

---

**Re: [EXTERNAL] Re: Questionnaire Request: Entity to be formed by Catch Hospitality Group LLC 340-342 Bleecker St**

---

**From** Julia Pettis <julia.pettis@helbraunlevey.com>  
**Date** Wed 6/3/2026 4:21 PM  
**To** Mai, Eva (CB) <emai@cb.nyc.gov>  
**Cc** Francine Lange <francinelange@manhattancb2.org>; Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

1 attachment (4 MB)

UPDATED CB PACKET - 340 Bleecker C&S, LLC.pdf;

Hi Eva,

I'm attaching an updated version of 340 Bleecker C&S's questionnaire and materials addressing their sidewalk cafe. Let me know if you have any questions.

Best,  
Julia

On Wed, Jun 3, 2026 at 3:56PM Mai, Eva (CB) <[emai@cb.nyc.gov](mailto:emai@cb.nyc.gov)> wrote:  
Received. Thanks.

Best Regards,

Eva Mai  
Community Associate  
email: [emai@cb.nyc.gov](mailto:emai@cb.nyc.gov)

Community Board 2, Manhattan  
3 Washington Square Village, Suite 1A  
New York, NY 10012  
tele: 212-979-2272  
website: [www.manhattancb2.org](http://www.manhattancb2.org)

---

**From:** Julia Pettis <[julia.pettis@helbraunlevey.com](mailto:julia.pettis@helbraunlevey.com)>  
**Sent:** Wednesday, June 3, 2026 1:40 PM  
**To:** Mai, Eva (CB) <[emai@cb.nyc.gov](mailto:emai@cb.nyc.gov)>  
**Cc:** Francine Lange <[francinelange@manhattancb2.org](mailto:francinelange@manhattancb2.org)>; Adrianna Golovatii <[adrianna.golovatii@helbraunlevey.com](mailto:adrianna.golovatii@helbraunlevey.com)>  
**Subject:** Re: [EXTERNAL] Re: Questionnaire Request: Entity to be formed by Catch Hospitality Group LLC 340-342 Bleecker St

HELBRAUN || LEVEY

340 BLEECKER C&S, LLC  
340 BLEECKER STREET  
NEW YORK, NY 10014

MANHATTAN COMMUNITY BOARD 2

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *Second Vice Chair*  
Mark Diller, *District Manager*



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
Brian Pape, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.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, 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: 6/2 or 6/4

**APPLICANT INFORMATION:**

Name of applicant(s):  
340 BLEECKER C&S, LLC

Trade name (DBA):  
PENDING

Premises address:  
340 BLEECKER STREET, NEW YORK, NY 10014

Cross Streets and other addresses used for building/premise:  
WEST 10TH AND CHRISTOPHER STREET

**CONTACT INFORMATION:**

Principal(s) Name(s):  
CATCH & SHOOT, LLC

Office or Home Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ email : [REDACTED]

Landlord Name / Contact: BLDG MANAGEMENT COMANY, INC. (CHRISTA COLLIER)

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>EUGENE REMM</u>	<u>SEE ATTACHED FOR LICENSE HISTORY</u>
_____	_____
_____	_____

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

A sun-kissed take on the classic NYC French brasserie - the same polish and elegance, but with a brighter, coastal pulse. Warm, comfortable interiors and an all-day energy set the tone from lunch through dinner, with a menu anchored by classic French bistro greatest hits. The experience blends brasserie confidence with lighter, seaside-driven choices that feel fresh and effortless.

**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.)

N/A

---

---

---

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

RESTAURANT

---

---

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: \_\_\_\_\_

340 BLEECKER LLC & THE GRAND TOUR COLLECTION LLC - 0340-23-137102 EXP. 11/30/2026

---

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes  no NOT ACCORDING TO LAMP

If yes, please list DBA names and dates of operation:

N/A

---

---

**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 : 1928

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

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 619 / 26

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 cafe be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes : explain \_\_\_\_\_

What is the proposed Occupancy? 144

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? 144

If yes, what is the use group for the premises? 6 - EATING A DRINKING

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 facade or signage be changed from what currently exist at the premise?  no  yes

(if yes, please describe: UPDATE THE SIGNAGE WITH NEW TRADENAME (PENDING)

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 3,850

If more than one floor, please specify square footage by floors: GROUND FLOOR 2,500 SQUARE FEET AND CELLAR 1,350

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

SIDEWALK CAFE **PENDING ASSIGNMENT - PLEASE SEE PLANS FOR CURRENT TENANT ATTACHED**

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

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

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

**OVERALL SEATING INFORMATION:**

Total number of tables? 33 Total table seats? 79

Total number of bars? 1 Total bar seats? 13

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

Total OVERALL number of seats in Premises : 92

**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: \_\_\_\_\_

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 12AM 11AM to 1AM 11AM to 1AM

Will the business employ a manager?  no  yes, name / experience if known : JORIE LEE, 10+ YEARS

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? \_\_\_\_\_

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) N/A

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: N/A

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

Name of School / Church: N/A

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

Name of School / Church: N/A

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

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

Contact Person: Jorie Morales Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:

Julia Pettis  
Signature

Print or Type Name Julia Pettis

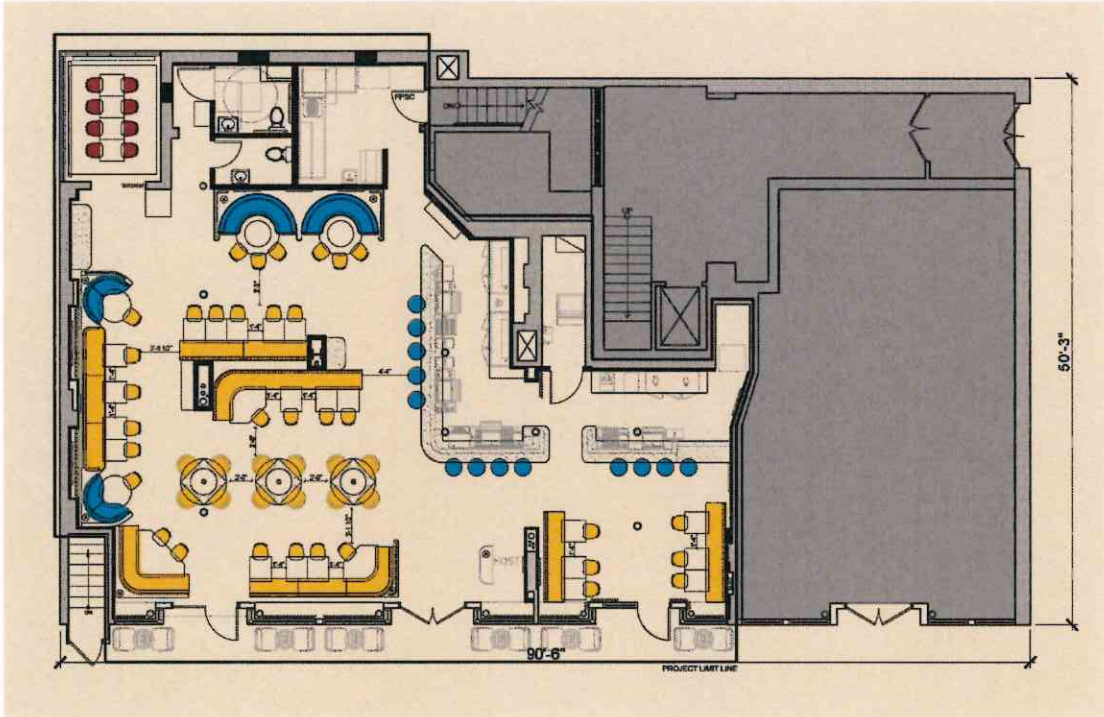
Title Representative

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.

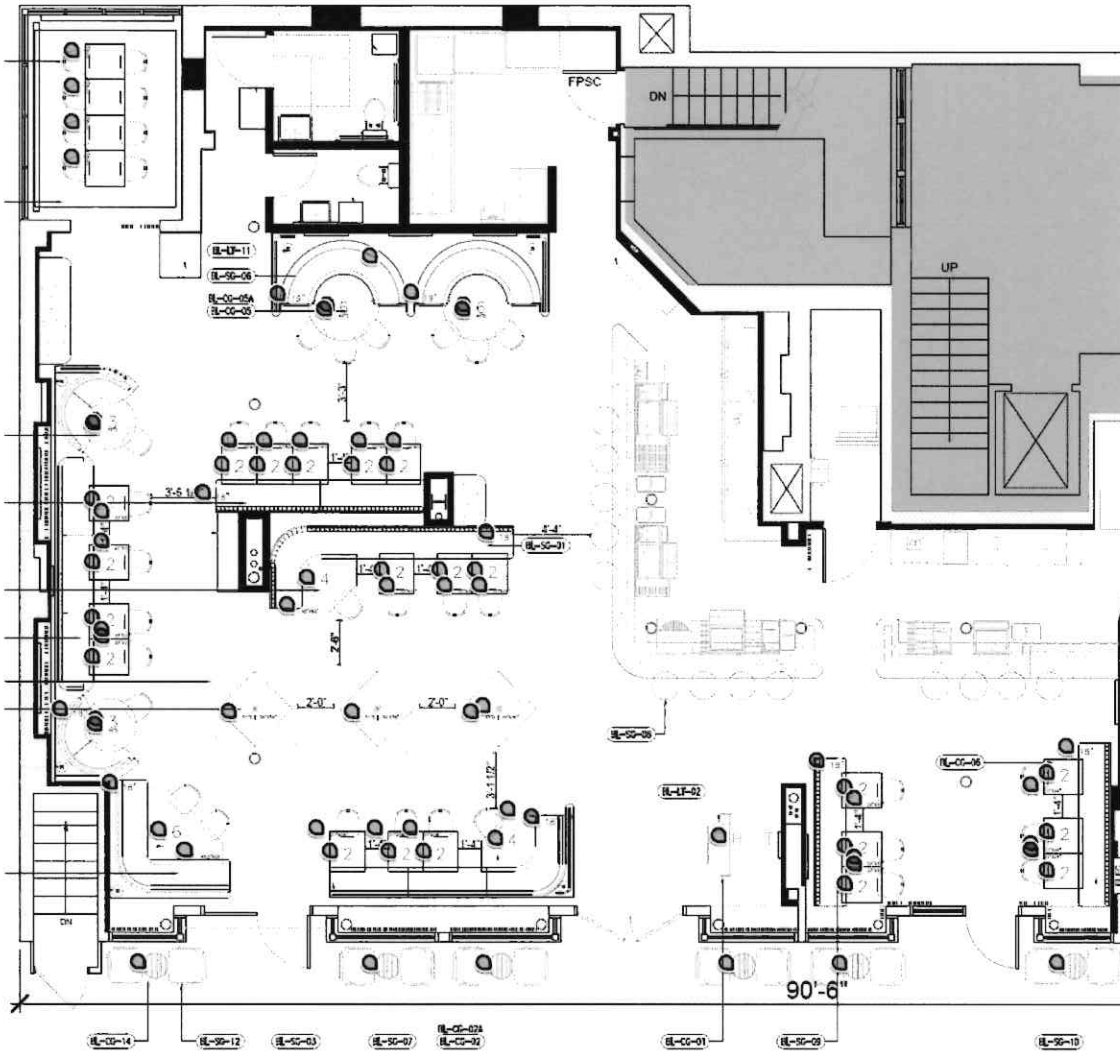
Donna Raftery

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

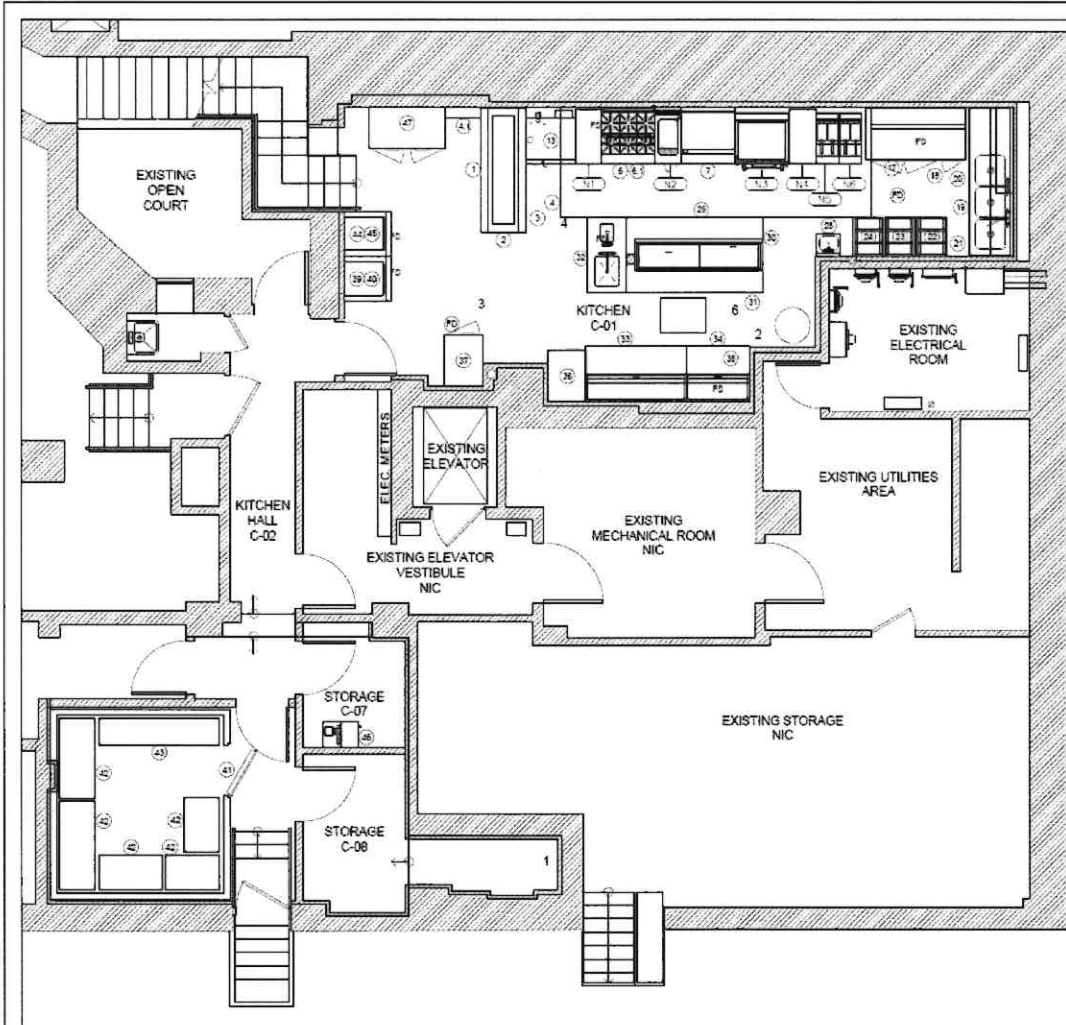
GROUND FLOOR SEATING PLAN

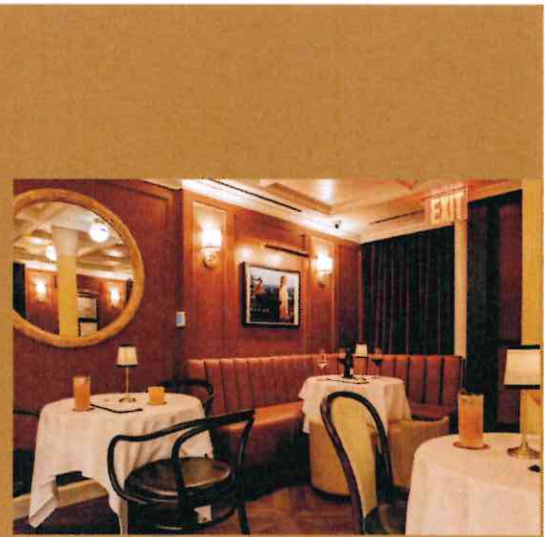


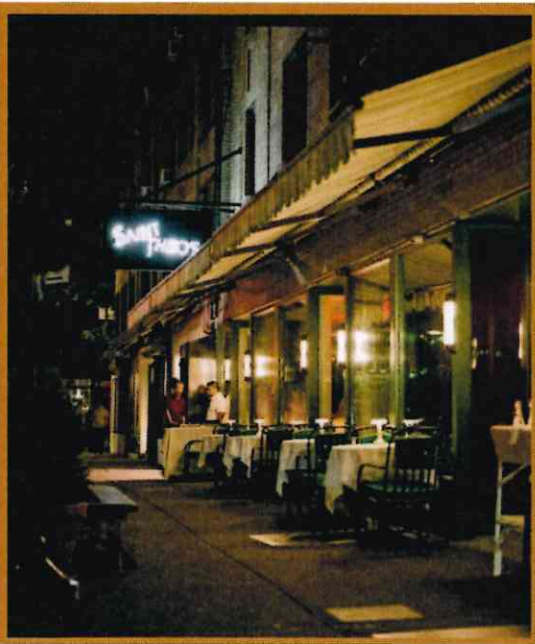
# GROUND FLOOR ARCHITECTURAL PLANS



# CELLAR KITCHEN PLANS







## SECTION 1: Site Plan

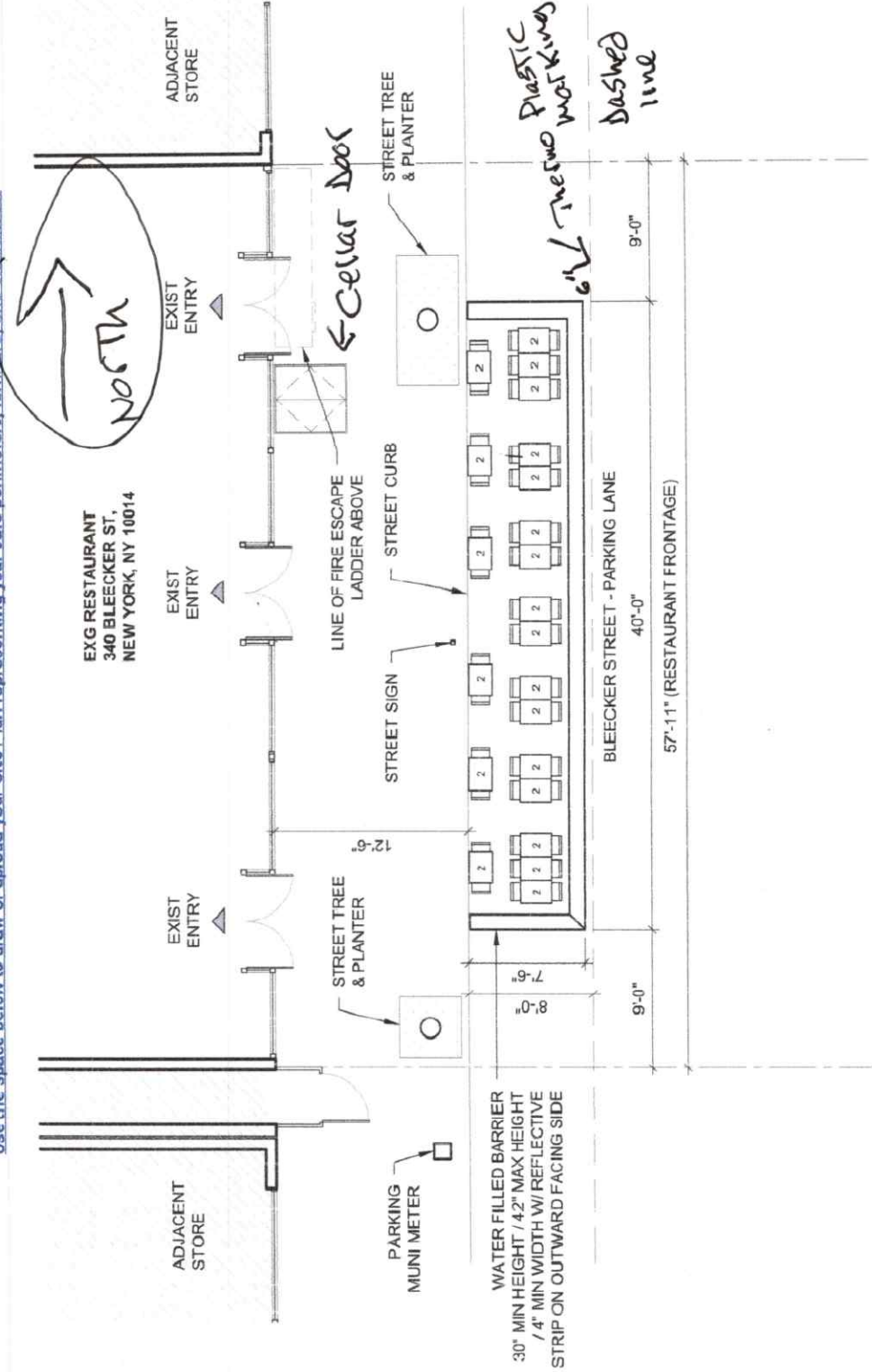
- This Site Plan form is required to be uploaded in the "Roadway Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

### Identify Permitted Parking Location:

- Identify the Parking Sign in front of or around the area where your roadway setup would be located.
- Roadway cafes can only be placed in:
  - Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
  - Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
  - Floating Parking Lane—a parking lane that is separated from the curb by a protected bicycle lane that is adjacent to the curb.

- P1- Parking Space
- P2- Loading Area
- P3- Floating Parking Lane

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.



## Roadway Cafe Site Plan Form

Applicant Name: 340 Bleecker LLC  
 Restaurant Name: Saint Theo's  
 FSEP Number: 501 04547

### Drawing Requirements

#### Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels
- Length

#### Street names:

- Labels on each street

#### Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

#### Roadway shown as:

- Lines indicating parking lane
- Width of parking lane

#### Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width of all three sides

#### Set-up furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

#### Elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

#### Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup

- MANHOLE COVER
- UTILITY COVERING

Length of roadway cafe: 40 feet      Width of roadway cafe: 7.5 feet

## SECTION 2: Required Clearances

- Please provide distances from the following objects
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

### Elements with a minimum 15 feet clearance from roadway cafe:

- R01- Subway Stair: Open End \_\_\_\_\_ feet
- R02- Fire Hydrant \_\_\_\_\_ feet

### Elements with a minimum 10 feet clearance from roadway cafe:

- R03- Subway Elevator Entrance \_\_\_\_\_ feet
- R04- FDNY Curb Cut \_\_\_\_\_ feet
- R05- MTA Curb Cut \_\_\_\_\_ feet

### Elements with a minimum 5 feet clearance from roadway cafe:

- R06- Curb Cut \_\_\_\_\_ feet
- R07- Emergency Exit Hatch 7.5 feet
- R08- Subway Stair: Closed End \_\_\_\_\_ feet
- R09- Subway Elevator: Non-Entry \_\_\_\_\_ feet
- R10- Bus Stop Pole: \_\_\_\_\_ feet
- Non- Approaching Side \_\_\_\_\_ feet

### Elements with a minimum 3 feet clearance from roadway cafe:

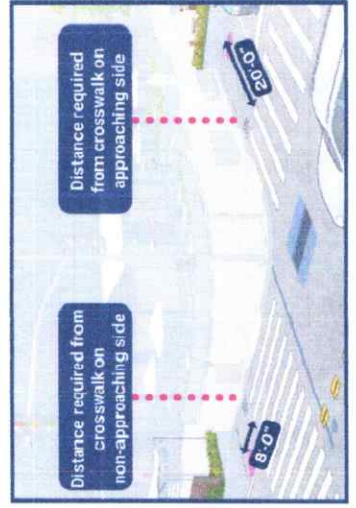
- R15- Elevated Train Infrastructure \_\_\_\_\_ feet
- R16- Transformer Vault \_\_\_\_\_ feet

### Elements with a minimum 1 foot and 6 inches clearance from roadway cafe:

- R17- Vent Infrastructure \_\_\_\_\_ feet
- R18- Thermoplastic Marking .5 \_\_\_\_\_ feet

### Roadway cafe distance from crosswalks:

- R19- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) \_\_\_\_\_ feet
- R20- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) \_\_\_\_\_ feet
- R21- No crosswalk present (maintain 20 feet from curb line of intersecting street) \_\_\_\_\_ feet



## SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your roadway cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

### Materials Checklist:

#### \*Required\*

- Barriers**
  - Maintained on all sides of the cafe except the side fronting the ground floor restaurant.
  - Not permanently affixed to the roadway.
  - 30-42 inches tall (excluding planting), and at least 4 inches in width.
  - Barriers are interconnected with each other.
  - Any cladding over the barriers is securely fastened or affixed.
  - Minimum 4 inches wide reflective strip on each barrier on the outward facing side.
  - Water-filled with a minimum of 150 pounds per linear foot of barrier length.
  - If your proposed barriers will utilize fill materials other than water please check this box. This may require additional information from the applicant and further review by the Dining Out NYC team, as well as supporting DOT units and City agencies.

\*Optional- Only check the material categories you intend to use in your roadway cafe.\*

#### **Flooring**

- Durable, lightweight, easily removable, mold-resistant, elevated from the ground level to allow for drainage, and removable to allow for cleaning.
- Flush with the curb line (except if located on a slope, be flush to the greatest extent feasible), and compliant with applicable accessibility requirements.
- Maintains a 6 inch covered channel between curb and base of flooring to allow for drainage.

#### **Furnishings**

- Lightweight and easily movable.

#### **Vertical Screenings**

- Located between the barrier and 6 feet above the cafe base or floor.
- Located on the roadway facing side, does not extend the beyond the perimeter of the roadway cafe, and is not affixed to the outward facing side of barriers.
- Easily removable, comprised of non-opaque, fire-grade, and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

#### **Overhead Coverings/ Umbrellas**

- Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
- Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
- Easily removable, comprised of fire-grade and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

#### **Lighting and Electrical Connections**

- Any lighting is outdoor rated, properly secured, and lightweight.
- At least 14 feet above sidewalk, and 18 feet above roadway.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

- Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.

337 Bleecker St

New York

Google Street View

Apr 2026 See latest date

Share



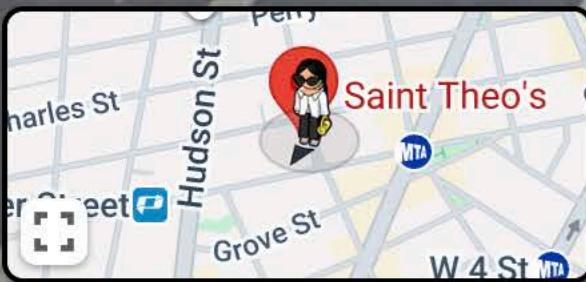
347 Bleecker St

New York

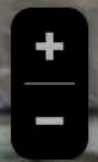
Google Street View

Nov 2024 See more dates

Share



Google Maps



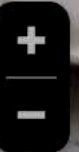
340 Bleecker St

New York

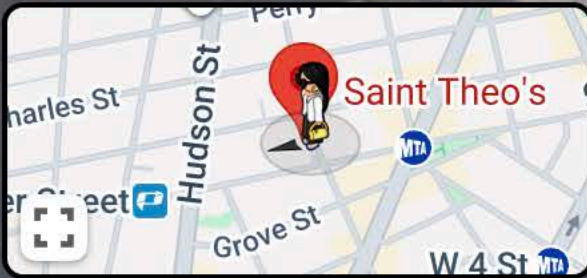
Google Street View

Nov 2024 See more dates

Share



Google Maps



## FOOD MENU DRAFT

- BREAD & BUTTER PROGRAM
- CRUDO
  1. Jumbo Shrimp Cocktail
  2. Scallop crudo
  3. Tuna Tartare
  4. Fruit De Mere *seafood tower*
  5. Oysters
  6. Fluke crudo
  7. Beef carpaccio
  
- SALADS
  1. Maison
  2. Nicoise
  3. Caesar
  4. Seasonal
  
- STARTERS
  1. French Onion Soup
  2. Shrimp Polynesian
  3. Grilled Squid
  4. Veg Fritti
  5. Curry duck pastel
  
- FRITES
  1. Steak frites
  2. Moules Frites
  3. Duck Frites
  
- ENTREES
  1. Chicken Paillard
  2. Milanese
  3. Fish a la plancha
  4. Bourrade
  
- PASTA
  1. Razor Clam
  2. Genovese
  3. Crispy saffron rice
  
- SIDES
  1. House Frites
  2. Side salad

3. Pommes Puree
4. Seasonal veg

□ SANDWICHES

1. Croque Ami
2. Steak Sandwich

□ BRUNCH

1. Toast Caramel
2. Savory Crepe
3. Smoked Salmon
4. Breakfast Sandwich

□ DESSERT

1. Crepe Suzette
2. Vietnamese egg coffee granita
3. Poached & raw Seasonal fruit

## Eugene Remm License History

### Active Licenses

Entity Name: 475 SOHO LLC AND 475 BROADWAY LLC  
Address: 475 477 WEST BROADWAY NEW YORK, New York 10012  
License #: 0340-22-105892

Entity Name: 450 BROADWAY C&S, LLC  
Address: 450 W Broadway New York, New York 10012  
License #: 0340-26-134042

Entity Name: HUDSON RIVER INN LLC & 88 NINTH AVENUE HOSPITALITY, LLC as MGR  
Address: 88 9TH AVENUE NEW YORK, New York 10011  
License #: 0343-22-130992

Entity Name: LUCKY 13 ASSOCIATES LLC  
Address: 21 27 9<sup>TH</sup> AVE, NEW YORK, NY 10014  
License #: 0340-23-136873

Entity Name: 44 LEXINGTON ASSOC LLC & LEXINGTON PROJECT MGR LLC  
Address: 517 LEXINGTON AVE AKA 135 EASR 48TH STREET NEW YORK, New York  
License #: 0343-23-122765

Entity Name: 86 BEDFORD, LLC  
Address: 86 BEDFORD STREET, NEW YORK, NY 10014  
License #: 0340-25-132051

### Inactive Licenses

Entity Name: 88 NINTH AVENUE HOSPITALITY LLC  
Address: 88 9<sup>TH</sup> AVENUE NEW YORK, NY 10011  
License #: 0340-23-131283  
Exp Date: 08/31/2025