

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

378 Greenwich Hospitality LLC

2- Establishment Name (Corporate & DBA)

TBD

3- Address for Proposed License

378 Greenwich Street, New York, NY

4- Type of License (Full liquor/OP, beer and wine, etc.) **on-premises full liquor**

7.1 Type of application

☒ New ☐ Alteration ☐ Change in Method of Operation, ☐ Corporate Change,
☐ Class Change

5- Proposed Days/Hours of Operation

Mon - Thurs **8am-12am** Fri - Sat **8am-12am** Sun **8am-12am**

4.1 What floor(s) is the establishment on? **ground floor**

6- Square Footage of Location **4,600**

7- Method of Operations (bar restaurant, Catering, etc)

restaurant w/ bg music only and outdoor seating w/in property line

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☒ Terrace, or ☐ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No N/A - outdoor seating w/in property line

9- Type of Music ? ☐ Live ☐ Recorded ☐ DJ

10- Volume of Music? ☒ Background ☐ Other

(no sound from events, performances or music will be heard outside the premises or by neighbors)

11- Where will the kitchen exhaust system vent to? **vent to North Moore St (as existing)**

12- Applicant's Previous Licensed Establishments and Addresses

Please see attached rider.

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, **Jonah Phillips**, as a qualified representative of **378 Greenwich Hospitality LLC**, located at **378 Greenwich Street**, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their **on-premises full liquor** license

(1) My requested hours of operation are **8a-12p** Monday – Thursday, **8a-12p** Friday – Saturday, **8a-12p** Sunday

(1.a) CB approved hours of operation Monday – Thursday, Friday – Saturday, Sunday
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service, (please describe type of establishment):
restaurant with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type) **Proficient Audio, 6 inches, 125W - as existing**
(please describe location) **in dining area**

(4) I will have: DJs ☐ Yes ☐ No Live Music ☐ Yes ☐ No Recorded Music ☐ Yes ☐ No Dancing ☐ Yes ☒ No
Promoted events ☐ Yes ☒ No Cover events ☐ Yes ☒ No Scheduled performances ☐ Yes ☒ No

(5) Volume of music, events, performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. ☒

(6) I will close all doors and windows by _____ Mon- Thur, _____ Fri - Sat _____ Sun.
☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of **TBD**

(8) I will have garbage collected during the hours of **10pm daily**

(9) I will employ a doorman/security personnel on the following days and hours: **n/a**

(10) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. ☒

(11) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No **N/A - outdoor seating w/in property line**

(13) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒

(14) I confirm that I have **0** violations from previous establishments for which I have served as a principal.

(15) I will (additionally):

have indoor hours of operation 8:00AM-12:00AM daily Monday to Sunday. The private outdoor area seating hours are 8:00AM-10:00PM Monday to Sunday.

(16) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: **Jonah Phillips** Phone Number: **917-359-3432**

Alternate Contact: _____ Phone Number: _____

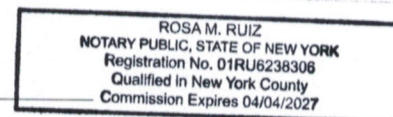
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Jonah Phillips Dated 10/10/25

Sworn to this 10th day of October, 2025

Notary Public

Rosa M Ruiz



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: 378 Greenwich Hospitality LLC

Address: 378 Greenwich Street, New York, NY

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: 10pm daily
- (4) I will have delivery of any event supplies, goods and services during the hours of TBD
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Jonah Phillips

Phone Number: 917-359-3432

Alternate Contact: _____

Phone Number: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

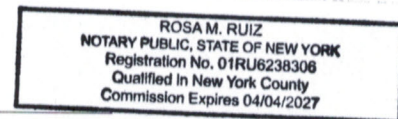
Jonah Phillips
Signed

10/10/25

Dated

Sworn to this 10th day of October, 2025

Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

Smyth Hotel Fee Owner LLC, Republic Smyth Beverly LLC, Rebel Hotel Company New York Company LLC, Smyth Tavern LLC

2- Establishment Name (Corporate & DBA)

Smyth Hotel, Smyth Tavern

3- Address for Proposed License

85 West Broadway, New York, New York 10007

4- Type of License (Full liquor/OP, beer and wine, etc.) Hotel On-Premises License

7.1 Type of application

☒ New ☐ Alteration ☐ Change in Method of Operation, ☐ Corporate Change,
☐ Class Change

Proposed Day/Hours of Operation

5- Hotel 24/7

Restaurant & Sidewalk: Sunday to Wednesday: 7am-10pm; Thursday to Saturday 7am-10:30pm

Cellar: Sunday to Thursday: 5pm-12am Friday to Saturday: 5pm-2am

4.1 What floor(s) is the establishment on? Cellar, Ground-Rooftop

(residential units not included in licensed space)

6- Square Footage of Location 71,400 SF

7- Method of Operations (bar restaurant, Catering, etc)

Hotel with public restaurant, cellar lounge and sidewalk cafe

8- Outdoor Seating? ☒ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☐ other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☒ Yes ☐ No Pending

9- Type of Music? ☐ Live ☒ Recorded ☐ DJ

10- Volume of Music? ☒ Background ☐ Other

(no sound from events, performances or music will be heard outside the premises or by neighbors)

11- Where will the kitchen exhaust system vent to? Roof

12- Applicant's Previous Licensed Establishments and Addresses

See rider attached

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

Smyth Hotel Fee Owner LLC, Republic Smyth Beverly LLC, Rebel Hotel Company New York LLC

I, Smyth Tavern LLC, as a qualified representative of Smyth Tavern LLC, located at 85 West Broadway, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their full liquor license license

(1) My requested hours of operation are Monday – Thursday, Friday – Saturday, Sunday

(1.a) CB approved hours of operation *see below Monday – Thursday, Friday – Saturday, Sunday
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service, (please describe type of establishment):

hotel with a public restaurant, cocktail lounge and cellar lounge with full food service until _____ hour(s) before closing.

(3) I will install soundproofing (please describe type) NA
(please describe location) _____

(4) I will have: DJs ☒ Yes ☐ No Live Music ☒ Yes ☐ No Recorded Music ☒ Yes ☐ No Dancing ☐ Yes ☒ No
Promoted events ☐ Yes ☒ No Cover events ☐ Yes ☒ No Scheduled performances ☐ Yes ☒ No

(5) Volume of music, events, performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. ☒

(6) I will close all doors and windows by _____ Mon- Thur, _____ Fri - Sat _____ Sun.
☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of throughout the day

(8) I will have garbage collected during the hours of 4:00AM - 7:00AM

(9) I will employ a doorman/security personnel on the following days and hours: NA

(10) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. ☒

(11) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No N/A

(13) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒

(14) I confirm that I have _____ violations from previous establishments for which I have served as a principal.

(15) I will (additionally):

*The approved hours of operation for the restaurant is Sun-Wed 7AM-10PM, Thurs-Sat 7AM- 10:30PM.
The approved hours of operation for the cellar and cocktail lounge is Sunday to Thursday 5:00PM-12:00AM, Fri to Sat 5:00PM- 2:00AM. The cellar area is operated exclusively by the Mercer entity as a private event space (private dining room for corporate events). There will be no outdoor queueing as there is sufficient space indoor as a 24 hour hotel.

**DJ and live music will be available in the cocktail lounge Thurs to Sat, only to provide ambiance as an amenity for hotel guests. There will be no buyouts for the restaurant and cocktail lounge. There will be no rooftop or sidewalk cafe at this time. Applicant will not apply for sidewalk cafe license until Spring 2026. Hotel will provide valet parking one block away from the hotel.

(16) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Brian Sparacino Phone Number: 561-704-5910

Alternate Contact: _____ Phone Number: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Brian Sparacino

Signed

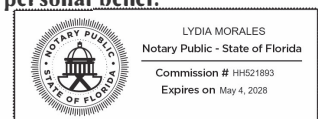
Sworn to this 17th day of October 2025

10/17/2025

Dated

Online Notary

Notary Public



HH521893 05/04/2028

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 3/2024

Notarized remotely online using communication technology via Proof.

Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: Smyth Hotel Fee Owner LLC, Republic Smyth Beverly LLC, Rebel Hotel Company New York Company LLC, Smyth Tavern LLC

Address: 85 West Broadway, New York, New York 10007

(1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.

(2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.

(3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: _____

(4) I will have delivery of any event supplies, goods and services during the hours of _____

(5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)

(6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance

(7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.

(8) Cameras will be used for viewing the entrance and egress.

(9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.

(10) I will (additionally): have no outdoor queuing. Valet parking is provided by the hotel using a parking garage one block away to reduce traffic disruptions.

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Brian Sparacino Phone Number: 561-704-5910

Alternate Contact: _____ Phone Number: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Brian Sparacino

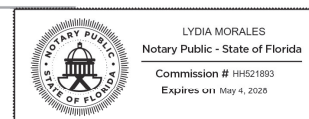
10/17/2025

Signed

Dated

Sworn to this 17th day of October 2025 Lydia Morales Online Notary

Notary Public



HH521893 05/04/2028

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 3/2024

Notarized remotely online using communication technology via Proof.