

Caudalie USA Inc and Soixante Dix LLC  
dba Caudalie  
130 Greene Street  
New York, New York 10012

## Questionnaire for a Beer and Wine License Application and Temporary Retail Permit

1. Diagrams
2. Photographs
3. Menu
4. Community Board Stipulations and Resolutions for  
Caudalie Washington Street LLC dated November  
2017 for Reference
5. NYS Liquor Authority Beer Wine Application
6. Proximity Report and List of Measurements
7. Certificate of Occupancy
8. Lease and Landlord Letter

Meeting Date: May 5, 2026

**APPLICANT INFORMATION:**

Name of applicant(s): Caudalie USA Inc and Soixante Dix LLC

Trade name (DBA): Caudalie

Premises address: 130 Greene Street / New York, NY 10012

Cross Streets and other addresses used for building/premise:  
Prince and West Houston Streets

**CONTACT INFORMATION:**

Principal(s) Name(s): Laurent Fromigue

Office or Home Address: 130 Greene Street

City, State, Zip: New York, NY 10012

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Soixante Dix LLC c/o Laurent Fromigue

Landlord's Telephone and Fax: [REDACTED]

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>Bertrand Yves Thomas</u>	<u>See enclosed list</u>
<u>Mathilda Julia Thomas</u>	<u>See enclosed list</u>
<u>Laurent Fromigue</u>	<u>See enclosed list</u>

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

**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 : **Temporary Retail Permit**

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

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

**A clothing store.**

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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: N/A

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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:

N/A

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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 : **Estimated 1889**

Describe neighboring buildings:  
\_\_\_\_\_ **Mixed** \_\_\_\_\_

Zoning Designation: **M1-5 / R7X**

Zoning Overlay or Special Designation (applicable) **SNX (Special Soho-NoHo Mixed Use District)**

Block and Lot Number: **513** / **7501**

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 : **See enclosed LPC Permit**

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? **12**

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? **12**

If yes, what is the use group for the premises? **Use Groups 6 and 9**

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**

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,875 square feet

**1st floor 1,700 square feet**

If more than one floor, please specify square footage by floors: Cellar 1,175 square feet

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

No.

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

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

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

## OVERALL SEATING INFORMATION:

Total number of tables? 5 Total table seats? 11

Total number of bars? None Total bar seats? None

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

Total OVERALL number of seats in Premises : 11

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars None Seats \_\_\_\_\_

How many service bars are being applied for on the premises? One 10 foot service bar

Any food counters? X 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 X Other: Spa with wine service for clients

What are the Hours of Operation? **A private event for a full buyout of the spa will end no later than 9pm and the regular closing hour is 7pm.**

Sunday: 10am to 9pm Monday: 10am to 9pm Tuesday: 10am to 9pm Wednesday: 10am to 9pm Thursday: 10am to 9pm Friday: 10am to 9pm Saturday: 10am to 9pm

Will the business employ a manager? \_\_\_ no  yes, name / experience if known : Juliette Segura  
**See enclosed resume**

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? ) \_\_\_\_\_

**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? No

Please describe your sound system and sound proofing: **Sound system consists of 2 main speakers on the 1st floor in common retail area. Structural sound proofing in the treatment room walls. The entire space has been enhanced with supplementary sound absorbing finishes including rugs, soft furnishings and upholstered furniture.**

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) \_\_\_\_\_

**N/A - We are a spa and clients are required to have appointments.**

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: **N/A. this is a beer and wine license.**

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: **Laurent Fromigue** Phone: [REDACTED]

Address: **130 Greene Street / New York, NY 10012**

Email : [REDACTED]

Application submitted on  
behalf of the applicant by:

\_\_\_\_\_  
Signature

Print or Type Name **Donald M. Bernstein**

Title **Counsel for applicants**

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.

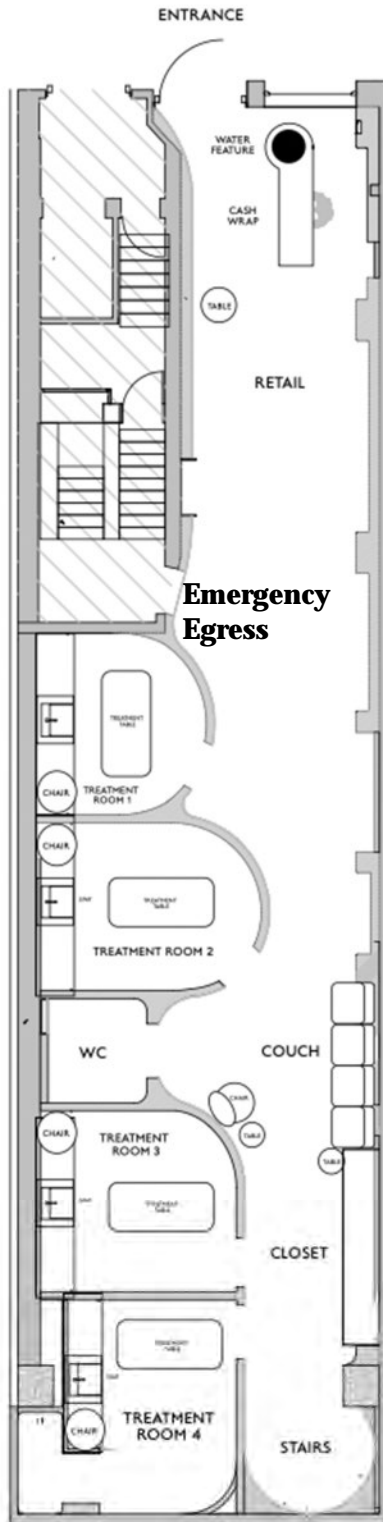


Community Board 2,  
Manhattan SLA Licensing  
Committee Donna Raftery, Chair

**Caudalie USA Inc dba Caudalie / 130 Greene Street, New York, New York 10012**

**1st floor 3 tables and 9 seats/ 1,700 square feet and 12 occupancy**

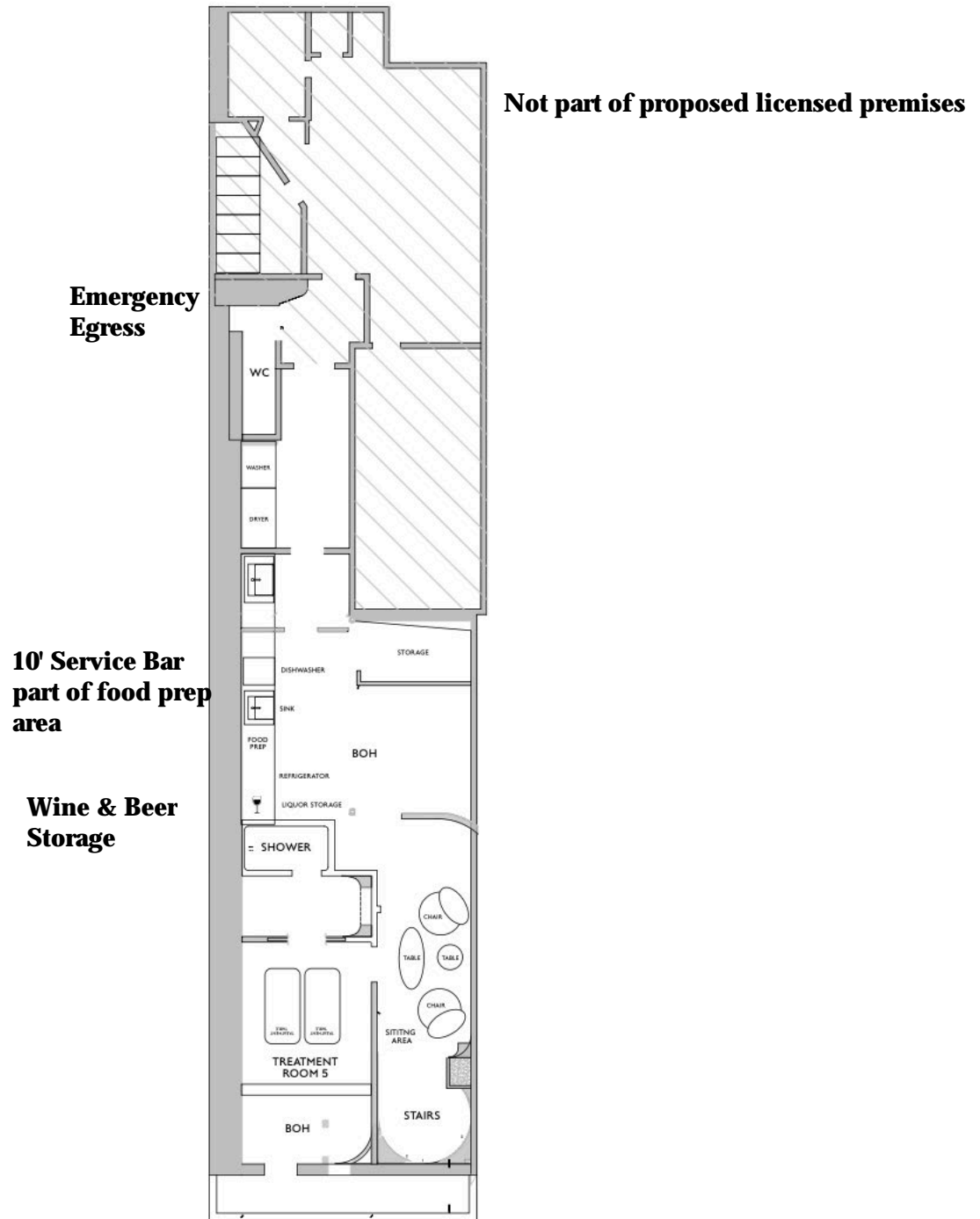
**Not part of  
proposed  
licensed  
premises**



**Caudalie USA Inc dba Caudalie / 130 Greene Street, New York, New York 10012**

**Cellar 2 tables and 2 seats with a service bar in the food prep area / 1,775 square feet**

**Total tables 5 and seats 11**



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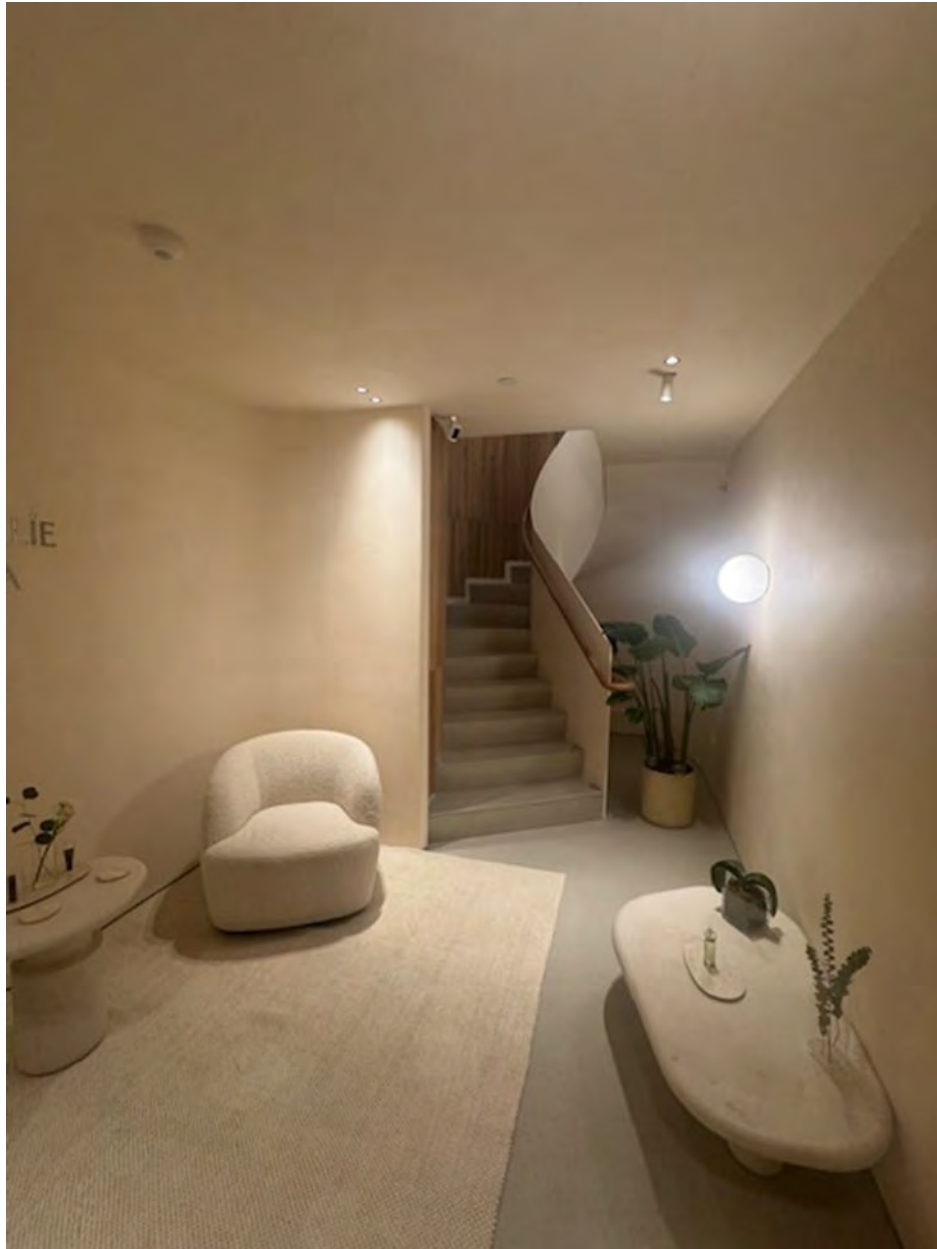
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# *Caudalie Menu*

*Cheese plate (Comte, Brie, Manchego, Parm)*

*Fruit Plate*

*Canales*

*Mini Croissants*

*Crudite*

*Ham, Cheese, and Chorizo with Bread*

*Tuna Tartare Napoleon*

*Assorted cheese platter*

*Vegetarian Beet Carpaccio*

*Pastries from Balthazar*

*Coffee (La Colombe)*

*Espresso*

*Americano*

*Latte*

*Capuccino*

*Drip coffee*

*Tea (Palais des The's)*

*English Breakfast tea*

*Earl Grey*

*The des Moines*

*Roobios des Vahines*

*L'Herboriste*

*Paris for Her tea*

*Matcha Latte*



New TW

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 v Little Italy v SoHo v NoHo v Hudson Square v Chinatown v Gansevoort Market

Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Monday, November 13th, 2017

I, Cyndi Funes as a qualified representative of Caudalie Washington Street LLC

Located at 823 Washington St 10014, New York, New York agree to the following stipulations:

- Premise will be advertised and operated as a Upscale Spa with food service
Hours of operation:
Sunday: 11AM to 6PM
Monday: 11AM to 7PM
Tuesday: [down arrow] to [down arrow]
Wednesday: [down arrow] to [down arrow]
Thursday: 11AM to 8PM
Friday: 11AM to 8PM
Saturday: 11AM to 7PM

(All patrons will be cleared and no patrons will remain after stated closing time.)

- Will operate full service restaurant, specifically a (type of restaurant)
Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
Will not have televisions. Will have no more than television(s) no larger than (there will be no projectors)
Will not permit dancing or seek a New York Department of Consumer Affairs Cabaret License
Will operate my backyard garden no later than (all patrons and staff will be cleared at this hour and area closed)
Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk cafe)
Will operate my sidewalk cafe no later than (all tables and chairs will be removed at this hour)
Will employ a doorman/security personnel on the following days:
Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
Will close all doors & windows at p.m. every night and anytime there is amplified music.
Will not have French doors, operable windows or open facades and will close all doors by 10 p.m. every night.
Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". No pitchers of beer.
There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.

Will not have: DJs live music promoted events any event where cover fee is charged scheduled performances,

There is no sidewalk cafe. Spa related private events limited to 2-3 times per month, same hours of operation as above.

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

Name: Cyndi Funes Phone Number: 212-308-3550 x1166

Signed [Signature] Print Name Dated
Sworn to this 9 day of Nov 2017
DONALD M. BENNSTEIN
Notary Public, State of New York
No. 02854808331
Qualified in New York
Notary Public
Commission Expires November 30, 2018

Community Board #2 requests that the SLA add these stipulations to the license of the above-mentioned applicant.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Erik Coler, *Assistant Secretary*

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

November 27, 2017

Director  
Licensing Issuance Division  
NY State Liquor Authority  
317 Lenox Avenue  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15. Caudalie Washington Street, LLC, d/b/a Caudalie Vinotherapie Spa, 823 Washington St. 10014 (TW – Wine Lounge in a Spa)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for an upscale spa with food service; the focus of the spa is services and products made with grapes, they offer customers wine together with a light food menu; and,

**ii. Whereas**, this application is for a new tavern wine license on the ground floor of a commercial building on Washington St. between Gansevoort St. and Little West 12<sup>th</sup> St. for a roughly 1,128 sq. ft. premise with 7 tables and 14 seats and 1 standup bar with 2 seats, there is no sidewalk cafe and there are no other outdoor areas for patrons, there is an existing Certificate of Occupancy; and,

**iii. Whereas**, the hours of operation will be 11AM to 6PM, Monday to Wednesday from 11AM to 7PM,, Thursday to Friday from 11AM to 8PM and Saturday from 11AM to 7PM, all patrons will be cleared and no patrons will remain after stated closing times, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times, there will be no d.j., no promoted events, no live music, no private parties, no scheduled performances or cover fees, there will be no TV's; and,

**iv. Whereas**, the Applicant agreed to execute a stipulations agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the tavern wine license stating that:

1. Premise will be advertised and operated as an upscale spa with food service.

2. The hours of operation will be Sunday from 11AM to 6PM, Monday to Wednesday from 11AM to 7PM, Thursday to Friday from 11AM to 8PM and Saturday from 11AM to 7PM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises, or any portion of the premises will not operate as a "lounge", tavern or sports bar.
4. The premise will not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ's, live music, cover charges or promoted events.
9. All doors and windows will be closed at all times. Premises will not have French Doors, Operable Windows or open facades.
10. Will play quiet ambient background music only. No music will be audible in any adjacent residences anytime.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches". No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. There is no sidewalk café.
14. Spa related private events will be limited to 2-3 times per month. Private event hours will be no later than hours stated in #2.

v. **Whereas**, the applicant contacted local residents and there were no objections provided the applicant adhered to the above stipulations; and,

vi. **Whereas**, there are currently approximately 22 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of a new Tavern Wine License for **Caudalie Washington Street, LLC, d/b/a Caudalie Vinotherapie Spa, 823 Washington St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant Wine License.

Vote: Unanimous, with 34 Board members in favor.