

THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone: (212) 533-5300 - Fax: (212) 533-3659
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, 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. (petition provided)
- Letter of notice of proposed business to block or tenant 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

Today's Date: 31 Aug 12

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: OP/Liquor Is location currently licensed? Yes No

If alteration, describe nature of alteration: _____

Previous or current use of the location: Bar serving food

Corporation and trade name of current license: Demarchbar LLC, L'Oubli

APPLICANT:

Premise address: 188 Suffolk St, NY, NY 10002

Cross streets: E. Houston and Stanton St.

Name of applicant and all principals: Matthew Rush, Patricia M. Key

Trade name (DBA): Subject

PREMISE:

Type of building and number of floors: Mixed Residential and Commercial, 6 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 for back or side yard intended for commercial use? Yes No

Indoor Certificate of Occupancy attached 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/> - please give specific zoning designation, such as R8 or C2):

R8A

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 serving food

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) Sunday - Saturday 5pm - 4am

Number of tables? 9 Number of seats at tables? 21

How many stand-up bars/ bar seats are located on the premise? 1/18 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): U shaped 20' x 7' x 7', center of room

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) attached

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

Small plates see attached menu

What are the hours kitchen will be open? 6pm - 3am

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

How many employees will there be? 5

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: Home theatre w/ 2 speakers and 1 sub woofer

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) _____

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: _____

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? 12

How many licensed establishments are within 500 feet? 12

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? 7

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 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.

Please 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).

GENERAL NOTES & SPECIFICATIONS

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE NYC BUILDING CODE AND WITH THE RULES AND REGULATIONS OF THE BOARD OF FIRE ALARMS AND THE BOARD OF ELECTRICAL CONTROL. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE BOARD OF ELECTRICAL CONTROL AND THE BOARD OF FIRE ALARMS.
2. ANY ALL NEW ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NYC ELECTRICAL CODE AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE BOARD OF ELECTRICAL CONTROL AND THE BOARD OF FIRE ALARMS PRIOR TO THE COMMENCEMENT OF THE WORK.
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CONTROLLED INSPECTION

FIRE STOP, DRAFTTOP, AND FIRE BLOCK SYSTEMS. BC 10629
SMOKE CONTROL SYSTEM. BC 10630 AND DIR 14 OF 1978
FINAL

LEGEND:

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW PARTITION, 3/8" STEEL STUDS @ 16" O.C.
- NEW 5/8" STP, BD. ON EACH SIDE
- COURT WALLS
- EXISTING
- NEW
- REMOVE
- RECONSTRUCT
- RECONSTRUCT WITH
- RECONSTRUCT WITH

TENANT SAFETY NOTES

1. GENERAL: ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 24, AND REGULATIONS OF ALL OTHER AGENCIES INVOLVED IN THE PROJECT.

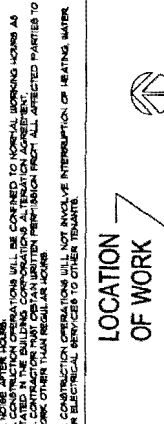
2. TENANT SAFETY: ALL EXISTING WIRING, PIPING, OR SERVICES FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

3. FIRE SAFETY: ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING SHALL BE KEPT AT LEAST 36 INCHES AWAY FROM ALL EXISTING OR NEW WIRING, PIPING, OR SERVICES.

4. ELECTRICAL SAFETY: ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NYC ELECTRICAL CODE AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK.

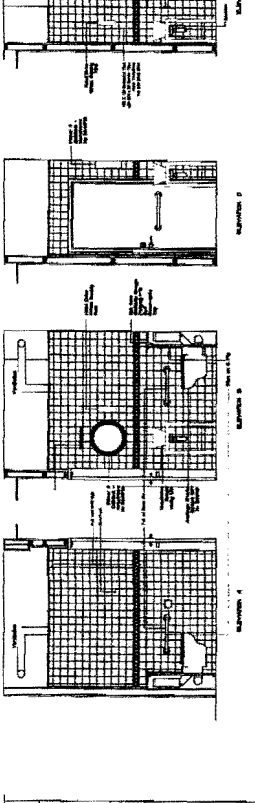
5. PLUMBING SAFETY: ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NYC PLUMBING CODE AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK.

6. MECHANICAL SAFETY: ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NYC MECHANICAL CODE AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK.

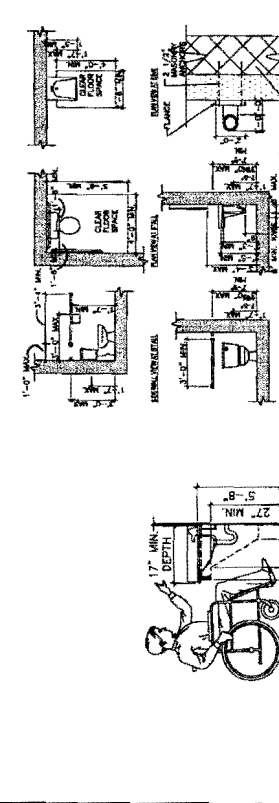


ADDRESS: 160 SULLY ST
BLOCK 330
LOT 17
ZONE: R5A
OCCUPANCY: M-2
AREA: 166 SF.

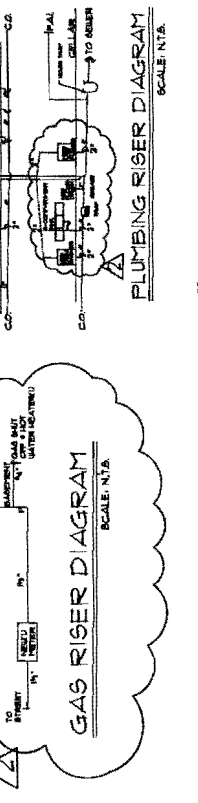
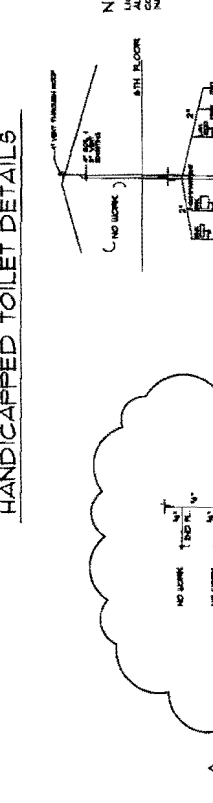
- NO CHANGE IN USE, EGRESS OR OCCUPANCY
- MEASUREMENTS ARE GOING TO BE FILED SEPARATELY IF NECESSARY



HANDICAPPED TOILET ELEVATIONS

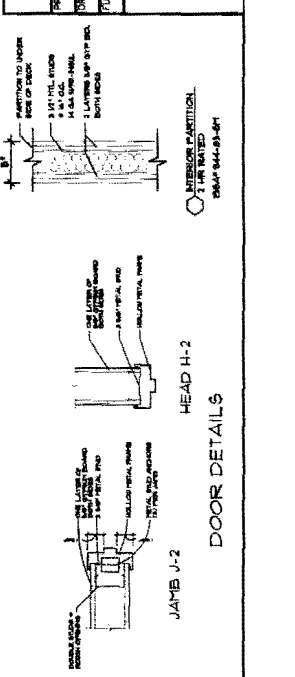


HANDICAPPED TOILET DETAILS

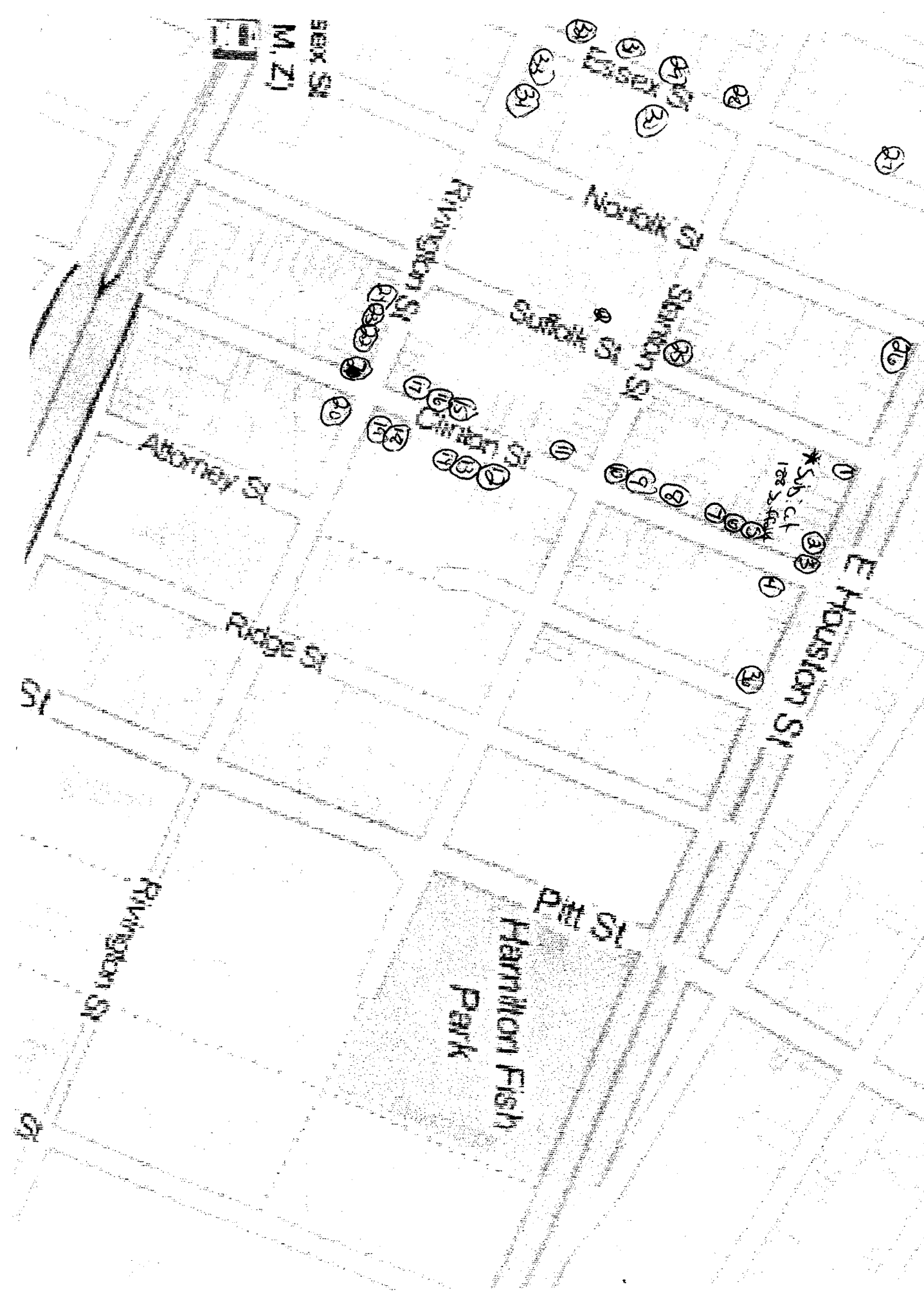


<p>ENERGY COMPLIANCE ANALYSIS</p> <p>TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, FROM THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE BECAUSE DOES NOT REQUIRE THE ENERGY COMPLIANCE PER CHAPTER 1, SECTION 14.</p>		
<p>VENTILATION NOTES</p> <ol style="list-style-type: none">1. INTERIOR BALCONY DOORS SHALL BE PROVIDED WITH A GEAR DRIVEN RETAIL.2. INTERIOR BALCONY PARTITION WALLS SHALL BE FITTED WITH DRY WALL APPROXIMATE RYSIBERIES AND PUBLIC LINE DETAIL.3. DEPARTMENT OF BUILDINGS REGULATIONS WITH DEPART. PLUMBING.		

DONALD LEVY, ARCHITECT
22-3035 STREET #5 H. ASTORIA, QUEENS, N.Y. 11106
PROJECT NO: 160 SULLY ST.
DRAWING NO: 160 SULLY ST. PLUMBING
SCALE: AS SHOWN
FLOOR: 1ST FLOOR
DATE: 08-15-2008
PROJECT: 160 SULLY ST.
DRAWING: 160 SULLY ST. PLUMBING
SCALE: AS NOTED
FLOOR: 1ST FLOOR
DRAWING NO: A-00102
SHEETS: 1 OF 1



JAMB J-2
HEAD H-2



①
*Sub. Ct
1825.604

Park St
HARRISON FISH
Park

3100 E
M. Z)

Abbott St
Riverside St
Riverside St

Sturman St
Culbert St
Riverside St

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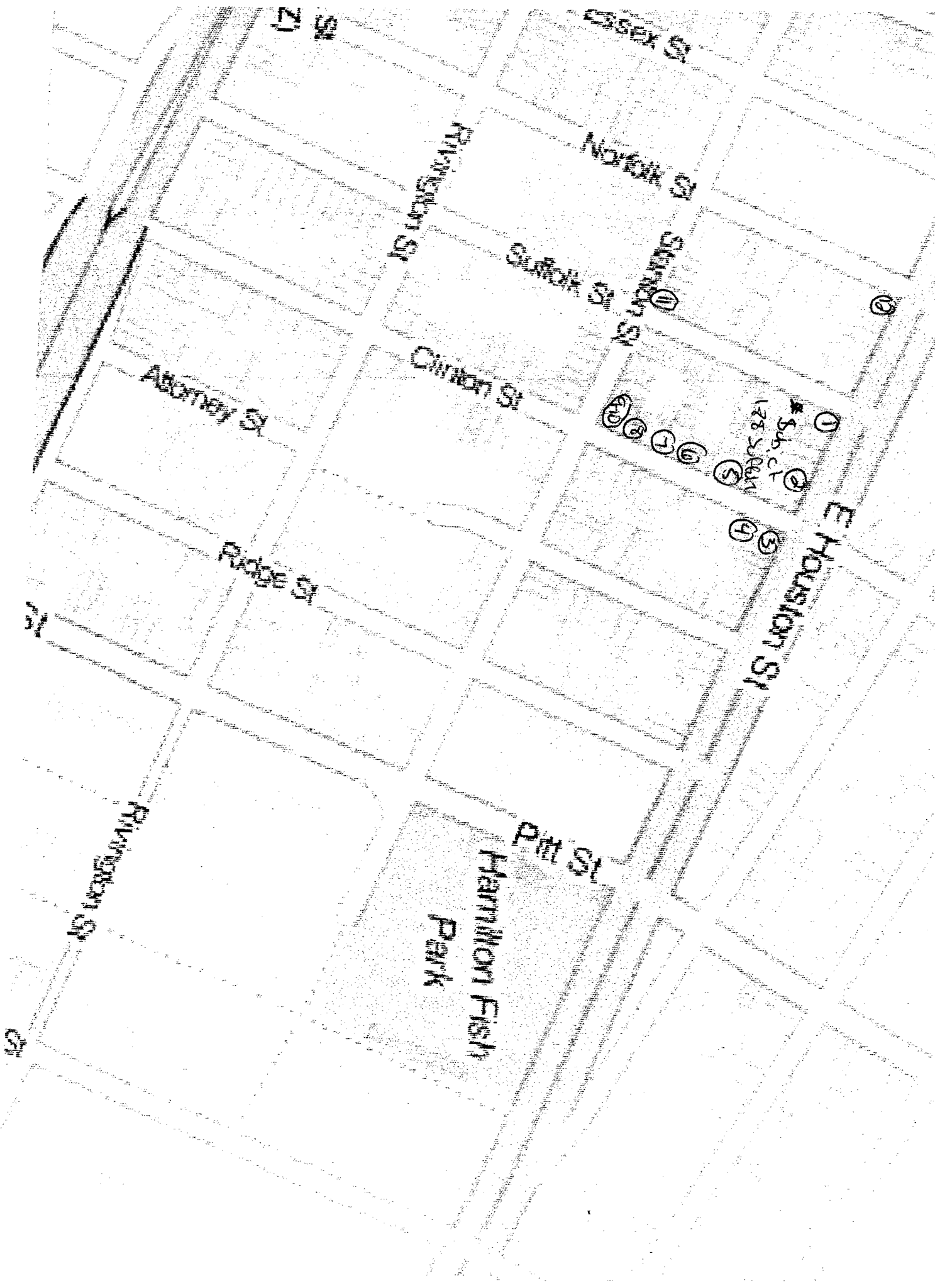
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* Sub. Ct
128 S. 106th

E HOUSTON ST

CLINTON ST

P.M. ST

HARRIMON FISH
PARK

ABOTNEY ST

RIDGE ST

HARRIMON ST

OSSEX ST

NOBLE ST

STANLEY ST

CURTIS ST

HARRIMON ST

21

12

1

2

3

4

5

6

7

8

9

10

11

12

2 Block Radius

1. The Local 169,	269 E Houston St. NY,NY 10003	OP (B)
2. Pinalito City Rest. ,	293 E.Houston NY,NY 10002	OP (R)
3. Clinton St. Baking Co.,	2-4 Clinton St NY,NY 10002	OP (R)
4. Eastern Alley,	6 Clinton St NY, NY 10002	RW (R)
5. Culturefix,	9 Clinton St NY,NY 10002	TW (B)
6. Frankies 17,	17 Clinton St NY,NY 10002	RW (R)
7. Cocoa Bar,	19-21 Clinton St NY,NY 10002	TW (B)
8. Eds Lobster Bar,	25 Clinton St NY,NY 10002	OP (R)
9. Salt Bar,	29 Clinton St NY,NY 10002	OP (R)
10. DonnyBrook,	35 Clinton St NY,NY 10002	OP (R)
11. The ClerkenWell,	49 Clinton St NY,NY 10002	OP (R)
12. WD-50,	50 Clinton St NY,NY 10002	OP (R)
13. Temple of Ankh,	58 Clinton St NY,NY 10002	RW (B)
14. 1492 Food,	60 Clinton St NY,NY 10002	OP (R)
15. Fatta Cuckoo,	63 Clinton St NY,NY 10002	OP (R)
16. Barramundi,	67 Clinton St NY,NY 10002	OP (R)
17. San Marzano Pizza ,	71 Clinton St NY,NY 10002	RW (R)
18. Falai,	68 Clinton St NY,NY 10002	RW (R)
19. Cibao,	72 Clinton St NY,NY 10002	RW (R)
20. Alias,	76 Clinton St NY,NY 10002	OP (R)
21. Yunnan Kitchen,	79 Clinton St NY,NY 10002	RW (R)
22. St.Jeromes,	155 Rivington St NY,NY 10002	OP (B)
23. Bondi Road,	153 Rivington St NY,NY 10002	OP (R)
24. Yupparai,	151 Rivington St NY,NY 10002	OP (R)
25. Azul,	152 Stanton St NY,NY 10002	RW (R)
26. Remedy Diner,	245 E Houston St NY,NY	OP (R)
27. The Masalawala,	179 Essex St NY,NY 10002	RW (R)
28. El Nuevo Amanecer,	117 Stanton St NY,NY 10002	RW (R)
29. Laugh Lounge,	151 Essex St NY,NY 10002	OP (B)
30. Beauty & Essex,	146 Essex St NY,NY 10002	OP (R)
31. Foundation,	137 Essex St NY,NY 10002	OP (B)
32. Mason Dixon,	133 Essex St NY,NY 10002	OP (B)
33. The Magician,	118 Rivington St NY,NY 10002	OP (B)
34. Festival Mexicano,	120 Rivington St NY,NY 10002	OP (R)
35. La Caverna Risto,	122-124 Rivington NY,NY 10002	OP (R)
36. Parkside Lounge,	317 E Houston NY,NY 10002	OP (B)

500 Ft Radius

1. The Local 169,	269 E Houston St. NY,NY 10003	OP (B)
2. Pinalito City Rest. ,	293 E.Houston NY,NY 10002	OP (R)
3. Clinton St. Baking Co.,	2-4 Clinton St NY,NY 10002	OP (R)
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9. Salt Bar,	29 Clinton St NY,NY 10002	OP (R)
10. Tapeo 29,	29 Clinton St NY,NY 10002	OP (R)
11. Azul,	152 Stanton St NY,NY 10002	RW (R)
12. Remedy Diner,	245 E Houston St NY,NY	OP (R)

DRINK

Tecate Lager	5
Old Milwaukee	4
Oskar Blues 'Old Chub' Ale	6
Harpoon IPA	6
Abita Amber	5
Moo Thunder 'Farmouse Ale' Stout	7
Simpler Times Lager	6

*All Beer served in a can (Because a can is just a little keg)

Distillers Cappucino:

Weller 12 yr. Bourbon, Goslings Rum, Espresso Bitters, Coffee Demerara,
Apple Brandy Foam

Ichabod Margarita:

Espolon Blanco, Fidencio Mezcal, lime, Spiced Agave Nectar, Pumpkin

Mother Priest:

Plymouth Gin, Absinthe, Elderflower, lime, cucumber

Bonded with Fire Glue:

Rittenhouse Rye, Lairds Apple Brandy, Crown Maple Syrup, lemon,
Chamomile tincture

White Flag during Warfare:

Pierre Ferrand Cognac, Fidencio Mezcal, Absinthe, Port, Juniper honey, yuzu,
lime

*All cocktails are \$12

Zardetto Prosecco Brut Non Vintage	8
Kamptal Gruner Veltliner 2010	9
Au Bon Climat Pinot Noir 2010	10
Lorenza Rose 2011	9

EAT

Small Plates

SEAFOOD CREPES - 9

WITH FRESH MARKET FISH, OCTOPUS & MANGO SAUCE

SCALLOP CEVICHE - 8

WITH AVOCADO, JALEPENO, TOMATO, LIME JUICE, PINEAPPLE & CILANTRO

OCTOPUS CARPACCIO - 7

WITH MANGO SAUCE

MAC & CRAB - 13

MAC AND CHEESE WITH CRAB, CHERRY TOMATOES & TRUFFLE OIL

FROM THE LAND

PROSCIUTTO WRAPPED ASPARAGUS - 8

WITH LEMON VINNAIGRETTE DRESSING

STEAK TARTARE - 9

SERVED ON WHOLE WHEAT CRACKERS

PROSCIUTTO AND MELON - 8

WITH PARSLEY

WARM POTATO AND CHORIZO SAUTE - 8

POLAZIO CHORIZO, RED POTATOES & CHIVES

FROM THE GARDEN

OLIVES - 5

WITH HERBS DE PROVENCE

COLD POTATO SALAD - 6

PURPLE POTATOES, WHITE TRUFFLE OIL, GOLDEN RAISINS & CHIVES

ENDIVE, APPLE AND ROQUEFORT SALAD - 7

WITH VINNAIGRETTE DRESSING

PROVENCALE - 7

TOMATO, OLIVE TAPENADE, SHALLOT, PARSLEY, GOAT CHEESE & OLIVE OIL

WELSH RARE-BIT - 7

SMUTTYNOSE ROBUST PORTER AND CHEDDAR CHEESE FONDUE SERVED ON

FRENCH COUNTRY BREAD & TOASTED IN THE OVEN

HOUSE MARINATED MUSHROOMS - 6

WITH FRESH TARRAGON

MAC & CHEESE - 9

WITH CHEDDAR, FONTINA & SMOKED GOUDA

PMMR LLC / Subject / 908-331-2934
Company/DBA Name and Contact Number for Questions

Plans to open a

Bar serving food

Bar/Restaurant/Club/Grocery/Liquor Store/Wholesaler, (Please choose)
Please indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

188 Suffolk St.

Street Number and Street Name

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 Sept 10

(Meeting Date) at 6:30PM

JASA/GREEN Residence at 200 East 5th Street
(at corner of Bowery)

Matthew Rush 908-331-2934 rush.harpur@bad.
Applicant Contact Information

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org

COLLEGE BETTOR'S GUIDE
THE POST HANDICAPS NCAA FOOTBALL'S 2012 OPENERS
LENN ROBBINS / PAGES 118-119
THURSDAY, AUGUST 30, 2012

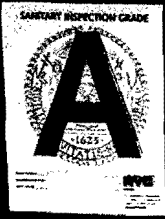
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ATTENTION RESIDENTS & APARTMENT
OWNERS

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"Robert V. Ferrari" <rvf@rvferrari.com>
 C of O for 188 Suffolk St
 August 22, 2012 9:18 AM

Attached is C of O for 188 Suffolk St. Please note that the Houston St address on the C of O is the main address for the building. Also that the body of the C of O says "stores" which is Use Group 6 and restaurants' under the zoning law are Use Group 6.

Robert V. Ferrari
 630 Third Ave., 16th Floor
 New York, NY 10017
 P: 212-972-7040
 F: 212-922-1939
 E: rvf@rvferrari.com

-----Original Message-----
 From: ROBERT V. FERRARI [mailto:tax@rvferrari.com]
 Sent: Tuesday, November 20, 2012 5:14 AM
 To: Robert Ferrari
 Subject: IMAGE from Internet FAX

An image data in PDF format has been attached to this email.

EXHIBIT B
DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF MANHATTAN, CITY OF NEW YORK BVC
 No. **25403**
 Date **November 20, 1939**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 246 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive, Administrative Code: (21.3.1. to 21.3.7.)B.C.)

This certificate supersedes C. O. #

To the owner or owners of the building or premises:
 THIS CERTIFIES that the new—~~altered~~—~~existing~~—building—premises located at
~~xxxx~~ ~~xxxxxx~~ ~~xxxxxx~~
269 East Houston Street
~~xxxx~~ ~~xxxxxx~~ ~~xxxxxx~~
 conforms substantially to the approved plans and specifications, and ~~the~~ requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of section 246F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No.— **2585-1939** Construction classification— **nonfireproof**
~~xxxx~~ Occupancy classification— **MULTI-USE** Height **6** stories, **63'0"** tall.
 Date of completion— **November 3, 1939** Located in **business** Use District.
 Area— **11** Height— **63'0"** Zone at time of issuance of permit— **814-1939**

B This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1st Story				15 each	Stores
2nd to 6th Story					Two (2) Stores Three (3) Apartments on each floor

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RECEIVED BY THE BOARD
 OF SUPERVISORS
 OF THE BOROUGH OF
 ...
 ...
 ...

Joseph E. ...
 Borough Superintendent
 ACTING BOROUGH SUPERINTENDENT: