



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
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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. You can find community groups and contact information on the CB 3 website:
http://www.nyc.gov/html/mancb3/html/sla/community_groups.shtml
- 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: _____

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.

Is location currently licensed? Yes No Type of license: Full Liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: existing bar/restaurant

Corporation and trade name of current license: DBW Restaurant Associates LLC d/b/a Common Grounds

APPLICANT:

Premise address: 206 Avenue A

Cross streets: between 12th & 13th Streets

Name of applicant and all principals: Adam Fulton, Gavin Moseley, Kyle O'Brien

Trade name (DBA): The Garret

PREMISE:

Type of building and number of floors: Mixed: Residential & Commercial - 5 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 for any back or side yard use? Yes No What is maximum NUMBER of people permitted? 74

Letter on No Objection since 1999

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

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2):

R7A

PROPOSED METHOD OF OPERATION:

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 to Friday: 4pm-4am
Saturday to Sunday: 12pm-4am

Number of tables? 10 Number of seats at tables? 40

How many stand-up bars/ bar seats are located on the premise? 1 with 12 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): L-shaped with 12 seats located at the front left, 27 ft

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

What are the hours kitchen will be open? 1 hour before closing

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

How many employees will there be? 20

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 3

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: 2 self amped JBL speakers in the back lounge, four non-powered SBLs in bar area, an amplifier & mixer

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

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel? Yes No (If Yes, how many and when) _____
1 doorman Thursday to Saturday

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: The Garret

Address: 296 Bleecker Street Community Board # CB 2

Dates of operation: March 15, 2014 - 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.

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? See Attached

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

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

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also 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).

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. I agree to close any doors and windows at 10:00 P.M. every night?
2. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than ___ DJs/ promoted events per ___, more than ___ private parties per ___
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license. Or my business plan is to seek an upgrade at a later date. N/A
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. Or Happy hour will end by _____.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Proximity Report for Location:

October 31, 2014

206 AVE A, New York, 10009

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
AVENUE A WINES INC	196 AVENUE A	160 ft
CARMAD INC	224 226 1ST AVE	710 ft
BEE LIQUORS LLC	225 AVENUE B	760 ft
WINESHOP LLC	438 A E 9TH ST	1005 ft
236 WINES & LIQUORS INC	279 1ST AVENUE	1135 ft
FUNG SING INC	138 1ST AVENUE	1370 ft
BRIX NYC LLC	649 E 9TH STREET, EAST STORE	1465 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
DBW RESTAURANT ASSOCIATES LLC	206 AVE A	20 ft
PEACE & LOVE HOSPITALITY INC	211 AVENUE A	50 ft
FRIDA & DIEGO CORP	211 AVENUE A	50 ft
STEELBAR 180 INCORPORATED	210 212 AVE A AKA 503 E 13TH S	60 ft
LO ENG INC	212 AVENUE A	60 ft
FAT PANDA INC	219 AVENUE A NORTH	75 ft
HORSEBOX INC	218 AVENUE A	75 ft
MONOLITH INC	194 AVE A	190 ft
CALAB LLC	503 505 E 12TH STREET	215 ft
MUG INC	446 448 E 13TH ST	360 ft
HUGHES MURRAY WALSH LLC	447 E 13TH ST	375 ft
SPT CORP	538 E 14TH STREET	420 ft
GHD INC	432 E 13TH STREET, WEST STORE	465 ft
MASEMBRADO LLC	432 E 13TH ST	470 ft
510 EAST 11TH STREET CORP	510 E 11TH STREET	525 ft
PATTY MC CARTHYS INC	169 AVENUE A	615 ft
FLINDERS LANE LLC	162 AVE A	660 ft
HEARTH RESTAURANT INVESTORS LLC	403 E 12TH ST	715 ft

Name	Address	Approx. Distance
220 ASSOCIATES INC	222 AVENUE B	715 ft
224 AVENUE B INC	224 AVENUE B	720 ft
BEEP BEEP NYC LLC	201 1ST AVE	725 ft
CHITO INC	211 213 1ST AVENUE	725 ft
FLAM ABLE LLC	204 AVENUE B	730 ft
MACCG LLC	228 1ST AVE	735 ft
BI BRAINNN INC	221 AVENUE B	740 ft
LEAD TO GOLD INC	225 AVENUE B 2ND FL	740 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
AVE A HOSPITALITY LLC	200 AVENUE A	95 ft
ZARAGOZA MEXICAN DELI AND GROCERY	215 AVE A	170 ft
MEIR & COMPANY INC	170 AVE A	555 ft
ICHI 88 INC	188 1ST AVE	710 ft

Unmapped licenses within zipcode of report location

Name	Address
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