



210W10 Restaurant LLC

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s):

210W10 Restaurant LLC and September Hospitality Inc, as manager

Trade name (DBA):

TBD

Premises address:

210 West 10th Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:

Between Bleecker St and W 4th St

CONTACT INFORMATION:

Principal(s) Name(s): Ryan Harris

Office or Home Address: _____

City, State, Zip: _____

Telephone #: _____ email : _____

Landlord Name / Contact: 210 West 10th I LLC

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Ryan Harris

1LW12 Restaurant LLC, legacy serial #6096857, operating since 2025 - Present

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

The concept for this new establishment is modern American restaurant with a high-end wine and spirits list.

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:

N/A

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: _____

SUSHI ON WEST 10TH STREET LLC d/b/a Sushi on Jones, legacy serial # 1338902

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:

SUSHI ON WEST 10TH STREET LLC, legacy serial # 1305184, operated 2017 - 2025

* Jays Nickels and Dime Inc d/b/a Westville, legacy serial #1219880, operated since 2019- 2021

2016-2019 Laundromat

* Sushi on Jones took over Westville premises around 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: 6 Year Built : 1911

Describe neighboring buildings: Mixed

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 619 / 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 : no changes

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

What is the proposed Occupancy? 8

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

* ☒ no ☐ yes *LNO

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

If yes, what is the use group for the premises? 6

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: New signage

What is the total licensed square footage of the premises? 2,033 sq ft

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

Sidewalk cafe 60 sq ft

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

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

Is there access to other parts of the building? ☐ no ☒ yes, explain: Basement common hallway and garbage room

Total number of tables? 13 Total table seats? 36

Total number of bars? 1 Total bar seats? 6

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

Total OVERALL number of seats in Premises : 41

How many * stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 6

How many service bars are being applied for on the premises? 0

Any food counters? X no ___ yes, describe : _____

For Alterations and Upgrades: N/A

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.

What type of establishment will this be? (check all that apply)

Bar Bar & Food X Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : TBD

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? No

Please describe your sound system and sound proofing: Background music only system, incorporating professionally installed soundproofing on walls and ceilings.

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: St Johns Lutheran Church

Address: 81 Christopher St, New York, NY 10014 (NOT ON SAME STREET) Distance: 189 ft (per SLA LAMP website)

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: Ryan Harris Phone: _____

Address: _____

Email :  _____

Application submitted on
behalf of the applicant by:

X Ryan Harris
Signature

Print or Type Name Ryan Harris

Title Owner

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.



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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 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: 210W10 Restaurant LLC and September Hospitality Inc

Address of Premises: 210 W 10th Street, New York, NY 10014

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

4 tables and 8 seats on W 10th Street

 tables and seats on Street

Hours of sidewalk café: 12pm to 12am .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc):

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

N/A 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):

N/A **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

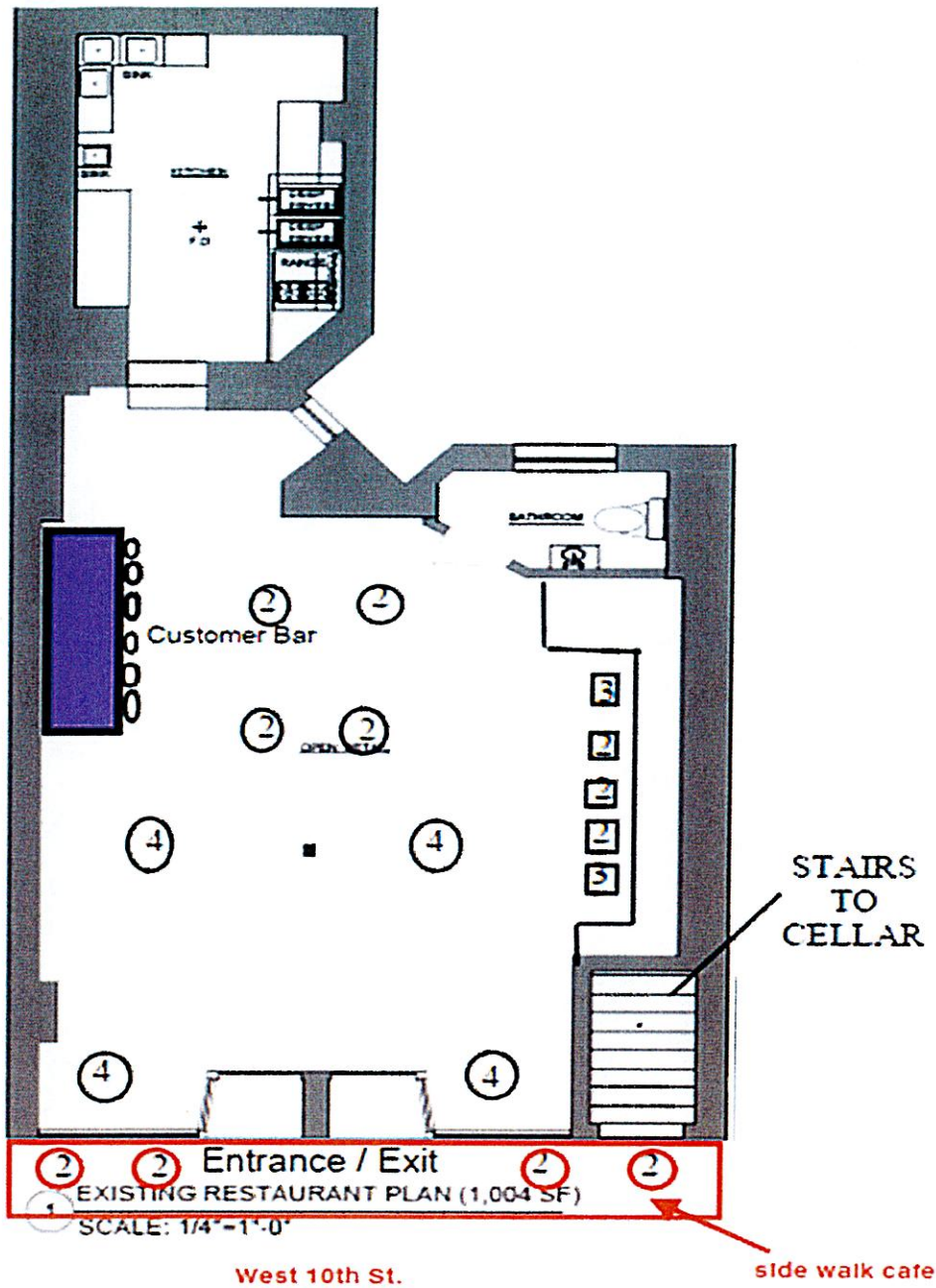
Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides? ☒ No ☐ Yes

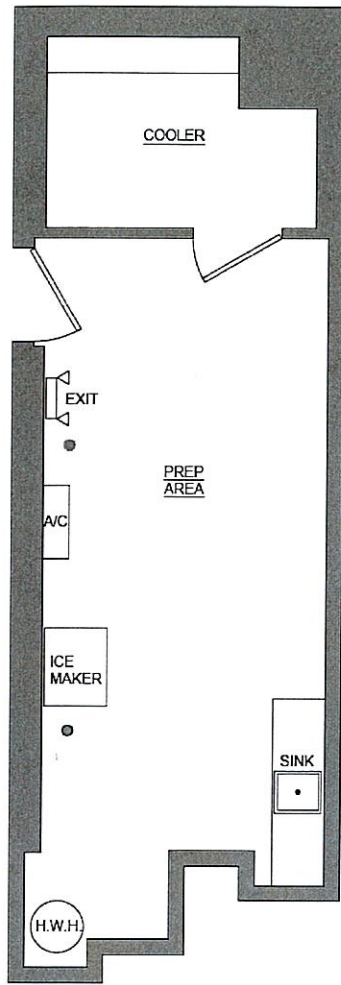
N/A Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides? ☐ No ☐ Yes

Is there any outdoor music, speakers or TVs? ☒ No ☐ Yes, please describe:

Will heating elements be used? ☒ No ☐ Yes, please describe:

GROUND FLOOR





EXISTING LOWER LEVEL
PREP AREA (314 SF)
SCALE: 1/4"=1'-0"

3

MENU

RAW BAR	STARTERS	DRY-AGED	FROM THE KITCHEN	SIDES	DESSERT
Oysters, chef's selection <i>mignonette, cocktail</i>	Lobster cocktail <i>Calabrian chili aioli</i>	Aged 45 to 90 days. Bone marrow butter, Ree Ree's, Maldon.	The Ree Ree's Burger <i>dry-aged blend, aged cheddar, bone marrow, Martin's roll</i>	Truffle pommes purée <i>crispy shallot</i>	Chocolate soufflé <i>crème anglaise - 20 min</i>
Shrimp cocktail, jumbo <i>smoked tomato horseradish</i>	Steak tartare <i>bone marrow toast, cured yolk, gaufrette</i>	NY Strip, bone-in 16oz	Roast chicken for two <i>schmaltz potatoes, pan jus</i>	Creamed spinach	Baked Alaska for two <i>flambéed tableside</i>
Yellowfin turtare <i>found pollen, preserved lemon, crispy rice</i>	Roasted bone marrow <i>sourdough, parsley-caper</i>	Ribeye, bone-in 22oz	Veal chop Milanese <i>arugula, lemon</i>	Charred broccolini <i>lemon, Maldon</i>	Basque cheesecake <i>seasonal fruit</i>
Hamachi crudo <i>seasonal</i>	Little gem Caesar <i>white anchovy, aged parmesan</i>	Filet 8oz	Whole branzino <i>salt-crusted, tableside</i>	Beef tallow fries <i>black garlic aioli</i>	Affogato <i>house vanilla, espresso</i>
Caviar, Ossetra <i>blini, traditional</i>	Butter lettuce <i>foies herbes, champagne vinaigrette</i>	Hanger 10oz	SAUCES & BUTTERS <i>Bone marrow - Béarnaise - Bordelaise - Cognac green peppercorn - Chimichurri - Ree Ree's</i>	Com brulée <i>olive, pickled Fresno</i>	Cheese <i>three selections</i>
	Charred oyster mushrooms <i>smoked paprika, black garlic</i>	Prime Rib <i>carved nightly, limited</i>		Hen of the woods <i>brown butter, thyme</i>	
	Bone marrow agnolotti <i>brown butter, sage, parmesan</i>	Tomahawk for two 42oz		Loaded baked potato <i>crème fraîche, olive, caviar +</i>	
		TONIGHT'S WAGYU <i>See nightly card. Cut tableside, by the ounce.</i>		Hash browns <i>crème fraîche</i>	



Greetings! We are opening a new restaurant at 280 West 10th St and will be applying for a liquor license. Before the Community Board 2 meeting on August 5th and 6th, we will be hosting a meal opportunity for neighbors to meet our staff and ask questions.

Wednesday, July 29
6:00 PM
Location: 280 West 10th St
https://www.eventbrite.com/e/neighbor-meeting-tickets-123456789012



Greetings! We are opening a new restaurant
at 20 West 10th St and will be applying for
a liquor license. Before the
Community Board 2 meeting on August
14th and 6th, we will be hosting a virtual
opportunity for neighbors to meet us and
ask questions.

Wednesday, July 29
6:00 PM



<https://www.zoom.us/j/9101111111>

Scan the QR code
to join the meeting





Greenwood! We are opening a new restaurant at 210 West 10th St and to all be applying for a "space license". Before the Community Board 2 meeting on August 5th and 6th, we will be hosting a virtual opportunity for neighbors to meet us and ask questions.

Wednesday, July 29
6:00 PM

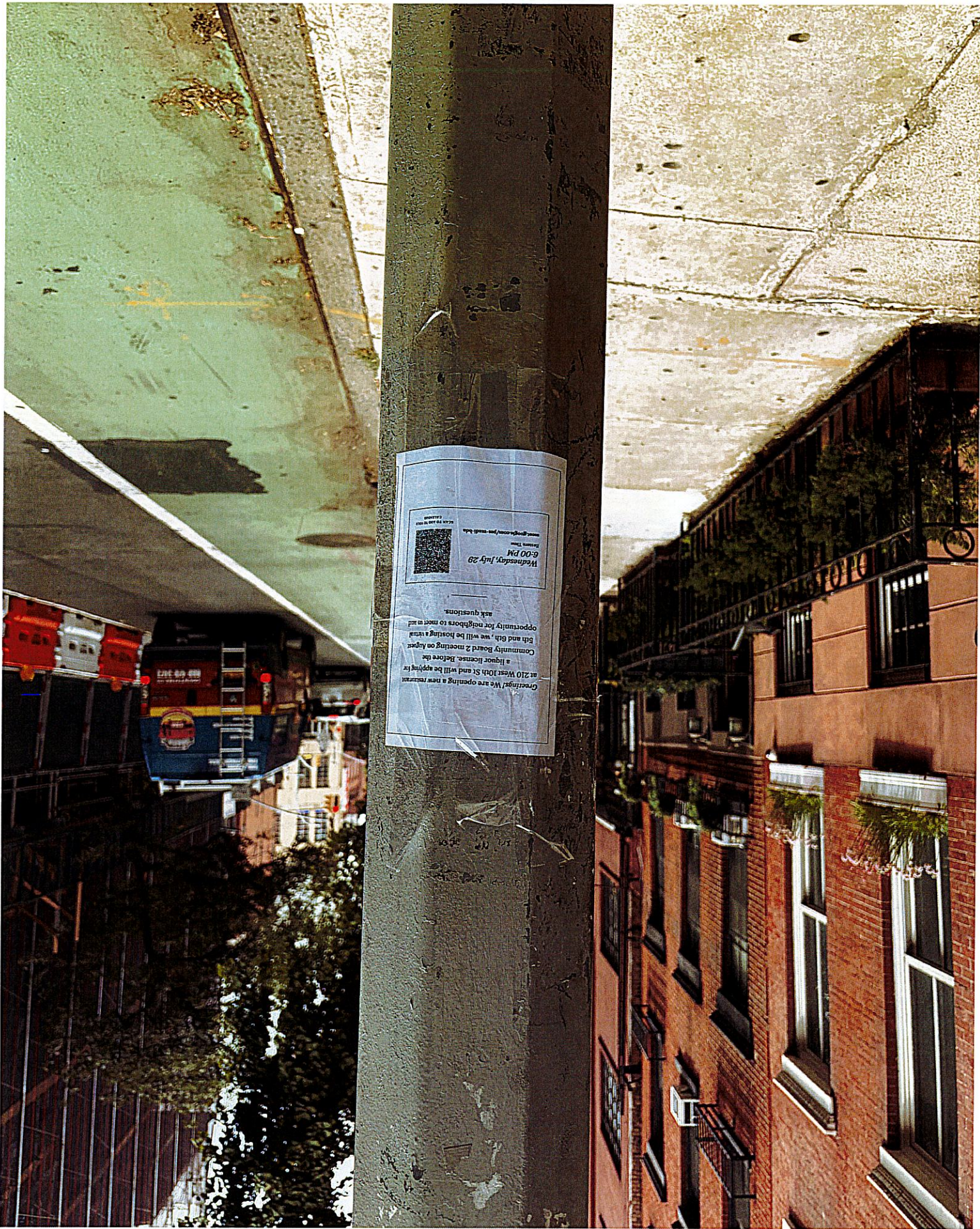
Zoom Link: meet.google.com/jee-nzad-tda



Scan to join the meeting







Google Maps: www.google.com/maps/@40.7128509,-87.9512009,15z

CLIPPING

Wednesday, July 20
6:00 PM

ask questions.

Community Board 2 meeting on August 2nd and 6th, we will be hosting a virtual opportunity for neighbors to meet and ask questions.

at 210 West 10th St and will be applying for a liquor license. Before the Community Board 2 meeting on August 2nd and 6th, we will be hosting a virtual opportunity for neighbors to meet and ask questions.



