

**P&B** Pesetsky & Bookman

## **Greene Street Enterprises Inc**

Community Board SLA License Questionnaire

**Pesetsky & Bookman**

*Applicant's Alcoholic Beverage Counsel*

325 Broadway, Suite 501

New York, NY 10007

[www.pb.law](http://www.pb.law) | (212) 513-1988 | [hello@pb.law](mailto:hello@pb.law)

Meeting Date: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s):  
Greene Street Enterprises Inc

Trade name (DBA):  
White Oak Tavern

Premises address:  
21 Waverly Place, New York, NY, 1003

Cross Streets and other addresses used for building/premise:  
Greene Street and Waverly Place

**CONTACT INFORMATION:**

Principal(s) Name(s):  
Mark Fox

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: Waverly Stores Associates

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Mark Fox	MFRF Enterprises Inc, Serial No.1298262
	HSE Enterprises Inc, Serial No.1337942
	Herald Square Enterprises Inc, Serial No. 1302839

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

We are a neighborhood centric tavern operating since we opened in 2014. We enjoy the support of the local community, and also some of the faculty and admin staff from NYU.

**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.)

Alteration to add a ADA restroom on the ground floor, modifying the bar and changing the seating arrangement  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

Greene Street Enterprises Inc, Serial No: 1276156  
\_\_\_\_\_

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: 6 Year Built : 1930

Describe neighboring buildings:

Mixed Use

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 548 / 45

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 : N/A

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? 22

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? 125

If yes, what is the use group for the premises? Eating and Drinking

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? 4,500 SqF

If more than one floor, please specify square footage by floors: Ground Floor: 2,500 Basement: 2,000

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

Sidewalk Cafe of 182.03 square feet

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? 3

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

## OVERALL SEATING INFORMATION:

Total number of tables? 18 Total table seats? 80

Total number of bars? 1 Total bar seats? 18

Total number of "other" seats? 22 please explain: Sidewalk Cafe

Total OVERALL number of seats in Premises: 120

## BARS:

How many \* stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 18

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: \_\_\_\_\_

The shape of the customer bar was changed to a horseshoe configuration to maximize space.

\* 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 2 AM 11AM to 2 AM 11 AM to 2 AM 11AM to 3AM 11AM to 3AM 11AM to 3AM 11AM to 3AM

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

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? ) 4 \_\_\_\_\_

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: \_\_\_\_\_

Will you be permitting: NO promoted events NO scheduled performances NO outside promoters

NO any events at which a cover fee is charged? NO private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? NO no \_\_\_ yes ( if yes, please attach plans)

Will you be utilizing NA ropes \_\_\_ movable barriers NA other outside equipment (describe) NA

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 1/2 " 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:

*Mark Fox*

\_\_\_\_\_  
Signature

Print or Type Name Mark Fox

Title President

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.

*Donna Raftery*

Community Board 2,  
Manhattan SLA Licensing  
Committee Donna Raftery, Chair

Jeanine Kiely, Chair  
Susan Kent, First Vice Chair  
Valerie De La Rosa, Second Vice Chair  
Mark Diller, District Manager



Antony Wong, Treasurer  
Amy Brenna, Secretary  
Ritu Chatree, Assistant Secretary

## 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 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: Greene Street Enterprises Inc

Address of Premises: 21 Waverly Place, New York, NY, 10003

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

6 tables and 12 seats on Waverly Place Street

5 tables and 10 seats on Greene Street

Hours of sidewalk café: 11 AM to 12 AM Monday - Thursday Friday - Saturday: 12 PM - 12 AM.  
Sunday 12 PM - 11PM

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

Street Tree Bed, Bus stop pole, fire hydrant, vent infrastructure

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: \_\_\_\_\_



## SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the Setup Guides in the Dining Out NYC website for more information regarding clearances.

### Elements with minimum 15 feet clearance from sidewalk cafe:

S01- Subway Stair: Open End \_\_\_\_\_ feet

### Elements with minimum 10 feet clearance from sidewalk cafe:

S02- Subway Elevator Entrance \_\_\_\_\_ feet  S04- MTA Curb Cut \_\_\_\_\_ feet  
 S03- Exhaust Duct \_\_\_\_\_ feet  S05- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 8 feet clearance from sidewalk cafe:

S06- Street Tree Bed 8 feet  S13- Newsstand \_\_\_\_\_ feet  
 S07- Mailbox \_\_\_\_\_ feet  S14- Streetlight \_\_\_\_\_ feet  
 S08- LinkNYC Kiosk \_\_\_\_\_ feet  S15- Bus Stop Pole 10 feet  
 S09- Wayfinding Kiosk \_\_\_\_\_ feet  S16- Fire Hydrant 8 feet  
 S10- E-charging Station \_\_\_\_\_ feet  S17- Bus Stop Shelter \_\_\_\_\_ feet  
 S11- Parking Meter \_\_\_\_\_ feet  S18- Traffic Signal \_\_\_\_\_ feet  
 S12- Select Bus Service Fare Machine \_\_\_\_\_ feet

### Elements with minimum 5 feet clearance from sidewalk cafe:

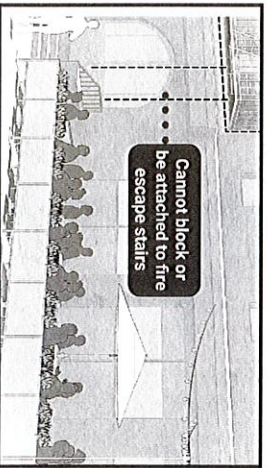
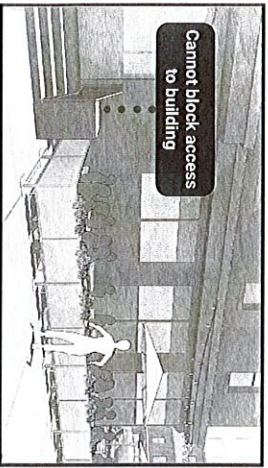
S19- Cit/Bike/Bike Share Station \_\_\_\_\_ feet  S24- Emergency Exit Hatch \_\_\_\_\_ feet  
 S20- Bike Corral \_\_\_\_\_ feet  S25- Subway Stair: Closed End \_\_\_\_\_ feet  
 S21- Micromobility Station \_\_\_\_\_ feet  S26- Subway Elevator: Non-Entry \_\_\_\_\_ feet  
 S22- Primary Building Entrance \_\_\_\_\_ feet  S27- Stamese Connection \_\_\_\_\_ feet  
 S23- Curb Cut \_\_\_\_\_ feet

### Elements with minimum 3 feet clearance from sidewalk cafe:

S28- Elevated Train Infrastructure \_\_\_\_\_ feet  
 S29- Transformer Vault \_\_\_\_\_ feet

### Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

S30- Vent Infrastructure \_\_\_\_\_ 1'6" inches



## SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the Setup Guides in the Dining Out NYC website for more information regarding materials.

### Materials Checklist:

**\*Required\***

#### Perimeter Demarcation

- Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- Maximum height is 2 feet 6 inches (excluding planting(s)).
- Not affixed to the sidewalk.

*\*Optional- Only check the material categories you intend to use in your sidewalk cafe\**

#### Furnishings

- Lightweight and easily movable.
- Not affixed to the sidewalk.

#### Awnings (Physically attached to the building)

- Minimum 8 feet height from the ground and does not exceed 10 feet height.
- Easily removable, comprised of fire-grade and wind resistant materials.
- Does not extend beyond the perimeter of the sidewalk cafe.
- Complies with the New York City Building Code and the requirements of the Landmarks Preservation Commission, as applicable.

#### Overhead Coverings/ Umbrellas

- Minimum 7 feet height from the ground and does not exceed 10 feet height.
- Easily removable, comprised of fire-grade and wind resistant materials.
- Does not extend beyond the perimeter of the sidewalk cafe.
- The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

#### Lighting and Electrical Connections

- Any lighting is outdoor rated, properly secured, and lightweight.
- Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- Does not extend beyond the perimeter of the sidewalk cafe.
- Does not exceed 10 feet in height.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.

**SECTION 1: Site Plan**

- This Site Plan form is required to be uploaded in the "Sidewalk Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

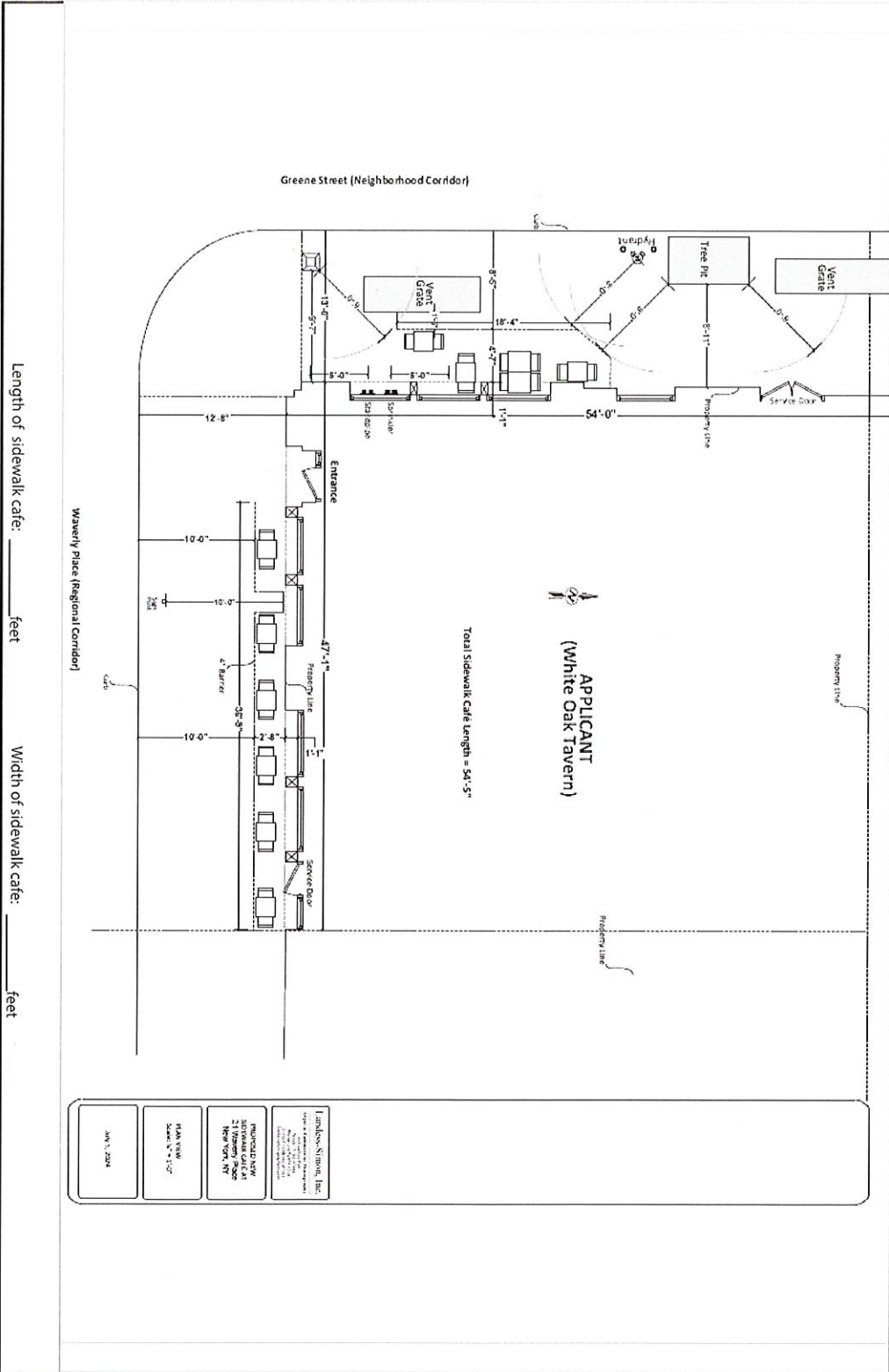
**Identify Clear Path Requirements:**

- Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan Pedestrian Demand Map.
- C1 - Global Corridor (12 feet Clear Path)
- C2 - Regional Corridor (10 feet Clear Path)
- C3 - Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

**Setup Area Identification :**

- Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.

Use the space below to draw or upload your Site Plan representing your cafe perimeter, furniture, and clearances.



<p><b>INDIANIA STREET, INC.</b>                  100 W. 125th St., 2nd Fl.                  New York, NY 10027                  Tel: (212) 246-1111                  Fax: (212) 246-1112</p>	<p><b>INDIANIA NEW</b>                  212 Waverly Place                  New York, NY                  Tel: (212) 246-1111                  Fax: (212) 246-1112</p>	<p><b>MAN VISA</b>                  212 Waverly Place                  New York, NY                  Tel: (212) 246-1111                  Fax: (212) 246-1112</p>	<p><b>AM 1, 2024</b></p>
--	---	---	--------------------------



**Sidewalk Cafe Site Plan Form**

**Applicant Name:** Greene Street Enterprises Inc

**Restaurant Name:** White Oak Tavern

**FSEP Number:** 50059635

**Drawing Requirements**

- Food service establishment frontage shown by:**
- Line representing the establishment's space facing the sidewalk
  - Length
  - Labels
- Private Property shown as:**
- Dashed line
- Street names:**
- Labels on each street
- Sidewalk shown as:**
- Line representing street curb
  - Width measured from building line to curb line
- Building entrances shown as:**
- Label
- Cafe perimeter shown as:**
- Lines indicating perimeter
  - Length and width
- Set-up furniture (tables, chairs, etc.) shown as:**
- Lines or symbols at approximate location within setup
- Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:**
- Lines or symbols
  - Distance from cafe perimeter
  - Labels
- Utility coverings (water/gas valves, and pull boxes) shown as:**
- Symbols representing the location within the setup
- North arrow**

## SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

### Elements with minimum 15 feet clearance from sidewalk cafe:

S01- Subway Stair: Open End \_\_\_\_\_ feet

### Elements with minimum 10 feet clearance from sidewalk cafe:

S02- Subway Elevator Entrance \_\_\_\_\_ feet  S04- MTA Curb Cut \_\_\_\_\_ feet

S03- Exhaust Duct \_\_\_\_\_ feet  S05- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 8 feet clearance from sidewalk cafe:

S06- Street Tree Bed \_\_\_\_\_ feet  S13- Newsstand \_\_\_\_\_ feet

S07- Mailbox \_\_\_\_\_ feet  S14- Streetlight \_\_\_\_\_ feet

S08- LinkNYC Kiosk \_\_\_\_\_ feet  S15- Bus Stop Pole \_\_\_\_\_ feet

S09- Wayfinding Kiosk \_\_\_\_\_ feet  S16- Fire Hydrant \_\_\_\_\_ feet

S10- E-charging Station \_\_\_\_\_ feet  S17- Bus Stop Shelter \_\_\_\_\_ feet

S11- Parking Meter \_\_\_\_\_ feet  S18- Traffic Signal \_\_\_\_\_ feet

S12- SB5 Fare Machine \_\_\_\_\_ feet

### Elements with minimum 5 feet clearance from sidewalk cafe:

S19- Citibike/Bike Share Station \_\_\_\_\_ feet  S24- Emergency Exit Hatch \_\_\_\_\_ feet

S20- Bike Corral \_\_\_\_\_ feet  S25- Subway Stair: Closed End \_\_\_\_\_ feet

S21- Micromobility Station \_\_\_\_\_ feet  S26- Subway Elevator: Non-Entry \_\_\_\_\_ feet

S22- Primary Building Entrance \_\_\_\_\_ feet  S27- Siamese Connection \_\_\_\_\_ feet

S23- Curb Cut \_\_\_\_\_ feet

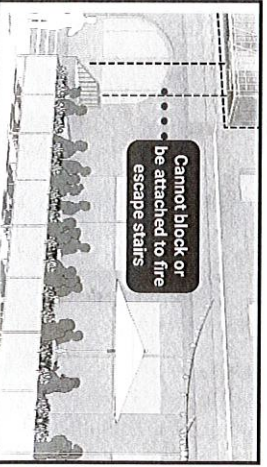
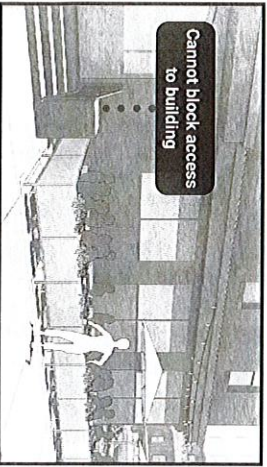
### Elements with minimum 3 feet clearance from sidewalk cafe:

S28- Elevated Train Infrastructure \_\_\_\_\_ feet  S29- Transformer Vault \_\_\_\_\_ feet

### Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

S30- Vent Infrastructure: \_\_\_\_\_ inches  S31- Manholes \_\_\_\_\_ inches  
utility vent poles, vent grates, subway grates

Check this box if none of the objects listed above are within 15 feet of the proposed setup.



## SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

### Materials Checklist:

#### **\*Required\***

#### Perimeter Demarcation (All of the following must be met)

Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.

Maximum height is 2 feet 6 inches (excluding planting(s)).

Not affixed to the sidewalk.

#### **\*Optional- Only check the material categories you intend to use in your sidewalk cafe\***

#### Furnishings (if using, the first two below must be met)

Lightweight and easily movable.

Not affixed to the sidewalk.

Check here if you plan to place tables/chairs on top of a cellar or basement door. If so, please complete the Cellar or Basement Door Certification.

#### Awnings Physically Attached to the Building (if using, all of the following must be met)

Minimum 8 feet height from the ground and does not exceed 10 feet height.

Easily removable, comprised of fire-grade and wind resistant materials.

Does not extend beyond the perimeter of the sidewalk cafe.

Complies with the New York City Building Code. Please note that this may require additional permits from DOB, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

#### Overhead Coverings/ Umbrellas (if using, all of the following must be met)

Minimum 7 feet height from the ground and does not exceed 10 feet height.

Easily removable, comprised of fire-grade and wind resistant materials.

Does not extend beyond the perimeter of the sidewalk cafe.

The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.

Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

#### Lighting and Electrical Connections (if using, all of the following must be met)

Any lighting is outdoor rated, properly secured, and lightweight.

Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.

Does not extend beyond the perimeter of the sidewalk cafe.

Does not exceed 10 feet in height.

Not attached to any City property, including street trees.

Electrical work complies with the applicable requirements set forth in DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

## **LUNCH MENU**

### **BAR SNACKS**

#### **BAR NUTS**

Sweet and Salty Mixed Nuts \$6

#### **MARINATED OLIVES**

Citrus, Garlic Confit, Herb, Olive Oil \$8

### **TO START**

#### **DEILED EGGS**

Crispy Shallots \$10

#### **PRETZEL**

Curried Mustard, Beer Cheese \$14

#### **BABY BACK RIBS**

Hoisin Barbecue Sauce, Dry Rub, Sesame \$18

#### **CRAB CAKES**

Tartar Sauce Shaved Fennel, Apple, Chive \$21

#### **SMOKED FISH DIP**

Caper, Shallot, Lemon, Dijon, Everything Cracker \$12

### **SALADS & BOWLS**

#### **PROTEINS**

Grilled Chicken Breast \$11

Seared Salmon \$14

Flat Iron Steak \$15

#### **KALE AND BRUSSELS SPROUTS**

Toasted Cashew, Pecorino, Radish, Quinoa, Dried Cranberry, Grainy Mustard

Vinaigrette \$15

#### **WINTER VEGETABLE**

Sesame Seed, Shredded Carrot, Cabbage, Broccoli, Apple, Sweet Chili Vinaigrette \$16

#### **CAESAR SALAD**

Little Gem, Sourdough Crouton, Parmesan, Anchovy \$15

#### **SEASONAL GREENS**

Mixed Greens, Shredded Carrot, Cucumber, Radish, Red Pepper, Dijon Vinaigrette, Goat

Cheese Crumble \$14

#### **CHICKEN POT PIE**

House-Made, Double Crusted Pastry \$24

## **HANDHELDS**

### **B.L.A.T.**

Slab Bacon, Butter Lettuce, Marinated Tomato, Cilantro, Avocado, Garlic Aioli, Brioche  
Bun, Fries **\$16**

### **BLACKENED CHICKEN**

Lettuce, Tomato, Swiss, Rosemary Garlic Aioli, Salad **\$18**

### **PORTO SANDWICH**

Portobello Mushroom, Goat Cheese, Pickled Onion, Arugula Salad, Mustard Dressing  
**\$19**

### **PRIME BEEF BURGER**

Tavern Sauce, Cheddar, Pickle, Little Gem, Fries Add Bacon +\$2 **\$23**

### **CRISPY FISH**

Cod, Tomato, Tartar Sauce, Pickled Onion, Lettuce **\$18**

## **SIDES**

### **FRENCH FRIES**

Trio of Dipping Sauces **\$9**

### **WINTER RATATOUILLE | Lunch New**

Butternut Squash, Parsnip, Celeriac, Pecorino, Herb, Tomato **\$8**

### **GLAZED CARROT**

Honey Horseradish Glaze, Chive **\$8**

## **SWEETS**

### **STICKY TOFFEE PUDDING**

Toffee Sauce, Vanilla Ice Cream **\$12**

### **CRÉME BRÛLÉE**

Vanilla Custard, Burnt Candy Top **\$10**

### **BROOKIE**

Brownie, Chocolate Chip Cookie, Vanilla Gelato **\$10**

### **NYU Lunch Box**

### **APPLE CRISP**

Oat Crumble, Vanilla Gelato

**\$13**

## **DINNER MENU**

### **BAR SNACKS**

#### **BAR NUTS**

Sweet and Salty Mixed Nuts \$6

#### **MARINATED OLIVES**

Citrus, Garlic Confit, Herb, Olive Oil \$8

#### **FRENCH DIP**

Slow-cooked Roast Beef Sliced Thin, Ciabatta, Jus, Dijonnaise, Fries \$25

### **TO START**

#### **SMOKED FISH DIP**

Caper, Shallot, Lemon, Dijon, Everything Cracker \$12

#### **BURRATA**

Tomatoes, Arugula, Farro, Cashew, Balsamic Glaze \$17

#### **PRETZEL**

Curried Mustard, Beer Cheese \$14

#### **FRIED BRUSSELS SPROUTS**

Sweet Chili \$14

#### **BABY BACK RIBS**

Hoisin Barbecue Sauce, Dry Rub, Sesame Seeds \$18

#### **CRAB CAKES**

Remoulade, Shaved Fennel, Apple \$21

#### **TRUFFLE ARANCINI**

Marinara, Pecorino \$15

#### **DEVEILED EGG**

Crispy Shallot, Pickled Onion \$10

### **GREENS AND SUCH**

#### **PROTEINS**

Grilled Chicken Breast \$11

Seared Salmon \$14

Flat Iron Steak \$15

#### **KALE AND BRUSSELS SPROUTS**

Toasted Cashew, Pecorino, Radish, Quinoa, Dried Cranberry, Grainy Mustard

Vinaigrette \$15

#### **WINTER VEGETABLE**

Sesame Seed, Shredded Carrot, Cabbage, Broccoli, Apple, Sweet Chili Vinaigrette **\$16**

**CAESAR**

Little Gem, Sourdough Crouton, Parmesan, Anchovy **\$15**

**LARGE PLATES**

**FRA DIAVOLO MUSSELS**

Celery, Shallots, Fra Diavolo Marinara, Grilled Bread, Fries **\$25**

**STEAK FRITES**

8 oz Flat Iron, Beurre de Chêne Blanc, Fries **\$34**

**ROASTED HALF CHICKEN**

Lemon, Garlic, Herb Citrus Jus, Mash, Glazed Carrot **\$32**

**BAKED RIGATONI**

Pork Sausage, Bell Pepper, Tomato Sauce, Mozzarella, Pecorino, Herb Bread Crumb **\$24**

**CHICKEN POT PIE**

House-Made, Double Crusted Pastry **\$24**

**FAROE ISLAND SALMON**

Butternut Squash, Roasted Root Vegetable, Sauce Provençal, Olive Herb Salad **\$28**

**FISH AND CHIPS**

Tartar Sauce, Mashed Peas, Malt Vinegar **\$27**

**MUSHROOM BOLOGNESE**

Fettuccine, Pesto, Pecorino, Bread Crumbs **\$23**

**PORTO SANDWICH**

Portobello Mushroom, Goat Cheese, Pickled Onion, Arugula, Balsamic, Brioche, Salad

**\$19**

**PRIME BEEF BURGER**

Tavern Sauce, Cheddar, Pickle, Little Gem, Fries **\$23**

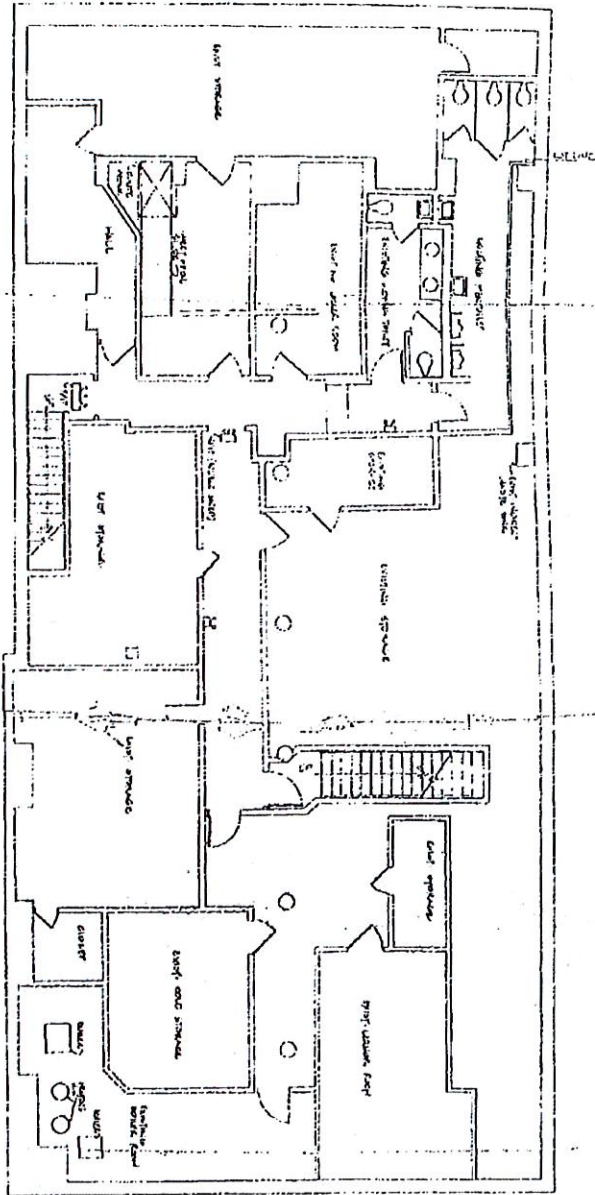
**Add Bacon \$2**



GREEN SWEET ENTERPRISES INC.  
 21 WAVEWAY PLACE, NY NY 10005  
 PROPOSED - BASEMENT - NO CHANGE

1/2 11 & 12

CEILING PLAN  
 10/17/85

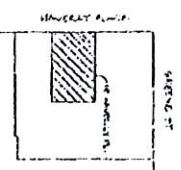


100765744  
 NUMBER OF PAGES

THIS DRAWING IS FOR PLUMBING ONLY  
 NOT FOR CONSTRUCTION

ARCHITECT  
 100765744  
 10/17/85

NOT PLAN  
 SCALE: 1/8" = 1'-0"



ISSUED PLAN, NOT PLAN AND NOTES  
 18 WAVEWAY PLACE  
 NEW YORK, N.Y.  
 A-2.2