

NOV 19 2025

GT GreenbergTraurig

Jonathan L. Bing


November 18, 2025

Manhattan Community Board 2
3 Washington Square Village, #1A
New York, NY 10012

Re: Ronnie Scott's Jazz Club LLC
250 Mercer Street, New York, NY 10012

Dear Sir/Madam:

Enclosed please find the Community Board 2 application and supplemental materials in connection with the 30-Day Notice I submitted yesterday. We will supply additional information in advance of requested December 4 hearing as it becomes available.

Please let me know if you have any questions.

Sincerely,



Jonathan L. Bing

Enclosure

NOV 19 2025

Meeting Date: 12/4/25

APPLICANT INFORMATION:

Name of applicant(s):

Ronnie Scott's Jazz Club LLC

Trade name (DBA):

pending

Premises address:

250 Mercer Street, New York, NY 10012

Cross Streets and other addresses used for building/premise:

West 3rd / West 4th. Mailing address for former Gristedes was 246 Mercer but legal address is 250 Mercer

CONTACT INFORMATION:

Principal(s) Name(s):

Benjamin Bourne; Matthew Scheckner

Bourne – One Zaabeel Residences, [REDACTED]

Scheckner – [REDACTED]

Landlord Name / Contact:

Mercer Square LLC c/o Madison Management LLC, 1177A Royal Palm Beach Blvd., Royal Palm Beach, FL 33411

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Ben Bourne & Matthew Scheckner – No past/current licenses

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

Ronnie Scott's New York location at 250 Mercer would be the second location of the world-famous Ronnie Scott's Jazz Club in Soho, London, (<https://www.ronniescotts.co.uk/>) which first opened on October 30, 1959. Founded by two London saxophonists who were inspired by the legendary jazz clubs of Manhattan's 52nd Street, Ronnie Scott's has become a cultural institution in the United Kingdom and one of the most respected jazz venues in the world.

Over its 66-year history, Ronnie Scott's London has presented the very best in international jazz, featuring legendary performers such as Ella Fitzgerald, Miles Davis, Dizzy Gillespie, Wynton Marsalis, Nina Simone, Chick Corea, Pat Metheny, Chaka Khan, and George Benson, among many others. The London venue has operated for its entire history without a single licensing, noise nor anti-social behavior infraction, a record achieved through highly effective management, professional oversight, and a well-established operational model that will serve as the blueprint for the New York location.

Ronnie Scott's London is a destination venue that provides high-quality ticketed jazz performances priced in line with premier New York jazz venues such as Birdland, Dizzy's, and the Blue Note --comparable also to a Broadway theatre experience. Our typical demographic tends to be mature and older customers who are music lovers and jazz enthusiasts. Guests will generally enjoy a full dinner service, with the sale of alcohol ancillary to the entertainment. This model fosters a majority seated, performance-focused environment attracting discerning, respectful audiences who attend specifically for the music and drink responsibly.

The New York venue will follow the same disciplined operational framework, with full soundproofing to contain music within the

premises, managed entrances and exits with strict capacity control, and trained, professional staff ensuring patrons behave responsibly. The venue will create new local employment opportunities, generating approximately 150 jobs across the business, support both established and emerging talent in the jazz industry and add meaningfully to New York City's rich live music and cultural landscape. With its long record of excellence, community respect, and cultural significance, the extension of the Ronnie Scott's name to New York represents a valuable and responsible addition to the city's hospitality and arts sectors.

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

a new liquor license (X Restaurant)

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

Currently vacant; formerly Gristedes supermarket

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: 2 (for proposed establishment) Year Built : 1934-1938

Describe neighboring buildings:

Co-op residential building; student accommodations and school office buildings

Zoning Designation: C6-2

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: Block 535 / Lot 7501

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 approval

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? 400

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? _____

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: New signage will consist of discreet Ronnie Scott's branding and canopy lighting appropriate to the historic façade, all subject to LPC approval

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 11,739 square feet

If more than one floor, please specify square footage by floors: Floor 1: 7,406 sq. ft.; Basement: 4,333 sq. ft.

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? Currently one staircase with second staircase to be constructed

How many entrances are there? 2 currently How many exits? 2 currently How many bathrooms ? 5+

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

OVERALL SEATING INFORMATION:

Total number of tables? 97 Total table seats? 332

Total number of bars? 3 (2 customer; 1 service) Total bar seats? 0

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

Total OVERALL number of seats in Premises : 332

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 0

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

Any food counters? no _____ yes, describe : _____

* 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 11AM to 1AM 11AM to 1AM 11AM to 1AM 11AM to 2AM 11AM to 2AM 11AM to 2AM

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

Will there be security personnel? no yes(if yes, what nights and how many?) 3-6 guards/ 7 days a week

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? Yes

Please describe your sound system and sound proofing: Applicant will have professionally acoustically designed sound system and sound proofing designed by a qualified sound engineer to ensure exceptional internal sound quality and full containment of sound within the premises. The system will include high-end directional speakers, isolated subwoofers, acoustic wall and ceiling treatments, and floating floor construction where required to prevent sound transmission to neighboring residences.

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) Discreet rope stations used at entrance. No external barriers and the queuing system will be managed by the security that will be on site every day.

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").

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately. – Complaints will addressed immediately and contact information for manager will be provided to CB2 when he or she is selected and the premises has a working phone/email.

Application submitted on
behalf of the applicant by:



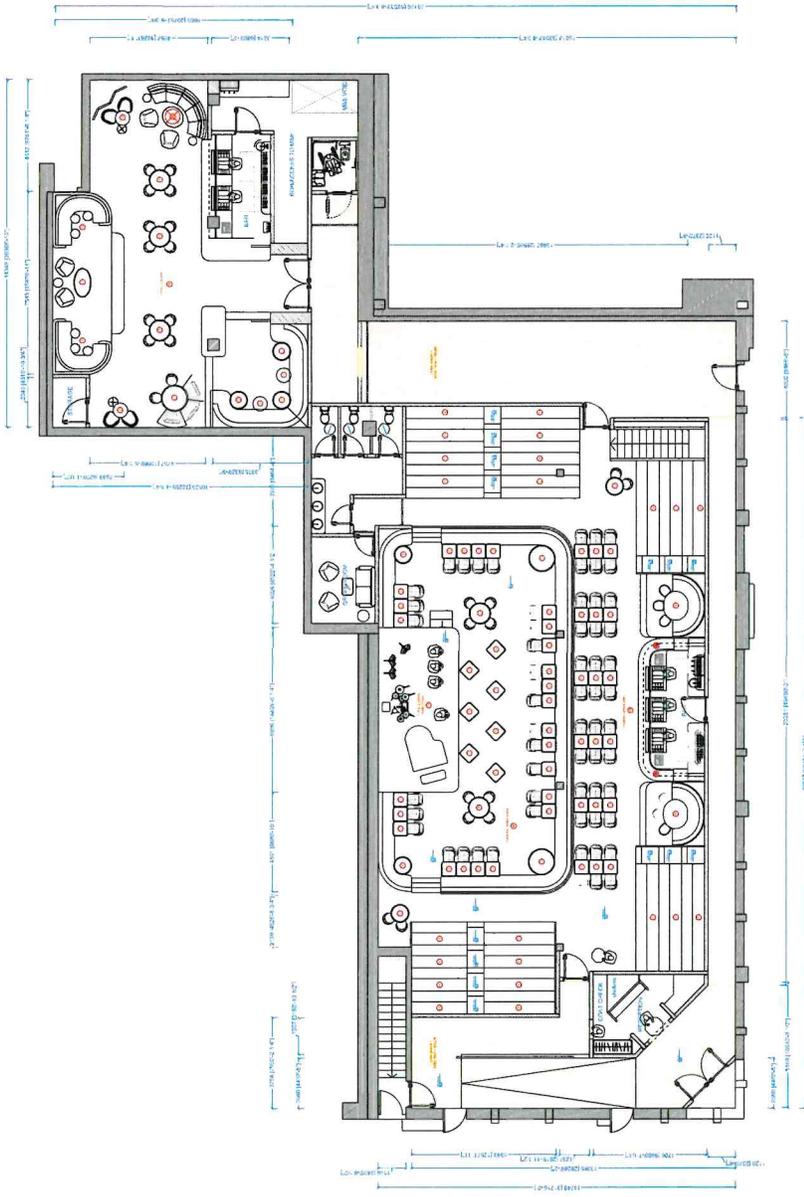
Print or Type Name Jonathan L. Bing

Title Attorney for Applicant

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, Chair



NOTE:
 Sketch layout. The location of furniture is indicative only and subject to change

COVERS COUNT
 MAIN STAGE: 276
 TOTAL COVERS COUNT: 332

WEST 3RD STREET

MERCER STREET

NOTE:
 The contents of the enclosed drawings and reports of PIRAJEAN LEES are prepared by PIRAJEAN LEES, before the date of the drawings, and are not to be construed as a contract. The drawings are not to be used for construction without the approval of the architect. The drawings are not to be used for construction without the approval of the architect. The drawings are not to be used for construction without the approval of the architect.

REV	DATE	NOTE
1	12/11/2024	ST-DRAFT SKETCH INTERNAL LAYOUT

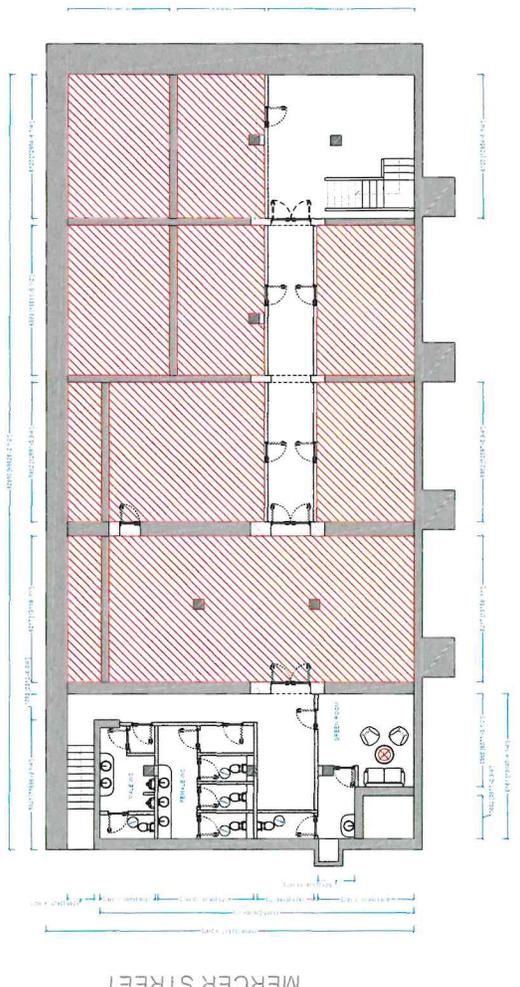


DRAFT

PIRAJEAN LEES
 ARCHITECTS
 400 N. 1ST STREET, SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111

PROJECT:
 HOME SCOTT'S JAZZ CLUB
 DRAWING TITLE:
 LAYOUT - LEVEL: INTERNAL SKETCH

DRAWING NUMBER:
 A-680-14-01
DATE:
 12/11/24
BY:
 PIRAJEAN LEES
REVISION:
 1
SCALE:
 AS SHOWN



WEST 3RD STREET

NOTE:
Sketch layout. The location of furniture is indicative only and subject to change

COVERS COUNT
MAIN STAGE: 276
TOTAL COVERS COUNT: 333

NOTE:
This drawing is the exclusive property of PIRAJEAN LEES ARCHITECTS, P.C. and shall not be used for any other project without the express written consent of PIRAJEAN LEES ARCHITECTS, P.C. All contents of this drawing are the property of PIRAJEAN LEES ARCHITECTS, P.C. and shall not be used for any other project without the express written consent of PIRAJEAN LEES ARCHITECTS, P.C. All contents of this drawing are the property of PIRAJEAN LEES ARCHITECTS, P.C. and shall not be used for any other project without the express written consent of PIRAJEAN LEES ARCHITECTS, P.C.

REV	DATE	NOTE
1	12/12/2023	EST-DRAFT INTERIOR LAYOUT



DRAFT

PIRAJEAN LEES
ARCHITECTS, P.C.
100 WEST 3RD STREET, SUITE 200
NEW YORK, NY 10012
TEL: 212-512-1234
WWW.PIRAJEANLEES.COM

PROJECT:	MONIE SCOTT'S NEW YORK
DRAWING NUMBER:	P-458-11-00
DRAWING TITLE:	INTERNAL LAYOUT
DATE:	12/12/23
BY:	PL
CHECKED:	PL
CLIENT:	MONIE SCOTT'S INTZ CLUB
REVISION:	

RONNIE SCOTT'S

NEW YORK

By STEVEN CONNOLLY

APPETIZERS

Naked Cowboy Oysters (Long Island, NY) 20/38
Corn & Melon Soup, Crispy Shallot, Hazelnut 18
Shrimp Cocktail, Lettuce, Horseradish 25
Shorthorn Steak Tartare, Bone Marrow, Potato Crisps 27
Romaine Caesar, Croutons, Parmesan, Anchovy Dressing 20
Bluefin Tuna, Piquillo Peppers, Amalfi Lemon, Capers 29

ENTREES

Beef Wellington, Creamed Potato, Red Wine Jus 48
Chicken Breast, Cavolo Nero, Celeriac, Hazelnut Jus 28
Lobster Risotto, Tomato, Saffron 35
Poached Salmon, Potato, Leek, 'Clam Chowder' 28
Ravioli Dauphine, Comte, Verjuice 26
Roasted Celery Root, Summer Squash, Horseradish 32

CHOP HOUSE

Wagyu New York Strip 10oz 60
Filet Mignon 8oz 55
Pork Chop 12oz 42

SIDES

Hand Cut Fries 9
Mac & Cheese, Black Truffle 14
Endive & Pear Salad, Walnut Dressing 10
Charred Broccolini, Confit Shallots 10
Glazed Carrots, Maple Syrup 10

DESSERTS

Key Lime Pie, White Rum Sorbet 15

Cherry & Almond Sundee 14

Baked Alaska, White Chocolate, Raspberry 16

Chocolate Pudding Cake, Fig, Honey 15

American Farmstead Cheese Plate, Crackers 22