

## NOTICE

Dear Neighbor:

We wanted to contact you to let you know that Yves LLC dba Holy Ground will be opening an upscale steakhouse and barbecue restaurant at 105 107 Eldridge Street between Broome and Grand Streets and will be applying for a full liquor license. The new restaurant will have the same theme as the now closed Holy Ground at 109 West Broadway that was opened from 2018 to 2020.

The space was formerly operated as a tavern and live music venue by LES Vixens Inc dba Fontanas with a full liquor license from 2005 to 2017.

The new Holy Ground will occupy the ground floor with 1,620 square feet, the mezzanine level with 484 square feet and the cellar with 2,075 square feet. The ground floor will have an estimated 54 seats, the mezzanine level will have an estimated 26 seats and the cellar will have an estimated 55 seats with a 14' customer bar with 14 bar stools.

In addition to offering guests smoked meats and barbecue dishes, there will also be a variety of salads, vegetables and seafood dishes on the menu.

The restaurant will also feature background music. Live music will be limited to the cellar level and for a private event there will be a DJ in the cellar. The proposed hours of operation are 11am to 12am Monday to Wednesday, 11am to 2am Thursday to Saturday and 11am to 11pm Sunday. There are no outdoor spaces.

The owners Matthew Abramcyk, Nathan Lithgow and Franco Vlastic have extensive experience in the hospitality industry. In addition to owning an operating Holy Ground at 109 West Broadway, Matthew Abramcyk recently opened The Golden Swan at 314 West 11<sup>th</sup> Street in April 2023. Matthew has owned Smith & Mills at 71 North Moore Street since 2006 and Yves at 385 Greenwich Street since 2015. Nathan Lithgow has worked in the in the hospitality industry since 2012 and Franco Vlastic has also worked in the hospitality industry since 2018.

The liquor license application will be heard at Community Board 3 in June.

If you would like any additional information on this matter please contact our counsel at [donald@brpclaw.com](mailto:donald@brpclaw.com) or [jules@brpclaw.com](mailto:jules@brpclaw.com)

Please also contact [franco@holygroundnyc.com](mailto:franco@holygroundnyc.com) if you should have any questions.

- Eldridge on the north and south side of the street between Broome and Grand

109 Eldridge - slipped under main door

105-107 Eldridge - slipped under main door

111 Eldridge - slipped under main door

113 Eldridge - slipped under main door

115 Eldridge - slipped under main door

118 Eldridge - slipped under main door

114-112 Eldridge - slipped under main door

110-108 Eldridge - slipped under main door

106 Eldridge - slipped under main door

- Forsyth on the north and south side of the street between Broome and Grand

Only 1 side of the street- other is a park

96 Forsyth - slipped under main door

98 Forsyth - slipped under main door

100 Forsyth - slipped under main door

102 Forsyth - slipped under main door

104 Forsyth- posted inside on mailbox wall

106 Forsyth - slipped under main door

- Broome on the east and west sides of the street between Eldridge and Forsyth

303 broome- slipped under main door

299 broome- slipped under main door

295 broome- slipped under main door

293 broome- slipped under main door

294 broome- slipped under main door

300 broome- posted inside on mailbox wall

302 broome- slipped under main door

- Grand on the east and west sides of the street between Eldridge and Forsyth

276 grand- slipped under main door

282 grand - slipped under main door

273 grand- slipped under main door

277 grand- posted inside on mailbox wall

281 grand- slipped under main door

Don't think any other residence

**From:** Jules Vigh  
**Sent:** Wednesday, May 31, 2023 3:53 PM  
**To:** Jules Vigh <Jules@brpclaw.com>  
**Cc:** Donald Bernstein <Donald@brpclaw.com>  
**Subject:** Yves LLC / 105 107 Eldridge Street

Good afternoon:

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If you would like any additional information on this matter please contact our counsel at [donald@brpclaw.com](mailto:donald@brpclaw.com) or [jules@brpclaw.com](mailto:jules@brpclaw.com)

Please also contact [franco@holygroundnyc.com](mailto:franco@holygroundnyc.com) if you should have any questions.

Thank you,

Jules

**Jules Vigh|Paralegal**

**BERNSTEIN REDO & SAVITSKY PC**

1177 Avenue of the Americas, 5<sup>th</sup> floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

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

**List of Community Based Organizations Contacted by Email**

Lower East Side Dwellers Neighborhood Association  
[lesdwellers2012@gmail.com](mailto:lesdwellers2012@gmail.com)

Seward Park around Canal East (SPaCE)  
[space.blockassociation.nyc@gmail.com](mailto:space.blockassociation.nyc@gmail.com)

Orchard Street Block Association  
[orchardstblockassociation@gmail.com](mailto:orchardstblockassociation@gmail.com)

Friends of the Lower East Side  
[friendsoftheles@gmail.com](mailto:friendsoftheles@gmail.com)

Seven Loaves DBA GOH Productions  
[info@gohproductions.org](mailto:info@gohproductions.org)

Residents of Two Bridges (ROTB)  
[savetwobridgesnyc@gmail.com](mailto:savetwobridgesnyc@gmail.com)

Suffolk St Block Association  
[petermsloan@gmail.com](mailto:petermsloan@gmail.com)

Loisaida United Neighborhood Gardens (LUNGS)  
[ck@wingflix.com](mailto:ck@wingflix.com)

Fourth Arts Block aka FABnyc  
[dakota@fabnyc.org](mailto:dakota@fabnyc.org)



Yves LLC  
dba Holy Ground  
105 107 Eldridge Street  
New York, New York 10002  
May 31, 2023



Add a Caption

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Adjust

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Yves LLC  
dba Holy Ground  
105 107 Eldridge Street  
New York, New York 10002  
May 31, 2023



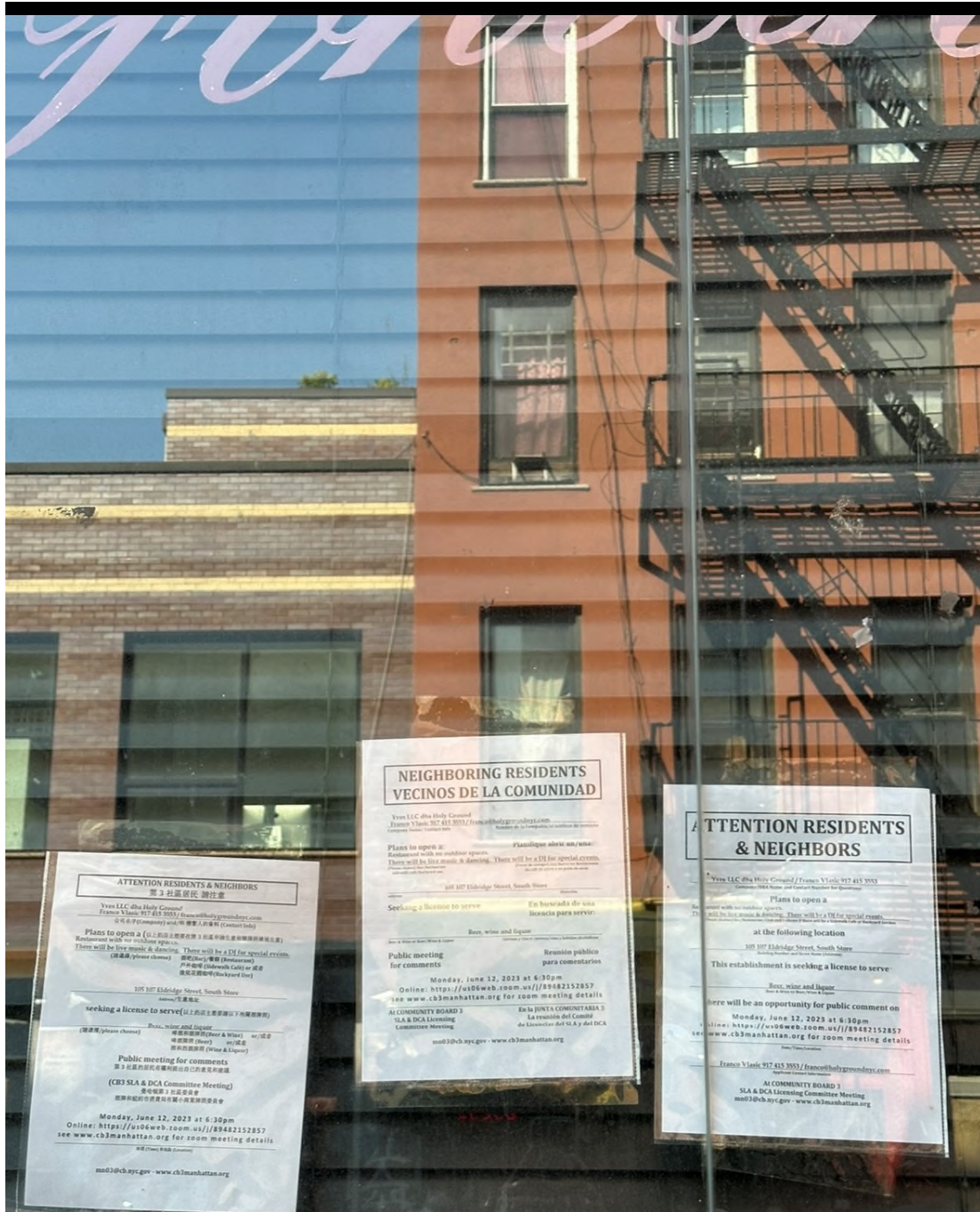
Add a Caption

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Yves LLC  
dba Holy Ground  
105 107 Eldridge Street  
New York, New York 10002  
May 31, 2023



**ATTENTION RESIDENTS & NEIGHBORS**  
第 3 社區居民 請注意

Yves LLC dba Holy Ground  
Francis Vlastakis 917 415 3953 / franc@holygroundnyc.com  
C-26 食品 (Company) and 酒類 (Alcohol) 申請 (Application)

Plans to open a (以上地址上開設第 3 社區中衛生和娛樂服務店) Restaurant with no outdoor space.  
There will be live music & dancing. There will be a DJ for special events.  
(將有現場音樂和舞蹈) (將有 DJ 為特別活動)

105 107 Eldridge Street, South Street  
第 3 社區

seeking a license to serve (以上地址上尋求酒牌申請)

Beer, wine and liquor  
(啤酒和葡萄酒) (Beer & Wine) 酒類  
(酒類) (Liquor) 酒類  
和酒類 (Wine & Liquor)

Public meeting for comments  
第 3 社區居民和鄰居將在以下日期參加公聽會

(CB3 SLA & DCA Committee Meeting)  
第 3 社區第 3 社區委員會

時間和地點將在第 3 社區居民和鄰居

Monday, June 12, 2023 at 6:30pm  
Online: <https://us06web.zoom.us/j/89482152857>  
see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

第 3 社區 BOB 委員會  
mad3@ch.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)

**NEIGHBORING RESIDENTS  
VECINOS DE LA COMUNIDAD**

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Francis Vlastakis 917 415 3953 / franc@holygroundnyc.com  
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(啤酒和葡萄酒) (Beer & Wine) 酒類  
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**ATTENTION RESIDENTS  
& NEIGHBORS**

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(將有現場音樂和舞蹈) (將有 DJ 為特別活動)

105 107 Eldridge Street, South Street  
第 3 社區

This establishment is seeking a license to serve:

Beer, wine and liquor  
(啤酒和葡萄酒) (Beer & Wine) 酒類  
(酒類) (Liquor) 酒類  
和酒類 (Wine & Liquor)

There will be an opportunity for public comment on  
Monday, June 12, 2023 at 6:30pm  
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第 3 社區 BOB 委員會  
Francis Vlastakis 917 415 3953 / franc@holygroundnyc.com

AL COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
mad3@ch.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)

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# ATTENTION RESIDENTS & NEIGHBORS

**Yves LLC dba Holy Ground / Franco Vlastic 917 415 3553**

Company/DBA Name and Contact Number for Questions

**Plans to open a**

**Restaurant with no outdoor spaces.**

**There will be live music in the cellar. There will be a DJ for special events in the cellar.**

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location**

**105 107 Eldridge Street, South Store**

Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

**Beer, wine and liquor**

Beer & Wine or Beer/Wine & Liquor

**There will be an opportunity for public comment on**

**Monday, June 12, 2023 at 6:30pm**

**Online: <https://us06web.zoom.us/j/89482152857>**

**see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details**

Date/Time/Location

**Franco Vlastic 917 415 3553 / [franco@holygroundnyc.com](mailto:franco@holygroundnyc.com)**

Applicant Contact Information

**At COMMUNITY BOARD 3**

**SLA & DCA Licensing Committee Meeting**

**[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

**Yves LLC dba Holy Ground**  
**Franco Vlastic 917 415 3553 / franco@holygroundnyc.com**

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

**Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)**  
**Restaurant with no outdoor spaces.**  
**There will be live music in the cellar. There will be a DJ for special events in the cellar.**

(請選擇/please choose) 酒吧(Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Café) or 或者  
後院花園咖啡(Backyard Use)

**105 107 Eldridge Street, South Store**

Address/生意地址

**seeking a license to serve(以上的店主想要請以下相關酒牌照)**

### **Beer, wine and liquor**

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine) or/或者  
啤酒牌照 (Beer) or/或者  
酒和烈酒牌照 (Wine & Liquor)

### **Public meeting for comments**

第 3 社區的居民有權利提出自己的意見和建議。

### **(CB3 SLA & DCA Committee Meeting)**

曼哈頓第 3 社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

**Monday, June 12, 2023 at 6:30pm**

**Online: <https://us06web.zoom.us/j/89482152857>**

**see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details**

時間 (Time) 和地點 (Location)

**mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

**Yves LLC dba Holy Ground**

**Franco Vlastic 917 415 3553 / franco@holygroundnyc.com**

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

**Plans to open a:  
Restaurant with no outdoor spaces.**

**Planifique abrir un/una:**

**There will be live music in the cellar. There will be a DJ for special events in the cellar.**

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

**105 107 Eldridge Street, South Store**

address

dirección

**Seeking a license to serve**

**En búsqueda de una  
licencia para servir:**

**Beer, wine and liquor**

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

**Public meeting  
for comments**

**Reunión público  
para comentarios**

**Monday, June 12, 2023 at 6:30pm**

**Online: <https://us06web.zoom.us/j/89482152857>**

**see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details**

**At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting**

**En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA**

**mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

Petition to Support Proposed Liquor License

Date: 6/5/23

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full liquor

to the following applicant/establishment (company and/or trade name) Yves LLC dba Holy Ground

Address of premises: 105 107 Eldridge Street, South Store

This business will be a: (circle) Bar  **Restaurant** Other: Recorded music. Live music a few times a week and dancing. DJ for special events. No outdoor spaces.

The hours of operation will be:

11am to 12am Monday to Wednesday, 11am to 2am Thursday to Saturday and 11am to 11pm Sunday.

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
TAROSLAW ZBYKUT		61 Christie Str. # 211
Cameron Lisa		107 Eldridge St. Apt 3E
Jin xiang Li		175 Eldridge St apt 2A
Wen Chen		109 Eldridge St Apt 9
Emma Memce		107 Eldridge St #4E
MAN KITSZE		115 Eldridge St #3
	selena Li	106 Eldridge St
Kim Lee		109 Eldridge Street
Lizbeth Van Zoden		250 broome street
A. Pearce		107 Eldridge, 2D
GIORGIO FERRARI		107 ELDRIDGE, 4D

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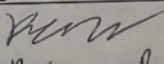
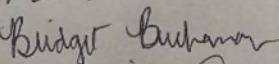
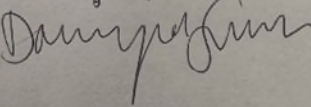
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PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Kennay Shi		111 Eldridge St NS
Bridget Buchanan		139 Eldridge St
Dom Serrano		109 Eldridge St

Petition to Support Proposed Liquor License

Date: 6/18

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full liquor

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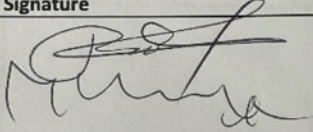
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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Jack Abramczyk 17th St		107 Eldridge Apt 3E