

Penguin Flagship NYC LLC  
64 West 10<sup>th</sup> Street  
New York, New York 10011  
Application for an On-Premises License

---

Manhattan Community Board 2  
3 Washington Square Village  
New York, NY 10012  
December 2025 SLA Licensing Committee Meeting

CB2 Questionnaire

- Floor Plans
- Menu
- Photographs
- Proximity Report
- SLA Application
- Outreach

**BERNSTEIN REDO & SAVITSKY, P.C.**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100  
[www.brpclaw.com](http://www.brpclaw.com)

**Meeting Date:** 12/ /2025

**APPLICANT INFORMATION:**

Name of applicant(s):  
Penguin Flagship NYC LLC

Trade name (DBA):  
Penguin

Premises address:  
64 West 10th Street, New York, New York 10011

Cross Streets and other addresses used for building/premise:  
5th and 6th Avenues

**CONTACT INFORMATION:**

Principal(s) Name(s):  
Emmet McDermott

Office or Home Address: [REDACTED]

City, State, Zip: New York, New York 10003

**Landlord Name / Contact:**  
64 West 10th Street LLC c/o Lighthouse Properties LLC

Landlord's Telephone and Fax: (212) 260-2200

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>Emmet McDermott</u>	<u>Peoples NYC LLC (0370-24-136782) 113 West 13th Street</u>
<u>Margot Hauer-King</u>	<u>Peoples NYC LLC (0370-24-136782) 113 West 13th Street</u>
<u> </u>	<u> </u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
Penguin will be a full-service neighborhood restaurant in a historic Greenwich Village townhouse, offering seated dining with a focus on classic American and European dishes, a strong food program, and thoughtful cocktails.  
The atmosphere will be a calm, comfortable, and reservation-focused, suitable for families, neighbors, and local businesses, with background music only and no live entertainment or dancing.

**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:

Restaurant Alta

---

---

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:

L Ray LLC (0340-23-129814) 2023-2025

---

---

**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 : 1838/1987

Describe neighboring buildings:  
Mixed

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) Greenwich Village Historic District

Block and Lot Number: 573 / 10

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 : No changes proposed

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? 159

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? 165

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? 2,405 SF

If more than one floor, please specify square footage by floors: Ground: 1,310 SF; First 1,095 SF

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

---

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

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

Is there access to other parts of the building?  no  yes, explain: residential units upstairs

## OVERALL SEATING INFORMATION:

Total number of tables? 38 Total table seats? 114

Total number of bars? 1 Total bar seats? 19

Total number of "other" seats? 0 please explain: \_\_\_\_\_

Total OVERALL number of seats in Premises: 133

## BARS:

How many \* stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 19

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: \_\_\_\_\_

Existing layout will largely be preserved with updated furniture / no major 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:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
11am to 12am   5pm to 2am   5pm to 2am

Will the business employ a manager? \_\_\_ no  yes, name / experience if known : <sup>10+ years required</sup> candidate TBC

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? \_\_\_\_\_

Please describe your sound system and sound proofing: Sound report pending by Alan Fierstein. No sound observed in neighboring buildings during test, but will nevertheless install sound limiter

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) \_\_\_\_\_

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: \_\_\_\_\_

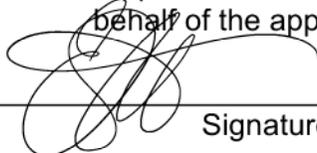
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Emmet McDermott Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on  
behalf of the applicant by:



\_\_\_\_\_  
Signature

Print or Type Name Emmet McDermott

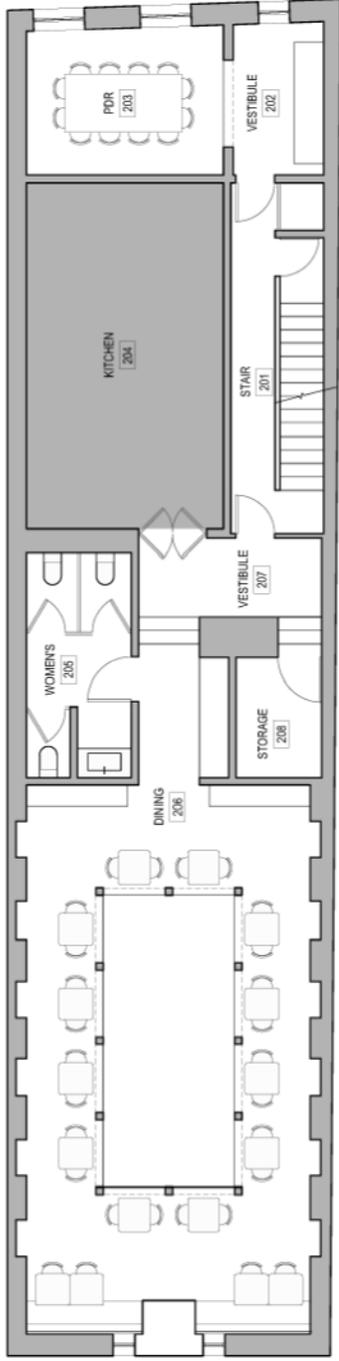
Title owner

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.

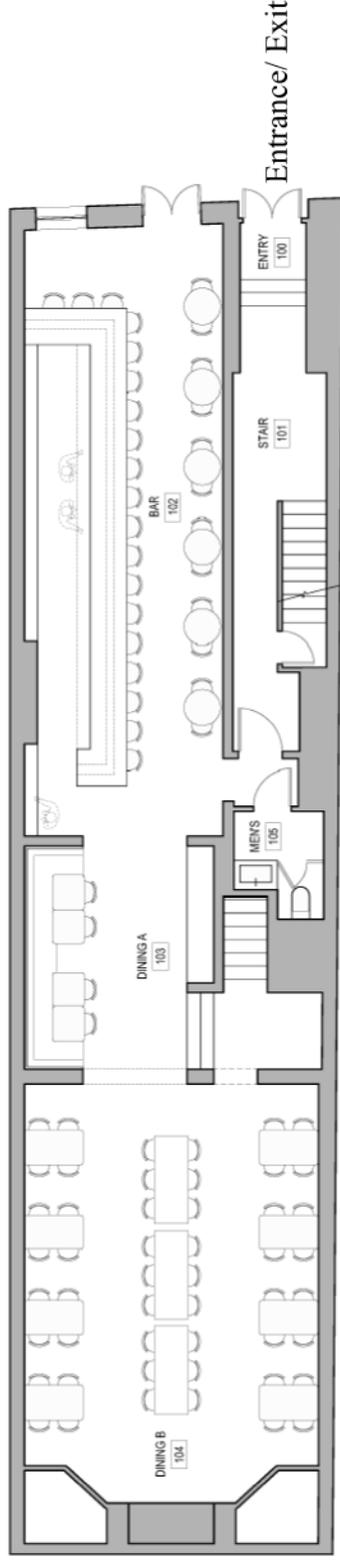


Community Board 2,  
Manhattan SLA Licensing Committee  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair

**First floor**  
17 tables, 44 seats



**Ground floor**  
21 tables, 70 seats  
1 bar, 19 bar stools



Entrance/Exit

⊕ 01 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"

⊕ 02 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

INTERIOR DESIGNER  
**WORKSTEAD**  
THE OLD AMERICAN CAN FACTORY  
231 THIRD STREET, SUITE E102  
BROOKLYN, NEW YORK 11215  
P. 347.685.2786

ARCHITECT  
NAME:  
KUSHNER STUDIOS  
ADDRESS:  
55 LIBERTY ST. 2ND FLOOR  
NEW YORK, NY 10005

CONTRACTOR  
NAME:  
ROCK PROJECT GROUP  
ADDRESS

CLIENT  
NAME:  
EMMET MCDERMOTT  
ADDRESS

PROJECT  
NAME:  
PENGUIN  
ADDRESS:  
64 W 10TH STREET  
NEW YORK, NY 10011

REVISIONS  
NO. DATE REVISION BY

PHASE  
CONCEPT DEVELOPMENT

DESCRIPTION  
FURNITURE PLAN

SHEET NO.  
**ID-100**  
PROJECT NO.  
258  
DATE  
11/17/2025

# PENGUIN

SALON & SUPPER CLUB · GREENWICH VILLAGE

## DINNER MENU

### CAVIAR SERVICE

#### Classic Osetra or Golden Kaluga

*Parker House rolls or blinis, traditional accoutrements, crème fraîche, chive oil*

### SALADS & APPETIZERS

#### Garden Room Salad

*butter lettuce, herbs, radish, pickled shallots, green goddess*

#### Caesar “Au Corinthian”

*gem lettuce, English anchovy, warm Stilton toast*

#### Oxtail & Marrow Toast

*braised oxtail, roasted bone marrow, parsley salad, mustard jus, brioche*

#### Deviled Eggs

*tamarind chutney, Madras curry, crispy shallot*

#### Shrimp Cocktail

*poached tiger prawns, lime kosho cocktail sauce, cucumber-chili relish*

#### Steak & Stout Pie Tartlet (Signature)

*puff pastry, braised short rib, pickled onion, celery leaf*

### MAINS

#### Roasted Chicken Penguin (Signature)

*garlic-basted, citrus rice, golden raisin chutney, coriander gremolata*

#### Roasted Turbot on the Bone

*filleted tableside, seaweed lemon butter, caperberries, watercress*

#### Steak For Two

*dry-aged ribeye, beef fat fries, Yorkshire pudding, watercress, mustard hollandaise*

#### Veal & Mango Curry

*club-style, saffron basmati, toasted almonds, charred lime*

### PASTAS

#### Spicy Red Sauce Noodles (Signature Pasta)

*spaghettini, chili crisp, black vinegar, mint, ginger, toasted sesame, crispy shallots*

#### Baked Gnocchi Penguin

*taleggio, wild mushrooms, English peas, clay pot, truffle oil*

### DESSERTS

#### Sticky Toffee Pudding

*clotted cream, warm dates, brown sugar toffee sauce*

#### Earl Grey Pear Tart

*shortcrust, burnt honey meringue, bergamot anglaise*

#### Fernet Coin

*dark chocolate mousse, Maldon salt, Fernet pipette*

*Please inform us of any allergies.*





