

P&B Pesetsky & Bookman

490 LaGuardia LLC

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): 490 Laguardia LLC

Trade name (DBA): TBD

Premises address: 490-494 Laguardia, New York, NY,

Cross Streets and other addresses used for building/premise:

W Houston Street

CONTACT INFORMATION:

Principal(s) Name(s): Jon Neidich

Office or Home Address: [REDACTED]

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

Telephone #: [REDACTED]

email : [REDACTED]

Landlord Name / Contact:

Akam Realty LLC, Geochris LLC and Green Proud LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Jon Neidich

See Attached

Craig Atlas

See Attached

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

Neighborhood French cafe serving lunch and dinner.

RIDER

ACTIVE LICENSES

Entity Name	Serial No.	Address	Dates of Operation
Rubys United LLC	1193959	121 W 10th st/18 20 Grnwch ave New York, NY 10011	3/5/2008 - Present
FRENCH 37 LLC	1339882	37 Canal St New York, NY 10002	5/17/2022-Present
LE BIRD LLC	1339876	1 Dunham Pl Aka 27 Broadway Brooklyn, Ny 11249	7/7/2022-Present
86 East 4 th St Company LLC	6052944	86 E 4 th St, New York, NY, 10003	2/25/2025 – Present
LucysNYC LLC	6056884	135 Avenue A, New York, NY, 10009	4/15/2025 – Present

INACTIVE / PENDING LICENSES

Entity Name	Serial No.	Address	Disposition
143 Fulton Street Development Owner LLC & Good & Guys Hospitality Llc	1307730	26 Ann St New York, NY 10038	Inactive
SOUTH CENTRAL RESTAURANT LLC	1273321	151 Essex St New York, NY 10002	Inactive
80 Wythe LLC & JNF LLC	1257145	80 Wythe Ave Brooklyn, NY 11211	Inactive
Downtown Dining LLC	1265284	5 Avenue A, New York, NY, 10009	Corporate Change pending approval (CC-25-102082-01)

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.)

Transfer application from Low Overrun LLC - Serial No.6035746

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: _____

Low Overrun LLC, Serial No. 6035746 - Expiration Date: 09/30/2026

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:

Andikiana Corp d/b/a Silver Spurns

PREMISES:

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

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 4 Year Built : 1870

Describe neighboring buildings: Mixed Use

Zoning Designation: R7-2 / C1-5

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 525 / 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 : After receiving LPC approval - the exterior colors of the ground floor and the colors of the awning signage will change

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 and Roadway Cafe

What is the proposed Occupancy? 98

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? 72

If yes, what is the use group for the premises? 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 N/A

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: After receiving LPC approval - the exterior colors of the ground floor and the colors of the awning signage will change

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2895 sq ft

If more than one floor, please specify square footage by floors: Ground Floor: 1440 Sq Ft Basement: 1455 Sq Ft

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

Sidewalk Cafe 289.7 sq.ft aprox. Roadway: 438 sq.ft. aprox

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

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 22 Total table seats? 47

Total number of bars? 1 Total bar seats? 17

Total number of "other" seats? 98 please explain : Outdoor: Sidewalk 66 & Roadway 32

Total OVERALL number of seats in Premises : 162

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 17

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

Any food counters? x no ___ yes, describe : _____

For Alterations and Upgrades: N/A

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

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

PROPOSED METHOD OF OPERATION:

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

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

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
12pm to 2am 12pm 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?) 1

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

If yes, please describe : Existing French Doors

Will you have TV's ? no yes (how many?) _____

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

Expected Volume level: Background (quiet) Entertainment level Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no yes

IF YES, will you be using a professional sound engineer? No

Please describe your sound system and sound proofing: _____

Residential style sound system for background music only. Sound abating ceiling panels.

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)Wait list for seats to be managed via a reservations app to reduce guests waiting.

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

No

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: _____

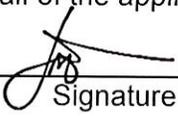
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: _____ Phone: _____

Address: _____

Email : _____

Application submitted on behalf of the applicant by:



Signature

Print or Type Name Jon Neidich

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.



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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: 490 Laguardia LLC

Address of Premises: 490-494 Laguardia, New York, NY, 10012

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

2 tables and 4 seats on West Houston St Street

31 tables and 62 seats on LaGuardia Place Street

Hours of sidewalk café: 12 pm to 10 pm.

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

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

3 tables and 6 seats on West Houston St Street

16 tables and 26 seats on LaGuardia Place Street

Hours of roadbed: 12 pm to 10 pm.

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

Rear yard will have no more than _____ tables and _____ seats

Hours of rear yard: _____ 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: _____

À MANGER

Half Dozen Raw Oysters 27
pink peppercorn mignonette

Radishes & Butter 9
warm baguette

Artichoke 21
dijon aioli

Mushroom Pâté 19
pickled mushrooms, watercress

Fromage 19
seasonal jam, fresh fruit

Charcuterie 19
assorted French meats

Ricotta 18
wildflower honey, fennel pollen

Salad d'Hiver 19
chicories, pear, dijon vinaigrette

Endive & Fennel 18
sheep's cheese, walnuts

Falafel 18
peas, quinoa, harissa

Escargot Gratin 19
parsley, garlic butter

Marinated Sardines 18
remoulade, caperberries

Beef Tartare 22
cornichons, capers, calabrian chili

Tuna Niçoise 23
herb-shallot vinaigrette

PEI Mussels 23
sauce tomat, capers, pistou

Duck Leg Confit 26
gigante beans, winter greens, persillade

Roast Chicken 29
pommes purée, watercress, jus

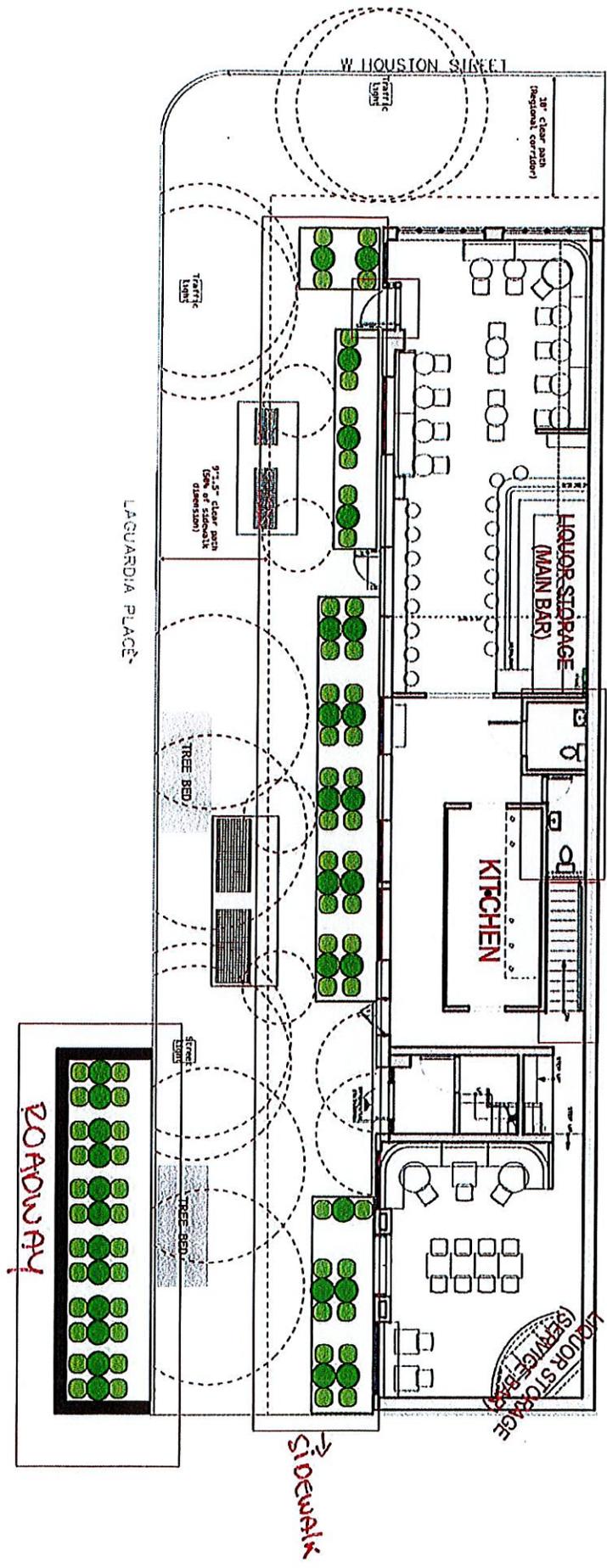
Steak Frites 34
maître d' butter

Burger 26
limited availability per day
au poivre sauce, emmental, watercress, fries

Marinated Olives 7

Fries 11

GROUND FLOOR



→ RESTROOMS

→ SIDEWALK

BOARDWAY

490 LAGUARDIA PLACE - CELLAR LEVEL

