



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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

The following items are due by noon Friday before the meeting:

- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
 (this is not required but strongly suggested if a relevant group exists)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: September 29, 2023

Is location currently licensed? Yes No Type of license: On-Premises Liquor License (restaurant within a food hall)

If alteration, describe nature of alteration: n/a

Previous or current use of the location: Restaurant within a food hall (Urbanspace Union Square)

Corporation and trade name of current license: Bars and Events 14th Street LLC and Cask & Cave Inc.
d/b/a Top Hops Beer Shop

APPLICANT:

Premise address: 124 East 14th Street

Cross streets: 3rd & 4th Avenues

Name of applicant and all principals: JV US HF 14TH ST 1 LLC

Alexandre Gaudalet, Stephen Hanson, Nicholas Newman

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: 22 floor commercial building

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

Yes No What is maximum NUMBER of people permitted 225

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C6-3X

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) 11am-12am daily

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: _____

Number of indoor tables? 13 (common seating) Total number of indoor seats? 78 (common seating)

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 - counter/bar 23'8" x 8', with 20 seats

*(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 No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu _____
proposed menu attached

What are the hours the kitchen will be open? 11am-12am

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

How many employees will there be? 8

Do you have or plan to install French doors accordion doors or windows? N/A - located within food hall

Will there be TVs/monitors? Yes No* (If Yes, how many?) *there are TVs in the food hall

Will premise have music? Yes* No *music is common throughout the food hall

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

If other type, please describe Recorded

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: n/a - music is that of the food hall

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? No

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.") n/a - one vendor of several in Urbanspace Union Square food hall

Will there be security personnel? Yes No* (If Yes, how many and when) _____
n/a - one vendor of several in Urbanspace Union Square food hall *the food hall has security personnel

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. n/a - one vendor of several in Urbanspace Union Square food hall

Is sound proofing installed? Yes No n/a

If not, do you plan to install sound proofing? Yes No n/a

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:
The food hall has a common backyard patio

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: See attached

Address: _____ Community Board # _____

Dates of operation: _____

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.

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? Yes 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.

LOCATION:

Approximately 9 - including beer and wine only and off-

How many licensed establishments are within 1 block? premises and on-premises licenses

How many On-Premise (OP) liquor licenses are within 500 feet? Approximately 8

Is the premise within 200 feet on the same street of any school or place of worship? Yes 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; do not plan to negotiate at the meeting.

1. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
2. I will operate a full-service restaurant, specifically a (type of restaurant) _____ restaurant, or
 I will operate a restaurant within food hall,
 with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

3. My hours of operation will be:
Mon 11am-12am ; Tue 11am-12am ; Wed 11am-12am ;
Thu 11am-12am ; Fri 11am-12am ; Sat 11am-12am ;
Sun 11am-12am . (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
 My sidewalk café hours or other outside hours (including Open Restaurants) will be
Food hall has common backyard patio
5. I will employ a doorman/security personnel: n/a *the food hall has security personnel daily
6. I will install soundproofing, n/a

n/a - one booth of several in a food hall

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 _____
9. I will play ambient recorded background music only. **n/a - music is common to the entire food hall**
10. I will not participate in pub crawls or have party buses come to my establishment.
11. I will not have unlimited drink specials, including boozy brunches, with food.
12. 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 _____.
13. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside. **n/a - one booth of several in a food hall**
14. I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. 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: Jennifer Villemin

Phone Number: 646-266-5642

PROPOSED MENU



APETIZERS

Guacamole and Chips
Tuna Tostada

TO SHARE

Spinach & Artichoke Dip
Crudit  with ranch Dip
Eggplant Caponata
(VG)
Meatballs
Fried Calamari
Chicken Wings
Buffalo Cauliflower (VG)

SOUPS

Split Pea
Classic Tomato
Corn Chowder

SALADS

Caesar Salad
Chopped Salad
Chicken Cobb Salad

ENTREES

Chef's Burger
Club Sandwich
Homemade Lasagna
Chicken Parm

SIDES

French Fries
Sweet Potatoes Fries
Roasted Vegetables
Street Corn
Mac and Cheese
Brussel Sprouts

DESSERTS

Ice Cream / Sundae
Chocolate Layer Cake / Red Velvet Layer
Cake
Cheesecake
Lemon Meringue Tart / Berries Tart /
Chocolate Tart

PRIOR LICENSES

Stephen Hanson had an interest in the following Liquor Licenses

1. Le Club Rest. Associates (Westchester, NY)

The Mall

New Rochelle, NY

License #8RL6005

Opening/Closing: Nov 1974- Dec 1979

2. B.R. Guest (Corporate)

Opening Date: March 1, 1987 (when Coconut Grill opened)

Original BRG Sale: 2/23/07

Last day of BRG Ownership: 12/20/2013

-(Issue with Sternlicht started 10/30/13)

6 month no soliciation ended July 1st 2013

3. Bartval, Inc.

d/b/a - - - Coconut Grill

1481 2nd Avenue

New York, NY

Serial # 27403241

License: 1988-2001

Opening/Closing: March 1, 1987- Nov 1, 2004

4a. 359 Columbus Avenue, LLC

d/b/a - - - Isabella's

359 Columbus Avenue

New York, NY

Serial # 1101314

License: 2007-present

Opening Date: May 4, 1988

4b. R.S.V.H., Inc.

d/b/a - - - Isabella's

359 Columbus Avenue

New York, NY

Serial #1027356

License: 1988-2007

Opening Date: May 1988

5. 1431 1st Ave, Inc

d/b/a - - - Buckaroo's

1431 1st Avenue

New York, NY

License #05550252

Opening/Closing: March 1, 1990- Oct 22, 1990

6. Restaurant 5760 Associates L.P.
60 West 57th Street
New York, NY
License # 6419252
May 17, 1993
(Disapproved without prejudice – application withdrawn)
N/A

7. 225 PAS 18th LLC
225 Park Avenue South
d/b/a - - Park Avalon
New York, NY
Serial #1255647
License: 2011-2012
Opening/Closing: Dec 14, 1993- Sept 24, 2005

8. 31 Union Square West, LLC
d/b/a - - - Blue Water Grill
31 Union Square West
New York, NY
Serial: 1024434
License: 1996
Opening Date: May 3, 1996 - Present

9. 384 Columbus Avenue Associates, LLC
d/b/a - - - Ocean Grill
384 Columbus Avenue
New York, NY
Serial #1027407
License: 1997
Opening Date: April 7, 1997 – Present

10. LIC Commissary (Own Building)
42-31 Ninth Street
Long Island City, NY
Opening Date: Oct 23, 1997
(No Liquor License)

11. 1337 Third Avenue, LLC
d/b/a - - - Atlantic grill
1337 Third Avenue
New York, NY
Serial #1053138
License: 1997
Opening Date: Jan 12, 1998 – Present

12. 2182 Bway LLC
d/b/a - - Ruby Foo's
2182 Broadway
New York, NY
Serial #1027399
License: 1998-2009
Opening/Closing: Dec 16, 1998- Jan 13, 2009

13. 1626 Broadway LLC
d/b/a - - - Ruby Foo's
1626 Broadway
New York, NY
Serial #1026476
License: 2000
Opening/Closing: Dec 17, 1999 – Oct 18, 2015

14. 1567 Broadway Restaurant Associations, LLC
d/b/a - - - Blue Fin
1567 Broadway
New York, NY
Serial #1131102
License: 2001
Opening: December 31, 2001

15. Spring Restaurant LLC
d/b/a - - - Fiamma (Owned Building)
206 Spring Street
New York, NY
Serial #1111646
License: 2002-2012
Opening/Closing: March 18, 2002- Jan 13, 2009
Building Sale: Nov 20, 2012

16. 373 Park LLC
d/b/a - - - Dos Caminos
373 Park Ave South
New York, NY 10016
Serial #1129497
License: 2002
Opening Date: Sept 16, 2002 – Present

17. Fiamma @ MGM Grand Hotel- Vegas
3799 Las Vegas Blvd
Las Vegas, NV 89109
Opening Date: Aug 28, 2003 – Aug 1, 2013

18. 475 Soho LLC
d/b/a - - Dos Caminos Soho
475-477 W. Broadway
New York, NY 10012
Serial #1131102
License: 2002
Opening Date: April 4, 2003 – Present

19. 225 Ruby Foo's LLC (Never Opened)
225 Park Avenue South
New York, NY
2004
(Disapproved without prejudice – application withdrawn)
(June 7, 2016 No Liquor License)

20. James Hotel (Arizona)
Scottsdale Mezz LLC
Scottsdale, Arizona
Opening: February 2004
Date Sold: May 3rd, 2006 (for \$46,365,000.00)

21. 675 Hudson Vault LLC
d/b/a - - - Vento Trattoria
675 Hudson Street
New York, NY
Serial #1101314
License: 2004
Opening/Closing: April 20, 2004 – Feb 14, 2010 (Now Dos Caminos)

22. Avalon Restaurant Associates, L.P.
d/b/a - - - Barca 18 (Concept Change – prior was Park Avalon #8)
225 Park Avenue South
New York, NY
Serial #1025751
License: 1993-2007
Opening/Closing: Oct 17, 2005- Jan 13, 2007
(Became Wildwood)

23. 520 N. Dearborn St. LLC
d/b/a - - - Blue Water Grill - Chicago
520 N. Dearborn St
Chicago, IL
Serial #08-1A-0075766/08-1A-0075767/08-1A-008-479
Opening/Closing: March 24, 2005- Jan 13, 2009

24. Third & 50 LLC
d/b/a - - Dos Caminos
825 Third Avenue
New York, NY 10022
Serial #1178418
License: 2006
Opening Date: Nov 1, 2006

25. James Hotel Chicago
Chicago, IL
Opening: February 2005
Date Sold: January 3, 2008
Restaurant: David Burkes Primehouse

26. 381 Park Ave South LLC
d/b/a - - Prime's Steakhouse
381 Park Avenue South
New York, NY
Serial #1192759
License: 2007-2012
Open/Closing: Oct 1, 2007 – Sept 15, 2012

27. Two Roads Las Vegas, LLC
d/b/a - - Dos Caminos Vegas at Palazzo Hotel
3225 S. Las Vegas Blvd
Las Vegas, NV 89109
Serial # 2001496-LIQ-124
License: 2008-Present Opening Date: Feb 11, 2008-Nov 14, 2011

28. 225 Wildwood LLC
d/b/a - - - Bar-BQ
225 Park Avenue South
New York, NY
Serial #1201861
License: 2007
Opening Date: April 23, 2008- January 12, 2014

29. Wildwood BBQ @ St. Pete Beach Hotel - Florida
6300 Gulf Blvd
St. Pete Beach, FL 33706
Opening Date: Oct 16, 2009 – 2011
Stopped Management: 2010

30. 675 Bar
675 Hudson Street (Under Vento)
Serial #1101314
New York, NY
Opening Dates: May 1, 2009- April 1, 2014
31. Bill's 22 Ninth Avenue LLC
d/b/a - - - Bill's Bar & Burger
22 Ninth Avenue
New York, NY
Serial #1230270
License: 2009- Present
Opening Date: October 16, 2009 – Present
32. 48-50 West 65th Street LLC
d/b/a - - - Atlantic Grill West
49 West 64th Street
New York, NY
Serial #123-270
License: 2010 - Present
Opening Date: September 3, 2010
33. The Vault LLC
d/b/a - - -Bunker Club
Vault at 675 Hudson Street
a/k/a 22-36 Ninth Avenue
New York, NY 10014
Serial# 1226150
License: 2010 – Present
Opening Date: November 11, 2010- June 11, 2012
34. Bill's Bar & Burger RC LLC
d/b/a - - -Bill's Bar & Burger
45 Rockefeller Plaza
New York, NY
Serial #1240031
License: 2010- Present
Opening Date: September 28, 2010 – Present
35. Dos Caminos Meat Packing
675 Hudson Street
New York, NY
Serial #1101314
Opening Date: April 12, 2010

36. Kibo
111 East 18th Street
New York, NY
Serial # 1255648
Opening Date: Oct 11, 2011 – May 27, 2012
37. Strip House Restaurant NY, LLC (Main Restaurant)
13 East 12th Street
New York, NY 10003
Serial #1245009
License: 2011 - Present
Opening date: Dec 6, 2011 - Present
38. Star Diamond of India LLC
d/b/a Strip House
15 West 44th Street
New York, NY 10036
Serial #1263030
License: 2012- Present
Opening date: Oct 10, 2012
39. Strip House Restaurant NY, LLC (Side store)
11 East 12th Street
New York, NY 10003
Serial #1256887
License: 2012- Present
Opening date: March 2012- Present
40. HiLo
26 Ninth Ave
New York, NY
Opening Date: April 26, 2013
Serial# 1226150
HiLo replaced Bunker Club (ref #34)
41. Dos Caminos Las Vegas
10820 W. Charleston Blvd
Las Vegas, LV 89135
Serial # L16-91886-4-00088
Opening Date: March 11, 2013 – July 28, 2013

42. 19 West 31st Street LLC
Henry at Life Hotel
19 West 31st Street
New York, NY
Serial #: 1297996
Effective date: 11/14/17
Expiration date: 10/31/19

43. 19 West 31st Street LLC
Additional Bar
19 West 31st Street
New York, NY
Serial #: 1297997
Base License #: 1297796
Effective date: 12/13/17
Expiration Date: 10/31/19

44. 19 West 31st Street LLC
Warehouse Permit
25 West 31st Street
New York, NY
Serial #: 1297996
Effective date: 1/24/18
Expiration Date: 12/31/20

45. 350 First Avenue, LLC – Pending Approval
d/b/a - - - Rosemary's East
350 First Avenue
New York, NY
Serial #: 1323681
Effective date: 4/12/21
Expiration date: 3/31/23

Alexandre Gaudalet License Information

350 First Avenue LLC
350 1st Avenue
New York, NY 10010
Serial #1323681

L' Atelier NYC LLC & Invest Hospitality LLC
85 10th Avenue
New York, NY 10011
Serial #1304884 (Inactive)

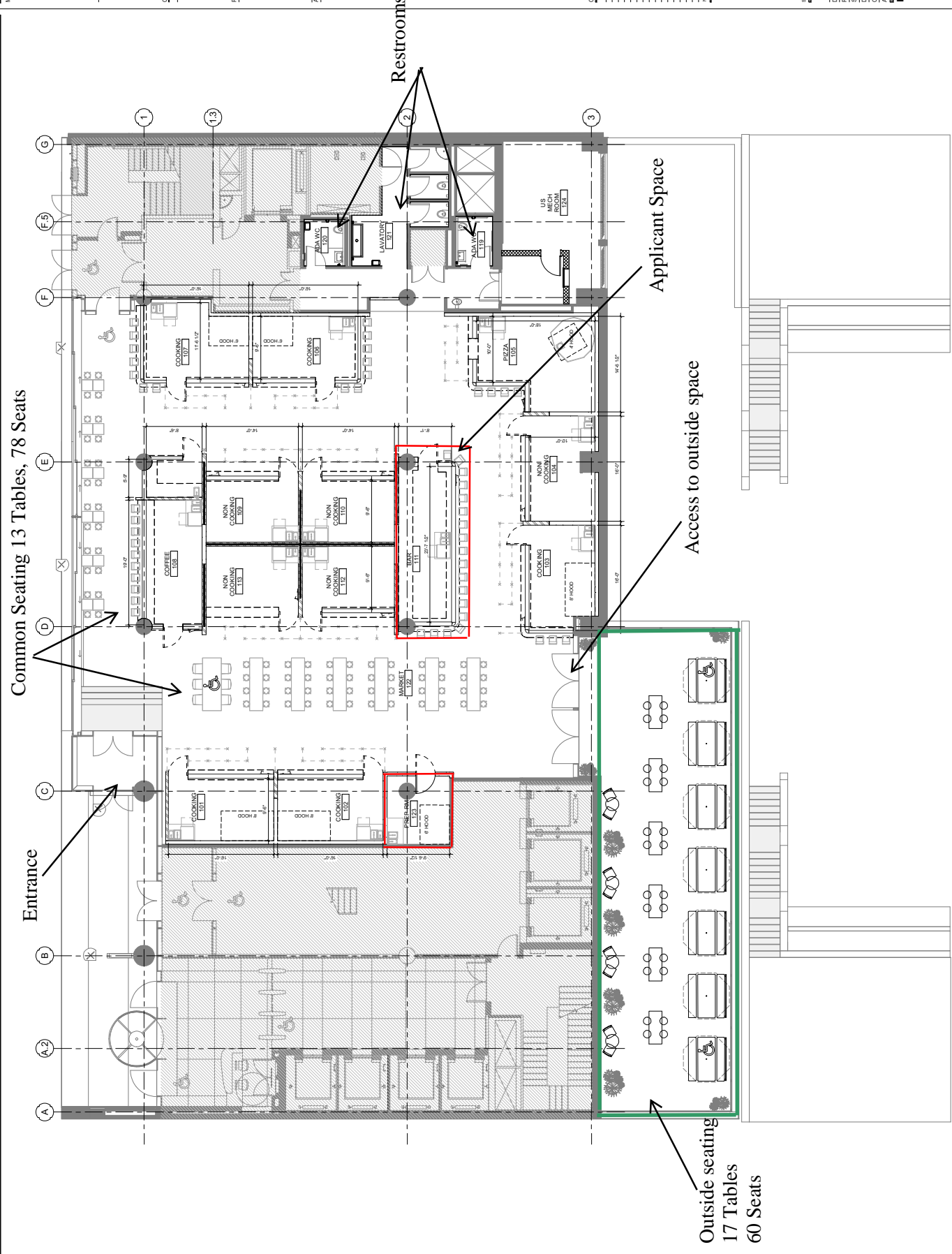
Nicholas Newman License Information

135th Avenue JFK Property LLC
135-25 142nd Street
Jamaica, NY 11436
Serial #1358043 (Hotel Wine – application pending)

135th Avenue JFK Property LLC
135-25 142nd Street
Jamaica, NY 11436
Serial #1358279 (Tavern Wine – application pending)

PREMISES LAYOUT

124 East 14th Street
New York, NY 10003



Common Seating 13 Tables, 78 Seats

Entrance

Restrooms

Applicant Space

Access to outside space

Outside seating
17 Tables
60 Seats

1 | LEVEL 01 LAYOUT
SCALE: 1/8" = 1'-0"

Municipal Approval Stamp

URBANSAPCE
80 FIFTH AVE.
SUITE 1818
NEW YORK, NY 10011
Client

URBANSAPCE
124 E 14TH ST.
NEW YORK, NY 10003
Project

DXU
ARCHITECTS
ARCHITECTS
110 NASSAU ST.
NEW YORK, NY 10038
ARCHITECT OF RECORD

CONTRIBUTE	
NO	DATE
	BY/DESIGNER/SPACE



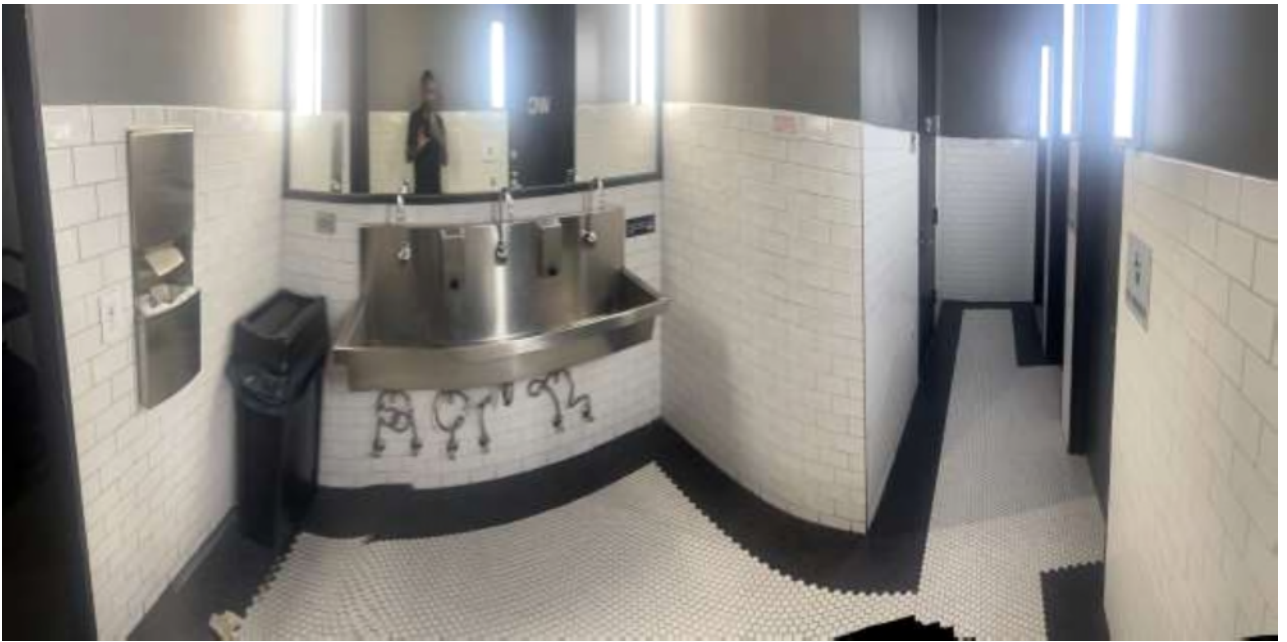
PLACE OF ASSEMBLY	
DATE:	1/24/22
PROJECT NUMBER:	AS 10003
DESIGNED BY:	AS
CHECKED BY:	KR
APPROVED:	ES

DP-01

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PHOTOGRAPHS





SLA PROXIMITY REPORT/AREA MAPS

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:

Location	124 E 14th St, New York, New York, 10003
Geocode	Latitude: 40.73377 longitude: -73.98871
Report Generated On	9/26/2023

8 Closest Liquor Stores

Name	Address	Distance
TRADER JOES EAST INC Ser #: 1161266	138 E 14TH ST IRVING PLACE & 3RD AVENUE NEW YORK, NY 10003	112 ft
33 UNION SQUARE WEST INC Ser #: 1023536	140 4TH AVE NEW YORK, NY 10003	347 ft
IWM HOLDINGS LLC Ser #: 1213635	108 E 16TH STREET IRVING PLACE & UNION SQ EAST NEW YORK, NY 10003	692 ft
M J K LIQUORS INC. Ser #: 1108514	161 3RD AVENUE 15TH STREET & 16TH STREET NEW YORK, NY 10003	722 ft
TASTE WINE LLC Ser #: 1282743	50 3RD AVE NEW YORK, NY 10003	1,014 ft
PURE WINE NYC LLC Ser #: 1341685	86 E 10TH ST NEW YORK, NY 10003	1,114 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	1,479 ft
B & S ZEEMAN INC Ser #: 1023516	47 UNIVERSITY PLACE NEW YORK, NY 10003	1,525 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

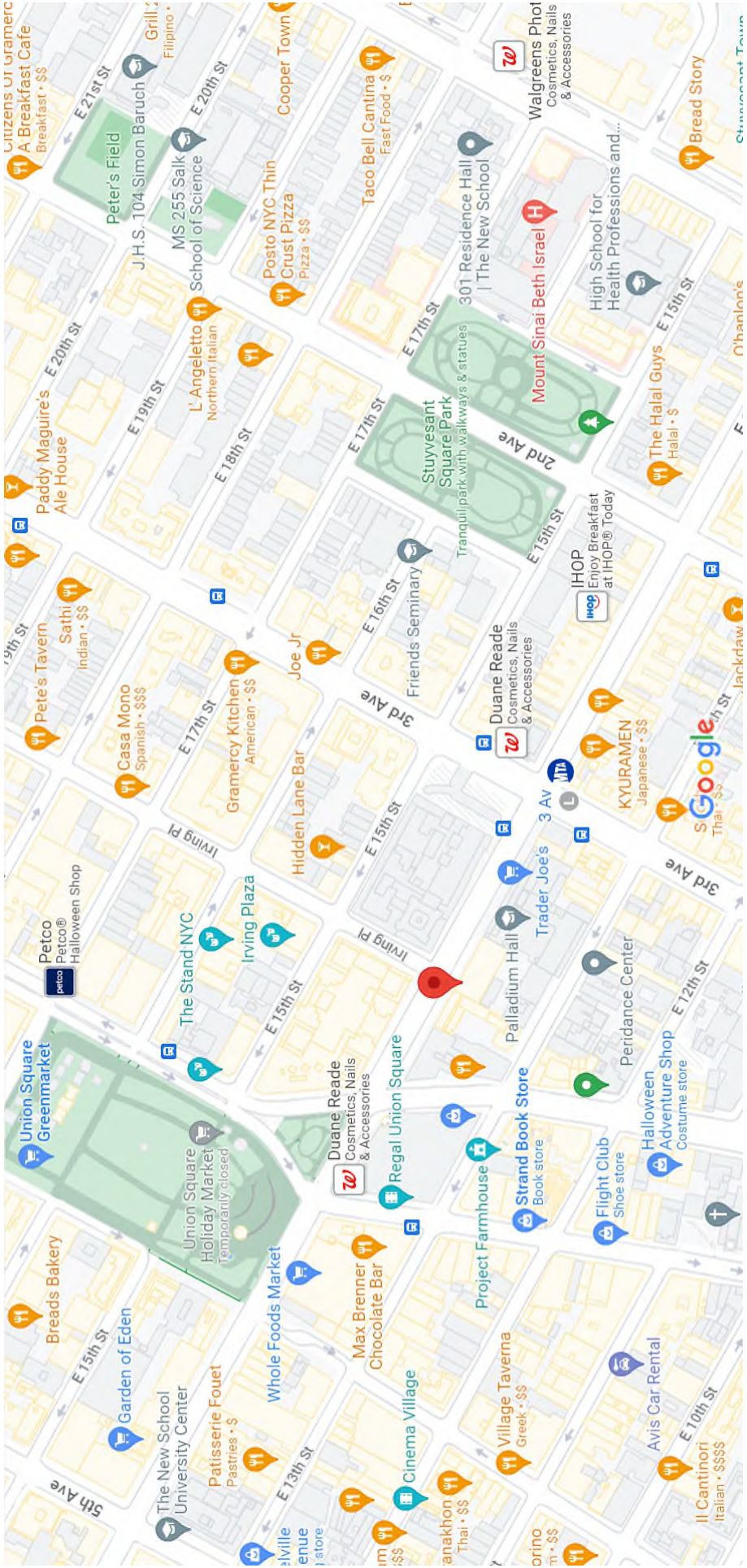
Name	Distance
Christ Lutheran Church	368 ft

Pending On Premises Liquor Licenses within 750 feet

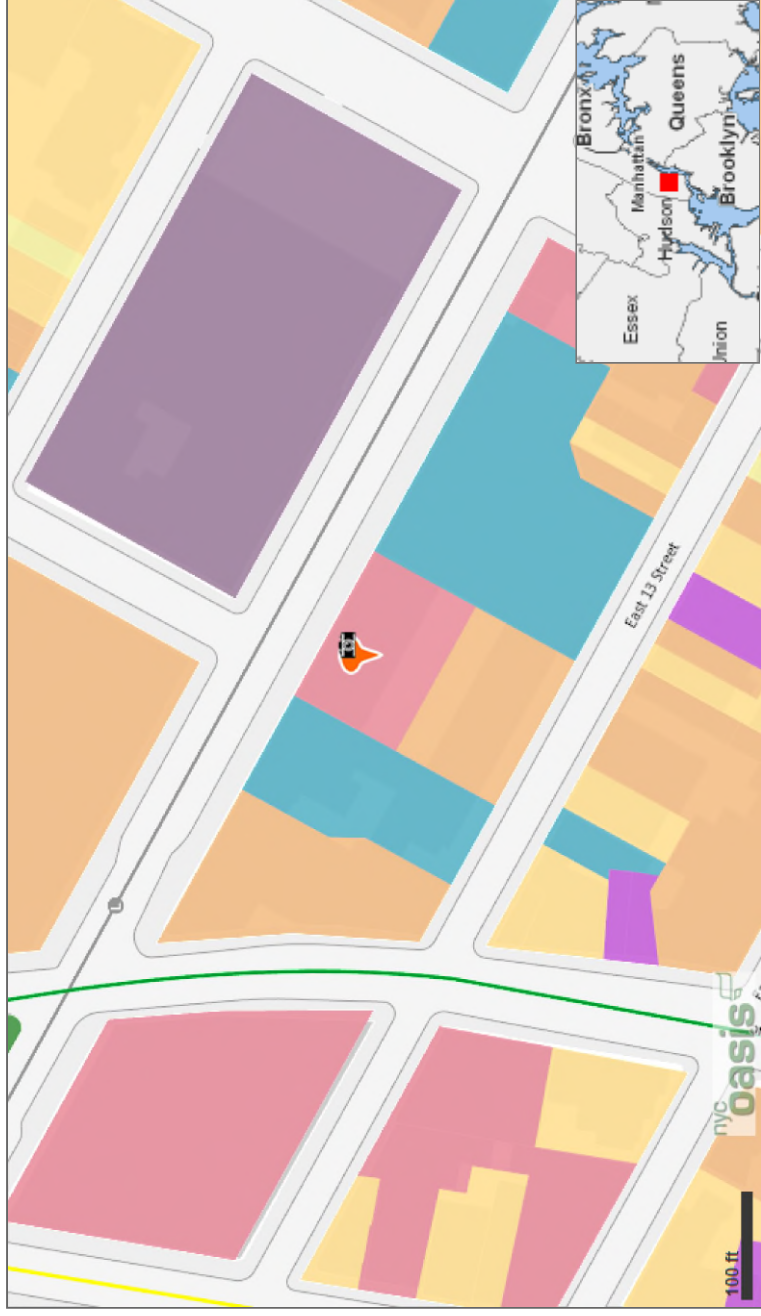
Name	Address	Distance
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Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CIVIC HALL LABS INC Ser #: 1349291	124 E 14TH ST 2ND & 3RD FLOOR NEW YORK, NY 10003	0 ft
CIVIC HALL LABS INC Ser #: 1349291	124 E 14TH ST 2ND & 3RD FLOOR NEW YORK, NY 10003	0 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BARS AND EVENTS 14TH STREET LLC & CASK & CAVE INC Ser #: 1340201	124 E 14TH ST SPACE 111 NEW YORK, NY 10003	76 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC Ser #: 1229458	117 E 14TH STREET IRVING PLACE AND 4TH AVENUE NEW YORK, NY 10003	114 ft
106 3RD AVE NYC INC Ser #: 1266945	106 3RD AVE AKA 145 E 13TH ST NEW YORK, NY 10003	248 ft
127 FOURTH AVENUE RESTAURANT LLC Ser #: 1334548	127 4TH AVE NEW YORK, NY 10003	324 ft
129 EAST 15TH BAR CORP Ser #: 1024419	129 E 15TH ST NEW YORK, NY 10003	336 ft
EBFRU LLC Ser #: 1265237	119 E 15TH ST AKA 15 IRVING PLACE NY NY NEW YORK, NY 10003	353 ft
SHADES OF GREEN LLC Ser #: 1024418	125 E 15TH STREET NEW YORK, NY 10003	356 ft
DLS EVENTS LLC Ser #: 1315559	17 IRVING PL NEW YORK, NY 10003	434 ft
TWO GUIZE LLC TEXAS COOKIN' LLC Ser #: 1276520	102 3RD AVE NEW YORK, NY 10003	498 ft
HHL P UNION SQ ASSO LLC, HHL P UNION SQ LESSEE LLC; Ser #: 1264972	76 E 13TH ST AKA 132 4TH AVE NEW YORK, NY 10003	512 ft
LUCKY ONE ENTERPRISE INC Ser #: 1354446	100 3RD AVE NEW YORK, NY 10003	513 ft
EAST COUNTY LOU TH INC Ser #: 1239837	103 3RD AVENUE NEW YORK, NY 10003	520 ft
239 ENTERTAINMENT LLC Ser #: 1312332	114 116 E 16TH ST NEW YORK, NY 10003	576 ft
REGAL CINEMAS INC Ser #: 1324674	850 BROADWAY NEW YORK, NY 10003	581 ft
K H T ENTERPRISES INC Ser #: 1183615	222 EAST 14TH STREET NEW YORK, NY 10003	628 ft
HAN DYNASTY NYU CORP Ser #: 1287485	90 3RD AVE NEW YORK, NY 10003	638 ft
MAX BRENNER UNION SQUARE LLC Ser #: 1178781	841 BROADWAY 13TH ST. & 14TH STS NEW YORK, NY 10003	646 ft
SOOTH R LIMITED Ser #: 1324695	204 E 13TH ST NEW YORK, NY 10003	649 ft
FACILITY CONCESSION SERVICES LLC Ser #: 1302162	119 125 E 11TH ST NEW YORK, NY 10003	736 ft



124 E 14th



Legend

- Transit, Roads, Reference Features**
Roads, ferries, commuter rail, neighborhood names
- Roads
- Major Roads
- Interstate Highways
- Tunnels
- Neighborhood/Town Labels
- County Boundaries
- Ferry
- Commuter Rail
- NYC subway routes and stations
- Parks, Playgrounds, & Open Space**
Parks & Public Lands
Forested Areas (NJ)
Community Gardens
School property with garden
Playgrounds
Green Spaces Along Streets
Golf Courses
Baseball/Soccer/Football Fields
Tennis/Basketball/Handball Courts & Tracks
- Land Use**
1 & 2 Family Residential
Multi-family Residential
Mixed Use
Open space & outdoor recreation
Commercial
Institutions
Industrial
Parking
Transportation / Utilities
Vacant Lots

This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a Creative Commons Attribution-NonCommercial-Share Alike 3.0 United States License. Visit www.oasisnyc.net for the latest information about data sources and notes about how the maps were developed. Contact oasisnyc@gc.cuny.edu with questions or comments. OASIS is developed and maintained by the [Center for Urban Research](http://www.urbanresearch.cuny.edu), CUNY Graduate Center.

(Not all items in the legend may be visible on the map.)

Location Report

Property Information (1)

124 EAST 14 STREET, MANHATTAN 10003

Commercial / Office Building

Owner: DCAS

Block: 559 Lot: 16

Property Characteristics:

Lot Area: 15,450 sq ft (150' x 103')

of Buildings: 1 Year built: 1993

Building frontage: 150' (Building frontage along the street measured in feet.)

of floors: 2 Building Area: 20,000 sq ft

Total Units: 1 Residential Units: 0

Primary zoning: C6-3X Commercial Overlay: None

Floor Area Ratio: 1.29

Max. Allowable Residential FAR: 9

Max. Allowable Commercial FAR: 6

Max. Allowable Facility FAR: 9

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities. FAR may depend on street widths or other characteristics, Contact [City Planning Dept.](#) for latest information.

MORE INFO:

- Zoning Map #: [12c](#) (how to read NYC zoning maps)
- Historical Zoning Maps: [12c](#)
- NYC Dept. of Buildings
- [Property transaction records](#) (NB: buildings w/condos may not show transaction results)
- [NYC Dept. of Finance Assessment Roll](#)
- NYC HPD data
- [NYC Planning's Zola application](#)
- [NYC Digital Tax Map](#)
- [NYC zoning guide](#)
- [NYC Watershed Resources](#)

OASIS shortcut to this property:

<http://www.oasisnyc.net/printmap.aspx?zoomto=lot:1005590016>

Source: MapPLUTO Tax Block & Tax Lot files from the New York City Department of City Planning, 2018 (ver. 18v1).

Mannahatta (1)

Stewards (2)

Updated stewardship data coming soon (as of 2017).

NB: Stewards are civic groups that help take care of New York, not necessarily property owners.

[Liberation deàà.](#)

Feedback? [Email Us.](#)

Updated stewardship data coming soon (as of 2017).

NB: Stewards are civic groups that help take care of New York, not necessarily property owners.

[VivaVeggie Society.](#)

Feedback? [Email Us.](#)

[Stewards with large turfs \(not mapped\).](#)

Community District (1)

Manhattan 3 Community District Information

Chairperson: Alysha Lewis-Coleman

District Manager:

Address: 59 East 4th Street, New York, NY, 10003

Phone: 212-533-5300 Email: mn03@cb.nyc.gov

Website: <http://www.nyc.gov/manhattancb3>

Meeting Information:

[Go to District Profile](#) by NYC Dept. of City Planning

Political Districts (5)

NYC Council: [District 2](#)

NYS Assembly: [District 066](#)

NYS Senate: [District 27](#)

US House of Representatives: [District 12](#)

US Senate: [New York](#)

DRAFT OUTREACH

ATTENTION RESIDENTS & NEIGHBORS

**JV US HF 14TH ST 1 LLC - D/B/A: TBD
646-266-5642**

Company/DBA Name and Contact Number for Questions

**Plans to open a
RESTAURANT WITHIN A FOOD HALL**

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

*Backyard patio common to the food hall

at the following location

124 EAST 14TH STREET

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER/WINE & LIQUOR

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, October 16, 2023 at 6:30pm

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

By Phone: +1 646 518 9805, +1 929 205 6099

Webinar ID: 894 8215 2857

Date/Time/Location

Jennifer Villemin - 646-266-5642

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

JV US HF 14TH ST 1 LLC - D/B/A: TBD
646-266-5642

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 WITHIN A FOOD HALL

(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) *

*Backyard patio common to the food hall

124 EAST 14TH STREET

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 & 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, October 16, 2023 at 6:30pm

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

By Phone: +1 646 518 9805, +1 929 205 6099

Webinar ID: 894 8215 2857

時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

JV US HF 14TH ST 1 LLC - D/B/A: TBD
646-266-5642

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

RESTAURANT WITHIN A FOOD HALL

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

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

*Backyard patio common to the food hall

124 EAST 14TH STREET

address

dirección

Seeking a license to serve

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

BEER/WINE & 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, October 16, 2023 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857> By Phone: +1 646 518 9805, +1 929 205 6099
Webinar ID: 894 8215 2857

**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

EMAIL TO COMMUNITY GROUPS - sent 9/29/2023

We are reaching out to let you know that our client, JV US HF 14th St 1 LLC, intends to apply for an On-Premises Liquor license with the New York State Liquor Authority (“SLA”) for a booth located within the Urbanspace Union Square food hall located at 124 East 14th Street, between 3rd and 4th Avenues.

Our client comes with years of experience and success in the hospitality industry (<https://www.hospitalityfirm.com/team>) and will be one of approximately 12 vendors at Urbanspace Union Square, taking over the space currently occupied by Top Hops. The booth, located on the ground floor, is just under 200 square feet and will have 20 counter seats. Our client’s hours of operation will be 11am–12am daily.

The food hall itself has a total occupancy of 225 with common seating of 13 tables with 78 seats, as well as a common backyard patio with maximum occupancy of 100 and seating for 60. There is background recorded music only.

The application for our client’s On-Premises Liquor License is scheduled to be heard by the CB3 SLA Committee at its meeting on October 16, 2023 at 6:30 via Zoom.

If you have any questions or want additional information, please contact Jennifer Villemin at jennifer@hospitalityfirm.com.

Thank you.

List of Community Groups

Tompkins Square Park Kids

- Boundaries: entire boundary of Community Board 3
- Contact: Franklin Douglas, member
- Email: franklin.douglas@gmail.com

Seven Loaves DBA GOH Productions

- Boundaries: The whole district
- Contact: Bonnie Sue Stein, Executive Director
- Email: info@gohproductions.org

Loisaida United Neighborhood Gardens (LUNGS)

- Boundaries: All of Community Board 3
- Contact: Charles Krezell
- Email: ck@wingflix.com

Lower East Side Preservation Initiative

- Boundaries: E 14th St to approx Worth St, east of Broadway
- Contact: Richard Moses, President
- Email: info@lespi-nyc.org

Village Preservation

- Boundaries: FDR Drive to West Street, and Houston to 14th Street
- Contact: Andrew Berman, Executive Director
- Email: andrew@gvshp.org

On-Premises Liquor License for booth at Urbanspace Union Square 124 East 14th Street - Message (HTML)

File Message Help Kofax PDF Tell me what you want to do

Ignore Delete Archive Reply Forward All Respond

Move to: 7 Team Email Reply & Delete Create New

Rules Send to OneNote Move Actions

Mask Unread Categorize Follow Up Tags

Translate Editing

Read Immersive Reader About

Zoom

On-Premises Liquor License for booth at Urbanspace Union Square 124 East 14th Street


Martha Redo
 To:  Martha Redo
 From:  'Franklin Douglas@gmail.com';  info@gothproductions.org;  cck@wingfish.com;  info@lespi-nyc.org;  andrew@gvshp.org

Fri 9/29/2023 11:16 AM

Good morning,

We are reaching out to let you know that our client, JV US HF 14th St 1 LLC, intends to apply for an On-Premises Liquor license with the New York State Liquor Authority ("SLA") for a booth located within the Urbanspace Union Square food hall located at 124 East 14th Street, between 3rd and 4th Avenues.

Our client comes with years of experience and success in the hospitality industry (<https://www.hospitalityfirm.com/team>) and will be one of approximately 12 vendors at Urbanspace Union Square, taking over the space currently occupied by Top Hops. The booth, located on the ground floor, is just under 200 square feet and will have 20 counter seats. Our client's hours of operation will be 11am-12am daily.

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The application for our client's On-Premises Liquor License is scheduled to be heard by the CB3 SLA Committee at its meeting on October 16, 2023 at 6:30 via Zoom.

If you have any questions or want additional information, please contact Jennifer Villemijn at jennifer@hospitalityfirm.com.

Thank you.

Martha M. Redo
BERNSTEIN REDO & SAVITSKY P.C.
 4477 Avenue of the Americas, 5th floor

Type here to search

63°F

11:16 AM 9/29/2023

Petition to Support Proposed Liquor License

Date: _____

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

to the following applicant/establishment (company and/or trade name) JV US HF 14th ST 1 LLC

Address of premises: 124 East 14th Street - Urbanspace Union Square food hall

This business will be a: (circle) Bar Restaurant Other: Within Urbanspace Union Square food hall - which food hall has a common backyard patio

The hours of operation will be:
11am-12am daily - background recorded music only

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)