

Meeting Date: February 2026

APPLICANT INFORMATION:

Name of applicant(s):
Miles on Hudson, LLC

Trade name (DBA):
TBD

Premises address:
435 Hudson Street, Groud FL and Mezzanine, NY, NY 10014

Cross Streets and other addresses used for building/premise:
Hudson Street and Leroy Street

CONTACT INFORMATION:

Principal(s) Name(s):
Miles on Hudson, LLC

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
Trinity Hudson Holdings, LLC

Landlord's Telephone and Fax: [REDACTED]

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

See Attached Rider

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
Applicant has years of experience in high end dining operations. The focus of the premises will be on providing exemplary service and exquisite dining.

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:

Restaurant

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: NA

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:

EN JAPANESE BRASSERIE, License No. 0340-23-132442, approximately 12/2004 to 12/2024.

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: 9 Year Built : 1936

Describe neighboring buildings:
Commercial

Zoning Designation: M1-5

Zoning Overlay or Special Designation (applicable) M1-5

Block and Lot Number: 602 / 68

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 A 437 sq. ft. area that runs along Leroy Street abutting the 435 Hudson building will seat 32 guests. There are no obstructions. There will be not TV's. There will be heating elements. It will operate from 12 PM to 11 PM.

What is the proposed Occupancy? 243

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? 243

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

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: There will be additional signage above the main entrance.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 13, 432 sq. ft.

If more than one floor, please specify square footage by floors: Ground - 10,958 sq. ft. Mezzanine - 2474 sq. ft.

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

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

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

Is there access to other parts of the building? no yes, explain: There are two staircases in the kitchen and storage areas that lead to office space which is under the exclusive control of the applicant.

OVERALL SEATING INFORMATION:

Total number of tables? 38 Total table seats? 153

Total number of bars? 1 Total bar seats? 15

Total number of "other" seats? 32 please explain : Exterior sidewalk seating

Total OVERALL number of seats in Premises : 200

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 15

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: NA

* 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:

12 PM to 2am 12 PM to 2am 12 PM to 2am 12 PM to 2am 12 PM to 2am 12 PM to 2am 12 PM to 2am

Will the business employ a manager? ___ no yes, name / experience if known : Andrew Chandler, 13 years of hospitality experience

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?) _____

Type of MUSIC / ENTERTAINMENT: Live ^{*}MUSIC Live ^{*}DJ ___ Juke Box ___ Ipod / CDs ___ none

*Internal Wired System using Playlist; Volume will be controlled by remote controller.

Expected Volume level: Background (quiet) ___ Entertainment level ___ Amplified Music

(check all that apply) **Live music + DJ for private events, only a handful of times each year. Daily entertainment is background music only.*

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: _____

Starsilent acoustic plaster will be installed throughout the dining room, bar and lounges on the walls and ceilings. Additional soundproofing panels will be located in the main dining room and private dining room. We are working with an acoustic engineer, Cerami, to ensure there is proper soundproof coverage.

Will you be permitting: NA promoted events NA scheduled performances NA outside promoters

NA any events at which a cover fee is charged? Yes private parties

There will be a private dining room where applicant will host lunches and dinners of up to 25 guests. These will be booked and coordinated with an internal dining room manager. They will not be open to the public and there will be no cover fee.

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) _____

The exterior seating will be contained by planter boxes.

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: Marcia Regen, CFO and Managing Partner Phone: [REDACTED]

Address: [REDACTED]

Email [REDACTED]

Application submitted on behalf of the applicant by:

Marcia C. Regen
Signature

Print or Type Name Marcia Regen

Title CFO and Managing Partner

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.

[Handwritten Signature]

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Manhattan SLA Licensing
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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: Miles on Hudson, LLC

Address of Premises: 435 Hudson Street, Ground Floor and Mezzanine, NY, NY 10014

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

8 tables and 32 seats on Leroy Street

_____ tables and _____ seats on _____ Street

Hours of sidewalk café: 12 PM to 11 PM .

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

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 _____ .

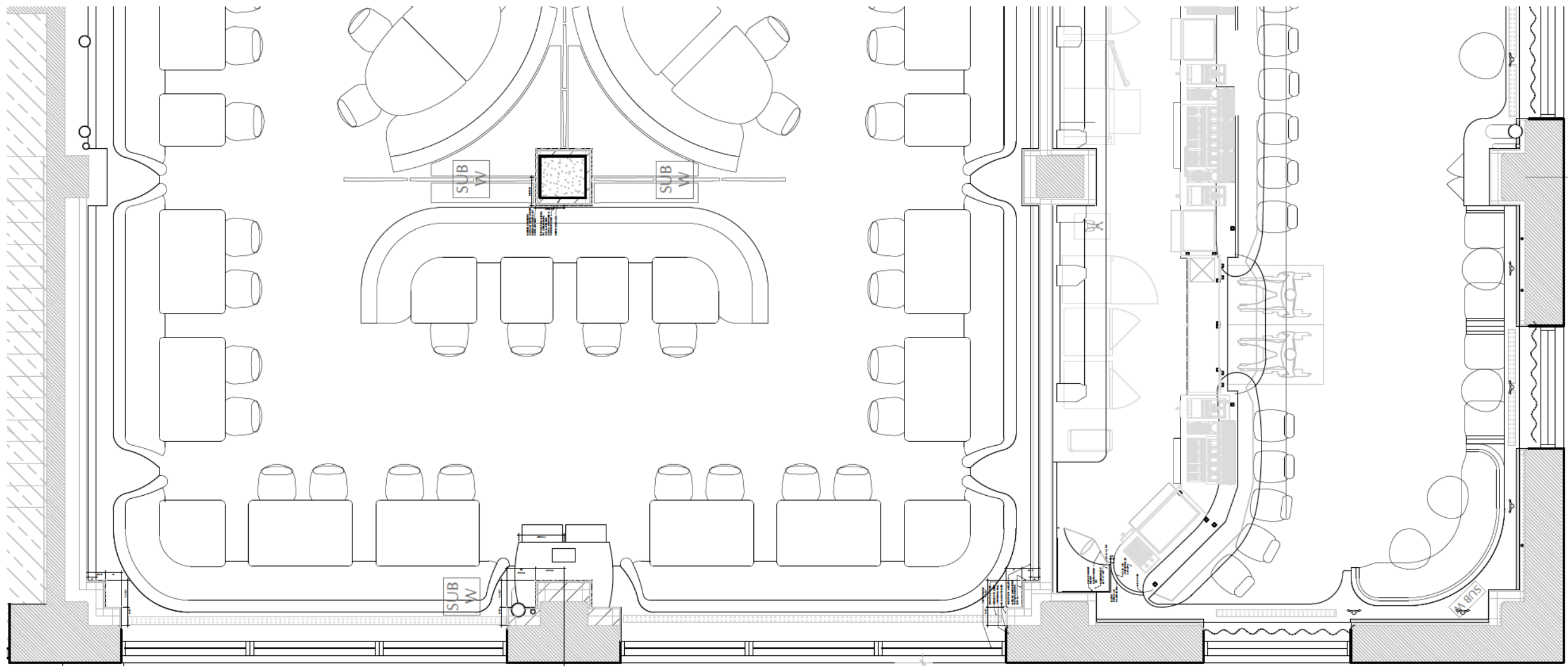
Does seating extend beyond the business frontage? No Yes

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: As required per weather



MICHAEL ZENREICH, PC
 A R C H I T E C T
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 New York, N.Y. 10018
 Tel. (212) 242-7440

435 HUDSON
NEW YORK, NY
 MILES ON HUDSON

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Drawn By: RP

Checked By: MR

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS ARE TO BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Location :

100 FIFTH AVE
 NEW YORK, NY 10011

Title:

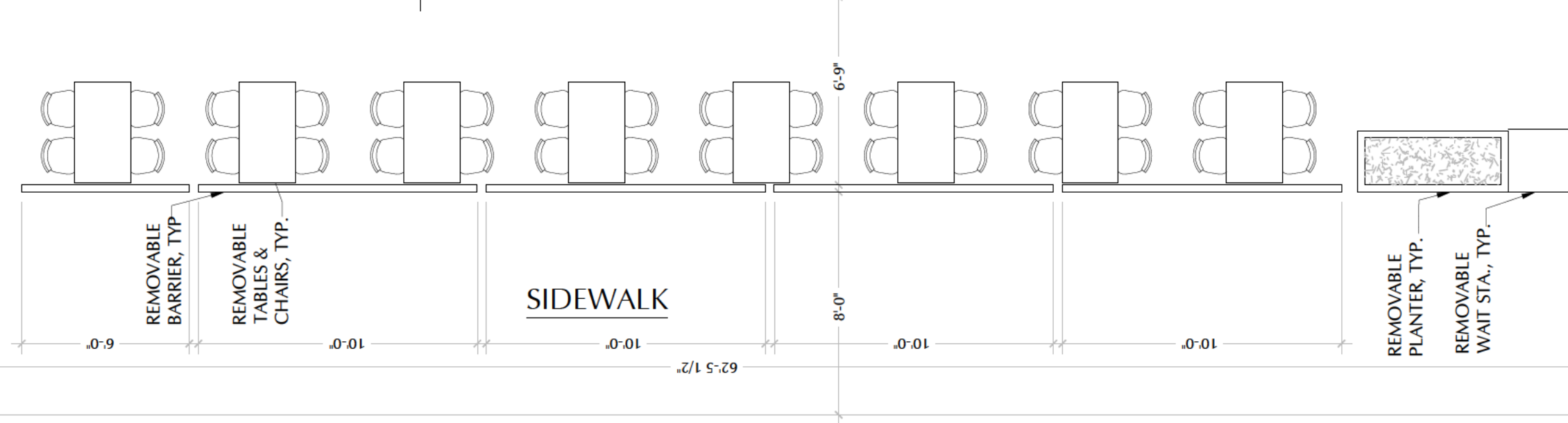
SIDEWALK
 DINING

Date: 01/21/2026

Scale: As Noted

Project #: 2024-115

SKA:



LEROY STREET

Meze

- Hummus 10
- Baba Ghanoush 10
- Cucumber and Harissa 8
- Beets and Garlic 9
- Spicy Olives and Roasted Pepper 8
- Moroccan Carrots 10
- Turkish White Bean 10

Flatbreads

- Squash and Arugula 17
- Mushrooms and Radicchio 20
- Zucchini and Feta 18
- Tomato and Mozzarella 20

Small Plates

- Baby Gem Lettuce with Charred Eggplant Yogurt and Smashed Cucumber 17
- Roasted and Pickled Beets with Yogurt and Lovage 17
- Tabouli with Parsley, Tomato, Bulgur and Lemon 17
- Oyster Mushroom Kebab with Sumac and Cilantro 18
- Corn Ribs with Aleppo Mayonnaise 18
- Grilled Cabbage with Sunflower Seed Tahini and Bergamot 17
- Purple Sprouting Broccoli with Peanut and Lime Miso 18
- Eggplant with Herbs and Crispy Garlic 19

Large Plates

- Freekeh and Parsnip Congee 30
- Roasted Carrot, Spiced Lentil and Green Tomato Shatta 32
- Cauliflower Steak 32
- Celery Root Shawarma 35
- Wild Mushroom Mixed Grill 40

Sides

- Smoked Potato 10
- Green Salad 10
- Roasted Zucchini with Mint 10
- Green Beans with Cumin and Tomato 11

Desserts

- Sticky Date and Halva Pudding 15
- Fruit/Berry Desert 15
- Soft Serve Ice-cream Sundae 16

