I am writing in support of a wine license for the amazing cafe AdHoc at 15 Christopher Street. AdHoc has been in the neighborhood for many years and has long been a gathering place for members of our community. I used to bring my children there for breakfast and snacks when they were young, and now I love to go for lunch with a friend or just to sit in the lovely space for a coffee. Mariquit, the owner, is an incredibly important person in our neighborhood. Besides providing wonderful local spots for us to come together, she is always ready to donate for non-profit events in the community. As a long term Trustee of both Village Preservation and the Washington Square Park Conservancy, I have worked with Mariquit on many events where she has donated flowers, as well as her time. I know that a wine license for Ad Hoc would be a very welcome addition for us in the neighborhood. Thankyou for you're consideration

sincerely

Justine Leguizamo

Dear CB2 Board,

My name is Liz Wright and I am a business owner at 15 Christopher Street. Ad Hoc has been a sweet little space in our community for a good bite with friends or to cozy up with a book and a warm cup of coffee. It has a lovely neighborhood vibe.

As Mariquit moves to transition the space into more of an evening venue, I'm writing to extend my support. I have no doubt this next iteration will be beneficial to the community. Mariquit always seems to be one step ahead of what the neighborhood is after and I trust this will be the same.

Sincerely,

Liz Wright
Maverick House
15 Christopher St
(323) 868-1658

Letter of Support for Ad Hoc Collective Cafe at 13 Christopher Street

Community Board 2
Manhattan

Dear Members of Community Board 2:

I am a business owner currently occupying the retail space directly above AdHoc. Mariquit is a pillar in the community, offering gathering spaces on the block that are well run and beloved. I have a front row seat to the foot traffic in and out of AdHoc, a place for an eclectic clientele, including a loyal customer base, as well as people pleasantly surprised to see a cozy special place to gather hidden away from street view.

Her vision for an evening business in this space will no doubt have the same DNA: a successful business that is, inviting, charming, and well maintained - all characteristics Mariquit, her businesses, and the neighborhood is known for.

I approve and endorse AdHoc moving into an evening business, and see the added value to the community. A community and location that I have a vested interest in preserving and caring for.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk Millar', with a long horizontal flourish extending to the right.

Kirk Millar
Linder Sport
13 Christopher Street
Upper Retail
New York, NY 10014

August, 2025

Dear Members of the Community Board,

I am writing to give my full support to one of our local small businesses, Ad Hoc. We hope you will allow it to evolve from a coffee shop into an evening neighborhood café.

The West Village is a vibrant and busy, which is wonderful. But we also need the very thing Mariquit Ingalla is hoping to create—a carefully curated, low-key, and welcoming local space where neighbors can gather after work or after supper.

My husband and I take evening walks and have often said how great it would be to have more cafés that are peaceful and neighborly. There's a place for more bustling places, like Rosemarys, Olio, Jeffries, Danté and so many more. There's a place for bars like Wogies and Fiddlesticks. But we truly need more small spots that encourage connection and conversation. It would be amazing to stop in for a glass of wine, say hello to some familiar faces, and head back home.

Mariquit has lived in the neighborhood for nearly 14 years. She was a connector, a helpful neighbor, and a familiar face even before starting Ad Hoc 8 years ago. Her other businesses (Rosecrans, Paquita, WEST10WEST) reflect Mariquit's values as a business owner and neighbor: she creates thoughtfully designed little spaces that complement, serve, and respect the neighborhood.

I believe allowing Ad Hoc to transition to an evening space will fill an important social niche, enhance our community, and allow all of us to champion a small business whose owner has worked tirelessly to bring neighbors and friends together.

Thank you for considering this proposal. I completely support Ad Hoc in this new chapter and hope the Board will do the same.

Very sincerely,

Morgan Avery Sispoidis and Andrew Sispoidis
7 Gay Street 3N, NY NY 10014
morgan@seedstage.org
(646) 884-4640

CB2 Members

Hi-

I'm writing to express my enthusiastic support for Mariquit's proposed *new* Ad Hoc—a welcome addition that would offer the neighborhood a warm and inviting space to gather in the evenings.

As a resident of the West Village for over 15 years, I've long appreciated Mariquit's dedication to fostering community, whether through her thoughtfully curated shops and coffee spots or simply through her generous spirit as a neighbor.

Our neighborhood thrives on connection, and we need more cozy, charming places where we can all come together. I fully support this new Ad Hoc and the sense of community it will help strengthen.

Thank you!

Jackie

Jackie DeHoney
(818) 645-7087
7 Gay Street, Apt 4S
NY, NY 10014

Letter of Support
Ad Hoc Cafe at 13 Christopher Street
Attn: Community Board 2
Manhattan

Dear Members of CB2,

My name is Megan Lanoux and I have lived across Ad Hoc longer than the 8 years it has been open. I have been a customer of all of Mariquit's spaces in the neighborhood starting at Ad Hoc, a place that is hidden, but inviting and a part of what keeps the West Village "old school" New York. It is genuine...ran by a neighbor who cares about the neighborhood and the people in it.

There are new cafes opening up every year it seems, maybe close to a dozen alone in the area. A new one just a couple doors down and one just around the corner last year. I understand the need to transition to a different window where there is an evening option that is still charming, low key and authentic to keeping the West Village special with small locally owned businesses.

So many places are dynamic, loud, exciting...but it's not for everyone and not for overnight. Having a space like Ad Hoc where you can enjoy a conversation or a book is needed.

As a small business owner myself, I know running anything takes a lot of grit and dedication. I see Keet as someone who puts immense care and intention into everything she does.

Thank you for your consideration.

With Gratitude and Support,
Megan Lanoux / MEGGO SWEETS
(310) 941-6800
30 Christopher St
NYC 10014

Dear Members of Community Board 2,

My name is Sara Schwartz, and I am writing to express my strong support for a wine license for AdHoc, the beloved neighborhood café located at 15 Christopher Street. I am both a neighbor and the President of the West 9th Street Block Association.

AdHoc has been a longstanding and valued part of our community. More than just a café, it has served as a welcoming gathering place where neighbors connect and relationships are built. The owner, Mariquit, plays an essential role in the fabric of our neighborhood. In addition to operating a warm and inclusive local business, she is a generous supporter of community initiatives and nonprofit events. I have personally worked with Mariquit on numerous occasions where she has donated flowers, offered her space for nonprofit use, and consistently given her time and energy to support local efforts. Her commitment to the neighborhood is unwavering, and she continues to enrich our community in meaningful ways.

A wine license for AdHoc would be a welcome enhancement for both the café and the community it serves. I wholeheartedly support this application and hope the Board will consider it favorably.

Sincerely,

Sara Schwartz

sara.schwartz@corcoran.com

(818) 515-4443

Letter of Support for Ad Hoc Collective Cafe at 13 Christopher Street

Community Board 2
Manhattan

Dear Members of Community Board 2:

I am a long standing resident of the West Village. I have worked and volunteered in the neighborhood for 25 years and lived at 13 Christopher St for 20 years. Ad Hoc has been an amazing contribution to our neighborhood as a coffee shop and I fully support their transition to more of an evening place. As a resident within the same building I know her commitment for keeping the space quiet and respectful, orderly and above all clean both inside and outside. Marquit and Ad Hoc even ushered us through those difficult Covid times with responsible protocols ensuring safety while allowing take out of their great food and coffee drinks.

The owner Marquit has been such an asset to the community donating the small space for neighborhood meetings but all day long providing wonderful coffee and eats and a quiet civilized place for neighbors to gather, meet friends, read, and work.

I have no doubt that the new chapter for Ad Hoc will be just as important to the neighborhood as the first chapter which gave us an amazing intimate new spot to patron. I can speak for so many of my neighbors who would love Ad Hoc to continue to be an oasis in the neighborhood in the evenings offering a quiet civilized refuge especially on those cold winter nights where we need a consistent and friendly hyper-local spot.

I thoroughly endorse this application for Ad Hoc Collective.

With Gratitude,

Scott Elyanow/Resident
13 Christopher St
NYC 10014
scottylives@gmail.com

Support Letter for Ad Hoc Evening Café Transition

Dear Members of the Community Board,

I am writing in strong support of our local small business, Ad Hoc, as they hopefully expand from a daytime coffee shop into a relaxed neighborhood café in the evenings. This thoughtful transition will provide our community with a welcoming local space that goes beyond coffee – offering wine, non-alcoholic options, and a comfortable atmosphere where neighbors can gather after work or school.

Ad Hoc has already demonstrated a deep commitment to serving the neighborhood for over 8 years. The owner, Mariquit, lives in the neighborhood and is fully invested in the joy and wellbeing of our little corner of NYC.

Ad Hoc has been a reliable hub for residents to connect, work, and unwind during the day, and this evolution into evening hours feels like a natural extension of that role. Importantly, the focus remains on creating an accessible, inclusive environment that encourages community connection – not a loud bar scene, but a relaxed café that respects the character of our area.

I believe this addition will diversify our local dining and social options, strengthen the sense of community, and support a small business that has invested so much into our neighborhood.

Thank you for considering this proposal. I wholeheartedly support Ad Hoc in this new chapter and hope the board will do the same.

See you at Ad Hoc!

Micah Latter
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New York, NY 10014
(334) 663-6631