

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

Check if either of these apply:

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

Today's Date: 6/15/2013

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 License Is location currently licensed? Yes No

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Bar/restaurant

Corporation and trade name of current license: ODESSA RESTAURANT INC. / ODESSA CAFE BAR

APPLICANT:

Premise address: 117 Ave A, New York, NY 10009

Cross streets: 7th Street and 8th Street

Name of applicant and all principals: Matthew Branfield, Cyril Goddard, Bagur Qureshi, Ari Marcus, Andrew Matias, Anton Erdody

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: Mixed Use - 4 Floors (3 residential)

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 74 Outdoor Certificate of Occupancy 0
(fill in maximum NUMBER of people permitted)

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):

C1-5/R7A

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/Bar

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) 7 days a week 11am - 4am

Number of tables? 18 Number of seats at tables? 54

How many stand-up bars/ bar seats are located on the premise? 1 Bar with 7 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): 1 Bar, rectangular, rear of restaurant, approx 18 feet
Any food counters? Yes No If Yes, describe: Front of restaurant looking at the park

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

New American Brasserie/Bistro

What are the hours kitchen will be open? 11AM - 3:30AM

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

How many employees will there be? 4

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?) 4 (select events)

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: 7 speakers, 1 AMPLIFIER

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 live music

or performances of cover fees

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

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. Sheet rock with insulation - speakers will be faced away

from the street

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: Troy's and the Bar Upstairs

Address: 135 West Broadway Community Board # 1

Dates of operation: 2011 - Present

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. Former owner and general manager

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? 30

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? 10

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).

Dinner Menu

APPS

OYSTERS ON THE 1/2 SHELL MP

AVOCADO TOAST 9

chilled pea salad 10

Stuffed Mushrooms 9

Steamers 15

Meatballs and Garlic Toast 9

Entrees

Hand-Made Ricotta Gnocchi 15

Country Duck Confit 18

Pork Chop 16

Pan Seared Scallops 18

House Burger 14

Steak & Fries 22

BRUNCH

LOBSTER POACHED EGGS 16

Classic Cobb Salad 14

Fennel Apple Romaine Salad 12

Roasted Pumpkin 9

Sonoran Style Shrimp Cocktail 12

HOUSE SCRAMBLED EGGS 12

B.L.T. 11

White Wine Steamed Mussels 14

French Toast 10 (can be made vegan)

Buttermilk Blueberry Pancakes 10 (can be made vegan)

DESSERT

BRIOCHE BREAD PUDDING 8

CHOCOLATE TART 10

Cocktail Menu

Dark & Stormy 10

dark rum, fresh ginger, fresh squeezed lime juice and ginger beer

Moscow Mule 10

vodka, fresh ginger, fresh squeezed lemon juice, ginger beer

Margarita 10

tequilla, fresh lime juice

Negroni 10

Gin, Campari, Sweet Vermouth, Orange Twist

Pimm's Cup 10

Pimm's Liqueur, Cointreau, Fresh Lime Juice, Cucumber, Mint, Ginger Soda

Manhattan 10

Rye Whiskey, Sweet Vermouth, Grand Marnier,
Angostura Bitters, Lemon Twist

Old Fashioned 10

Rye Whiskey, Angostura Bitters, Brandy Cherries,
Sugar Cube, Orange Slice

Beers

Guinness

Leffe Blond

Stella Artois

Old Speckled Hen

I.P.A.

Prep Station

Kitchen

Bathroom

Bathroom

Food Pass Window
delivery station

Counter

C
o
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t
e
r

B
A
R

4 to 6

2

2

2

2

2

2

2

2

2

2

2

2

Windows with counter

Door

**ODESSA RESTAURANT INC.
D/b/a ODESSA CAFÉ BAR
117 Avenue A
New York, NY 10009
T: (212) 253-1470**

June 27, 2013

The City of New York
Manhattan Community Board 3
59 East 4th Street
New York, NY 10003

**Re: Odessa Restaurant Inc. to 117 Ave A Food & Drink LLC
Premises: 117 Avenue A, New York, NY 10009**

Dear Sir or Madam:

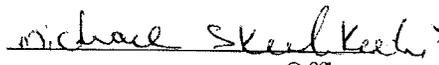
This letter is to advise you of a pending sale of assets of Odessa Restaurant Inc. to 117 Ave A Food & Drink LLC.

If you require any additional information, please do not hesitate to contact us at the telephone number provided above.

We thank you and all our patrons for your support over the last thirty-three years.

Sincerely,

Odessa Restaurant Inc.


Officer

2 block radius

Legend

LEGEND

On-Premise Licenses

- On Premises Liquor
- ▲ On Premises Wine and Beer
- On Premises Beer

Off-Premise Licenses

- Off Premises Liquor
- ▲ Off Premises Wine
- Off Premises Beer

Wholesale Licenses

- ⊙

Pending Licenses

-

All Licenses

- On Premises Liquor
- ▲ On Premises Wine and Beer
- On Premises Beer
- Off Premises Liquor
- ▲ Off Premises Wine
- Off Premises Beer
- ⊙ Wholesale
- Pending

Churches

- ◆

Schools

- ▣

Zones

-

Community Boards

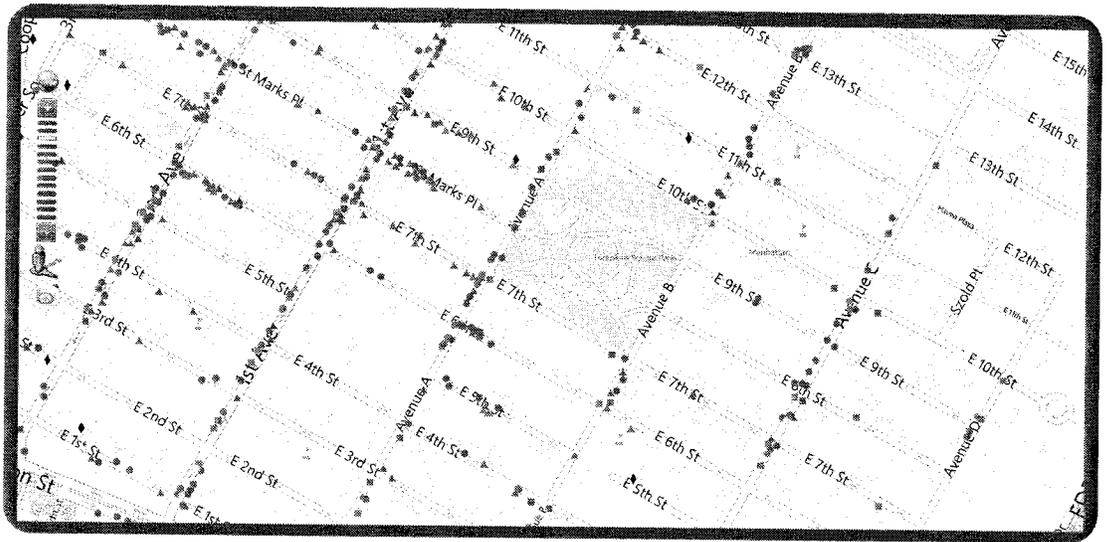
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Police Precincts

-

Councils

-



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

Black Association

Hello!

Matt Bronfeld <mbronfeld@gmail.com>
to Black

Jun 26 (5 days ago)

Hi Dale,

My name is Matt I am applying for a liquor license transfer and a sale of assets for 117 ave A. There is a community board meeting on the 15th and we are on the agenda for this property. I know I am supposed to alert the block association and I was sent your information. Do you require a formal letter? Is there a template or something to send to you? Or is this e-mail considered notice? Please let me know anything I can do or must do to follow the proper procedure and what information you need from me and I will provide it ASAP! Thanks so much for your time in advance. I look forward to speaking to you in the near future. Have a great day.

Dale Goodison
to me

Jun 27 (4 days ago)

Hi Matt,

Thanks for contacting us. Just letting you know you'll be hearing from another North Avenue A Block Association member, Andrew Coamey, about further contact and a possible meeting.

Matt Bronfeld <mbronfeld@gmail.com>
to Dale

Jun 27 (4 days ago)

Great. Thx!

Matt Bronfeld <mbronfeld@gmail.com>
to Dale

Jun 27 (4 days ago)