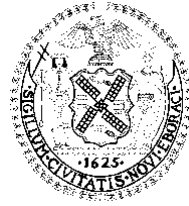


Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*
Mark Diller, *District Manager*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover** request will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Pandaria, LLC

Trade name (DBA): Dragonne

Premises address: 13 Barrow Street, New York, New York

Cross Streets and other addresses used for building/premise:
West 4th Street

CONTACT INFORMATION:

Principal(s) Name(s): Mark Chou

Office or Home Address: _____

City, State, Zip: _____

Landlord Name / Contact: Lowell Associates, LLC

Landlord's Telephone and Fax: _____

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

Mark Chou None

Matthew Park None

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

Dragonne will be a contemporary French bistro

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.)

NA

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

Empty restaurant, we believe.

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: _____

Annisa. Application ID# is unknown. LAMP search shows no result. In/around 2017

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:

see answer above

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 Year Built : 1897

Describe neighboring buildings: Mixed Residential & Commercial Buildings

Zoning Designation: R6, C1-5

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

Block and Lot Number: 50 / 7502

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 : _____

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? Eating/Drinking Place/Restaurant

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? 74

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? NA 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? 2154

If more than one floor, please specify square footage by floors: 1321 main, and 834 basement

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? stairs

How many entrances are there? 2 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? 24 Total table seats? 54

Total number of bars? 1 Total bar seats? 8

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

Total OVERALL number of seats in Premises : 62

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 8

How many service bars are being applied for on the premises? 0

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: closed _____ to _____ Monday: closed _____ to _____ Tuesday: 5pm to 1030pm Wednesday: 5pm to 1030pm Thursday: 5pm to 1030pm Friday: 5pm to 11pm Saturday: 5pm to 11pm

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 : NA

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 Planning to install

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

Please describe your sound system and sound proofing: soft surface floor, panels on ceiling
tables padded on the underside, curtains.

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: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Mark Chou

Title Owner

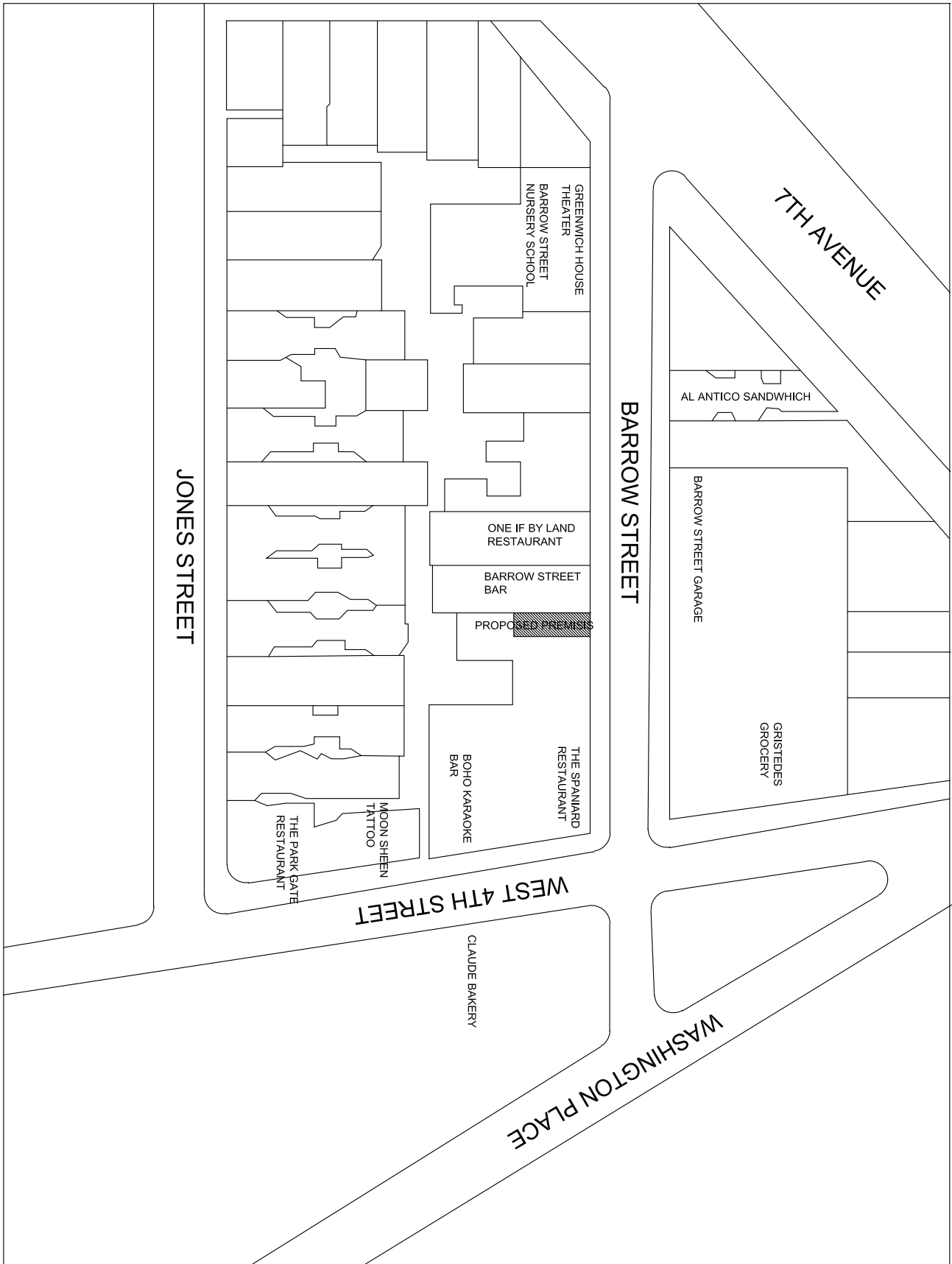
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



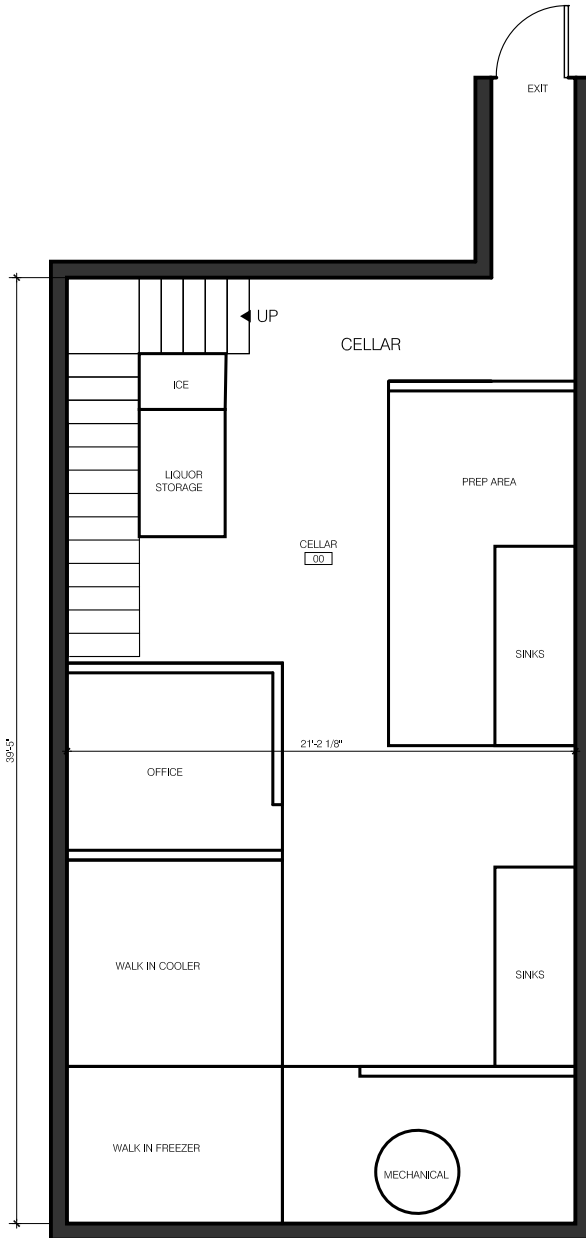
Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair

Dinner Menu - Summer 2026

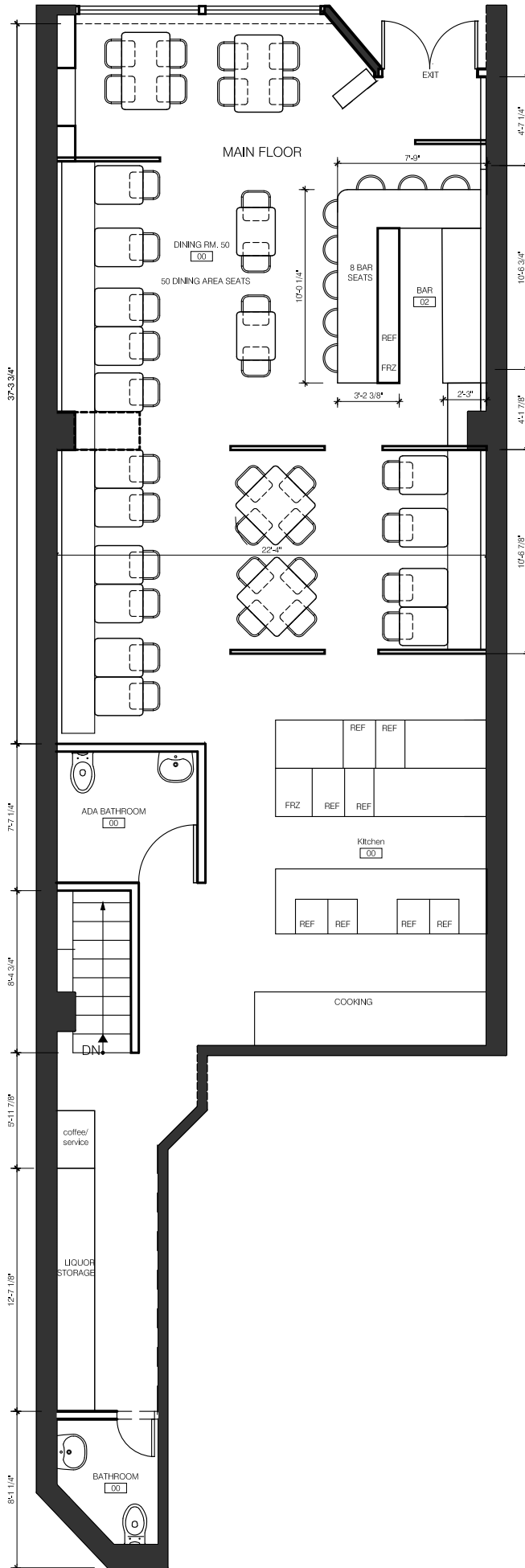
Hokkaido milk bread with seaweed butter	11
½ Dozen oysters	18
Hamachi crudo with late summer pickled vegetables and cilantro	28
Razor clams with 'XO', fermented black bean and green garlic	33
Prawn toast with toasted sesame and sauce choron	18
Oxheart tomato carpaccio with Occhipinti olive oil and summer herbs	30
Pea leaf salad with lemon and pecorino	28
Coco beans de paimpol with seared foie gras and chive	33
Lump crab omelette with green chili	38
Cumin lamb ribs with medjool date and chermoula	36
Koji risotto with montauk squid, pine nut and thai basil	34
Wild mushroom vol-au-vent with matsutakes and madeira sauce	35
Late summer vegetables stuffed with veal and ricotta	52
Steamed halibut with cockles and chive blossom beurre blanc	56
Poached trout with zucchini fritti and lemon emulsion	48
Dry-aged Peking duck breast with plum and cucumber	66
Desserts	
Crepe brulee with Tahitian vanilla	15
Chocolate fondant with creme anglaise	15
Baba au Rhum with chantilly	15



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 New York, NY



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