



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 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. E-mail the CB3 office at info@cb3manhattan.org to find block associations. This must be done promptly so that there is sufficient time to meet with residents if necessary.
- 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: Thursday, September 26, 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 premises liquor Is location currently licensed? Yes No

If alteration, describe nature of alteration: na

Previous or current use of the location: El Sombrero Restaurant

Corporation and trade name of current license: Hat Restaurant LLC

APPLICANT:

Premise address: 108 Stanton Street New York, NY 10002

Cross streets: Ludlow Street

Name of applicant and all principals: Stanton Restaurant Associates LLC,
Noah Tepperberg, Jason Strauss, Francis Garcia, Sal Basile

Trade name (DBA): Artichoke Basille's Pizza & Bar

PREMISE:

Type of building and number of floors: Retail Stores, Residential 6 story Walk Up

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 na
(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):

C4-4A

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 with 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) 11:00am-4:00am Mon-Sun (indoor)

Number of tables? 9 Number of seats at tables? 24

How many stand-up bars/ bar seats are located on the premise? one stand up w 6 stools

(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): one bar L shaped, 12 feet, nw corner

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

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
Pizza, salad, Italian appetizers- see attached
What are the hours kitchen will be open? 11:00am-4:00am
Will a manager or principal always be on site? Yes No If yes, which? manager
How many employees will there be? 16
Do you have or plan to install French doors accordion doors or windows? na
Will you agree to close any doors and windows at 10:00 P.M. every night? Yes No na
Will there be TVs/monitors? Yes No (If Yes, how many?) two
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: small 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. na, do not anticipate it to be necessary

Will there be security personnel? Yes No (If Yes, how many and when) _____
one security, Friday & Saturday evening

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Ceiling will be sound insulated, sign will be posted to respect neighbors employees will inform guests when exiting

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: see attached
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. see attached

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 Artichoke Pizza (F&S Pizza Corp)

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. see attached

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? see attached

How many licensed establishments are within 500 feet? _____

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? _____

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. Contact the CB 3 office at info@cb3manhattan.org to find block and tenant associations. **Please attach proof (copies of letters or email and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.**

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).

AGREEMENT OF SALE

AGREEMENT, made this 16th day of Sept, 2013, by and between Rogelio C. Diaz and Palmenio Fabian d/b/a Hat Restaurant and Hat Restaurant, LLC, each having their principal place of business at 108 Stanton Street, New York, New York 10002 (hereinafter collectively and individually referred to as "Seller") and Stanton Restaurant Associates, LLC, a New York limited liability company, having its office at 16 West 22nd Street, 2nd Floor, New York, New York (hereinafter referred to as "Purchaser");

WITNESSETH:

WHEREAS, the Seller is the owner of the assets, trade fixtures and equipment (the "Assets") described on Exhibit "A" hereto annexed located at the Premises (hereinafter defined);

WHEREAS, the Seller, as tenant, and Ying Lung Corp., ("Landlord") entered into a lease (the "Lease") dated November 1, 2012 for the restaurant and bar premises known as "El Sombrero" located at 108 Stanton Street, New York, New York 10002 (hereinafter referred to as the "Premises"); and

WHEREAS, the Seller desires to sell and the Purchaser desires to purchase the Assets set forth on Exhibit "A" and to obtain a new lease for the Premises with the Landlord upon the terms and conditions hereinafter set forth.

representatives with access to the Premises for reasonable purposes, at reasonable times upon reasonable notice to Seller, but limited to 6 visits.

33. This Agreement may be executed in counterparts and the counterparts shall be deemed a complete contract. Facsimile or electronic signatures shall be deemed to have the same effect as original signatures.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals first above written.

Hat Restaurant, LLC d/b/a Hat Restaurant, Seller

By: _____
Name:
Title:

Rogelio C. Diaz, individually

Palmenio Fabian, individually

Stanton Restaurant Associates, LLC, Purchaser

By: 
Name: Noah Tepperberg
Title: Managing member

representatives with access to the Premises for reasonable purposes, at reasonable times upon reasonable notice to Seller, but limited to 6 visits.

33. This Agreement may be executed in counterparts and the counterparts shall be deemed a complete contract. Facsimile or electronic signatures shall be deemed to have the same effect as original signatures.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals first above written.

Hat Restaurant, LLC d/b/a Hat Restaurant, Seller

By: *Palmenio Fabian*
Name: *Palmenio Fabian*
Title:

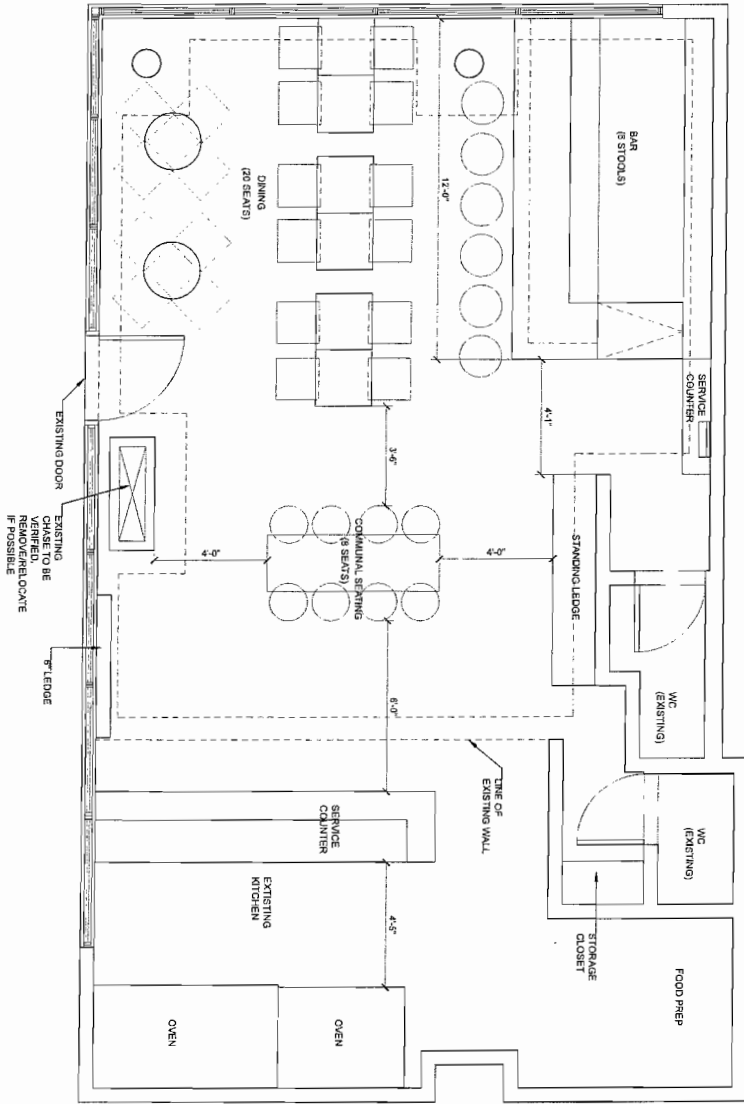
Rogelio C. Diaz
Rogelio C. Diaz, individually

Palmenio Fabian
Palmenio Fabian, individually

Stanton Restaurant Associates, LLC, Purchaser

By: _____
Name:
Title:

1 FLOOR PLAN
SCALE: 1/2"=1'-0"



OPTION 1A

NOT FOR CONSTRUCTION. FOR PRICING AND REVIEW ONLY.

ID-1.00
PLANS
Scale: 1/2"=1'-0"



DATE	ISSUE
06.22.2013	REVIEW
09.24.2013	REVISED
09.25.2013	REVISED

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Design Architecture
132 West 22nd Street, Suite 200
New York, NY 10011
212.242.4560

ARTICHOKE PIZZA LES
108 Stanton Street, New York City 10002



Artichoke®

Basille's Pizza & Bar

18" Pizza

Artichoke	30
Artichoke hearts, spinach, cream sauce, mozzarella & pecorino romano cheese	
Margherita	28
Olive oil, plum tomato, fresh basil & a blend of cheeses	
Sicilian	28
Olive oil, plum tomato, fresh basil & a blend of cheeses. Twice baked in a pan	
Vodka Sicilian Pie	30
Smooth tomato, vodka & cream sauce, with a mix of Italian cheeses. Twice baked in a pan	
Crab	30
Crab sauce, fresh mozzarella with a surimi stuffing	
Burnt Anchovy	29
Mozzarella, plum tomato & imported anchovies twice baked	
Meatball Parm Pie	29
Homemade meatballs, cooked tomato sauce and mozzarella cheese	
White Pie	28
Ricotta, mozzarella & pecorino romano cheeses	
Staten Island Pie	30
Homemade meatballs, cooked tomato sauce, red onion & ricotta cheese	

Pizza Wedge----- Order a one-third pie of any of the above for \$15

Not Pizza

Basille's Garlic Sticks..... 11

Home made bread sticks with dipping sauce

Tomato Mozzarella Salad	12
Boxed Salad (family style)	15
Spring mix, artichoke hearts, red onion, kalamata olives, tomatoes, mozzarella & house dressing	
Salad For One (boxed salad ingredients)	7
Calzone	12
Ricotta, mozzarella & grated pecorino cheese	
Meatball Roll	12
Meatball Parmigiana rolled in our homemade dough	
Meatballs	12
Six homemade meatballs served with cooked tomato sauce, grated cheese & topped with ricotta cheese	
Stuffed Artichoke	13
Stuffed with seasoned breadcrumbs, parsley & pignoli nuts, topped with cheese	

Wine

House Red & House White

\$7

(ask your server)

Sparkling

(Glass / Bottle)

Prosecco..... 10/40

Red

(Glass / Carafe / Bottle)

Folonari Chianti..... 8/21/30

Jacobs Creek Shiraz..... 8/21/30

Beringer Cabernet Sauvignon..... 8/21

Fetzer Merlot..... 8/21

White

(Glass / Carafe / Bottle)

Santa Marina Pinot Grigio..... 8/21

Polka Dot Riesling..... 8/21/30

Dancing Bull Sauvignon Blanc..... 8/21/30

Mirassou Chardonnay..... 9/23/31

Rosé

(Glass / Carafe / Bottle)

Bertaud Belieu Cuvee Prestige, '09..... 11/30/45

Reserve Wine

Red

Frescobaldi Nipozzano, Chianti Rufina, '06..... 66

Newton "Unfiltered" Cabernet Sauvignon '06..... 95

Paolo Scavino, Barolo, '05..... 109

Banfi, Brunello Di Montalcino, '04..... 112

White

Angoves, Riesling Vineyard Select, '08..... 55

Newton Red Label Chardonnay, '08..... 62

Livio Felluga, Friulano, Friuli, '08..... 74

Champagne

Moët & Chandon, Champagne, NV..... 150

Veuve Clicquot, Rose, Champagne..... 225

Perrier-Jouet, Fleur, Champagne..... 375

Dom Perignon, Champagne..... 395

Draft Beer

(Pint/Pitcher)

Artichoke Beer..... 8/28

Coors Light..... 5/18

Peroni..... 6/20

Sam Adams (lager)..... 6/20

Sam Adams (seasonal)..... 6/20

Stella Artois..... 6/20

Kelso Nut Brown Lager..... 6/20

Blue Moon..... 7/24

Brooklyn Lager..... 7/24

Magic Hat #9..... 7/25

Magic Hat IPA (seasonal)..... 7/25

Bottled Beer

Coors light..... 6

Bud light..... 6

Sierra Nevada Pale Ale..... 7

Corona..... 7

Heineken..... 7

Abita Purple Haze..... 7

Session Black..... 7

Six Point Bengali Tiger (16oz can)..... 7

Six Point Sweet Action (16oz can)..... 7

Guinness Draught (16oz can)..... 7

Dos Equis Especial Lager..... 7

Pabst Blue Ribbon (12oz can)..... 5

Drinks

Soda..... 3

(Pepsi, Diet Pepsi, Serra Mist, Ginger Ale)

Red Bull (regular or sugar free)..... 5

Jana- Still (.5L/1L)..... 4/7

San Pellegrino - Sparkling (.5L/1L)..... 4/7

Lemonade..... 3

Iced Tea..... 3

Hot Tea (assorted herbal)..... 4

Coffee (regular / decaffeinated)..... 4

Artichoke t-shirts and tank -tops
available for purchase
\$15