



# 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)
- N/A  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: \_\_\_\_\_

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: On Premise liquor, beer, wine Is location currently licensed?  Yes  No

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Movie Theatre

Corporation and trade name of current license: Silver Cinemas Acquisition Co DBA Sunshine Theatre

### APPLICANT:

Premise address: 143 E Houston Street Manhattan NY 10002-1018

Cross streets: Btwn Forsyth St and Eldridge St South of E Houston; Btwn 1st Ave & 2nd Ave N of E Houston

Name of applicant and all principals: Cinema Beverages Holding Company, LLC

Officer: William Schuyler Hansen Sole Member: WSH Holdco, Inc. Sole Shareholder: William Schuyler Hansen

Trade name (DBA): Sunshine Lounge

**PREMISE:**

Type of building and number of floors: Commercial Building, 3 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 Yes Outdoor Certificate of Occupancy N/A  
currently for Public Assembly only

Do you plan to apply for Public Assembly permit?  Yes  No Held by sublandlord Silver Cinemas Acquisition Co  
Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C6-2A

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)?  
Restaurant

Will any other business besides food or alcohol service be conducted at premise?  Yes  No  
If yes, please describe what type: Movie theatre  
Public Place of Assembly licenses held by Silver Cinemas Acquisition Co, the sublandlord.

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Monday - Sunday 10 AM - 2 AM  
No outdoor space

Number of tables? 22 Number of seats at tables? 60  
Plus Tables at all auditorium seats per floor plan

How many stand-up bars/ bar seats are located on the premise? 1 bar / 16 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): 26'-6" "U" Shaped, Second Floor  
Any food counters?  Yes  No If Yes, describe: existing food and non-alcoholic beverage counter

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  
see attached menu

What are the hours kitchen will be open? 7 days per week 10 AM - 2 AM

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

How many employees will there be? 50 (+ -) total employees of Silver Cinemas Acquisition Co

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 TV in bar area; 10 monitors through out for closed circuit

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: Background sound system for lounge areas only

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 cover charge  
Private events only

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. staff monitors sidewalk and provides crowd control as needed

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

In-House security staff

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? Indicated on plans

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No Not in NY

If yes, please indicate name of establishment: See Attached list of locations serving liquor

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. No Complaints

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? 9

How many licensed establishments are within 500 feet? 24

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? 21

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.

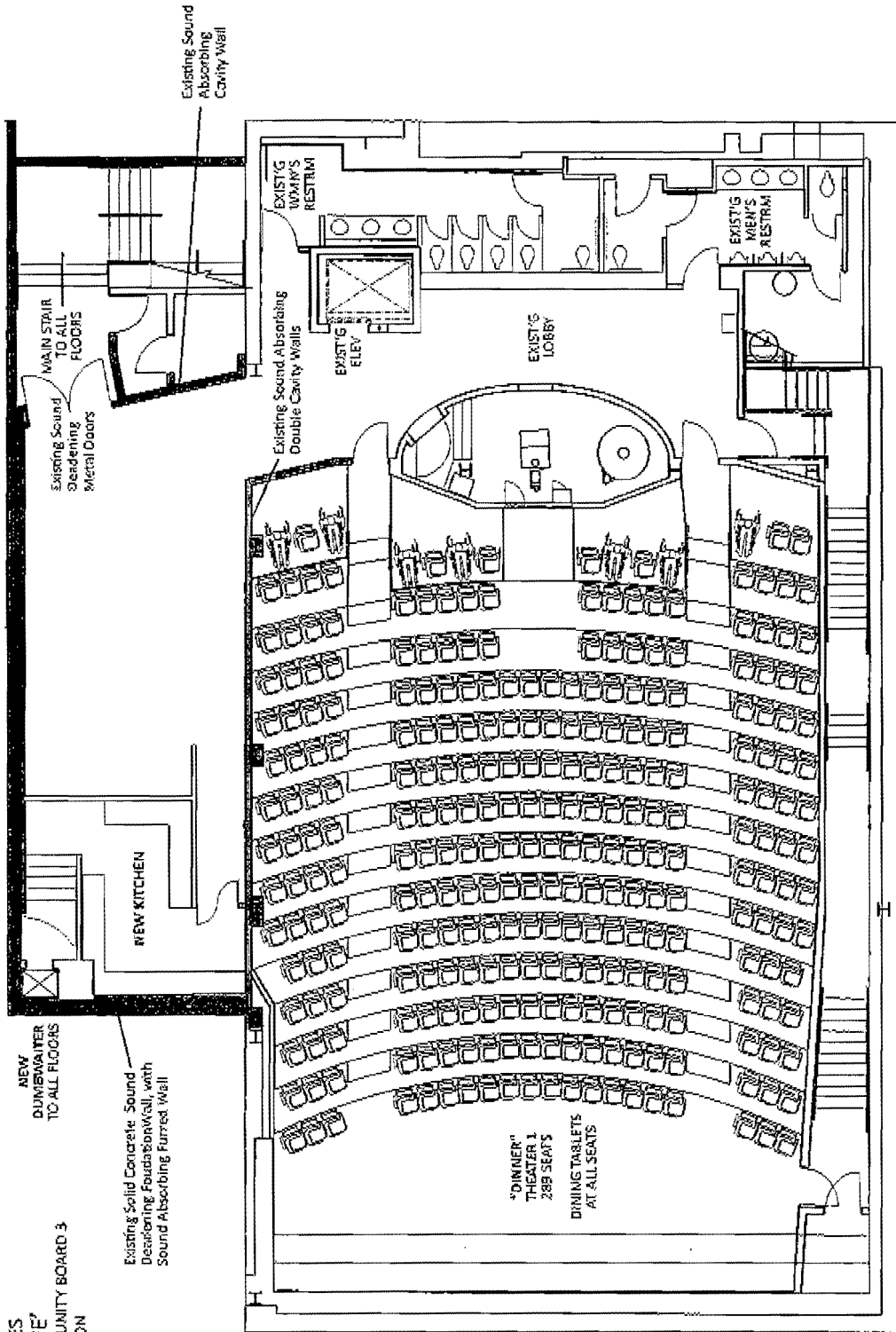
#### COMMUNITY OUTREACH:

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](mailto: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).

LANDMARK THEATRES  
'SUNSHINE LOUNGE'  
CITY OF NEW YORK COMMUNITY BOARD 3  
LIQUOR LICENSE APPLICATION

FLOOR PLANS

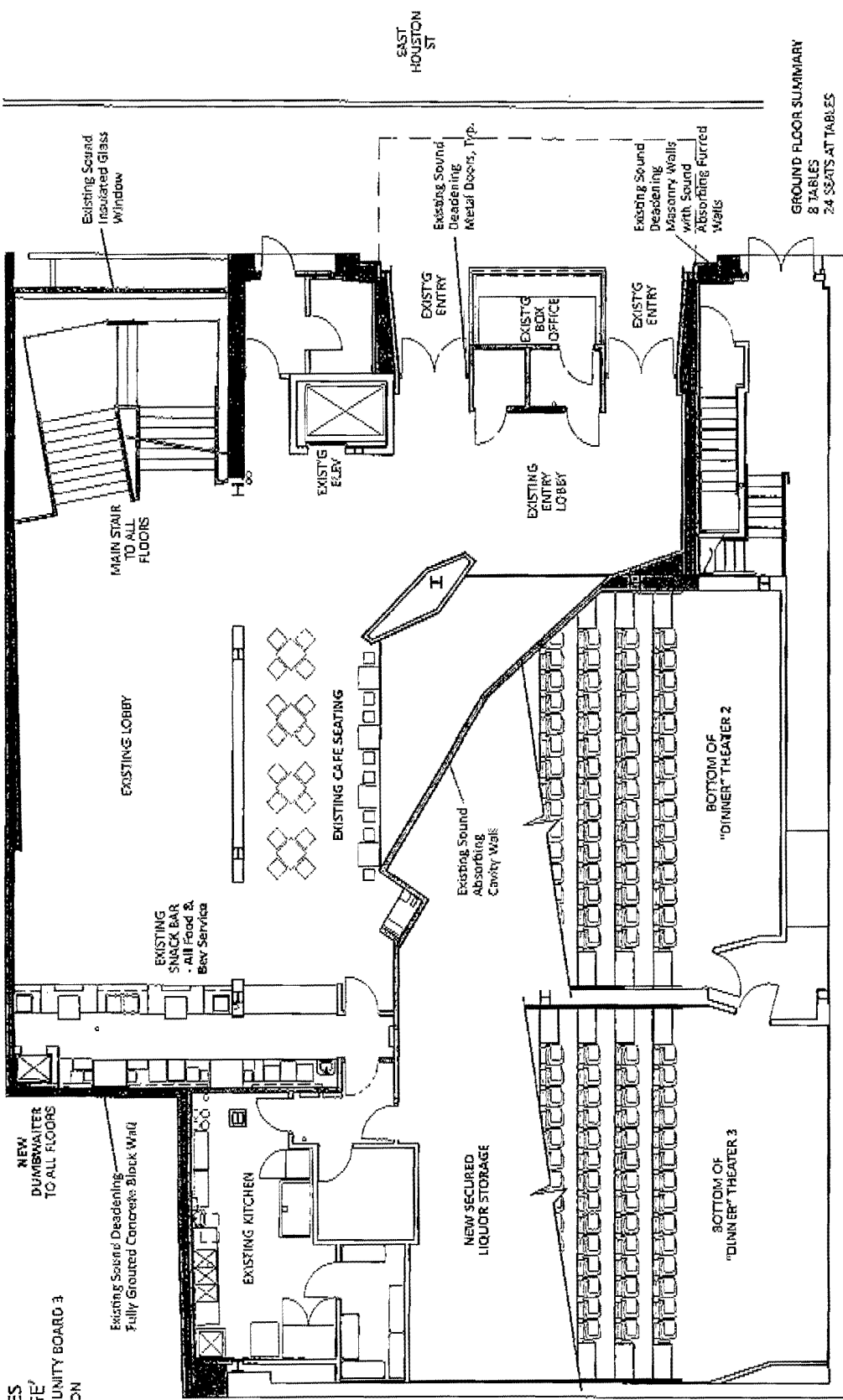


LOWER LEVEL FLOOR PLAN



LANDMARK THEATRES  
'SUNSHINE LOUNGE'  
CITY OF NEW YORK COMMUNITY BOARD 3  
LIQUOR LICENSE APPLICATION

FLOOR PLANS



EAST HOUSTON ST

GROUND FLOOR SUMMARY  
8 TABLES  
24 SEATS AT TABLES

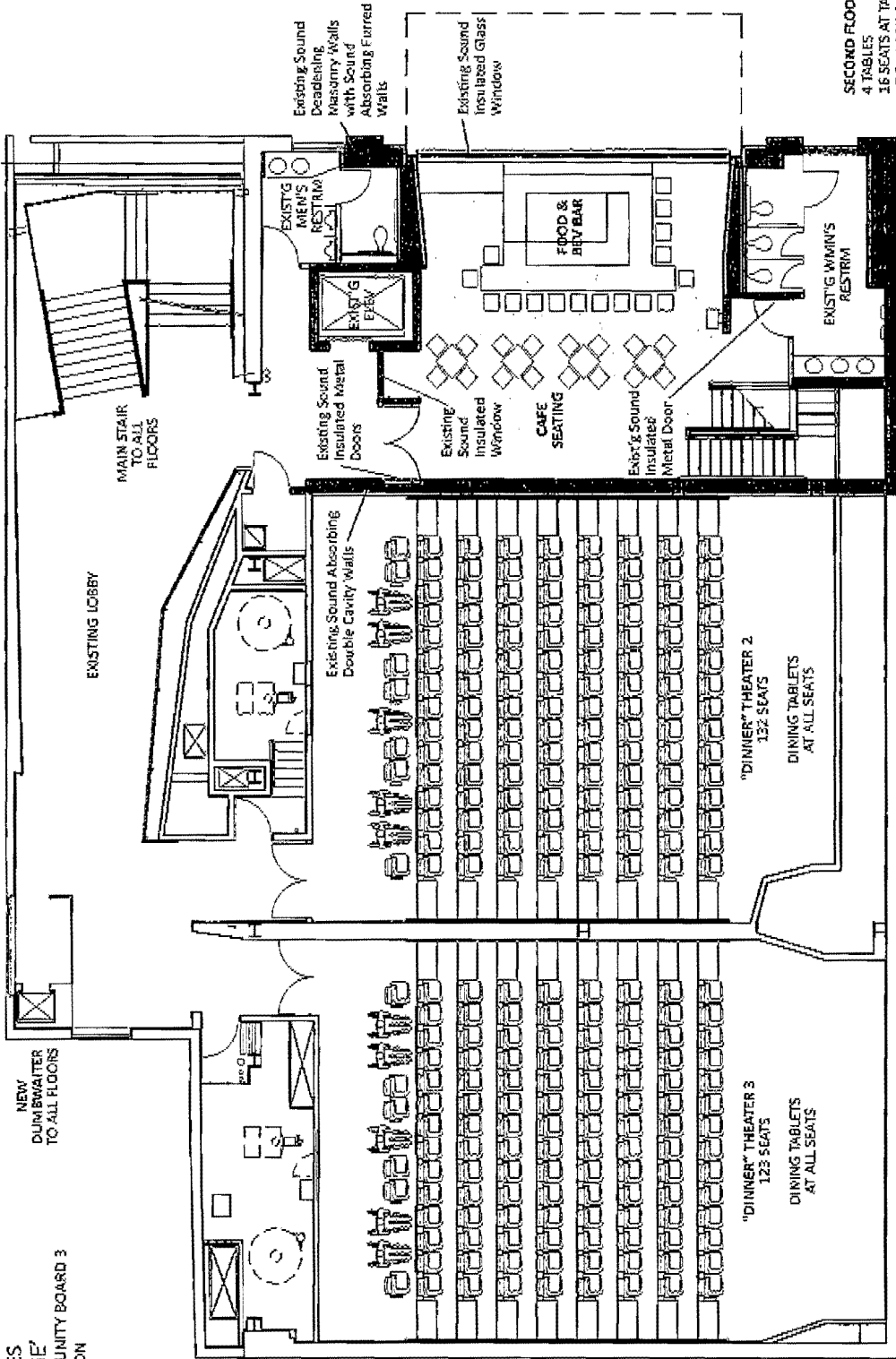
GROUND FLOOR PLAN - ENTRY LEVEL

Rae|Architecture(s)



LANDMARK THEATRES  
'SUNSHINE LOUNGE'  
CITY OF NEW YORK COMMUNITY BOARD 3  
LIQUOR LICENSE APPLICATION

FLOOR PLANS



SECOND FLOOR SUMMARY  
4 TABLES  
16 SEATS AT TABLES  
16 BAR SEATS

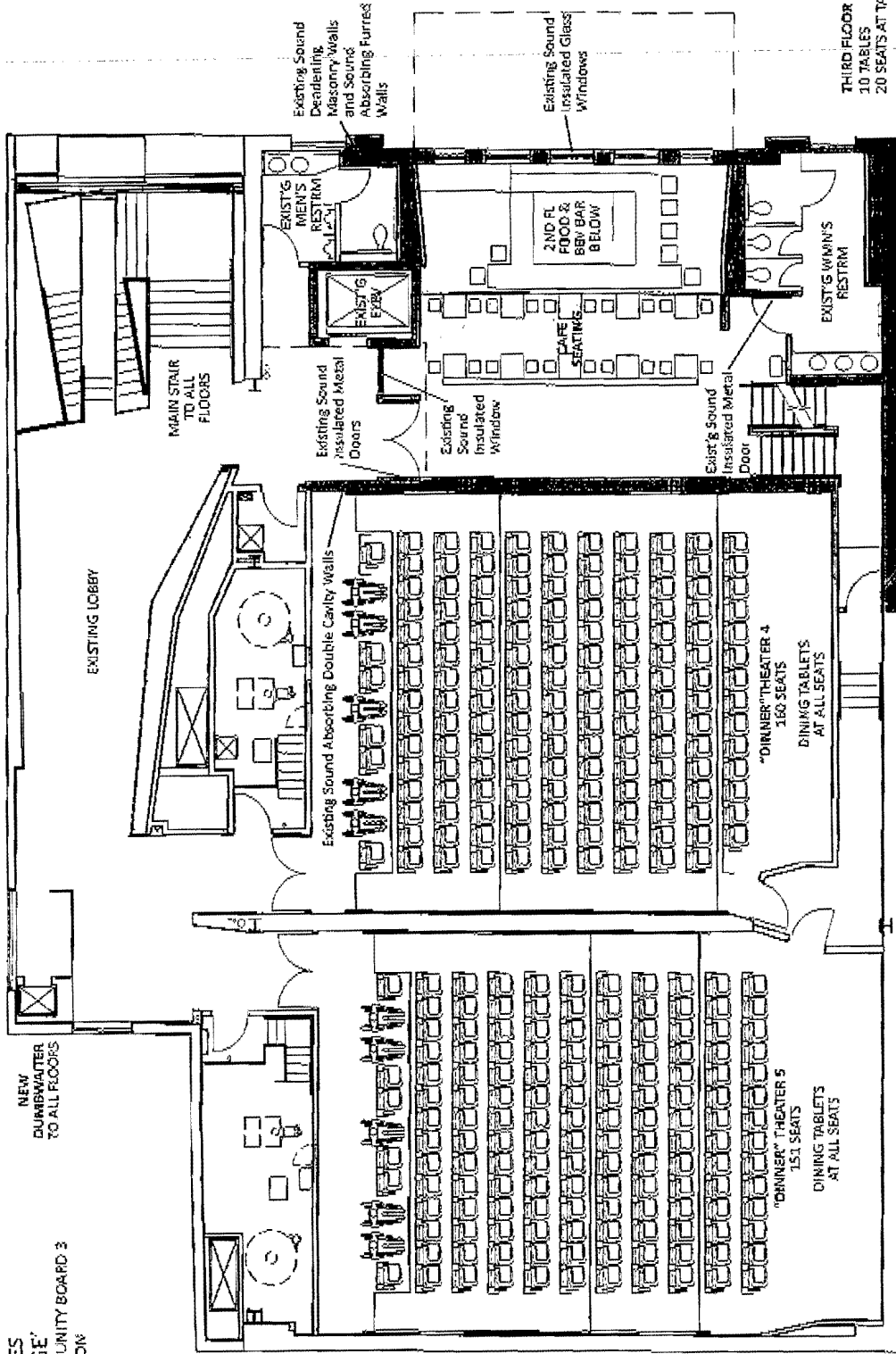
SECOND FLOOR PLAN

RaeiArchitecture(s)



LANDMARK THEATRES  
'SUNSHINE LOUNGE'  
CITY OF NEW YORK COMMUNITY BOARD 3  
LIQUOR LICENSE APPLICATION

FLOOR PLANS



SECOND FLOOR PLAN

THIRD FLOOR SUMMARY  
10 TABLES  
20 SEATS AT TABLES

Rae|Architecture(s)





# SUNSHINE LOUNGE

## APPETIZERS

### CHEESE PLATE

Three artisanal cheeses served with dried fruits and candied nuts

### HUMMUS PLATE

Savory hummus served over mixed greens topped with roasted red peppers accompanied by warm pita chips

### VEGETARIAN EGG ROLLS

Oven roasted vegetarian egg rolls served with sweet & sour dipping sauce

### SANTA FE CHICKEN EGG ROLLS

Oven roasted egg rolls served with sweet & sour dipping sauce

### CHICKEN WINGS

Oven roasted chicken wings smothered in your choice of buffalo, BBQ, or teriyaki sauces

### MOZZARELLA STICKS

Battered, served with marinara sauce

### NACHOS

Tri-colored tortilla chips smothered in cheddar and jack cheeses topped with sour cream, salsa, and jalapeños

### SWEET POTATO TATER TOTS

Baked-not-fried sweet potato tater tots served with maple syrup

## SALADS

### MIXED GREEN SALAD

A combination of mixed greens, seedless cucumbers, and vine ripe tomatoes, served with your choice of vinaigrette, ranch, or blue cheese dressings

### GREEK SALAD

Vine ripe tomatoes, seedless cucumbers, Kalamata olives, red onions, bell peppers, and feta cheese served on a bed of romaine topped with our red wine vinaigrette; served with warm pita bread

### THE LANDMARK SALAD

Our signature salad made with mixed greens, golden raisins, dried cranberries, candied walnuts, and Asian pear; served with a honey-mustard dressing



— Product availability may vary and is subject to change —

# SUNSHINE LOUNGE

## ENTREES

### GOLDEN CHICKEN STRIPS

Oven baked golden white meat chicken strips

### PERSONAL CHEESE PIZZA

Poppi Al's hand stretched pizza

### PERSONAL PEPPERONI PIZZA

Poppi Al's hand stretched pizza

### STEAK AND CILANTRO MINI EMPANADAS

Two empanadas stuffed with cheese, steak, and cilantro

### SUPER PRETZEL

Hot, delicious soft pretzel served salted or unsalted

### JALAPENO STUFFED PRETZEL

Hot, delicious jalapeno paste stuffed soft pretzel

### PIZZA STUFFED PRETZEL

Hot, delicious tomato sauce and mozzarella stuffed soft pretzel

### HAMBURGER

100% ground beef burger comes with your choice of sweet potato tater tots, fries, or a side salad

### MINI SLIDER HAMBURGERS

Three miniature 100% ground beef sliders come with your choice of sweet potato tater tots, fries, or a side salad

### MINI SLIDER CHICKEN BURGERS

Three miniature breaded white meat sliders come with your choice of sweet potato tater tots, fries, or a side salad

### VEGAN BOCA BURGER

Crispy, delicious, and meatless burger comes with your choice of sweet potato tater tots, fries, or a side salad

### NATHAN'S HOT DOG

World famous all-beef hot dog

### QUESADILLA

12" tomato basil tortilla with shredded Monterey jack cheese



Product availability may vary and is subject to change

# SUNSHINE LOUNGE

## DESSERTS

### MARSHMALLOW CHOCOLATE CAKE

A moist chocolate marshmallow cake.

### RED VELVET BUNDT CAKE

A mild chocolate cake with a wonderful crimson hue

### FUNNEL CAKE FRIES

Hot, delicious battered fried dough.

### CARAMEL CORN

Popcorn coated with a sugar based caramel candy shell

### ZEBRA CORN

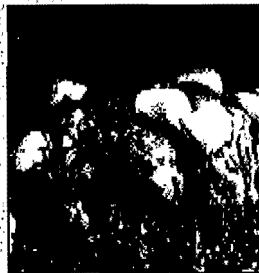
Caramel corn coated with super premium chocolate and white chocolate

### CINNAMON APPLE PRETZEL

Hot, delicious soft pretzel stuffed with an apple filling and sprinkled with cinnamon

### CREAM CHEESE PRETZEL

Hot, delicious soft pretzel stuffed with cream cheese



— Product availability may vary and is subject to change —

# SUNSHINE LOUNGE

## NON-ALCOHOLIC BEVERAGES

### FOUNTAIN DRINKS

- Coke
- Diet Coke
- Coke Zero
- Sprite
- Ginger Ale
- Cherry Coke
- Root Beer

### DASANI BOTTLED WATER

### HONEST TEA

- Zero Cal Lemonade • Half & Half • Lemon Black Tea • Cranberry-Lemonade
- Honey Green Tea • Peach White Tea • Not Too Sweet Tea • Raspberry Tea
- Pomegranate Blue Ade • Orange Mango Ade • Superfruit Punch

### ZICO COCONUT WATER

### STEVE'S FROZEN CHILLERS

- Mango • Blue Raspberry

### COFFEE DRINKS

- Regular or Decaf
- Latte • Cappuccino • Espresso • Mocha • Americano
- Add Soy or 2% Milk*

### PEET'S TEA

- Earl Grey with Bergamot • English Breakfast • Sencha • Jasmine Fancy • Masala Chai • Darjeeling Choice
- Rooibos • Chamomile • Peppermint • Lemon Rose • Hibiscus C • Xiao Blend



— Product availability may vary and is subject to change —

# SUNSHINE LOUNGE

## BEER

Amstel Light

Blue Moon

Budweiser

Corona

Chimay Blue Reserve

Delirium Tremens

Guinness

Heineken

La Fin de Monde

Magner's Cider

Michelob Ultra

Pacifico

Sam Adams

Shiner Bock

Stella

## WINE

### BUBBLY

Gloria Ferrer Blanc de Blanc

Cotes du Provence Rose

Piper-Heidsieck Brut

Torre Oria Cava

### WHITES

Kenwood Yulupa Chardonnay (House)

Hanna Sauvignon Blanc

Esterlina Riesling

Justin Chardonnay

Cline Viognier

Vallagarina Pinot Grigio

### REDS

Kenwood Yulupa Cabernet (House)

Coppola Voltre Sante Pinot Noir

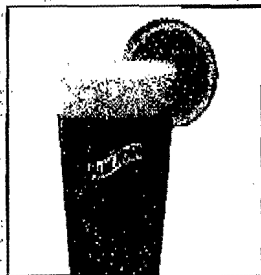
Row 11 Pinot Noir

Cline Zinfandel

Coppola Director's Cut Zinfandel

Moillard Cotes du Rhone

Forefront Cabernet



— Product availability may vary and is subject to change —

# SUNSHINE LOUNGE

## COCKTAILS

### BOURBON FLUSH

Bulleit Rye Bourbon, Tuaca, fresh lime and lemon juices, simple syrup

### TROPICAL BLUE

Absolut Citron, Blue Curacao, Midori, lemon-lime soda

### CARIBBEAN DREAM

Myer's Dark, Bacardi Silver, Captain Morgan Spiced Rum, tropical fruit juices, 151 float

### ULTIMATE CHOCOTINI

Stoli Vanil, Godiva White, Bailey's Irish Cream, Frangelico

### HAPPY JUNIPER

Hendrick's Gin, Cointreau, simple syrup, grapefruit juice

### CLASSIC TEA

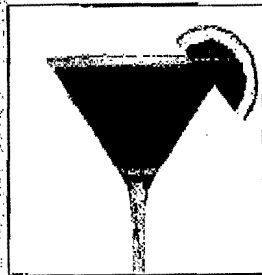
Smirnoff Vodka, Tanqueray Gin, Bacardi Silver Rum, Sauza Silver Tequila, Triple sec, Sweet and Sour, Cola

### CRUSHED VELVET

Ciroc Peach, Cointreau, fresh lemon juice, simple syrup, Chambord float

### BLOOD ORANGE COSMO

Ciroc Red Berry, Cointreau, fresh blood orange juice, fresh lime juice, splash of cranberry



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