

**Meeting Date:** OCTOBER MEETING

**APPLICANT INFORMATION:**

Name of applicant(s): PALERMO NY LLC

Trade name (DBA): PENDIING

Premises address: 2 BANK STREET AKA 81 GREENWICH AVE NEW YORK, NY 10013

Cross Streets and other addresses used for building/premise:

GREENWICH AVENUE AND WAVERLY PLACE

**CONTACT INFORMATION:**

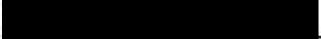
**Principal(s) Name(s):**  
ADAM SAPER / ALEX SAPER

Office or Home Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ email : 

**Landlord Name / Contact:**  
SKY MANAGEMENT CORP

Landlord's Telephone and Fax: 

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>ADAM SAPER</u>	<u>EATALY - VARIOUS LOCATIONS</u>
<u>ALEX SAPER</u>	<u>L'INDUSTRIE PIZZA - 2 LOCATIONS (WEST VILLAGE &amp; BROOKLYN)</u>
_____	_____

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

High Level Argentinean Restaurant focusing on seasonal produce, craftsmanship, and culture.

An inviting Bistro style environment providing approachable recipes for both lunch and dinner.

\_\_\_\_\_  
\_\_\_\_\_

**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.)

THIS IS A TRANSFER OF AN EXISTING LICENSE (L'ANTICA PIZZERIA DA MICHELE  
NYC LLC SN: 0340-22-108009, ALSO A RESTAURANT WITH HOURS THE SAME AS  
THIS PROPOSED APPLICANT.

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

N/A

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: \_\_\_\_\_

L'ANTICA PIZZERIA DA MICHELE NYC LLC SN:0340-22-108009 EXP:10/31/26

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

☐ yes ☒ no

If yes, please list DBA names and dates of operation:

N/A

**PREMISES:**

By what right does the applicant have possession of the premises?

\_\_\_ Own ☒ Lease \_\_\_ Sub-lease \_\_\_ Binding Contract to acquire real property \_\_\_ other: \_\_\_\_\_

Type of Building: \_\_\_ Residential \_\_\_ Commercial ☒ Mixed (Res/Com) \_\_\_ Other: \_\_\_\_\_

Number of floor: 6 Year Built : 1902

Describe neighboring buildings: MIXED-USE, RESIDENTIAL AND COMMERCIAL

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) C2-6

Block and Lot Number: 614 / 56

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 : PENDING

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 SIDEWALK CAFE

What is the proposed Occupancy? 180

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? 223

If yes, what is the use group for the premises? 6C

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: SIGNAGE AND AWNINGS

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? APPROX 6000 SQ FT

If more than one floor, please specify square footage by floors: 2 FL - 3800 gr / 1800 bas

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?  
APPROX 300 SQ FT

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

How many entrances are there? 1 How many exits? 2 How many bathrooms? 6

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

## OVERALL SEATING INFORMATION:

\*\*\*NO SIDEWALK CAFE SEATING  
ON BANK STREET SIDE.

Total number of tables? 44 Total table seats? 134

Total number of bars? 1 Total bar seats? 12

Total number of ☐other☐seats? 28 please explain : 14 TABLES / 28 SEATS (SIDEWALK CAFE)

Total OVERALL number of seats in Premises : 146 (INSIDE)

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 12

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

Any food counters? X no      yes, describe :                                     

### *For Alterations and Upgrades:*

Please describe all current and existing bars / bar seats and specific changes:                                     

N/A

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

## PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

     Bar      Bar & Food X Restaurant      Club/ Cabaret      Hotel      Other:

What are the Hours of Operation?

Sunday:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
11A to 1A    11A to 1A    11A to 1A    11A to 1A    11A to 1A    11A to 2A    11A to 2A

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

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 TVs ? ☒ 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: \*PREVIOUS TENANT INSTALLED.

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

☐ any events at which a cover fee is charged? ☒ 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) \_\_\_\_\_  
SIDEWALK CAFE EQUIPMENT

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: Marco Oppedisano Phone: [REDACTED]

Address: \_\_\_\_\_

Email: [REDACTED]

Application submitted on  
behalf of the applicant by:

HEATHER KIRK

\_\_\_\_\_  
Signature

Print or Type Name HELBRAUN & LEVEY LLP ; HEATHER KIRK

Title REPRESENTATIVE

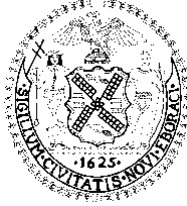
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





Community Board 2,  
Manhattan SLA Licensing Committee  
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Amy Brenna, Secretary  
Ritu Chattree, Assistant Secretary

## Community Board No. 2, Manhattan

3 Washington Square Village

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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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: PALERMO NY LLC

Address of Premises: 81 GREENWICH AVE / 2 BANK STREET

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets):

14 tables and 28 seats on GREENWICH AVE Street

       tables and        seats on        Street

Hours of sidewalk café: 11AM to 11PM .

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

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        tables and        seats

Hours of rear yard / rooftop:        to        .

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:       

Will heating elements be used? ☐ No ☐ Yes, please describe: UNSURE - PENDING



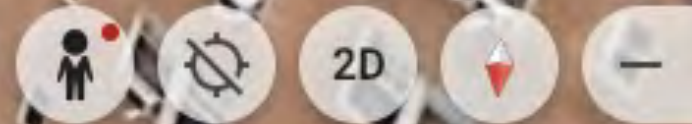


10

81 Greenwich Avenue

Greenwich Avenue

Bank Street









## 2 Bank Street Entrance







## Main Dining Room





## Main Bar – Ground Floor



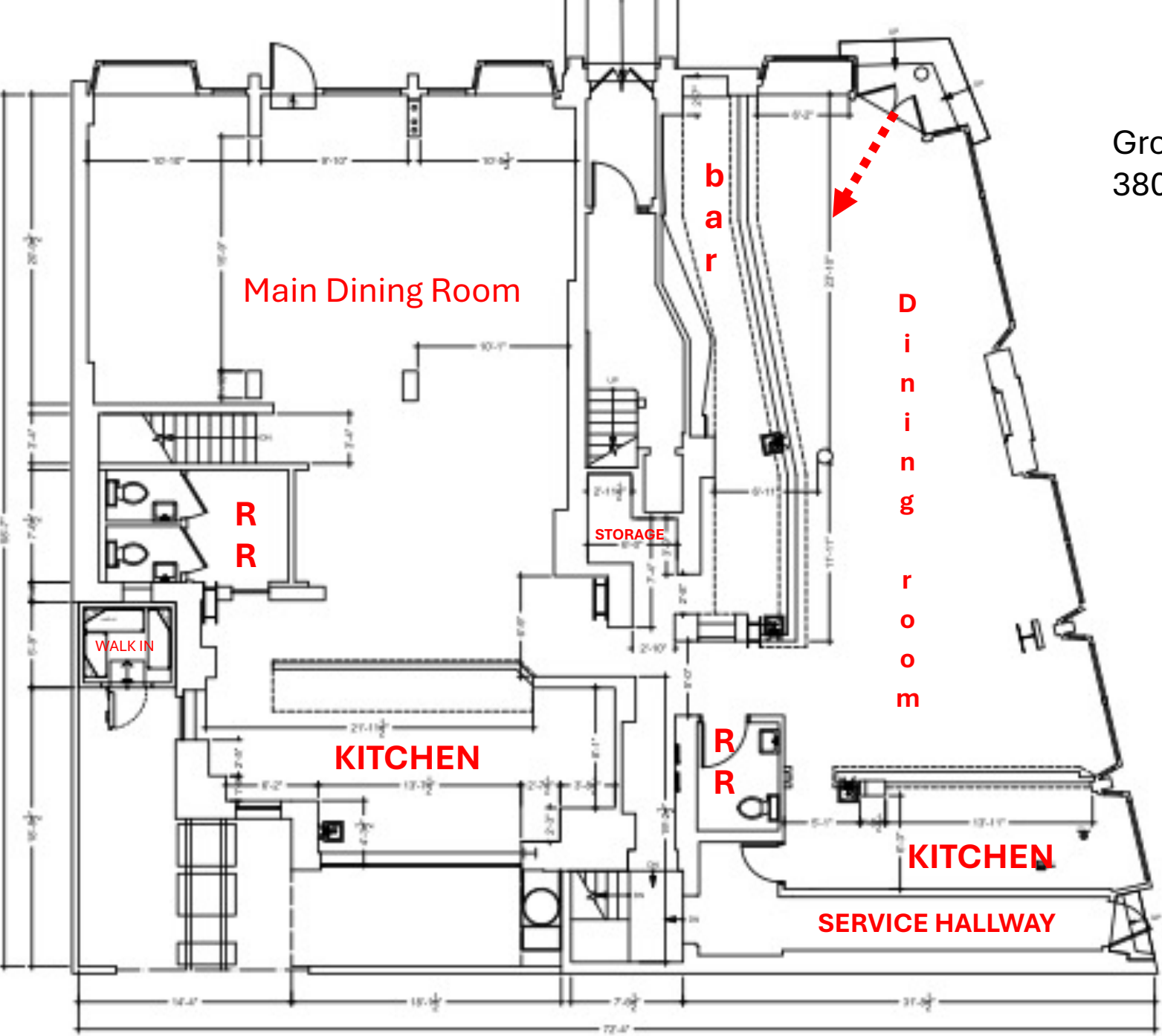


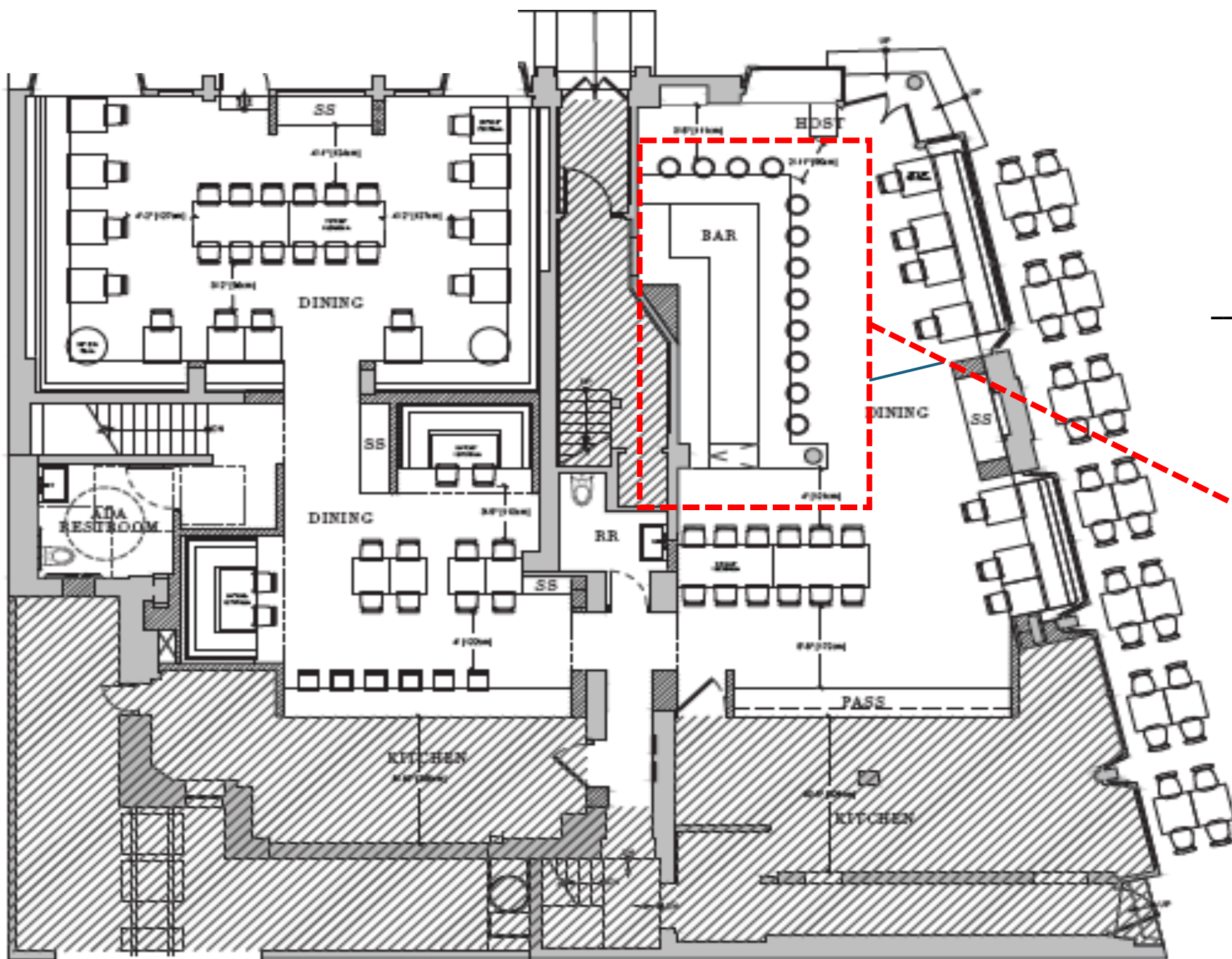
## Service Bar - Basement





Ground Floor  
3800 Square Feet





## Main Floor

30 Tables  
98 Seats  
12 Bar Stools

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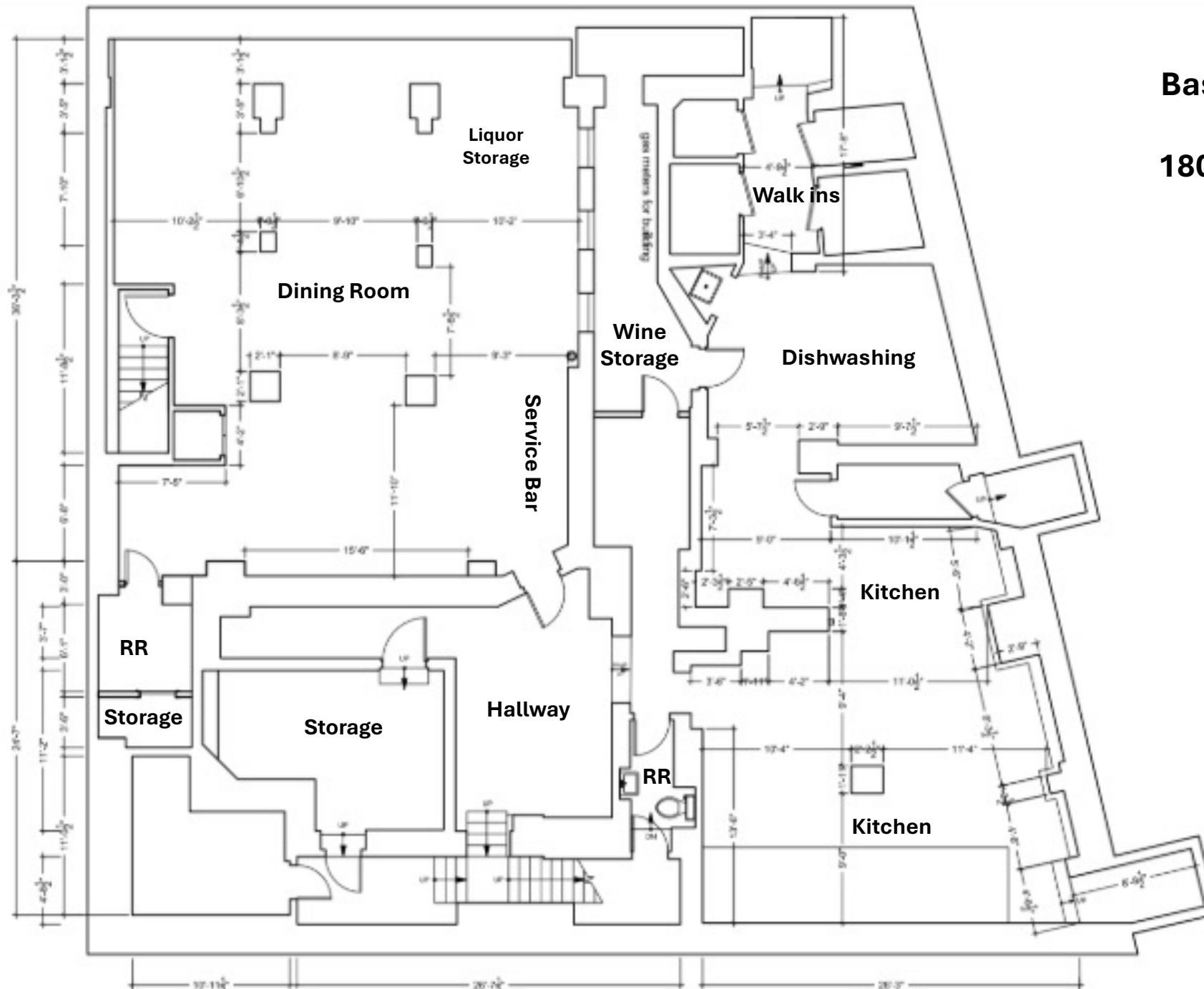
14 Tables Exterior  
28 Seats Exterior

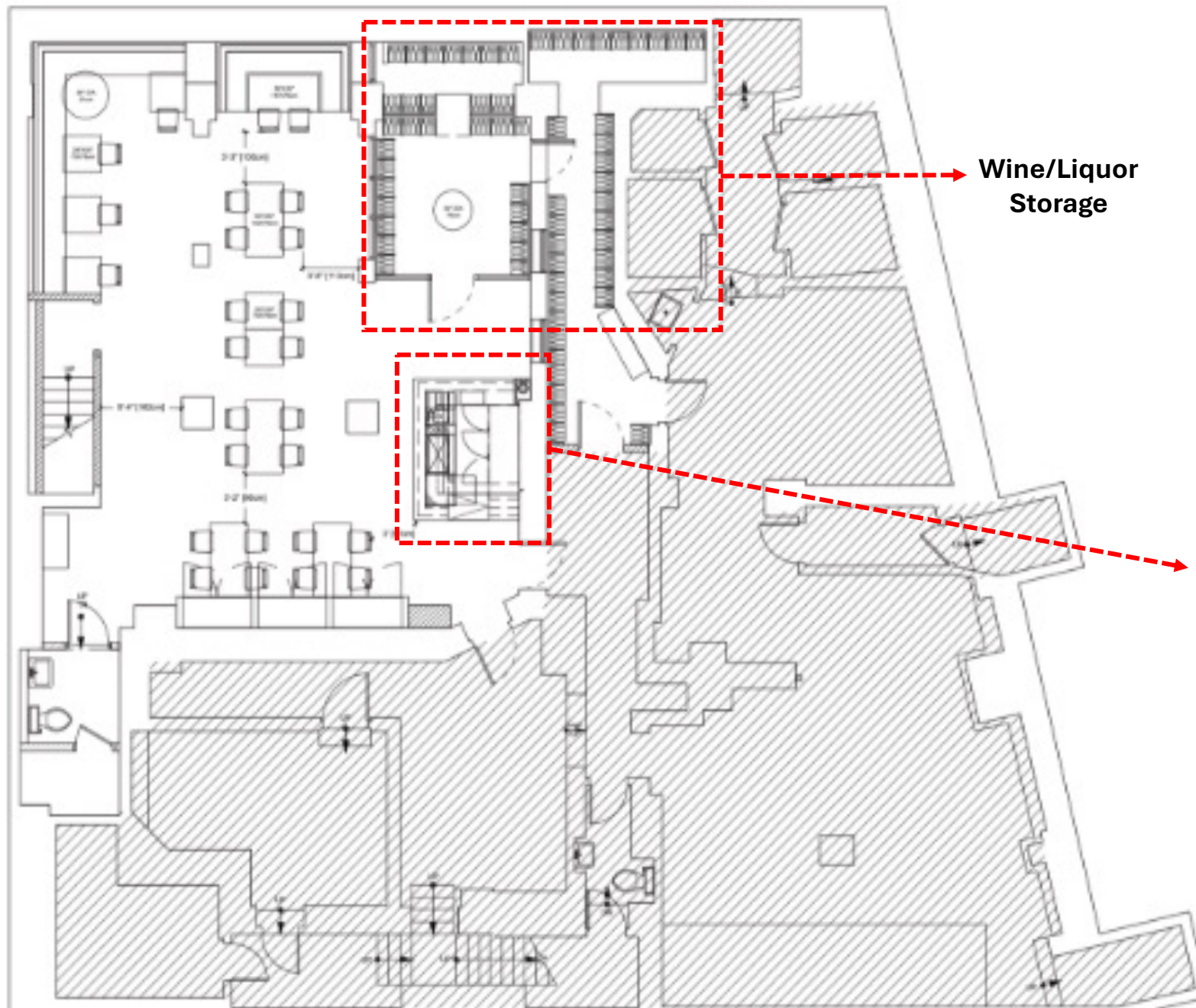




## 1800 Square Feet

## 1800 Square Feet





Wine/Liquor  
Storage

**Basement**  
**14 Tables**  
**36 Seats**

**Service Bar ONLY**



## New York City Menu\_Draft

### SMALL PLATES

**Wood-fired artichokes** - ricotta -  
honey

**Marinated smelt** - spring onions

**Fava beans**, snow peas & green  
peas - farm egg - pancetta

**White asparagus** cream soup -  
cured beef (cecina)

**Fainá** - pecorino - marjoram

**Grilled cheeses**

**Empanadas** - beef, sweet corn,  
spicy chicken

### CHARCUTERIE & CHEESE

Local artisan cheeses

Local artisan cured meats &  
sausages

### ENTREE

Chorizo sausages Blood sausage  
(morcilla)

Sweetbreads Strip steak (bife de  
chorizo)

Ribeye

Tenderloin Skirt steak

Flap meat (vacío) Short ribs  
(asado)

Entrecôte T-Bone steak

Grilled pork chop

Farm chicken - spring herbs

Argentine milanesa - traditional &  
seasonal takes

Lentils - herbs - cultured cream

Spring vegetable stew

Codfish stew (chupín) - tomatoes  
peppers

### SIDES

Rainbow carrot salad -  
farm egg

Watercress salad -  
strawberries Grilled  
escarole - preserved  
lemon

Creamed spinach - mace  
Ash-

Roasted sweet potatoes -  
cultured butter  
Ash-roasted spring  
onions

Grilled green asparagus

Creamed potatoes -  
gremolata

Mashed heirloom  
potatoes Jersey butter  
French fries