

APPLICANT INFORMATION:

Name of applicant(s):

103-105 MACDOUGAL, LLC

Trade name (DBA):

PENDING

Premises address:

103-105 MACDOUGAL STREET, NEW YORK, NY 10012

Cross Streets and other addresses used for building/premise:

BLEECKER STREET & MINETTA LANE

CONTACT INFORMATION:

Principal(s) Name(s):

JUSTIN WEITZ

Office or Home Address:

City, State, Zip: NEW YORK, NY 10012

Telephone #:

email :

Landlord Name / Contact:

Landlord's Telephone and Fax:

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

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

Our concept is a full-service neighborhood restaurant centered on elevated French bistro and American tavern cuisine, with a strong emphasis on hospitality, quality, and community. We aim to create a welcoming gathering place for both local residents and visitors, offering thoughtfully prepared food in a timeless, elegant setting. We are committed to being a respectful and responsible neighbor through significant investments in soundproofing, thoughtful operations, and maintaining an environment that enhances the character and vitality of the McDougal Street community.

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: _____

PAPPAS OG LLC; LICENSE ID 0340-22-105503; 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:

PANCHITOS - LICENSE EXPIRED ON 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: 7 Year Built : 1902

Describe neighboring buildings:

MIXED-USE (RESIDENTIAL & COMMERCIAL)

Zoning Designation: R7-2 AND C1-5

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 542 / 49

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 FILE WITH LPC

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? 173

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

☐ no ☐ yes PENDING

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

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

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 façade or signage be changed from what currently exist at the premise? ☐ no ☒ yes

(if yes, please describe: SIGNAGE WILL BE UPDATED TO DISPLAY THE PENDING TRADENAME

WILL MAKE FACADE UNIFORM

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? approx 8,000

If more than one floor, please specify square footage by floors: ground 6,00 / basement 2,000

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? internal stairwell; basement is employees only

How many entrances are there? 2 How many exits? 4 How many bathrooms ? 3

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

OVERALL SEATING INFORMATION:

Total number of tables? 49 Total table seats? 146

Total number of bars? 3 Total bar seats? 27

Total number of "other" seats? n/a please explain : n/a

Total OVERALL number of seats in Premises : 173

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 27

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:
10AM to 2AM 10AM to 1AM 10AM to 1AM 10AM to 2AM 10AM to 3AM 10AM to 3AM 10AM to 3AM

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?) 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?) n/a

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? YES

Please describe your sound system and sound proofing:

PENDING

Will you be permitting: promoted events scheduled performances outside promoters

 any events at which a cover fee is charged? ☒ private parties (ON OCCASSION)

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

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: _____ Phone: _____

Address: Justin Weitz 917-952-2169 or Emma Conroy 401-573-9723

Email : _____

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.



Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

RAW BAR

Oysters Jalapeño Mignonette
Red Argentinian Shrimp Cocktail
Passion Fruit Kosho Crudo
Volcano Roll

CAVIAR SERVICE

Goose-fat French Fry
100 layer pave potato
Chicken & eggs
Table-side caviar handroll

TOASTY

Foie Gras Terrine with Fig & Date Chutney
Brown Butter Brioche Lobster Rolls
Pan Con Tomaté + 5J Iberico
Wagyu Sando

SNACKS

Miso Caesar Skewers
DIY Steak Tartare
Crudité with Homemade Ranch
Carbonara Carrots

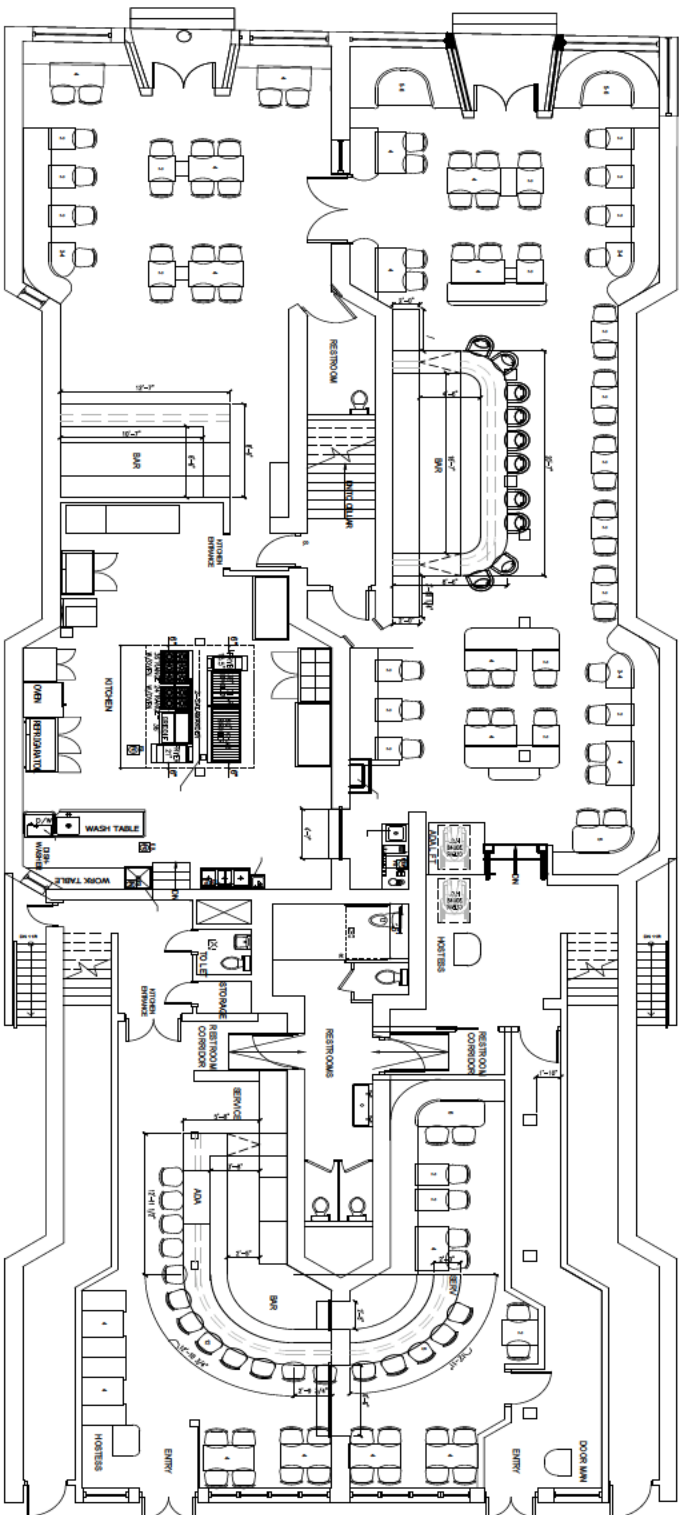
ENTREE

Steakhouse Burger + Goosefat French Fries +
Homemade Aioli & Bone-marrow reduction sauce
Steak au Poivre Frites
Shrimp Oreganata
Dover Sole Meunière

DESSERT

Warm Chocolate Chip Sticky Toffee Cooke w/ Milk Shots
Banoffee Sundae

GROUND FLOOR



1 CELLAR
SCALE: 3/16" = 1'-0"

