



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD NO. 3
59 East 4th Street - New York, NY 10003
Phone: (212) 533-5300 - Fax: (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Dominic Pisciotta, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

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

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- 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 your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar.
- Letter of notice of proposed business to block, tenant or neighborhood association if one exists. E-mail the CB3 office at info@cb3manhattan.org for help to find block associations.
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license
- alteration of an existing liquor license
- corporate change
- upgrade of an existing liquor license
- sale of assets

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Type of license: Full Liquor Is location currently licensed? Yes No
 If alteration, describe nature of alteration: REMOVE KITCHEN, ADDITIONAL SEATING, MENU Upgrade
 Previous or current use of the location: TAKEN
 Corporation and trade name of current license: JENY REALTY LLC d/b/a STANTON Public

APPLICANT:

Name of applicant and all principals: JENY REALTY LLC (AMIT ZAMAN, President)
(SCOTT HOCKENBERGER - FRANCIS REGAN)
 Trade name (DBA): STANTON Public
 Premise address and cross streets: 17 STANTON ST. New York, NY 10002
(Bowling + Chrystie St.)

PREMISE:

Type of building and number of floors: MIXED USE - 4 FLOORS

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?
(includes roof & yard) Yes No If Yes, describe and show on diagram: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate
of occupancy of back or side yard intended for commercial use? Yes No
Indoor Certificate of Occupancy _____ Outdoor Certificate of Occupancy _____

Do you plan to apply for Public Assembly permit? Yes No

Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/>):

Commercial (C6-3A)

Is this premise wheel chair accessible? Yes No

PROPOSED METHOD OF OPERATION:

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?

BAR / LOUNGE

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) Monday through Sunday (6pm - 4a.m.)

Number of tables? 20 Number of seats at tables? 2

How many stand-up bars/ bar seats are located on the premise? 1-Bar / 9-Seats

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order,
pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): 14 Feet long

Any food counters? Yes No If Yes, describe: _____

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

GOVERNMENT PIZZA

What are the hours kitchen will be open? Food will be available at all hours

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

How many employees will there be? Between 10 and 15

Do you have or plan to install French doors accordion doors or windows?

Will you agree to close any doors and windows at 10:00 P.M. every night? Yes No

Will there be TVs/monitors? Yes No (If Yes, how many?) 1

Will premise have music? Yes No

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: Six Speakers

Will you host promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed? No

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

Will there be security personnel? Yes No (If Yes, how many and when) _____

2 between 10 p.m. and 4 a.m.

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

Do you have or plan to install sound-proofing?

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: Same Establishment - Alteration Application

Address: _____ Community Board # _____

Dates of operation: _____

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 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:

How many licensed establishments are within 1 block? 1

How many licensed establishments are within 500 feet? 1

Is premise within a 500 foot radius of 3 or more establishments with OP licenses? Yes No

How many On-Premise (OP) liquor licenses are within 500 feet? 1

Is premise within 200 feet of any school or place of worship? Yes No

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

COMMUNITY OUTREACH:

If there are block associations, neighborhood or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at info@cb3manhattan.org for any contact information that is on file.

Petitions should 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).

The following undersigned residents of the area support the issuance of an on-premises

Liquor License license to the following applicant/establishment:

(Please indicate type of license)

Bar / Tavern

Address of premises 17 Stanton St New York N.Y. 10002

This business will be a restaurant (circle one) other _____

The hours of operation will be Monday - Sunday 6pm - 4am

PLEASE NOTE: signatures should be from residents of building, adjoining buildings, and within 2-block area.
Any other information:

Name	Signature	Address
Kamanyu Potter	<i>Kamanyu Potter</i>	13 Stanton St NYC
Eric Crane	<i>Eric Crane</i>	11 Stanton St NYC
MUSTA MEMISTOY	<i>MUSTA MEMISTOY</i>	11 Stanton St NYC
Eric Cruz	<i>Eric Cruz</i>	10 Stanton St 3#
Joseph Pizano	<i>Joseph Pizano</i>	44 St 2525
N. KACAS	<i>N. KACAS</i>	14 Prince St
Chris Hoze	<i>Chris Hoze</i>	Prince St NYC 10012
Johnny R.	<i>Johnny R.</i>	13 Stanton
Virginia C. Maddox	<i>Virginia C. Maddox</i>	13 Stanton
Sergio Garcia	<i>Sergio Garcia</i>	229 Chrystie St.
Annaliese Collins	<i>Annaliese Collins</i>	229 Chrystie St.
Andy Estrada	<i>Andy Estrada</i>	229 Chrystie St.

eugene khannanov
architect

40 NASSAU ST., STE 811, NEW YORK, NY 10014
+1 212 677 0200 F +1 212 677 0177 E info@khannanov.com

Rec-Altkerman

- NOTES**
1. CONSULT ALL WORK TO USA BUILDING CODE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF NEW YORK, AS SET FORTH IN THE CODES OF THE CITY OF NEW YORK.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK.

VENTILATION NOTES:

1. ALL MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE ROOMS AT THE DESIGN TEMPERATURE AND HUMIDITY RATIO.
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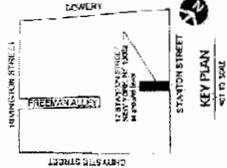
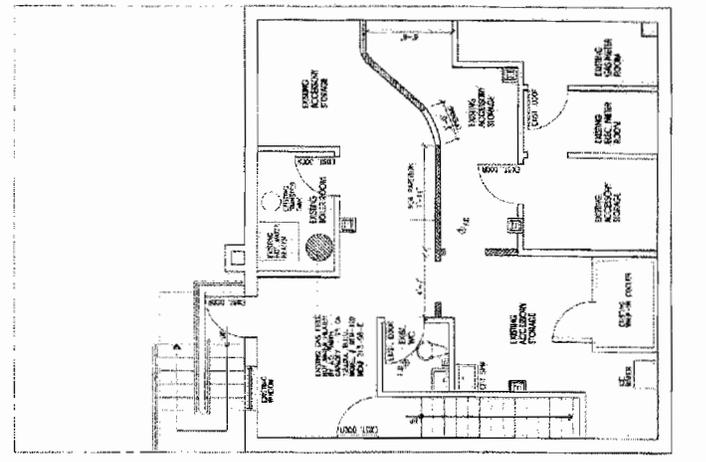
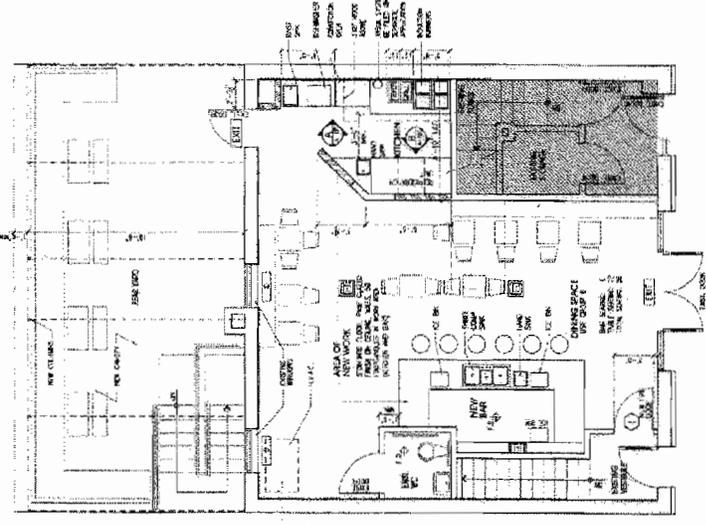
TENANT SAFETY NOTES:

1. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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DOOR #	SIZE	DESCRIPTION AND DOOR CONSTRUCTION
1	5' x 7'-0"	HOLLOW METAL DOOR WITH METAL FRAMING CONSTRUCTION 1 1/2" MIN. FINISH

LEGEND:

- NEW WORK
- NOT PART OF SCOPE
- EXISTING TO REMAIN
- ONE HOUR PARTITION, 1 LAYER OF 5/8" Gypsum BOARD ON BOTH SIDES OF 3-1/2" METAL STUDS 18" O.C.
- TWO HOUR PARTITION, 2 LAYERS OF 5/8" Gypsum BOARD ON BOTH SIDES OF 3-1/2" METAL STUDS 18" O.C.
- EXIT SIGN (R.S. & A. APPROVED)
- SEE DOOR SCHEDULE
- DYNOQUAT HEAVY METAL #117-7E (EXISTING)
- FLOOR DRAIN



ALTERATION OF EXISTING COMMERCIAL SPACE
17 STATION STREET
NEW YORK, NY 10002

FLOOR PLANS & CONSTRUCTION NOTES

DATE: 04.23.2009
PROJECT NO: 09-118
DRAWING NO: A-100.00



DiPasquale Law Group
Attorneys & Counselors at Law

WWW.DLGNYC.COM

REPLY TO
Manhattan Office

April 5, 2012

Ms. Susan Stetzer
Manhattan Community Board 3
59 East 4th Street
New York, New York 10003

Via Facsimile: (212) 533-3659
Via Email: info@cb3manhattan.org

RE: Alteration/Corporate Change Applications for JCN Y Realty LLC
Address: 17 Stanton Street, New York, New York

Dear Ms. Stetzer:

Attached is my client's response to Community Board 3's questionnaire concerning its corporate change and alteration applications.

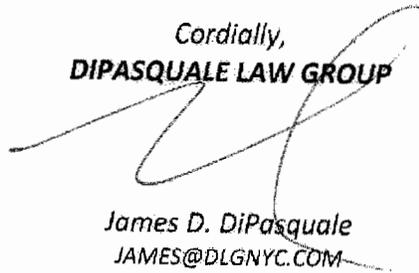
The purpose of the corporate change is to reallocate the membership interest of JCN Y Realty LLC so as to give ownership and Member rights to Scott Hockenberger and Francis Regan. The purpose of the alteration application is to remodel the interior of the premises, remove the kitchen, add additional seating and create a more comfortable lounge setting while simultaneously improving the quality of food served. Notably, despite having a kitchen, the menu is of poor quality and not appealing to the customer base. Furthermore, due to space restrictions, JCN Y was unable to seat/serve enough people to make the establishment financially viable, and thus turned into more of a tavern as an unintended consequence. In an effort to reimage the business, JCN Y has created a new menu by contracting with a local gourmet pizza establishment to offer better food which will be presented as though prepared on-site. JCN Y will also offer an assortment of pre-made ready-to-eat sandwiches and salads that will be fully stocked and available at all times the establishment is open. The goal is to revitalize and transform the establishment into a comfortable lounge setting.

Should you have any questions or concerns regarding the foregoing, please do not hesitate to call.

MANHATTAN OFFICE
555 FIFTH AVENUE - 14TH FLOOR
NEW YORK, NEW YORK 10017
TEL: (646) 383-4607
FAX: (646) 606-2388

SARATOGA SPRINGS OFFICE
18 DIVISION STREET - SUITE 301
SARATOGA SPRINGS, NEW YORK 12866
TEL: (518) 421-5216
FAX: (646) 606-2388

Cordially,
DIPASQUALE LAW GROUP

A handwritten signature in black ink, appearing to read 'James D. DiPasquale', is written over the printed name and email address below.

James D. DiPasquale
JAMES@DLGNYC.COM