

HELBRAUN || LEVEY

PA'CO LLC
&
GREY HERON HOLDINGS LLC
(CO-LICENSEE)
2 BLEECKER STREET
NEW YORK, NY 10012

MANHATTAN COMMUNITY BOARD 2

David Gruber, Chair
Bo Riccobono, First Vice Chair
Jo Hamilton, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, 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 LIQUOR LICENSE

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 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 following months 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 within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

APPLICANT INFORMATION:

Name of applicant(s):

PA'CO LLC & GREY HERON HOLDINGS LLC AS CO-LICENSEE

Trade name (DBA):

GREY HERON CAFE (CAFE) & ATANY (RETAIL STORE)

Premises address:

2 BLEECKER STREET (STOREFRONT), NEW YORK, NY 10012

Cross Streets and other addresses used for building/premise:

BOWERY & ELIZABETH STREET

CONTACT INFORMATION:

Principal(s) Name(s):

JUSTIN BECK

Office or Home Address: 2 BLEECKER STREET (STOREFRONT)

City, State, Zip: NEW YORK, NY 10012

Telephone #:

email :

Landlord Name / Contact:

ANI V ANI LLC

Landlord's Telephone and Fax:

NAMES OF ALL PRINCIPAL(s):

JUSTIN BECK

WILLIAM TIGERTT (AS CO-LICENSEE)

N/A

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

N/A

FREEMAN HOLDINGS LLC (#0340-22-106044) 191 CHRYSTIE STREET; 5 BEEKMAN HTL OWN LLC (#0343-23-122500) 5 BEEKMAN; AKCB HOLDING LLC AND OUTER HOSPITALITY LLC (#0370-23-130833) 191 CHRYSTIE STREET

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

THE APPLICANT BEFORE YOU INTENDS TO OPERATE A SMALL SPECIALITY CAFE BY DAY AND OFFER SMALL BITES, WINE, AND COCKTAILS IN THE EVENING. THE CAFE WILL BE LOCATED INSIDE THE MEN'S CLOTHING STORE, ATANY, ON THE CORNER OF BLEECKER AND BOWERY.

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 : _____

THE APPLICANT WILL OPERATE A SPECIALITY CAFE WITHIN A MEN'S CLOTHING STORE. WE ARE COMING BEFORE YOU AS A "BAR/TAVERN," FOR THE PURPOSE OF THE SLA.

If upgrade, alteration, or transfer, please describe specific nature of changes:
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

N/A, THIS IS A NEW LICENSE APPLICATION.

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

CLOTHING RETAIL.

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: _____

N/A, PREMISES IS NOT CURRENTLY LICENSED.

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:

SAXON & PAROLE (316 BOWERY, LLC ; 0340-20-100675). *LAMP SCREENSHOT AVAILABLE ON NEXT PAGE.*

Premises Details

Premises Name	316 BOWERY, LLC
DBA	SAXON AND PAROLE
License ID	0340-20-100675
Legacy Serial No.	1204317.0
Category	On Premises Liquor
Description	Restaurant
Address	316 BOWERY NEW YORK, New York 10012 New York County

License Details

Lic Type	1
Lic Class	340
Lic Exp Date	8/31/2022
Lic Eff Date	10/14/2020
Lic Iss Dat	10/14/2020
Lic Org Dat	10/14/2020
Status	InActive

Principal(s)

Not Available for Display

Disciplinary History

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 : 1868

Describe neighboring buildings:

MIXED-USE (COMMERCIAL & RESIDENTIAL)

Zoning Designation: C6-1

Zoning Overlay or Special Designation (applicable) LI

Block and Lot Number: 521 / 7504

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 _____

What is the proposed Occupancy? <128 ENTIRE 1ST FLOOR (RETAIL & CAFE)

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? 128

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? ☒ 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: CLOTHING STORE TRADENAME TO BE DECAL ON WINDOW. CAFE TO BE LICENSED WILL HAVE ITS OWN SIGNAGE INSIDE STORE

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,650 SQ. FT

If more than one floor, please specify square footage by floors: RETAIL AREA 1,350 SQ. FT & CAFE 300 SQ. FT
(GROUND FLOOR)

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? N/A

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

Is there access to other parts of the building? ☒ no ☐ yes, explain: N/A

OVERALL SEATING INFORMATION:

Total number of tables? 4 Total table seats? 12

Total number of bars? 1 Total bar seats? 8

Total number of "other" seats? 0 please explain : N/A

Total OVERALL number of seats in Premises : 20

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? ☒ no ☐ yes, describe : N/A

For Alterations and Upgrades:

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

N/A, THIS IS FOR A NEW LICENSE APPLICATION.

* 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: _____
(CAFE)

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
7AM to 10PM 7AM to 10PM 7AM to 10PM 7AM to 10PM 7AM to 10PM 7AM to 12AM 7AM to 12AM

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : WILLIAM TIGERTT & MICHAEL DEMPSEY

Will there be security personnel? ☒ no ☐ yes (if yes, what nights and how many?) N/A

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

If yes, please describe : PREMISES HAS FRENCH DOORS WHICH WILL CLOSE BY 10PM.

Will you have TV's ? ☒ no ☐ yes (how many?) N/A

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? N/A

Please describe your sound system and sound proofing: _____
PREMISES CURRENTLY HAS SOUNDPROOFING.

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

☐ any events at which a cover fee is charged? ☒ private parties (ON OCCASSION)
APPROX. 10-20 A YEAR
(CORPORATE & HOLIDAYS)

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) _____
N/A

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: N/A

Address: _____ Distance: _____

Name of School / Church: _____

Address: N/A Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

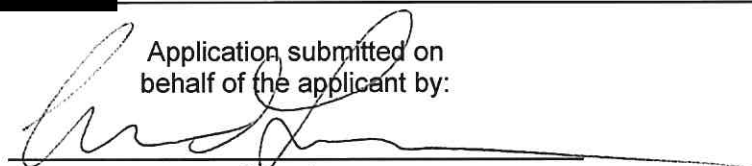
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: MICHAEL DEMPSEY Phone: [REDACTED]

Address: 2 BLEECKER STREET (STOREFRONT), NEW YORK, NY 10012

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name HELBRAUN & LEVEY LLP c/o ADRIANNA GOLOVATII

Title REPRESENTATIVE

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
Carter Booth, Co-Chair
Robert Ely, Co-Chair

GREY HERON

Apéro Café

SANDWICHES

JAMBON BEURRE

Country Ham, Cultured Salted Butter, on Baguette

14.5

CHICKEN AVOCADO

Cheddar, Radish, Dijon, Spouts on Multigrain

14.5

TUNA

Tuna, Hard Boiled Egg, Pickled Red Onion, Arugula, Served on
Sesame Bun

16.5

DESSERTS

Pot du Crème - French Chocolate Dusted with Espresso

9

Panna Cotta - Apricot Compote

9

Notice: Consuming raw or undercooked meats, poultry, seafood, shell fish
or eggs may increase your risk of foodborne illness.

GREY HERON
Apéro Café

PASTRIES

CROISSANT

5

PAIN AU CHOCOLAT

7.5

YUZU MADELEINES

6

KOUIGN-AMANN

7

CARDAMOM SWEET ROLL

6.75

RED CURRANT SCONE

6

Tea Service by House of Waris Botanicals

Classic Black Tea

Chamomile

Earl Grey

English Breakfast

Blood Orange

Wild Mint

5

GREY HERON

Apéro Café

COFFEE MENU

HOT COFFEE

8oz or 12oz 4.50

ESPRESSO

single 4.75 or double 5.75

AMERICANO

8oz or 12oz 4.50

MACCHIATO

4.75

CORTADO

5

FLAT WHITE

5.25

CAPPUCCINO

5.25

LATTE

5.95

MATCHA LATTE

5.75

COLD BREW

5.75

GREY HERON

Apéro Café

NON ALCOHOLIC COCKTAILS

WHEN DOWN IN JUAREZ

NA Agave Distillate, Ginger, Pandan, Lime

GREAT JONES SPRITZ

Dry and botanical Martinez - non-alcoholic

LONDON BOUND

Botanical Distillate, Verjus, Quinine, Honey, Lavender, Cedar

PHONY MEZCAL NEGRONI

NY Produced NA Bitters

EMPEROR'S GRACE

Lapsang Suchong, Cinnamon, Clove, Star Anise, Rice Milk

GREY HERON

Apéro Café

LOW ABV COCKTAILS

SHOCHU HI BALL
Kome Shochu, Soda Water, Yuzu

FINO FINO FINO
Sherry Spritz with a surprise

BOND ST SHRUB
Raspberry, Curaçao, Shochu

BAMBOO
Vermouth, Bitter, Sherry

GÉNÉPY & TONIC
Génépy, Tonic, Aloe Liqueur, and Lime

GREY HERON

Apéro Café

COCKTAILS

GREY ESPRESSO MARTINI

Ristretto Espresso, Vodka, Cardamom Foam

BLEECKER ST SPRITZ

House blend of Italian bitters, Prosecco, Soda

COLD BREW BOULEVARDIER

Coffee-Infused Campari, Rye, Sweet Vermouth

THE MIGHTY TINY TINI

Dry Gin, White Vermouth, Olive

GARMENTO DAIQUIRI

Rum, Maraschino Liquor, Lime

18

LA STRADA TASTING

An Italian spritz roadtrip flight featuring the three styles of
Turin, Trento, and Trieste
three 4 oz mini cocktails

28

GREY HERON

Apéro Café

WHITE WINE

Albariño, Do Ferreira 2023

Savennières, Domaine Du Closel 2022

RED WINE

Lapierre 'Raisins Gaulois' 2022

Pinot Noir 'Nevermore,' Willamette Valley 2024

ROSÉ WINE

Chateau Peyrassol 'Cuvee des Commandeurs' 2025

Tenuta delle Terre Nere, Etna Rosato 2024

BOTTLED BEER

Luppolo Italian Style Pils, Oxbow, ME

Gaffel Kölsch, Cologne

