

HELBRAUN || LEVEY

WEST 11TH STREET HOSPITALITY LLC
34 8TH AVENUE
NEW YORK, NY 10014

MANHATTAN COMMUNITY BOARD 2

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COMMUNITY BOARD No. 2, MANHATTAN

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NEW YORK, NY 10012-1899

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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):

WEST 11TH STREET HOSPITALITY LLC

Trade name (DBA):

PENDING

Premises address:

34 8TH AVE, NEW YORK, NY 10014

Cross Streets and other addresses used for building/premise:

WEST 12TH AND JANE STREET

CONTACT INFORMATION:

Principal(s) Name(s):

EYTAN SUGARMAN & WILLIAM MAKRIS

Office or Home Address: 34 8TH AVE

City, State, Zip: NEW YORK, NY 10014

Telephone #: [REDACTED]

Landlord Name / Contact:

34 8TH AVE LLC C/O BAHRAM HAKAKIAN

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

EYTAN SUGARMAN

WILLIAM MAKRIS

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

*PLEASE SEE APPLICANT LICENSE HISTORY ATTACHED

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

NEIGHBORHOOD BAR & RESTAURANT WITH COCKTAILS AND ARTISANAL PIZZAS, APPS, AND SALADS

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 BETWEEN CURRENT LICENSEE, 34 8TH AVENUE LLC (#0340-22-104910) AND APPLICANT. APPLICANT TO OPERATE WITH THE SAME METHODS OF OPERATION.

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

CURRENTLY LICENSED UNDER 34 8TH AVENUE LLC (#0340-22-104910)

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: _____
34 8TH AVENUE LLC (#0340-22-104910); dba ANFORA; EXP 4/30/26

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:

PLEASE SEE 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: 5 Year Built : 1900

Describe neighboring buildings:
MIXED-USE (COMMERCIAL & RESIDENTIAL)

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 625 / 56

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 : PENDING

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 N/A

What is the proposed Occupancy? 74

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 : _____

N/A, PLEASE SEE ATTACHED

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no ^{N/A}

Do you plan to file for changes to the Certificate of Occupancy? yes no ^{N/A}
(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: EXTERIOR SIGNAGE WITH TRADE NAME LISTED; PENDING

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1200 SQ FEET

If more than one floor, please specify square footage by floors: GROUND FLOOR 800 SQ FT; BASEMENT 400 SQ FT

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

N/A, NO OUTDOOR DINING AT THIS TIME

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

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? 11 Total table seats? 40

Total number of bars? 1 Total bar seats? 17

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

Total OVERALL number of seats in Premises: 57

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 17

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 NOT AN ALTERATION 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: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
12PM to 2AM 12PM to 2AM 12PM to 2AM 12PM to 2AM 12PM to 2AM 12PM to 2AM 12PM to 2AM

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

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 : N/A

Will you have TV's ? no yes (how many?) 3-4 (PENDING)

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: _____
NO AMPLIFIED MUSIC. ALL MUSIC TO BE PLAYED AT BACKGROUND LEVEL (EVEN OCCASSIONAL DJ). PREMISES HAS EXISTING 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

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) N/A, MOST PATRONS TO ARRIVE ON FOOT OR USE PUBLIC TRANSIT. NO WAIT LINES WILL BE FORMED.

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 *PLEASE SEE NOTES BELOW

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:

*PLACE OF WORSHIP BELOW FLAGGED ON LAMP; NON BONAFIDE AND MAY NOT EXIST ANYMORE

Name of School / Church: LOTHRAP WILLIAM H CHURCH

Address: 21 8TH AVE, NEW YORK, NY 10014 Distance: 233 PER GOOGLE

Name of School / Church: N/A

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: SHAUN ROSE (MANAGER) Phone: [REDACTED]

Address [REDACTED]

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

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EYTAN SUGARMAN LICENSE HISTORY

Business Name	Business Address	
125 W 44 Restaurant Associates LLC	125 West 44th Street, New York NY 10036	
Type of Interest	Date Interest Began	License Serial Number
LLC Managing Member and Owner	07/16/2014	1279839

Business Name	Business Address	
White Horse Hospitality LLC	567 Hudson Street, New York NY 10014	
Type of Interest	Date Interest Began	License Serial Number
LLC Managing Member and Owner	10/17/2019	1318058

Name of Applicant	Address of Premises	
42 15 235th Street Hospitality LLC	41 15 235th Street, Douglaston NY 11363	
Disposition	Date of Filing	License Serial Number
Approved and later voluntarily surrendered license	6/24/2010	1244189

Name of Applicant	Address of Premises	
1460 Second Ave Rest Group LLC	1460 2nd Avenue, New York, NY 10021	
Disposition	Date of Filing	License Serial Number
Approved and later voluntarily surrendered license	2/15/2007	1188964

Name of Applicant	Address of Premises	
RRES Restaurant LLC	361 E 50th Street, New York NY 10022	
Disposition	Date of Filing	License Serial Number
Approved and later sold shares by corp change app	10/3/2005	1170109

Name of Applicant	Address of Premises	
7th Avenue Restaurant LLC	161 West 23rd St, New York NY 10011	
Disposition	Date of Filing	License Serial Number
Approved and later voluntarily surrendered license	2/8/2002	1125167

MENU

TO SHARE

SICILIAN OLIVES

ANTIPASTO PLATE SEASONAL CAPRESE

PIZZERIA SALAD CAESAR SALAD RABE & ROMESCO

SMOKED MOZZARELLA STICKS CLAMS "CASINO STYLE" FRIED CALAMARI

MEATBALLS & RICOTTA CONFIT & FRIED WINGS

PIZZA

RED & PINK

NEW YORKER - SAUCE, MOZZ, PECORINO, SICILIAN OREGANO

MARGHERITA - SAUCE, STRACCIATELLA, BUSH BASIL, OLIVE OIL

BACONATOR - PANCETTA TOMATO SAUCE, MOZZ, PECORINO, BLACK PEPPER

BROOKLYNITE - SAUCE, MOZZ, PARM, PEPPERONI

+3 HOT HONEY

FAMOUS ORIGINAL - SAUCE, MOZZ, PARM, SWEET SAUSAGE, ONION, FENNEL POLLEN

PEPPERS AND ONION - SAUCE, MOZZ, PECORINO, ONION, LONG HOTS

GRANDMA - SAUCE, PECORINO, RICOTTA, SHAVED PARM, ARUGULA, OLIVE OIL

VODKA - VODKA SAUCE, MOZZ, PARM, OLIVE OIL

WHITE & GREEN

OG - MOZZ, PECORINO, GARLIC, OLIVE OIL, BASIL

JIMMY PESTO - MOZZ, RICOTTA, PESTO

GREEN TOP - MOZZ, RICOTTA, LEMON, OLIVE OIL, PARM

+5 ADD PROSCIUTTO

BRASSICA MONKEY - MOZZ, BRUSSELS, PANCETTA, SWEET ONION

FOREST FLOOR - MOZZ, TALEGGIO, ROASTED MUSHROOM, YUKON GOLD

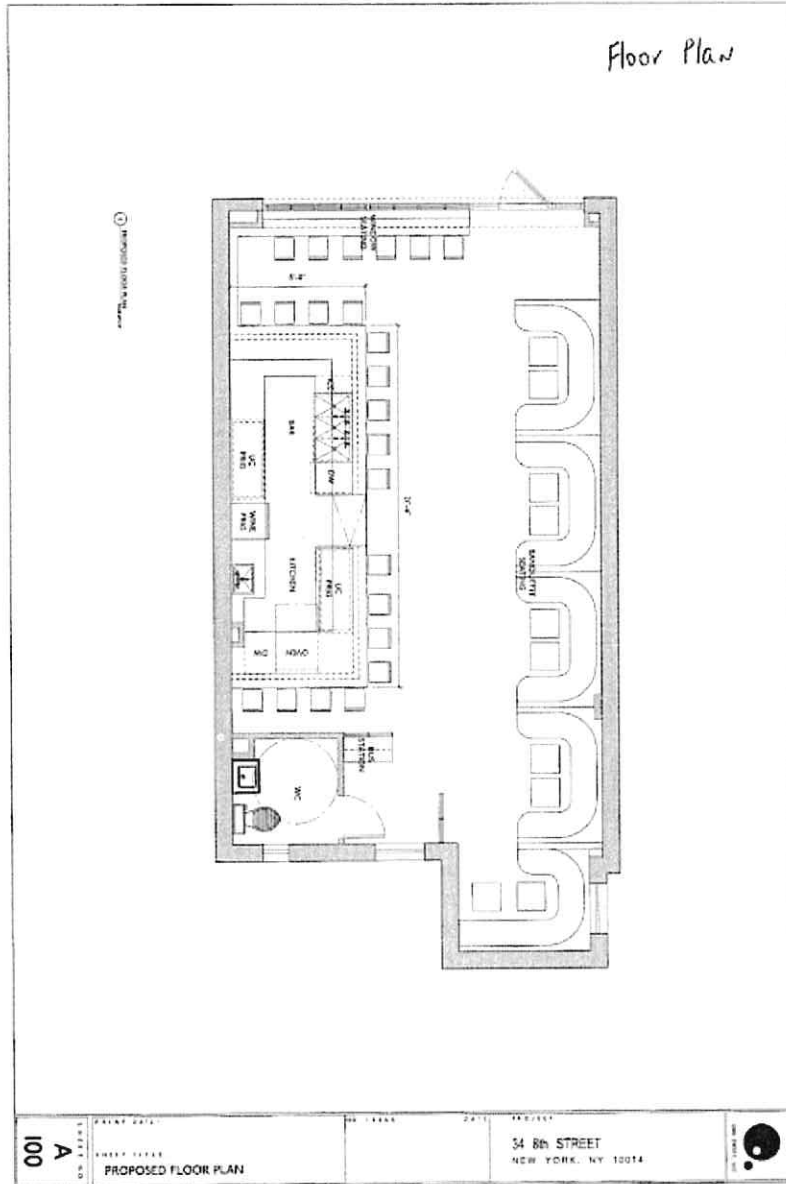
TRUFFLE SHUFFLE - MOZZ, RICOTTA, TALEGGIO, HAZELNUT, TRUFFLE HONEY

FIG OFF - MOZZ, TALEGGIO, FIG JAM, PROSCIUTTO, BASIL

CLAM JAM - GARLIC BUTTER, PECORINO, CHILI, SICILIAN OREGANO

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GROUND FLOOR DIAGRAM



★ CURRENT AND PROPOSED EXTERIOR PLAN OF ESTABLISHMENT ★

CURRENT



ebe

PLAN



Burnt orange and cream striped awning, sand and stain exterior wood, new cream door, branding on the awning and the glass door.

ebe

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GOOGLE STREETVIEW
OF NON BONAFIDE CHURCH

