

Peoples NYC LLC
Peoples

113 West 13th Street
New York, New York 10011
Application for a Change in Method of Operation

Manhattan Community Board 2
200 West 13th Street
New York, NY 10011
May 2026 SLA Licensing Committee Meeting

CB2 Questionnaire

- Current Community Board 2 Stipulation
- Floor Plans
- Menu
- Area Survey and Proximity Report

BERNSTEIN REDO & SAVITSKY, P.C.
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com

Meeting Date: 5/ /2026

APPLICANT INFORMATION:

Name of applicant(s):
Peoples NYC LLC

Trade name (DBA):
Peoples

Premises address:
113 Weest 13th Street, New York, New York 10011

Cross Streets and other addresses used for building/premise:
6th and 7th Avenue

CONTACT INFORMATION:

Principal(s) Name(s):
Emmet McDermott, Charles Mason, Margot Hauer-King

Office or Home Address: [REDACTED]

City, State, Zip: New York, New York 10003

Telephone #: [REDACTED]

Landlord Name / Contact:
Hildreth Real Estate Advisors

Landlord's Telephone and Fax: [REDACTED]

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

Emmet McDermott Peoples NYC LLC - 113 West 13th Street, NY, NY 10011

Margot Hauer- King _____

Charles Mason _____

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

Sophisticated neighborhood cocktail lounge operating since 2024.

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 : Change in Method

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

Change in method of operation: extend Thursday closing hours to 2am. Currently 1am.

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

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: _____

Peoples NYC LLC (0370-24-136782) Exp. 10/31/2026

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:

Val Mac Restaurant Inc. (#1028375) Exp: 2/28/2021

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: 3 Year Built : 1900

Describe neighboring buildings:
Mixed Use, Residential

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 609 / 52

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? 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? Restaurant

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 n/a

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: n/a already in place

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2700

If more than one floor, please specify square footage by floors: Ground: 1800 SF; Cellar: 900 SF

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

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

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

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

OVERALL SEATING INFORMATION:

Total number of tables? 17 Total table seats? 40

Total number of bars? 2 Total bar seats? 21

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

Total OVERALL number of seats in Premises: 61

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 21

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: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 2am 11am to 2am 11am to 2am

Will the business employ a manager? no yes, name / experience if known : Already in place

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

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? Already in place

Please describe your sound system and sound proofing: _____

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) _____

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: _____

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: Emmet McDermott

Phone: [REDACTED] _____

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Emmet McDermott

Title 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



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort Market

Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, September 16, 2023

I, Emmet McDermott as a qualified representative of People's NYC LLC dba TBD located at 113 West 13th Street, New York, New York 10011 agree to the following stipulations:

Application Type: [X] OP Bar/Tavern [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a neighborhood cocktail lounge serving chef-driven light bites.

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, and Day. Rows include Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday.

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- List of stipulations including: Will operate with less than a full service kitchen, Will not operate as a Sports Bar, Will not operate a backyard garden, Will play recorded background music, Will follow all recommendations made by Acoustilog, Will not have televisions, Will use an electronic reservation system, Will close all doors and windows, Will not have patron occupancy/service to any portion of the basement, Will not install or have French doors, Will obtain LPC approval, Will comply with NYC Department of Buildings Regulations, Will not have unlimited drink or unlimited food and drink specials, There will be no "bottle service" or the sale of bottles of alcohol.

Will not have: [X] Dancing [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged [X] Scheduled Performances [X] Velvet ropes or metal barricades [X] Security Personnel.

- Will not change principals with greater than 20% share of business prior to submission of original application to the NYSLA. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein. Will appear before CB2, Man. for alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: _____ Phone Number: _____

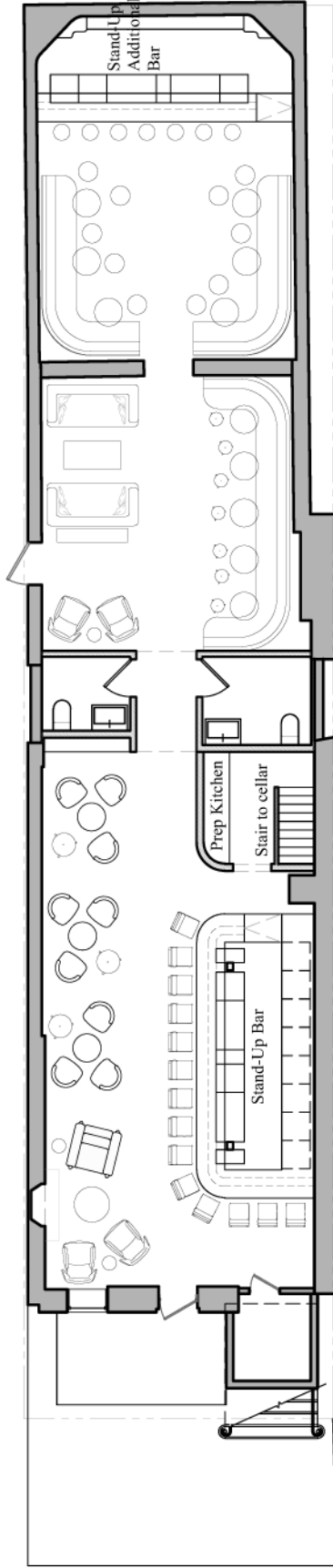
Signature and Notary Public section containing handwritten signatures, dates, and notary information for Miguel Madera.

NO CHANGE

Peoples NYC LLC
Ground Floor
17 tables, 40 seats
2 stand-up bars, 21 bar stools

INTERIOR DESIGNER
WORKSTEAD
125 W. 4TH STREET
2ND FLOOR
BROOKLYN, NY 11215

PROJECT
PEOPLES
113 W 13TH STREET
NEW YORK, NY 10011



NOT FOR
CONSTRUCTION

PHASE
PRE-DESIGN

DESCRIPTION
FIRST FLOOR PLAN
W/ KITCHEN

SHEET NO.
ID-101

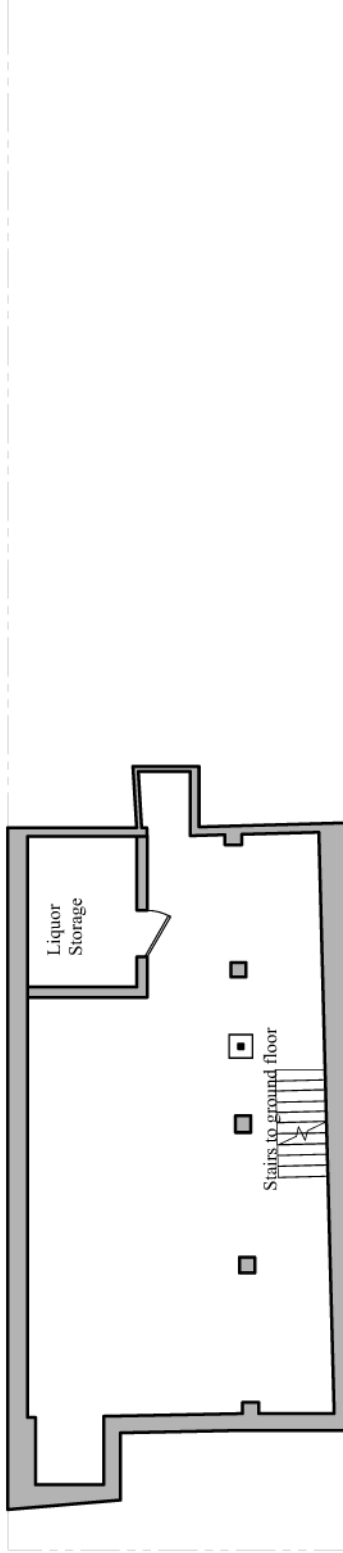
SCALE
1/8" = 1'-0"

DATE
07/20/23

NO CHANGE
Peoples NYC LLC
Cellar- Storage only

INTERIOR DESIGNER
WORKSTEAD
THE OLD AMERICAN FACTORY
232 JRD STREET C201
BROOKLYN, NY 11215

PROJECT
PEOPLES
113 W 10TH STREET
NEW YORK, NY 10011



**NOT FOR
CONSTRUCTION**

PHASE
PRE-DESIGN

DESCRIPTION
CELLAR FLOOR PLAN

SHEET NO.
ID-100

SCALE
1/8" = 1'-0"

DATE
08/23/23

PEOPLE'S MENU

OLIVES

calabrian chilis, caper berries, citrus oil

STUFFED CHERRY PEPPERS

tuna conserva, chili preserved garlic, basil

CHIPS AND DIP

add white sturgeon caviar

CHEESE AND CRACKERS

aged white cheddar, butter crackers

FRENCH FRIES

bearnaise sauce

SHRIMP COCKTAIL

house made cocktail sauce, lemon

CAVIAR SANDWICH

black caviar, horseradish, egg yolk spread