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## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

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### 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:** May 2026

**APPLICANT INFORMATION:**

Name of applicant(s): **Juicerie Nolita, LLC**

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Trade name (DBA): **Only the Wild Ones**

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Premises address: **19 Kenmare Street, Corner Store, New York, NY 10012**

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Cross Streets and other addresses used for building/premise:

**Kenmare Street between Elizabeth Street and Bowery**

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**CONTACT INFORMATION:**

Principal(s) Name(s): **Heather Tierney**


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Office or Home Address: **19 Kenmare Street, Corner Store**

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City, State, Zip: **New York, NY 10012**

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Telephone #: 

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Landlord Name / Contact: **19 Kenmare Partners LLC c/o Citi Urban Management  
Eric Borkowski, eric@citi-urban.com**

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Landlord's Telephone and Fax: 

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<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<b>Heather Tierney Managing Member &amp; Majority Owner</b>	<b>*See attached Addendum (New York Licenses Only)</b>
<b>Butcher's Daughter Holdco LLC Owned in majority by Heather Tierney &amp; Sarah Simon</b>	
<b>The Simon Collective LLC Owned 100% by Sarah Simon</b>	<b>*See attached Addendum (New York Licenses Only)</b>

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

Wine bar and cafe.

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**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.)

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

**Eating and Drinking Establishment**

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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: \_\_\_\_\_

**Juicerie LLC, Serial No.: 1268130, Expiration Date: 02/28/2027**

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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:

**The Butcher's Daughter, 2013 - Present**

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## 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: 6 Year Built : 1900

Describe neighboring buildings: **Mixed residential and commercial**

Zoning Designation: C6-1

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 478 / 12

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 **Sidewalk Cafe (same as existing)**

What is the proposed Occupancy? 55

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes *\*Letter of No Objection*

If yes, what is the maximum occupancy for the premises? 74

If yes, what is the use group for the premises? **Eating and Drinking Establishment**

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: **\*new signage**

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1500 sq ft

If more than one floor, please specify square footage by floors: Ground Fl: 600 sq ft; Cellar: 900 sq ft

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

Sidewalk cafe is 26' x 8'6" (210.17 sq. ft)

If more than one floor, what is the access between floors? Interior staircase (cellar for office, storage, restrooms only)

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

Is there access to other parts of the building?  no  yes, explain: \_\_\_\_\_

## OVERALL SEATING INFORMATION:

Total number of tables? 11 Total table seats? 26

Total number of bars? 1 Total bar seats? 7

Total number of "other" seats? 6 please explain : seating at counter/rail

Total OVERALL number of seats in Premises : 39

## BARS:

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

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: \_\_\_\_\_

\* 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:

8am to 10pm 8am to 11pm 8am to 11pm 8am to 11pm 8am to 11pm 8am to 11pm 8am to 11pm

Will the business employ a manager? \_\_\_ no X yes, name / experience if known : Sam LeBlanc, with organization since 2022

Will there be security personnel? X 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 X yes

If yes, please describe : Existing windows will remain.

Will you have TV's ? X no \_\_\_ yes ( how many? ) \_\_\_\_\_

**Type of MUSIC / ENTERTAINMENT:** \_\_\_ Live Music \_\_\_ Live DJ \_\_\_ Juke Box X Ipod / CDs \_\_\_ none

Expected Volume level: X Background (quiet) \_\_\_ Entertainment level \_\_\_ Amplified Music

(check all that apply) X **Record Player controlled by staff**

Do you have or plan to install soundproofing? \_\_\_ no X yes (existing)

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: There is an existing sound system in place.

The speakers are small and wall-mounted. There is no sub bass and the system is intended for background music.

Will you be permitting: \_\_\_ promoted events \_\_\_ scheduled performances \_\_\_ outside promoters

\_\_\_ any events at which a cover fee is charged? X private parties \*1-5 times per year

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? \_\_\_ no X yes ( if yes, please attach plans) **Staff will be responsible for insuring crowds do not gather.**

Will you be utilizing \_\_\_ ropes \_\_\_ movable barriers X other outside equipment (describe) \_\_\_\_\_

**We have planters which enclose the sidewalk cafe.**

Are your premises within 200 feet of any school, church or place of worship? X 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: Rijicho of the Shinji Shumeikai of America\*

Address: 165 Elizabeth Street, New York, NY 10012 Distance: 141 feet

\*This building is not used exclusively as a place of worship.


Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

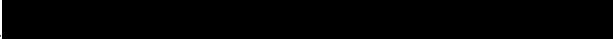
Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

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

Contact Person: Heather Tierney Phone: 

Address: 19 Kenmare Street, Corner Store, New York, NY 10012

Email : 

Application submitted on behalf of the applicant by:



\_\_\_\_\_  
Signature

Print or Type Name Heather Tierney

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

Valerie De La Rosa, Chair  
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Donna Raftery, Second Vice Chair



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## Community Board No. 2, Manhattan

3 Washington Square Village  
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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: Juicerie Nolita, LLC

Address of Premises: 19 Kenmare Street, Corner Store, New York, NY 10012

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

8 tables and 30 seats on Kenmare Street  
           tables and            seats on            Street

Hours of sidewalk café: 8:00am to 10:00pm .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): None

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            .

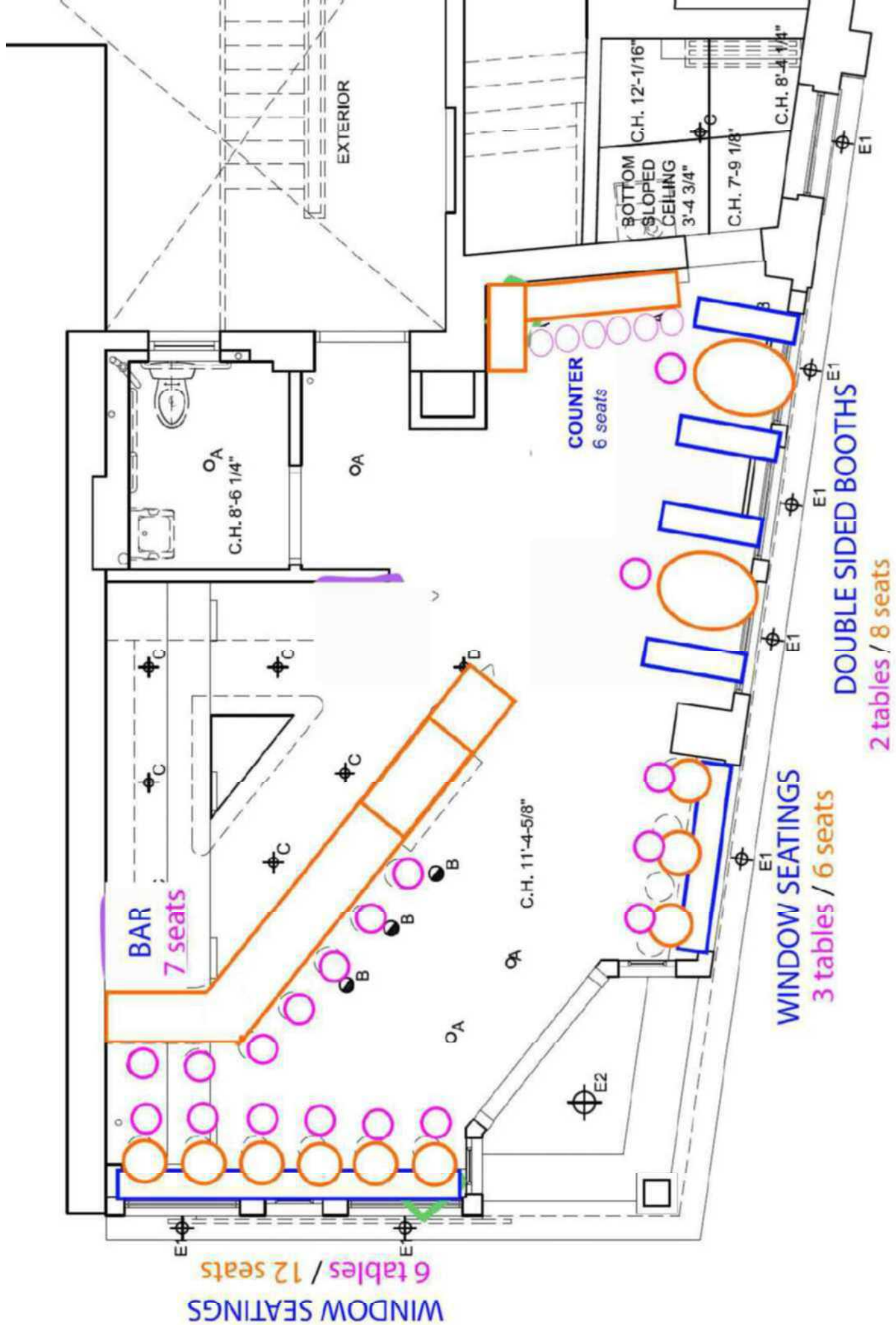
Does seating extend beyond the business frontage?  No  Yes

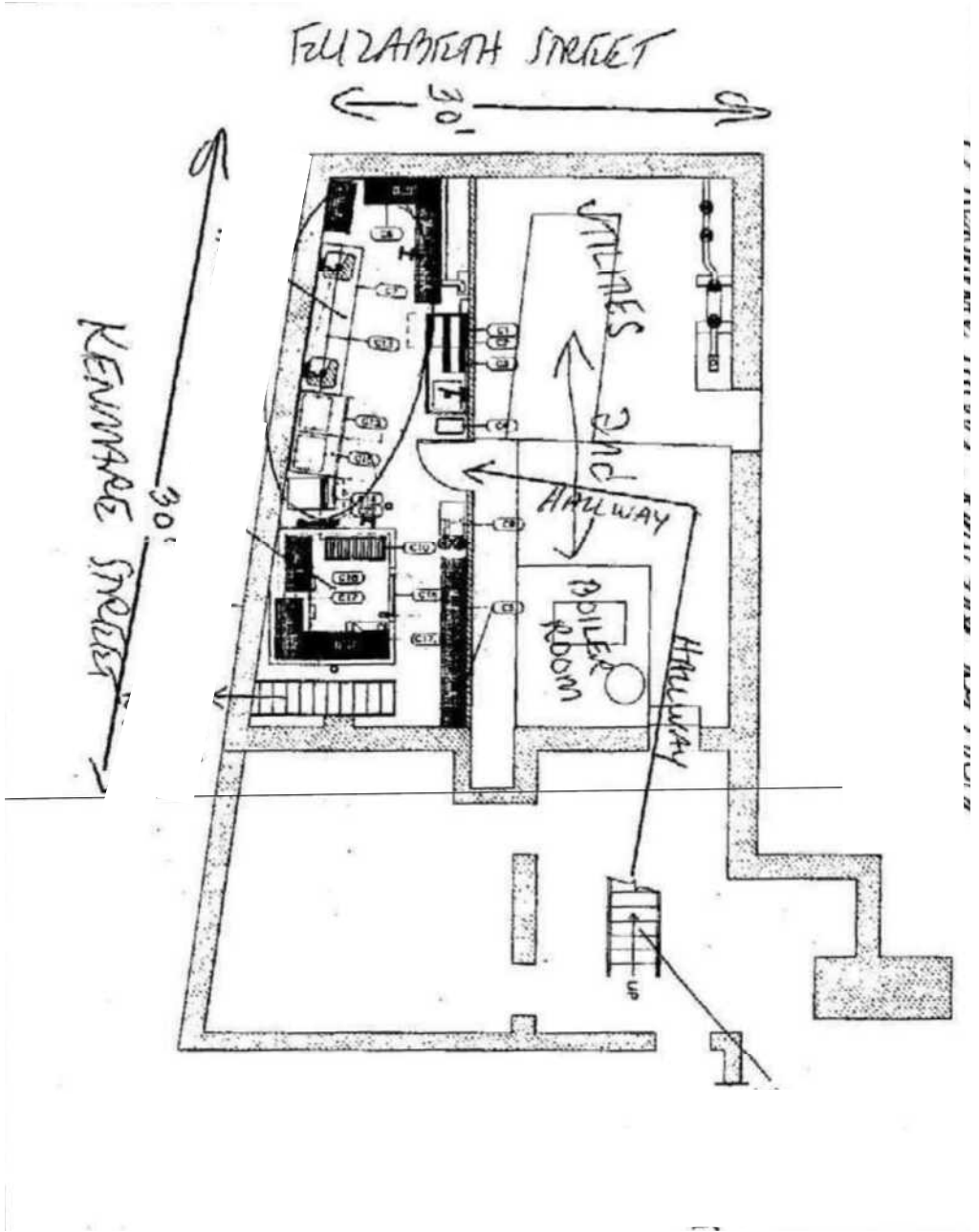
Will outdoor dining structures on the sidewalk be enclosed on three (3) or more sides?  No  Yes

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:





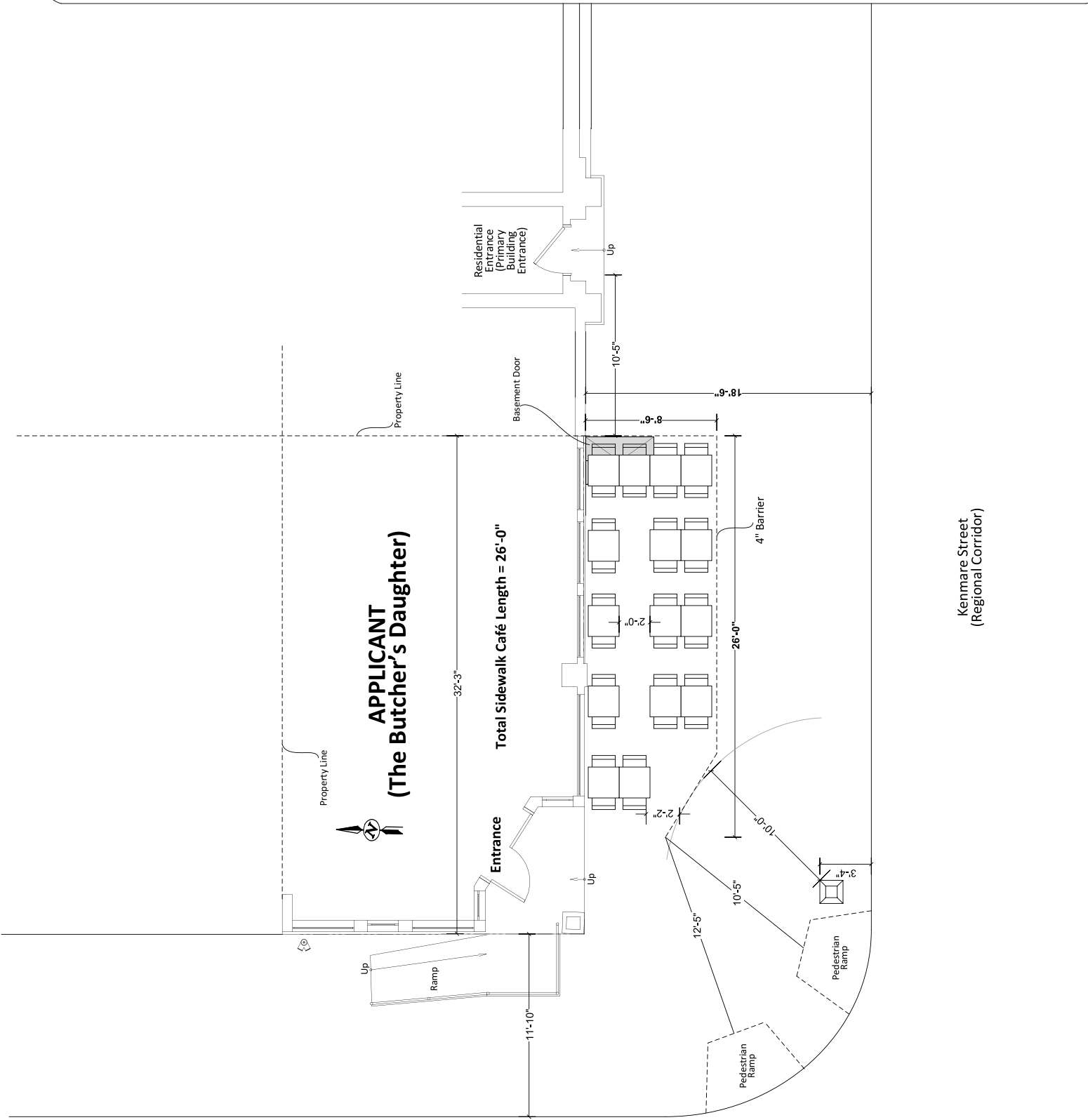
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**PROPOSED NEW  
 SIDEWALK CAFÉ AT  
 19 Kenmare Street  
 (Corner Location)  
 New York, NY**

**PLAN VIEW  
 Scale: 1/4" = 1'-0"**

**December 23, 2024**



Elizabeth Street  
 (Regional Corridor)

Kenmare Street  
 (Regional Corridor)

**ONLY THE  
WILD  
ONES**  
VENICE · AUSTIN · NEW YORK

**snacks & small bites**

- valencia almonds, sea salt (v)(gf)(n)...7  
niçoise olive tapenade, crostini (v)...9  
pickled vegetables, seasonal selection, sake sesame (v)(gf)...8  
mushroom pâté, cornichons, toasted baguette (v)...14

**cheese & charcuterie**

- assiette de fromage, selection of three farmhouse cheeses, house  
confit, baguette (d)...18  
assiette de charcuterie, prosciutto, saucisson, cornichons, dijon, baguette...19  
le plateau, fromage & charcuterie...34  
*artisanal italian cured meats, curated from dipalo's fine foods,  
a family-run little italy institution*

**tins**

- sardines, olive oil, lemon, herbs, crostini...16  
tuna, straight from the tin, olive tapenade, lemon, crostini...21  
smoked trout caviar, chives, potato chips, crème fraîche (2.2oz/4oz tin)...38/60  
siberian sturgeon caviar, chives, potato chips, crème fraîche (1oz tin)...85

**dessert**

- today's sweet, rotating selection...12  
*pours*  
bodega pablo fallabrino 'alcyone' nv...17  
*fortified tannat - canelones, uruguay*  
buelan compañía de sacas 'las canciones no 1' nv...17  
*mirador manzanilla - jerez, spain*

\*(n) contains nuts / (v) vegan / (gf) gluten free / (d) contains dairy\*