

APPLICANT INFORMATION:

Name of applicant(s):

A24 Commerce St LLC and Galactus Group LLC as mgr

Trade name (DBA):

TBD

Premises address:

38-42 Commerce Street

Cross Streets and other addresses used for building/premise:

CONTACT INFORMATION:

Principal(s) Name(s):

Todd Boehly, Daniel Katz, Michael Damaso

Office or Home Address:

[REDACTED]

City, State, Zip:

[REDACTED]

Telephone #:

[REDACTED]

email :

[REDACTED]

Landlord Name / Contact:

Cherry Lane Venue LLC

Landlord's Telephone and Fax:

[REDACTED]

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Daniel Katz, Michael Damaso

A24 Commerce St LLC, 38-42 Commerce St, 2024 - Present

Todd Boehly

See attached list.

Josh Goodman, Riad Nasr,

See attached list.

David Rosen

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

We are a theatre with a restaurant.

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 : Method of operation change

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

Change to method of operation to adjust hours to 11am-12am Sundays through Thursdays,
and 11am-1am Fridays and Saturdays.

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: Current applicant,
A24 Commerce St LLC and Galactus Group LLC as mgr, License ID# 0340-25-112771, exp. 5/31/27.

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:

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: 4 Year Built: 1843

Describe neighboring buildings:

Mixed Use

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 584 / 27

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 - 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 _____

What is the proposed Occupancy? n/a - no outdoor space

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

☐ no ☒ yes

Theater: 220
Restaurant: 60

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

If yes, what is the use group for the premises? Theater/mixed-use

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 - already obtained

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: _____)

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 4,404 sq ft

If more than one floor, please specify square footage by floors: n/a

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

If more than one floor, what is the access between floors? n/a

How many entrances are there? 2 How many exits? 4 How many bathrooms? 4

Is there access to other parts of the building? no X yes, explain: Exterior access, stairs

OVERALL SEATING INFORMATION:

Total number of tables? 10 Total table seats? 41

Total number of bars? 2 Total bar seats? 12

Total number of "other" seats? 166 please explain: "Other" seats refer to theater seats

Total OVERALL number of seats in Premises: 219

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 12

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

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 X Restaurant Club/ Cabaret Hotel x Other: (Theater)

What are the Hours of Operation?

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

11a to 12a 11a to 12a 11a to 12a 11a to 12a 11a to 12a 11a to 1a 11a to 1a

Andrew Marderian-Davis - theater manager
Calistra McIntosh - restaurant manager

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

Will there be security personnel? ☐ no ☒ yes (if yes, what nights and how many?) as needed

Do you have or plan to install French doors, accordion doors or windows that open? ☐ no ☒ yes

If yes, please describe: Existing ticket sales booth in lobby

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)

***Background (quiet) music in the restaurant, there will be amplified music in the theater

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: Soundproofing already installed.

Will you be permitting: ☐ promoted events ☒ scheduled performances ☐ outside promoters

***Scheduled performances only in the theater

☐ 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) _____

If lingering vehicles outside restaurant, theater/restaurant staff will note parking laws on streets. Additional staff will be hired to monitor the outside when larger events are happening. There is also a large lobby and entry area that allows for people to linger inside rather than on the sidewalk. Licensee has also requested that DOT makes a "No Standing" zone to further emphasize that no standing is allowed before and after shows. Restaurant encourages people to spend time inside. Usher on staff to bring traffic into building prior to a show.

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 1/2" 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: _____

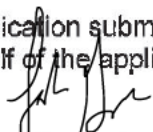
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Andrew Marderian-Davis
Calistra McIntosh Phone: [REDACTED]

Address: 38-42 Commerce Street, New York, NY 10014

Email: amarderian@cherrylanetheatre.org; [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

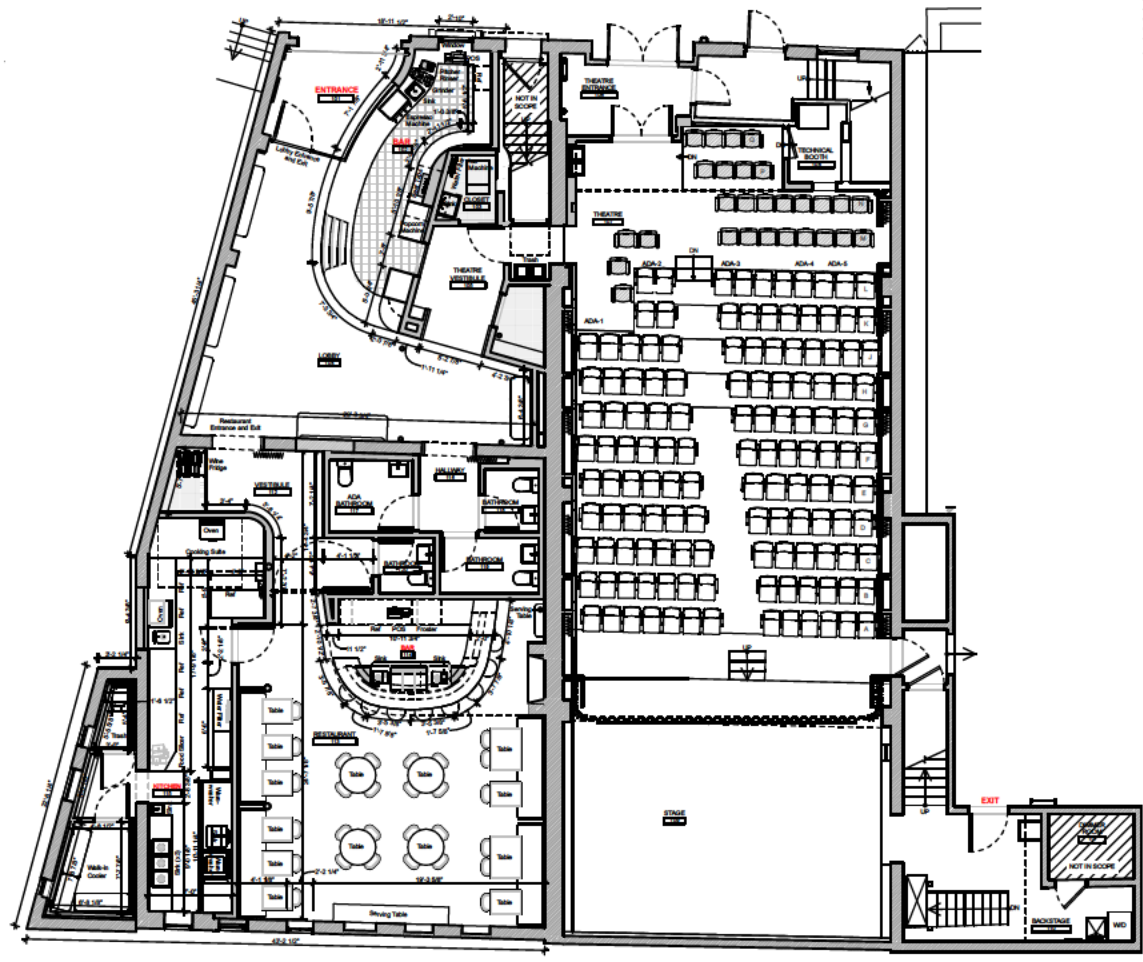
Print or Type Name Josh Goodman

Title Member CFO

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
Carter Booth, Co-Chair
Robert Ely, Co-Chair





MENU

SUPPER

DRINKS

BOTTLES

OYSTERS & SEAFOOD COCKTAILS

SEAFOOD COCKTAIL

tomato avocado

32

1/2 DZ OYSTERS

chipolatas

28

DIVER SCALLOP

persimmon lovage

26

SCUNGILLI

celery onion

24

BANGS ISLAND MUSSELS

green curry

22

TUNA CRUDO

piquillo lemon

28

DRESSED DUNGENESS CRAB

à la russe

60

HORS D'OEUVRES & APPS

CHICKEN LIVER MOUSSE

20

STEAK TARTARE

26

FROG LEGS KIEV

32

CAESAR SALAD

28

CROQUE MONSIEUR

24

BEETS & SUNCHOKES



SUPPER

CHEESEBURGER
28

LOBSTER CLUB
54

RED BEANS & RICE
26

ALFREDO
28

KIELBASA & KRAUT
34

MONKFISH KEBAB
chermoula
34

THIGHS & FRIES
Snowdance chicken
38

STEAK DINNER FOR 2

Denver cut | Petite salad | Baked potato | Dessert | 120

SIDES

GARLIC BREAD
14

PETITE SALADE
16

LANI'S GREENS
16

BAKED POTATO
14

FRITES
14

DESSERT

FROZEN CUSTARD
16
Chocolate
Vanilla
Black Forest Twist

COCONUT CAKE
16