

Yves LLC dba Holy Ground 105 107 Eldridge Street, South Store New York, New York 10002 Questionnaire for An On-Premises Liquor License Application

- 1. Floor Plans
- 2. Photographs
- 3. Menu
- 4. Area Survey with List of Measurements together with Types of Establishments
- 5. NYC Department of Buildings Property Profile Page with Temporary Certificate of Occupancy

BERNSTEIN REDO & SAVITKSY PC

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THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3 59 East 4th Street - New York, NY 10003 Phone (212) 533-5300 www.cb3manhattan.org - mn03@cb.nyc.gov

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

NOTE: A	ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.
The foll	owing items and questionnaire package are due by date listed in email invite:
	nematics, floor plans or architectural drawings of the inside of the premise. proposed food and or drink menu.
The foll	owing items are due by noon Friday before the meeting:
ter loc spo No gro <u>htt</u> (th	tition in support of proposed business or change in business with signatures from residential nants at location and in buildings adjacent to, across the street from and behind proposed nation. Petition must give proposed hours and method of operation. For example: restaurant, orts bar, combination restaurant/bar. (petition provided) tice of proposed business to block or tenant association if one exists. You can find community oups and contact information on the CB 3 website: mailto:ps://www1.nyc.gov/site/manhattancb3/resources/community-groups.page is is not required but strongly suggested if a relevant group exists) oof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include wspaper with date in photo or a timestamped photo).
🛛 new 🛛 Check if	which you are applying for: liquor license alteration of an existing liquor license corporate change
sale c	of assets I upgrade (change of class) of an existing liquor license
Today's	Date: May 30, 2023
	on currently licensed? \Box Yes λ No Type of license:
	s or current use of the location: <u>LES Vixens Inc dba Fontanas a tavern and music venue from 2005 to 2</u> 017 ition and trade name of current license: <u>N/A</u>
APPLIC/	

Cross streets: Broome and Grand Street

Name of applicant and all principals: Yves LLC / Matthew Abramcyk, Franco Vlasic and

Nathan Lithgow

Trade name (DBA): Holy Ground

PREMISE:4 story residential building with commercial ground floorType of building and number of floors:spaces and cellar

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

A Yes □ No What is maximum NUMBER of people permitted <u>271 (includes ground floor retail spa</u>ce*) What is the zoning designation (check zoning using map: <u>http://gis.nyc.gov/doitt/nycitymap/</u> - please give specific zoning designation, such as R8 or C2): <u>C4-4A</u>____

*The ground floor retail space will not be part of the proposed licensed premises. It is however connected to the ground floor restaurant space.

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) <u>11am to 12am Monday to Wednesday, 11am to 2am Thursday to Saturday</u> and <u>11am to 11pm Sunday</u>. There are no outdoor spaces.

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? \Box Yes \Box No If yes, please describe what type: <u>N/A</u>

Number of indoor tables? 40 Total number of indoor seats? 149 (includes 14 bar stools)

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____

One 14 foot bar located in the cellar

(A stand-up bar is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? 🖄 Yes 🗖 No

Does it have a food preparation area?
Yes X No (If any, show on diagram)

Is food available for sale? 🖄 Yes 🗖 No If yes, describe type of food and submit a menu ____

Holy Ground will be an upscale steakhouse and barbecue restaurant. See enclosed menu.

What are the hours the kitchen will be open? **Same as above.**

Will a manager or principal always be on site? 🗖 Yes 🗖 No If yes, which? Manager

How many employees will there be? 20

Do you have or plan to install \Box French doors \Box accordion doors or \Box windows? N/A

 Will there be TVs/monitors? ☑ Yes □ No (If Yes, how many?)
 Estimated two TVs. Sound will only be on for special shows.

 Will premise have music? ☑ Yes □ No
 No

If Yes, what type of music? 🖄 Live musician 🖄 DJs 🖾 Streaming services/playlists

If other type, please describe *Live music only in the cellar and **DJ for special events only in the cellar

What will be the music volume? A Background (conversational) A Entertainment (live music venue

level) Please describe your sound system: <u>Fewer than 20 80 watt speakers throughout the entire space mounted</u> on walls.

Will you host any promoted events, scheduled performances, or any event at which a cover fee is

charged? If Yes, what type of events or performances are proposed and how often? <u>N/A</u>_____

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?

Please attach plans. (Please do not answer "we do not anticipate congestion.") Staff and security

personnel will monitor the exterior to control any crowds and vehicular traffic.

Will there be security personnel? 🛛 Yes 🗖 No (If Yes, how many and when) One and as needed

from evening to closing time.

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. <u>Current sound proofing consists of duarock</u>, which is sound rated sheet rock and spray sound foam. Is sound proofing installed? **Y** Yes **D** No

If not, do you plan to install sound proofing? 🗖 Yes 🖾 No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic

beverages outdoors? (includes roof & yard)
Yes
No If Yes, describe and show on diagram:

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? [™] Yes □ No 109 West Broadway Food & Wine LLC and Yves LLC* and If yes, please indicate name of establishment: <u>MAC 1 Food & Beverage LLC dba's A Summer Day Café and H</u>oly Ground Address: <u>109 West Broadway</u> Community Board # <u>CB#1</u>
Dates of operation: <u>2018 to 2020</u> *Yves LLC as a co-licensee / Also see enclosed list.
Has any principal had work experience similar to the proposed business? [™] Yes □ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application. Please see enclosed list.
Does any principal have other businesses in this area? □ Yes [™] No If Yes, please give trade name, address and describe the business _______

Has any principal had SLA reports or action within the past 5 years? **D** Yes **X** No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (name and address) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting. See enclosed Area Survey together with list of venues for on-premises licenses and beer and wine licenses. The types of establishments are showing next to each venue.

LOCATION:

How many licensed establishments are within 1 block? <u>3</u> How many On-Premise (OP) liquor licenses are within 500 feet? <u>16</u> Is the premise within 200 feet on the same street of any school or place of worship? **D** Yes **Ž** No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; <u>do not plan to negotiate at the meeting</u>.

- 1. My license type is: D beer & cider wine, beer & cider D liquor, wine, beer & cider
- I will operate a full-service restaurant, specifically a (type of restaurant)
 <u>An upscale steakhouse and barbecue restaurant.</u> restaurant, or
 - I will operate a ______,

with a kitchen open and serving food during all hours of operation OR \square with less than a fullservice kitchen but serving food during all hours of operation OR \square Other

3. My hours of operation will be:

Mon <u>11am-12am</u>	; Tue 11am-12am ;	; Wed <u>11am-12am</u>	;
Thu 11am-2am	; Fri <u>11am-2am</u>	; Sat 11am-2am	;

Sun <u>11am-11pm</u>. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

4. 🗴 I will not use outdoor space for commercial use (including Open Restaurants) OR

□ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors

- 5. 🖄 I will employ a doorman/security personnel: _____
- 6. **D** I will install soundproofing, <u>Already installed.</u>

- 7. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
- 8. I will not have □ DJs, □ live music, ☑ third-party promoted events, ☑ any event at which a cover fee is charged, ☑ scheduled performances, □ more than _____ DJs per *____, ☑ more than _____ private parties per _____ Number of private parties for be determined when the business opens
- 9. I will play ambient recorded background music only. *One DJ for a private event
- 10. 🛛 I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
- 11. **D** I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- 12. I will not participate in pub crawls or have party buses come to my establishment.
- 13. 🗖 I will not have unlimited drink specials, including boozy brunches, with food.
- 14. □ I will not have a happy hour or drink specials with or without time restrictions OR 🖄 I will have happy hour and it will end by <u>7pm</u>.
- 15. X I will not have wait lines outside. X I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- 16. 🗵 I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 17. It Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Franco Vlasic

Phone Number: 917 415 3553 / franco@holygroundnyc.com

Matthew Abramcyk List of Current Licenses

No Moore Oysters LLC dba Smith & Mills 71 North Moore Street New York, NY 10013 Serial #1175735 2006 to present

11th Street Restaurant LLC dba The Golden Swan 314 West 11th Street New York, NY 10014 Serial #1347819 April 2023 to present

MAC 1 Food and Beverage LLC dba Smith & Mills 10 West 50the Street – Space CO31 Rockefeller Center New York, NY 10020 Serial No. 1349078 Conditional letter of approval issued April 19, 2023

Aele LLC dba Yves 385 Greenwich Street New York, NY 10013 Serial No. 1360058 Operating with a temporary retail permit as of May 19, 2023

Matthew Abramcyk List of Previous Licenses

77 Warren Foods LLC dba Warren 77 77 Warren Street New York, NY 10007 Serial #1219513 2009 to 2020

No Moore Oysters & Maritime LLC dba Navy 137 Sullivan Street New York, NY 10012 Serial #1275334 2014 to 2017

109 West Broadway Food & Wine LLC dba Superlinda 109 West Broadway New York, NY 10013 Serial #1248085 2011 to 2015

109 West Broadway Food & Wine LLC and Yves LLC and MAC 1 Food & Beverage LLC dba's A Summer Day Café and Holy Ground 109 West Broadway New York, NY 10013 Serial #1301179 2018 to 2020

98 Kenmare Restaurant Group LLC
dba Maison O
98 Kenmare Street
New York, NY 10012
Serial #1197104
2007 to 2015

Panma LLC dba The Beatrice 285 West 12th Street New York, NY 10014 Serial #1179615 2006 to 2011

1 BB Food & Drink Corp 1 Furman Street Brooklyn, NY 11201 Serial #1295932 Removed as co-licensee May 2018

Aemal LLC dba Yves 385 Greenwich Street New York, NY 10013 Serial #1289485 2015 to May 2023

Franco Vlasic and Nathan Lithgow Previous License

109 West Broadway Food & Wine LLC and Yves LLC and MAC 1 Food & Beverage LLC dba's A Summer Day Café and Holy Ground 109 West Broadway New York, NY 10013 Serial #1301179 2018 to 2020

Hospitality Work Experience for Nathan Lithgow

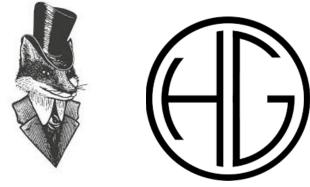
Yves LLC dba Holy Ground 105 107 Eldridge Street New York, NY 10002 Neighborhood Projects 277 West 12th Street New York, NY 10014 Wine Director from March 2015 to present

Nomad Hotel 1170 Broadway New York, NY 10001 Server from September 2014 to March 2015

Nolita Hospitality Group 520 Broadway New York, NY 10012 Sommelier from June 2013 to September 2014

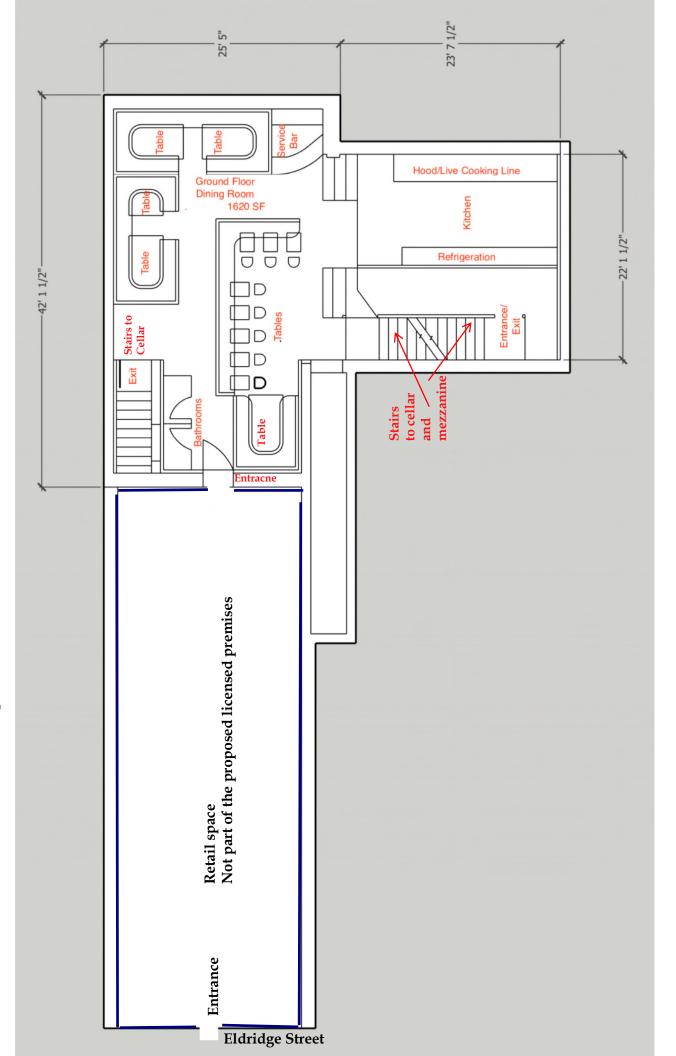
Allswell Restaurant 124 Bedford Avenue Brooklyn, NY 11211 Line Cook from June 2012 to May 2013

Jack the Horse Tavern 66 Hicks Street Brooklyn, NY 11201 Pastry Chef from January 2011 to June 2012

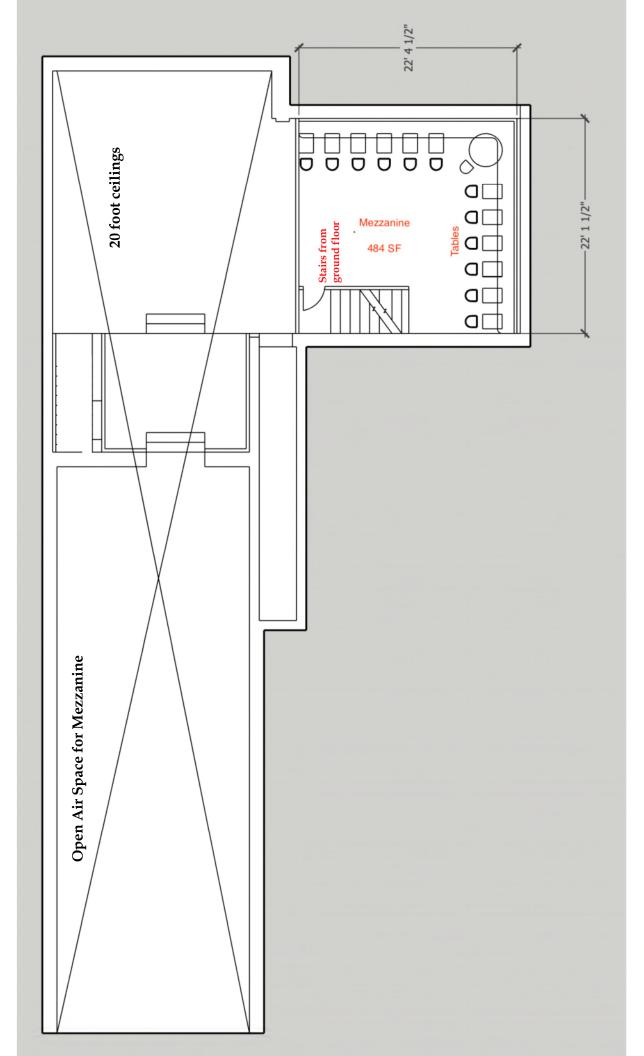


Floor Plans

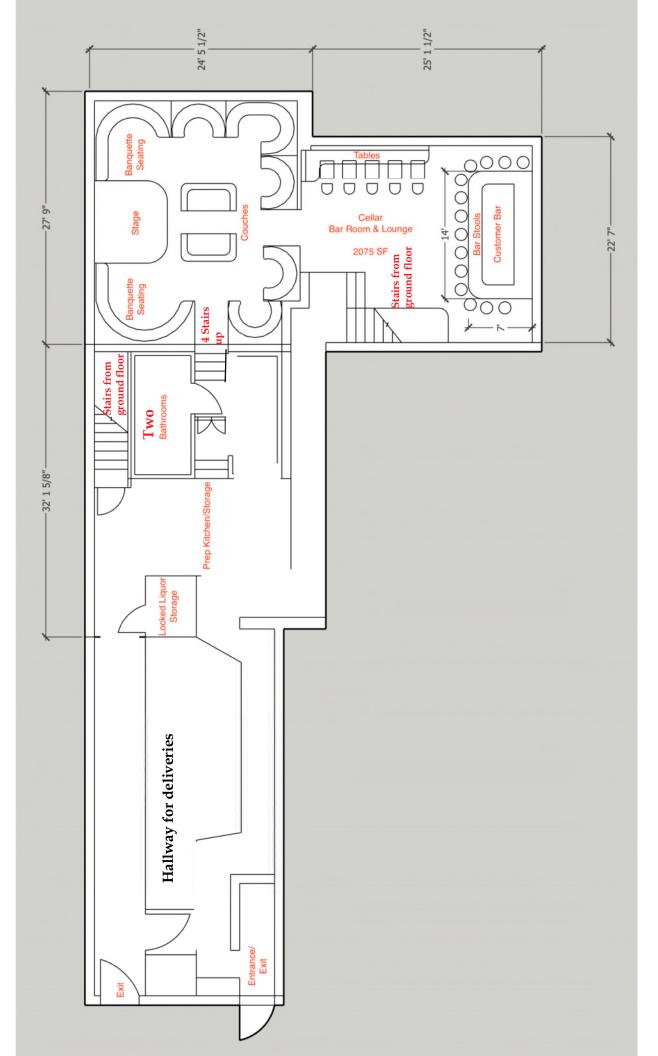
Ground floor tables 13 and seats 54. Retail Space outlined in blue.

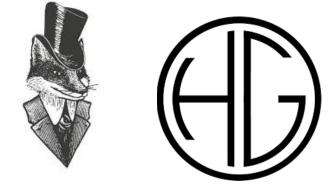


Yves LLC dba Holy Ground / 105 107 Eldridge Street / South Store, New York, New York 10002 Mezzanine tables 13 and seats 26

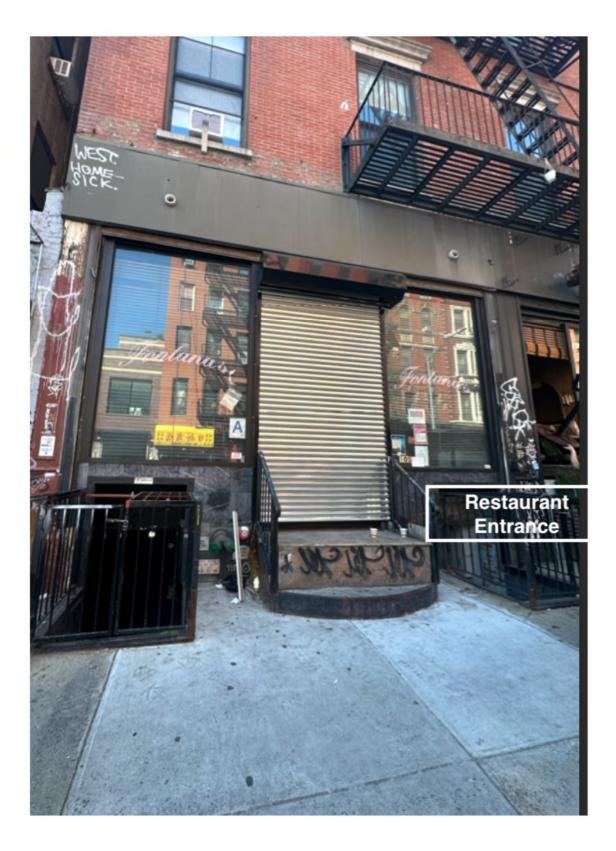


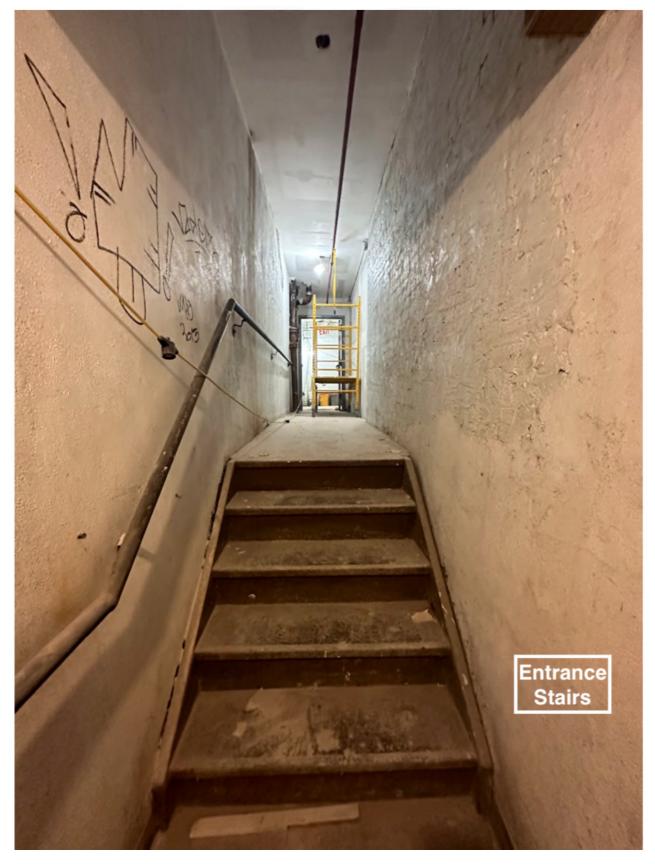
Yves LLC dba Holy Ground / 105 107 Eldridge Street / South Store, New York, New York 10002 Cellar tables 14 and seats 55 with 14 bar stools Grand total tables 40 and seats 149





Photographs

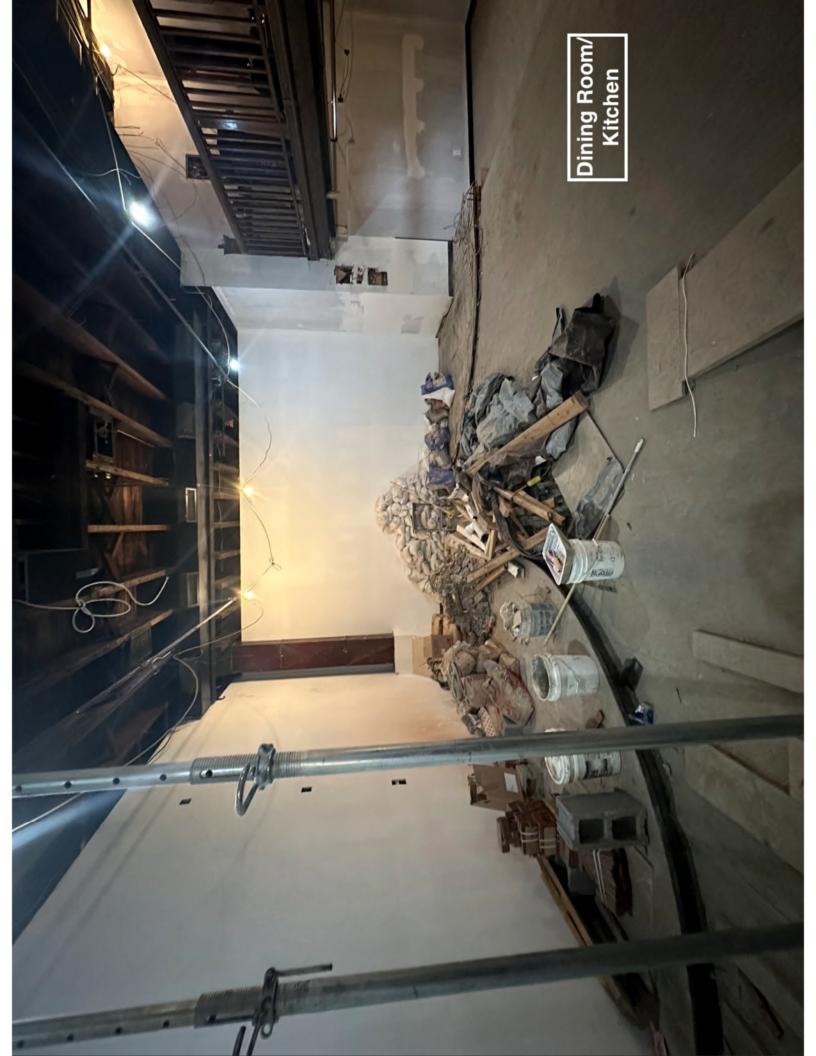




Dining/ Kitchen/ Mezzzanine

đ

Yves LLC dba Holy Ground 105 107 Eldridge Street / South Store New York, New York 10002 236





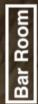


1

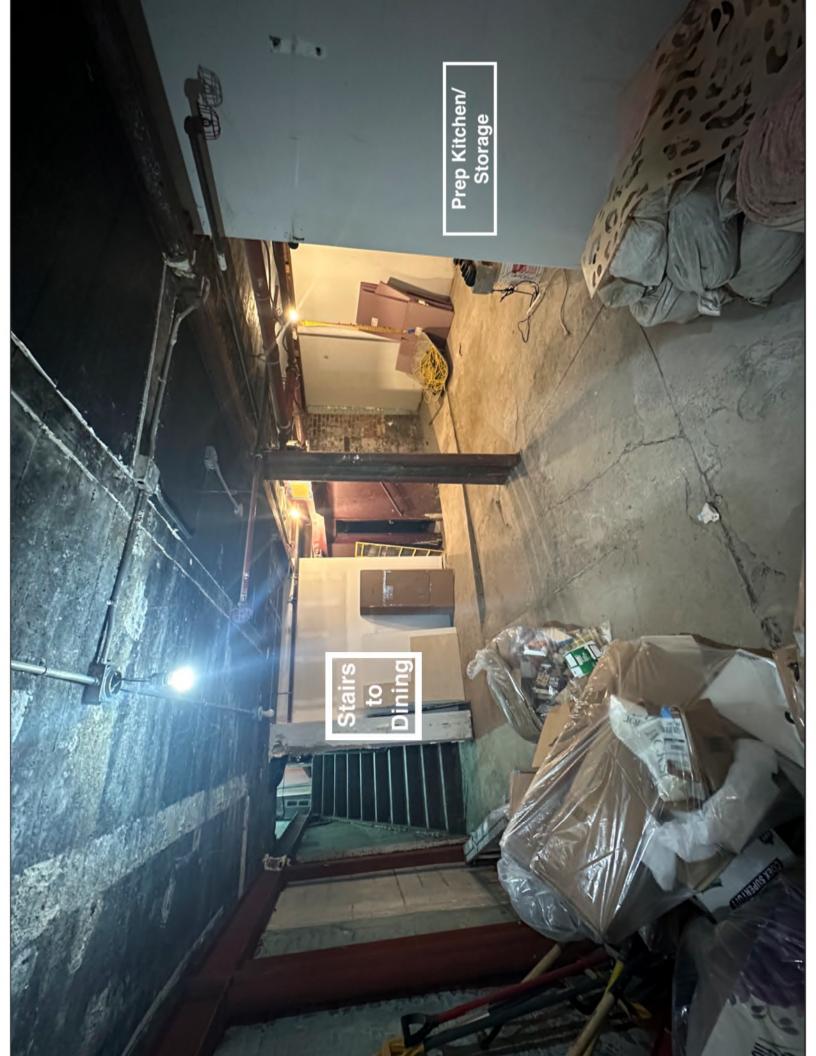
11

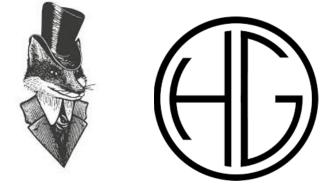
23 m

Dining/ Kitchen/ Mezzzanine



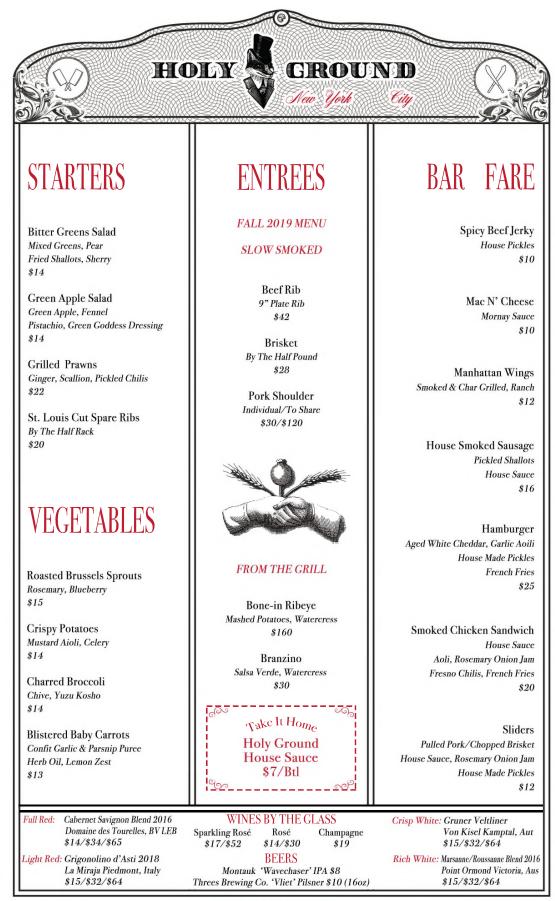
Yves LLC dba Holy Ground 105 107 Eldridge Street / South Store New York, New York 10002





Menu

Proposed Menu



Hospitality will be included for parties of 6 or more



Area Survey with List of Measurements together with Types of Establishments



Landess-Simon, Inc.

Legal & Commercial Photography 45 Lawlins Park Wyckoff, NJ 07481 Phone: (201) 848-5652 E-mail: landess@att.net landessphotographers.com

Re: 105-107 Eldridge Street

2 ahools & Charles

3. The Guan Gong Temple - 294 Broome Street - (2551) 2. Bethel Chinese Assembly of God - 7# Eldridge Street - (4061)

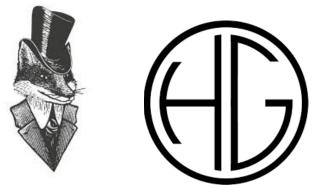
Landess-Simon, Inc.

Legal & Commercial Photography 45 Lawlins Park Wycodr, XU 77481 Phone: (201) 848-5652 E-mail: landess@att.net landessphotographers.com

Re: 105-107 Eldridge Street (RW licenses)

1. Gerr-110 Forsyth Street-(3951) Restaurant 2. Gern Wine-297 Broome Street West Store-(2211) Bar 4. The Grandady-290 Grand Street-(1181) Restaurant 4. Pho Grand-277 Grand Street-(1181) Restaurant

	7		
	Φ	Bro	some Street
Commercial			New Spicy Village (food only)
Computer Systems	-		Residential
Commercial	Street		Bakery
Skin Core	2		Hair Salon
Shoe	BLOCK FLOT 105-107 Eldridg New York, NY May 23, 2023	SCALE	Vanessa's Dumpling (food only)
Store	ストー ストー スペート	et	Spa
Commercial	5-10 lew		Residential
Commercial	A627	TON	Hat Store
Food			Omakase Sushi by
			(Food only)
The Flower Shop			Zest Ramen 112 Eldridge St.
107 Eldridge St.	feet		Commercial Residential
	Greet		Commercial
APPLICANT	a		Vacant Residential
Commercial	urid		Variety Store
Vacant	Eldridge		Martial Arts Gift Store
Residential	مليا		Design Shop
Food Store		[The Grandaddy (wine, beer)
		Grant	d Street



NYC Department of Buildings Property Profile Page with Temporary Certificate of Occupancy NYC Department of Buildings Property Profile Overview ALSO SEE OTHER BIN(S) BELOW

105 ELDRIDGE STREET		MANHATTAN 10002	02	BIN# 1005574	74
ELDRIDGE STREET	105 - 107	Health Area Census Tract Community Board	: 7400 : 18 : 103	Tax Block Tax Lot Condo	: 418 : 48 : NO
View DCP Addresses	<u>Browse Block</u>	Buildings on Lot	.	Vacant	ON
View Zoning Documents	View Challenge Results	Pre - BIS PA	41	View Certificate	view Certificates of Occupancy

PARTIAL VACATE EXISTS ON THIS PROPERTY

Cross Street(s): DOB Special Place Name: DOB Building Remarks:	GRAND STREET,	GRAND STREET, BROOME STREET	
Landmark Status:		Special Status:	N/A
Local Law:	YES	Loft Law:	QN
SRO Restricted:	NO	TA Restricted:	QN
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	N
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building: HPD Multiple Dwelling:	<u>1803695</u> Yes		
Special District:	UNKNOWN		

	Total	Open
Complaints	40	0
Violations-DOB	22	-
Violations-OATH/ECB	26	e
Jobs/Filings	44	
ARA / LAA Jobs	4	
Total Jobs	48	
Actions	52	
OR Enter Action Type: OR Select from List:		

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. <u>Click here for more information</u>



Certificate of Occupancy

CO Number: 104341204T019

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

Α.	Borough: Manhattan	Bloc	k Number:	00418	Certificate Type:	Temporary
	Address: 105 ELDRIDGE STREET	Lot	Number(s):	48	Effective Date:	12/14/2011
	Building Identification Number (BIN): 100	05574			Expiration Date:	03/13/2012
		Buil	ding Type:	Altered		
	For zoning lot metes & bounds, please see	e BISWeb.				
В.	Construction classification:	3				
	Building Occupancy Group classification:	СОМ				
	Multiple Dwelling Law Classification:	None				
	No. of stories: 4	Height in feet:	50		No. of dwelling unit	ts: 0
C.	Fire Protection Equipment: None associated with this filing.					
D.	Type and number of open spaces: None associated with this filing.					
E.	This Certificate is issued with the followin None	ıg legal limitatio	ns:			
:	Outstanding requirements for obtaining Fi	nal Certificate o	f Occupancy	:		
	There are 10 outstanding requirements. Please	e refer to BISWel	o for further de	etail.		
	Borough Comments: None					

Borough Commissioner

and lli

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

Page 2 of 2

CO Number:

104341204T019

	Permissible Use and Occupancy								
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.									
Floor From To	Maximum persons permitted	lbs per	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use			
CEL	73	100	СОМ		6	EATING AND DRINKING ESTABLISHMENT WITH RESTRICTIONS ON ENTERTAINMENT WITH PART OF 1ST FLOOR AND STORAGE			
ME Z	26	75	СОМ		6	EATING AND DRINKING ESTABLISHMENT WITH RESTRICTIONS ON ENTERTAINMENT W/PART OF 1ST FLOOR			
001	170	100	СОМ		6	EATING AND DRINKING ESTABLISHMENT WITH RESTRICTIONS ON ENTERTAINMENT			
				END OF	SECTION				

Borough Commissioner

and lli

Commissioner 104341204/019 12/14/2011 12:07:17 PM

END OF DOCUMENT