

Meeting Date: March, 2026

APPLICANT INFORMATION:

Name of applicant(s): The Fourteen Group LLC

Trade name (DBA): TBD

Premises address:
244 West 14th Street, New York, NY 10011

Cross Streets and other addresses used for building/premise:
7th Avenue and 8th Avenue

CONTACT INFORMATION:

Principal(s) Name(s):
Justin Masi and Stephen Orso & Amanda Orso

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact:
Superior Management Incorporated

Landlord's Telephone and Fax: [REDACTED]

| NAMES OF ALL PRINCIPAL(s): | NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD |
|-----------------------------------|--|
| <u>Justin Masi</u> | <u></u> |
| <u>Stephen Orso</u> | <u></u> |
| <u>Amanda Orso</u> | <u></u> |

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

The premises is a restaurant featuring contemporary French-fusion cuisine, designed to evoke a warm, intimate, and welcoming atmosphere. Our mission is to make every customer feel recognized and special—creating a sense of belonging and a true escape in the heart of New York City. Inspired by the charm, elegance, and effortless energy of France, this restaurant offers a refined yet relaxed environment where conversation, connection, and culture are at the center of the experience.

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 of existing liquor license of AW Hospitality LLC, no changes to the current method of operation.

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

AW Hospitality LLC, d/b/a Drai's Supperclub New York

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: _____

AW Hospitality LLC, License ID# 0340-25-111125, expiration date 4/30/2027

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:

Up & Down, 2013 - 2020

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 : 1920

Describe neighboring buildings:
Mixed Use (Residential and Commercial)

Zoning Designation: C6-2A

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 618 / 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 : _____

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? n/a

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? 548

If yes, what is the use group for the premises? UG 12

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: Updated signage

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 9,730 sq ft

If more than one floor, please specify square footage by floors: Ground fl: 4,865 sq ft; basement: 4,865 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? internal staircase

How many entrances are there? 1 How many exits? 1 How many bathrooms? 5

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

OVERALL SEATING INFORMATION:

Total number of tables? 41 Total table seats? 166

Total number of bars? 2 Total bar seats? 20

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

Total OVERALL number of seats in Premises : 186

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 20

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: 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 Restaurant ___ Club/ Cabaret ___ Hotel ___ Other: _____

What are the Hours of Operation?

Sunday: 12p to 12a Monday: 12p to 12a Tuesday: 12p to 12a Wednesday: 12p to 2a Thursday: 12p to 2a Friday: 12p to 2a Saturday: 12p to 2a

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 nightly (doorman)
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? Dave Kotch

Please describe your sound system and sound proofing: Extensive soundproofing already in place due to current operations.

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) _____

Restaurant will have interior queuing area for patrons.

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: Pusterblume International PreSchool

Address: 244 W. 14th Street (located upstairs establishment, non-exclusive use) 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: Justin Masi Phone: _____

Address: 244 W 14th St

Email : Justin@cassecou.co

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Justin Masi

Title LLC Member

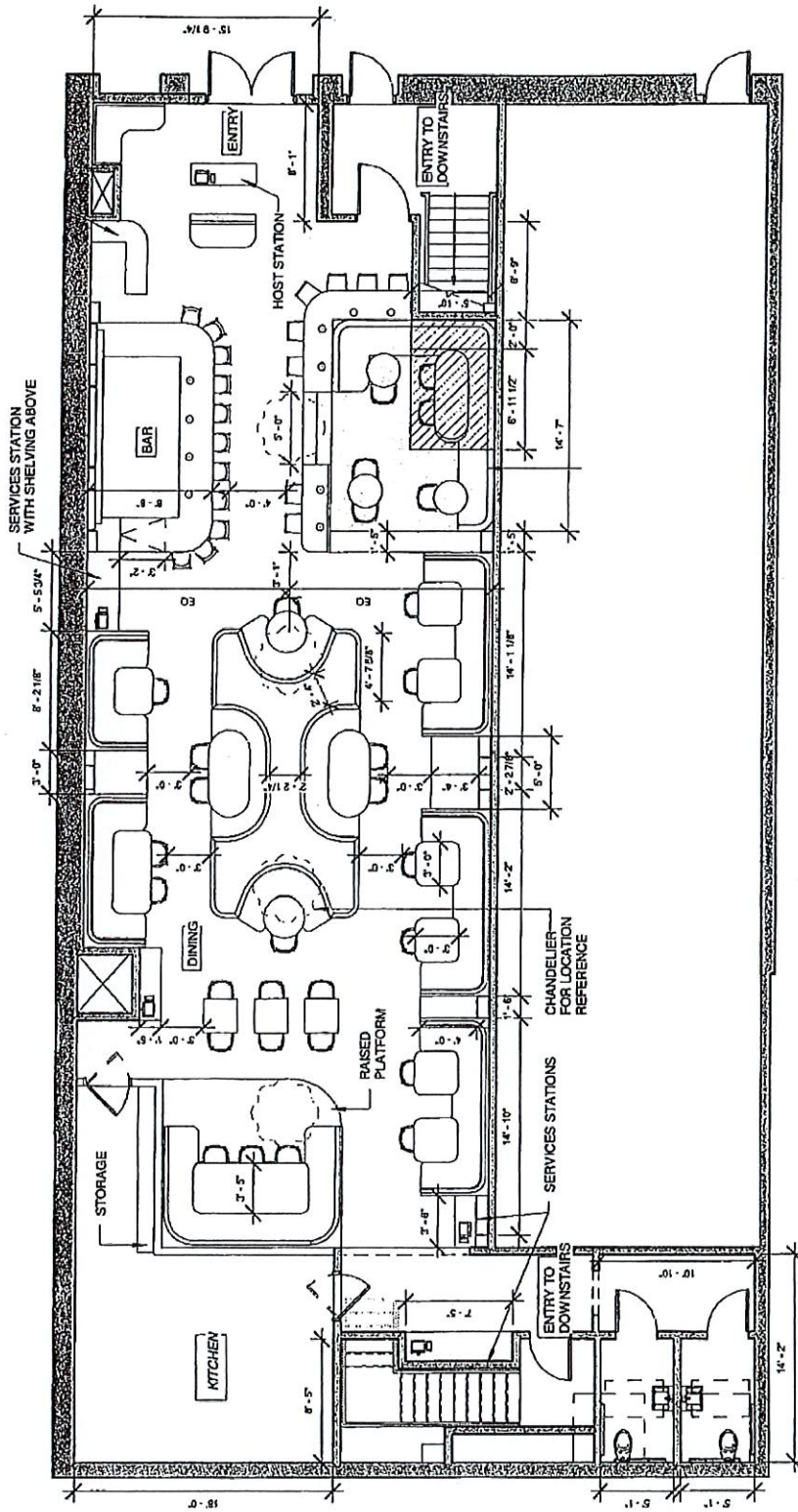
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



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

GROUND FLOOR

NEW YORK, NY | GROUND LEVEL PLAN | CONCEPT DESIGN PACKAGE



NOTES:

01.18.23 - REVIEW

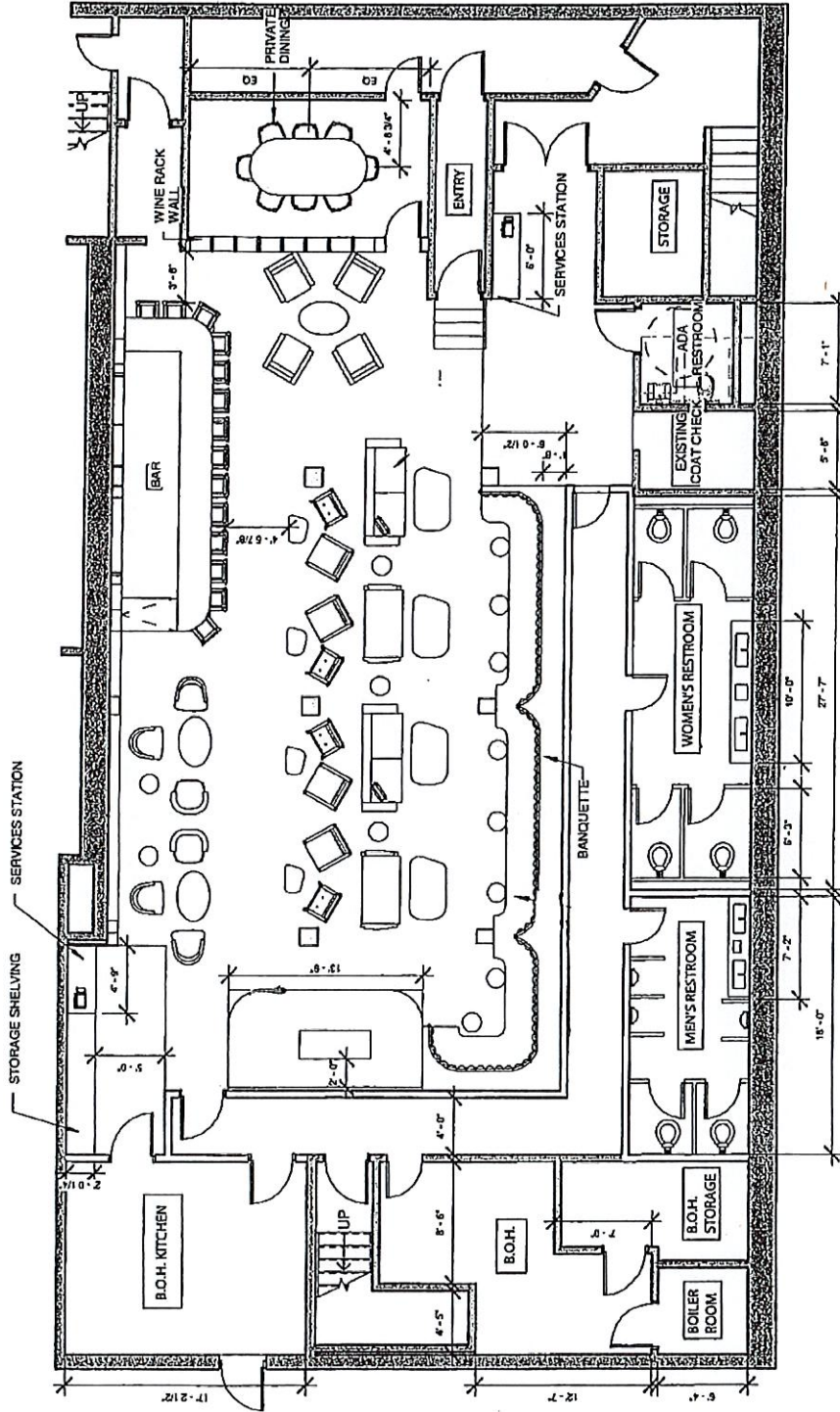
SK-001

EMPORIUM DESIGN



BASEMENT

NEW YORK, NY | CELLAR FLOOR PLAN
 CONCEPT DESIGN PACKAGE

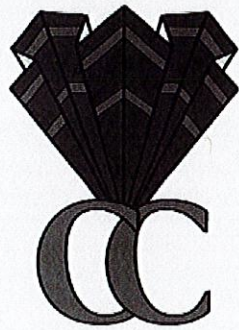


01.18.23 - REVIEW

SK-010

© EMPORIUM DESIGN

NOTES:



APPETIZERS

BAGUETTE

Bordier Butter

TUNA TARTARE

*Capers, Cornichons, Red Onion, House Mayonnaise,
Pommes Pailles*

STEAK TARTARE

Fried Shallots, Country Toast

BURGUNDY ESCARGOTS

Butter, Garlic Parsley, Baguette

FRENCH ONION SOUP

Veal Broth, Gruyere & Emmental Cheeses, Croutons

YELLOWTAIL JALAPENO

Ponzu, Jalapeno

SALADS

BELGAIN ENDIVE SALAD

*Avocado, Anchovy, Formaggio Di Fossa,
Walnuts, Sherry Vinaigrette*

FRENCH CAESAR

*Romaine, Parmesan Custards, Parmesan
Crisps, Croutons*

ENTREES

BIG MEC

*Double Cheeseburger, Bordelaise, Special
Sauce, Frites*

MUSSELS MARINIERE

*White Wine, Shallots, Creme Fraiche, Country
Toast, Frites*

ROASTED CHICKEN

*Pan Roasted Jidori Chicken, Pommes
Paillason, Herbs de Provence, Watercress*

FILET AUX POIVRE

*Filet Mignon, Cognac Sarawalk Black Peper
Sauce, Frites*

CARBONARA

Linguine, Guianciale, Ramps, and Morels

MANDARINA CRISPY DUCK

*Sliced Cucumber, Scallion, House Wheat
Pancakes, Hoisin and Seasonal Sauce*

CHICKEN PALLIARD

Grilled Chicken, Arugula Salad

CLUB SANDWICH

*Bacon, Lettuce, Heirloom Tomatoes, House
Mayonnaise, Frites*

CHILEAN SEABASS

Seabass Filet, Lemon Butter Sauce