



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. You can find community groups and contact information on the CB 3 website:  
[http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.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:** May 31st 2016

**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: Bar/Tavern

Corporation and trade name of current license: Rivington F&B LLC / Jeromes

**APPLICANT:**

Premise address: 155 Rivington St

Cross streets: Suffolk and Clinton St

Name of applicant and all principals: LES Junction LLC, Gavin Downie and Lynn McNeill

Trade name (DBA): \_\_\_\_\_

**PREMISE:**

Type of building and number of floors: Commercial, 4 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? 138

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) 3pm-4am 7 days a week

Number of tables? 11 Total number of seats? 77

How many stand-up bars/ bar seats are located on the premise? 21 bar seats / 2 stand up bars  
(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): Rear bar: 9 feet long. Front bar 25 feet long / 7

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

Mix of hot and cold, bar food, shareables, snacks - Menu by Edie Ugot

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

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? \_\_\_\_\_

How many employees will there be? 15-20

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 2

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: We are keeping the current sound system: Ipod set up a

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 outside pr

All events will be booked in house. Periodically, some events will include a cover for pri

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) Thurs, Fri, Saturday and as needed. We will have 1-3 security personnel depending on how busy it is.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have sound proofing installed? ☒ Yes ☐ No

If not, do you plan to install sound-proofing? ☐ Yes ☐ No

#### **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? \_\_\_\_\_

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

**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 will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
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 5 private parties per year.
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 without first obtaining approval from CB 3.
6. ☒ I will not participate in pub crawls or have party buses come to my establishment.
7. ☐ I will not have a happy hour. ☒ I will have happy hour and it will end by 9pm.
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:

155 Rivington St, New York, NY, 10002

May 31, 2016

\* 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
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	175 ft
TURTLE DOVE LLC	28 30 CLINTON ST	565 ft
SALGIRAH CORP	141 ESSEX ST	630 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	1050 ft
LOON CHUN INCORPORATED	45 PITT STREET	1130 ft
FLYNN MCCLURE INC	100 STANTON ST	1160 ft
DISCOVERY WINES LLC	16 AVE B	1195 ft

### Churches within 500 Feet

Name	Approx. Distance
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### Schools within 500 Feet

Name	Address	Approx. Distance
LOWER EAST SIDE PREP SCHOOL	145 STANTON ST 4TH FL	380 ft
CHANCELLOR'S MODEL SCHOOL PROJ	145 STANTON ST	380 ft

### On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
RIVINGTON F & B LLC	155 RIVINGTON ST	30 ft
151 SG PROPS LLC	151 RIVINGTON ST	45 ft
EHD RESTAURANT CORP	112 SUFFOLK ST	125 ft
CHINA BULL NOODLE SHOP LLC THE	79 CLINTON ST	140 ft
GREY CRESCENT LLC	76 CLINTON ST	140 ft
76 CLINTON RESTAURANT LTD	76 CLINTON ST	160 ft
BLACK ROSE HOSPITALITY GROUP LLC	67 CLINTON ST	165 ft
ICHIBAN 71 CLINTON INC	71 CLINTON ST	170 ft
J SALT LLC	63 CLINTON ST	175 ft
68 CLINTON RESTAURANT ASSOCIATES LLC	68 CLINTON ST	175 ft
174 RIVINGTON STREET CORP	174 RIVINGTON ST	325 ft
PRAGUE LLC	131 RIVINGTON ST	350 ft
AZASU INC	49 CLINTON ST	355 ft
SC DELANCEY LLC	148 DELANCEY ST	450 ft
HI DELANCEY RESTAURANT LLC	148-150 DELANCEY ST	450 ft
ADR RESTAURANT INC	168 DELANCEY STREET	465 ft

Name	Address	Approx. Distance
BETA CLINTON CORP	37 39 CLINTON STREET	465 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	475 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	475 ft
MOSCOW 57 LLC	168 1/2 DELANCEY ST	495 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	500 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	530 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	545 ft
AVIR LLC	29 CLINTON ST AKA168STANTON ST	560 ft
VALOURIA INC	29 CLINTON STREET	560 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	590 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	590 ft
PROLETARIAT V. INC	98 102 NORFOLK	615 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	620 ft
SWOON CORP	121 ESSEX ST	625 ft
GUAPO BODEGA LLC	146 ESSEX STREET	635 ft
TENTH WARD LLC	115 ESSEX ST	650 ft
NYCJB S LLC	112 RIVINGTON STREET	660 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	690 ft
SOUTH CENTRAL RESTAURANT LLC	151 ESSEX ST	695 ft
FOUNDATION LOUNGE CORP	137 ESSEX ST	705 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
BOTTEGA CLINTON LLC	79 CLINTON ST	110 ft
LA CONTENTA INC	102 NORFOLK ST	400 ft
NEIGHBORHOOD DELI &GROCERY NY INC	150 STANTON ST	535 ft
ABASTO LES LLC	152 STANTON ST	565 ft

Unmapped licenses within zipcode of report location

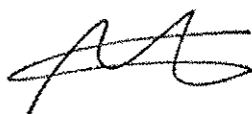
Name	Address
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# Certificate of Occupancy

**CO Number:** 121955795T007

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00348	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 155 RIVINGTON STREET	<b>Lot Number(s):</b> 17	<b>Effective Date:</b> 04/11/2016
	<b>Building Identification Number (BIN):</b> 1004174		<b>Expiration Date:</b> 07/10/2016
	<b>Building Type:</b> Altered		
<b>This building is subject to this Building Code: Prior to 1968 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	3	(Prior to 1968 Code designation)
	<b>Building Occupancy Group classification:</b>	A-2	(2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	None	
	<b>No. of stories:</b> 5	<b>Height in feet:</b> 40	<b>No. of dwelling units:</b> 2
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 13 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

**DOCUMENT CONTINUES ON NEXT PAGE**

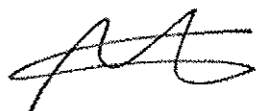
# Certificate of Occupancy

CO Number: 121955795T007

## Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	138	120	A-2		6	EATING AND DRINKING ESTABLISHMENT
END OF SECTION						



Borough Commissioner



Commissioner

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**Buildings**

## PLACE OF ASSEMBLY CERTIFICATE OF OPERATION

Certificate Number: 121955802

Borough: MANHATTAN

Premises Address: 155 RIVINGTON STREET

Block/Lot: 348 / 17

Issued On: 06/05/2014

BIN: 1004174

Related NB/A1 Job No: 121955795

Name of Establishment: RIVINGTON F AND B

Floors: 1ST

Occupancy Classification and Description:

Number of Persons

A-2 EATING OR DRINKING ESTABLISHMENT Not a cabaret 138

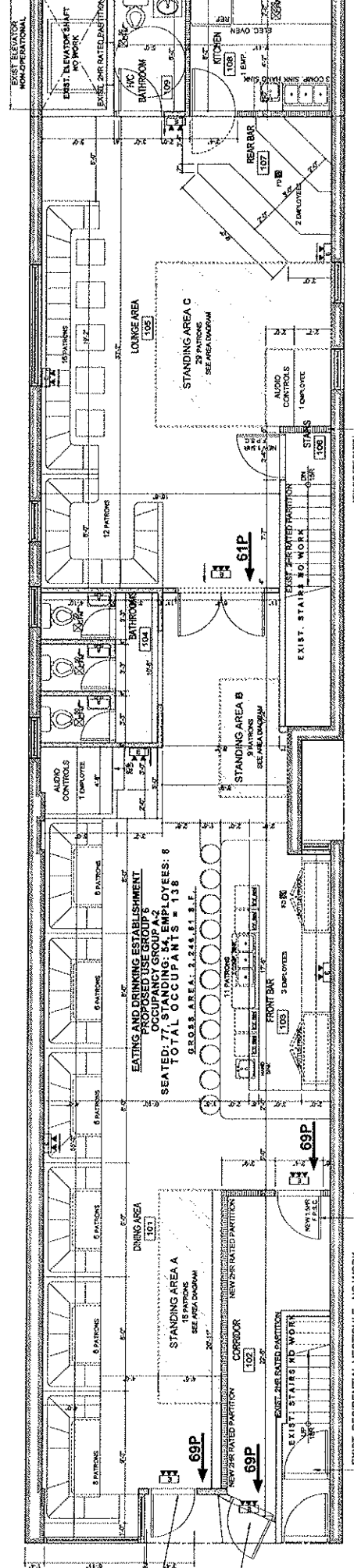
This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

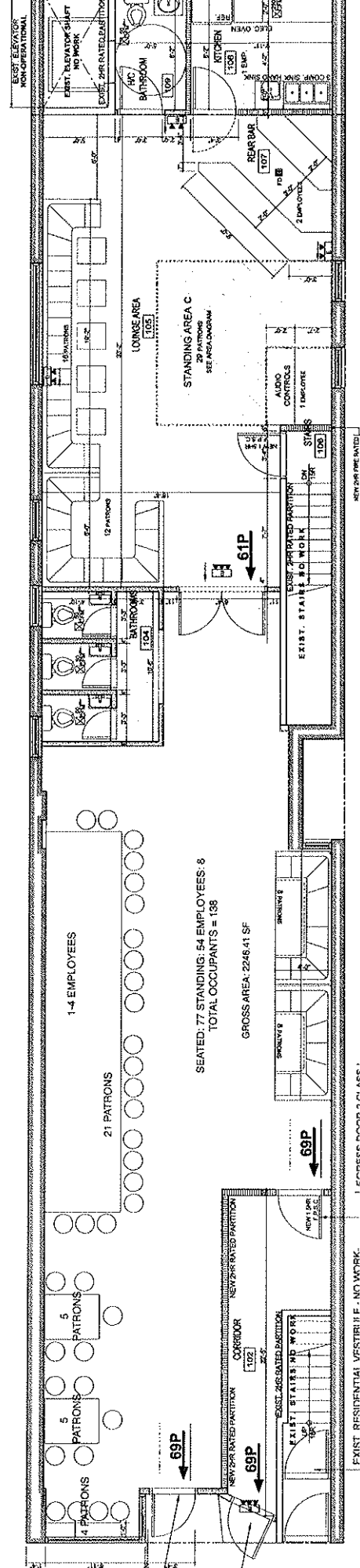
Borough Commissioner:

Commissioner:

  
Acting

**MUST BE POSTED CONSPICUOUSLY AT ALL TIMES**







Jeromes has been operating successfully and respectfully for 2 years, and we want to continue to maintain the great relationships with neighbors and the community that have already been established. This is the first part of our plan for both noise/volume and traffic. We are specifically catering and advertising to people who live in the neighborhood, which will also help with quality of life issues affecting the neighborhood. People who live here tend to be more respectful of the community than people who live elsewhere. We anticipate many patrons to live within walking distance of the bar, which will also help with vehicle congestion.

#### PLAN FOR VEHICULAR CONGESTION AND SIDEWALK TRAFFIC

- \* Clear signs asking patrons to be quiet and respectful of neighbors when in front of the building
- \* Customers who are disrespectful in front of establishment will be denied entry by security personnel - their business is not as important as our relationship with our neighbors
- \* Staff and security personnel will be trained to take care of security and quality of life issues in front of the building as well as inside. For example, people sitting on neighbor's steps, talking loudly late at night, dropping cigarette butts, will be actively discouraged by staff
- \* If there are ever lines, they will be directed to stand in front of the stores that are closed, not block the sidewalk and keep the volume down.
- \* Security personnel will be asked to help keep cars moving--no idling-- in front of the bar
- \* If any of this becomes a problem, we will actively seek out advice from our police liaison officer and take the issue very seriously

#### PLAN FOR MANAGING NOISE INSIDE AND OUTSIDE THE BUILDING

- \* We will be inheriting the wonderful sound system that the current owners of Jeromes have been using for 2 years, as well as their efficient sound-proofing measures. They have soundproofed the space and have worked with neighbors to move speakers so the sound does not travel beyond the bar.
- \* Jerome's has a 2 door system that really keeps the volume down on the street - we will continue with this system
- \* All of the neighbors who have a contact wall with the bar will have my personal cell number to text or call if there is ever a problem with noise or volume

# SHAREABLES AND LITE BITES!

## Olives and Spiced Nuts - \$4

*Marinated olives, toasted almonds, cashews, peanuts, and pretzel pieces tossed in a salty, spicy, garlicky sweet blend of spices*

## Popcorn - \$4

*Buttered and flavored with our signature salt and spice mix*

## CHIPS AND DIPS! - \$6

*An assortment of chips and house made dips. Mix and match! Choose from lightly salted potato chips, pretzel pieces, crackers, tortilla, or pita chips. Dips include creamy roasted eggplant, (babaghanoush), tzatziki, warm white bean and pesto, warm jalapeno three cheese, salsa and guacamole*

## PICKLES!! - \$6

*An assortment of our very own pickled vegetables. A great accompaniment to any sandwich or a snack all on their own.*

## Cold Noodle Salad - \$7

*Bean thread noodles with spicy sautéed ground chicken, sesame oil, pickled red onions, cucumbers, cilantro, lime, and mint. Topped off with fresh romaine, crushed toasted peanuts, and fresh vine ripe tomatoes*

## Bacon Jam and Pimiento Cheese -\$8

*Smoky bacon cooked down with caramelized onions, sugar, and vinegar. 3 cheese blend with pimiento peppers, jalapenos, mayo, and garlic. Served with crackers or toasted baguette*

## Mushroom Cheese Melt - \$10

*Sautéed mushrooms tossed with butter and parsley, mixture of cheddar, gruyere, provolone, and fontina cheeses. Served on buttered and toasted country or sourdough bread.*

## Sausage or Veggie Roll - \$7

*Choose from our spiced ground pork mixture or our creamy, roasted vegetables, both rolled in puff pastry and slathered with butter and sea salt. Served with wholegrain mustard*

## Meatball or Veggie Sliders - \$9

*Ground beef and mushroom meatballs slathered in our tangy marinara sauce, topped off with melted provolone cheese and sandwiched between a martyr's slider roll. Vegetarian option includes breaded crispy eggplant, sautéed spinach, and mushrooms. 2 per order.*

## Peanut Butter Pie - \$6

*A southern sweet treat. Topped off with chocolate syrup and whipped cream with a graham cracker crust*

## Warm Chocolate Chip Cookie - \$3

*Warmed up until it's nice and ooey and gooey!*



## **Gavin Downie, October 2 1982**

gavinduryeedownie@gmail.com  
162 Stanton St apt 10, NYC, 10002  
917-238-0724

### **Nowhere Bar, Bartender and Manager**

**New York, NY, April 2011-Present**

As a long time bartender at this neighborhood gay bar in the East Village, I was promoted to General Manager in December of 2014. I am responsible for all functions of the space, from promotion and advertising, booking and sales to physical maintenance of the facilities. I am responsible for maintaining good relationships with our neighbors, enforcing our strict door policies to ensure minors are not being served and people are safe. I am on site 6-7 days a week and all of our neighbors know they can contact me at any time.

### **The Spotted Pig, Bar Manager**

**New York, NY, May 2013 - July 2014**

The Spotted Pig has received One Star from the Michelin Guide for seven consecutive years. I was responsible for overseeing staff training, quality control, buying product, creating seasonal cocktail menus as well as ordering all bar products including performing and analyzing inventory.

### **The Breslin Bar and Dining Room, Sommelier**

**New York, NY, October 2011- May 2013**

Sister restaurant of The Spotted Pig, I provided wine service to customers, education to staff as well as ordering, organization, inventory and consistency of product and service.

### **Flex Mussels West Village, Bar Manager**

**New York, NY, September 2010-October 2011**

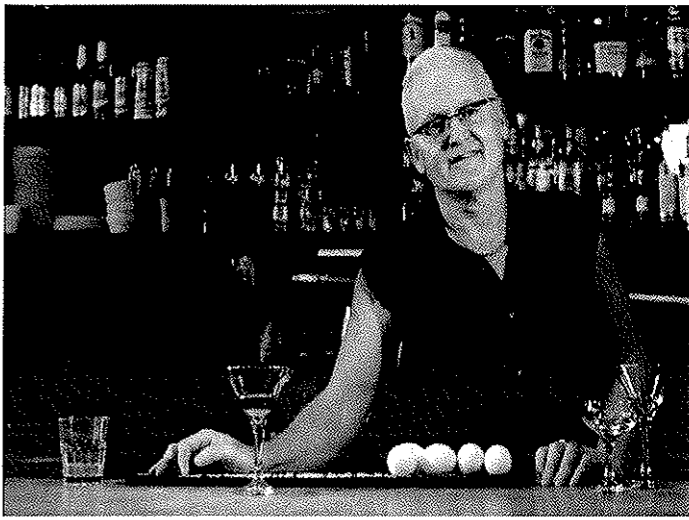
I was bar manager during the conception and opening of this location of Flex Mussels. I helped design the bar area and was responsible for choosing all of the craft beers and designing the cocktail list as well as ordering all of the beer, wine and liquor, taking inventory and scheduling. I was a key holder and responsible for closing the restaurant at the end of the night.

### **Flex Mussels Uptown, Bartender, New York, NY, Oct 2009- Sept 2010**

### **The Beaver, General Manager**

**Toronto, Canada, January 2006-September 2009**

Lynn McNeill, Will Munro and I opened this café/bar together in Toronto over 10 years ago to cater to the artsy west-end lgbtq scene that was emerging in Toronto's gallery district. Serving breakfast, lunch and dinner this café turns into a gay hub overnight. I was involved with all aspects of the business, including physical maintenance of the space, inventory control, staff scheduling and event planning.



**Lynn McNeill, July 29 1956**

2 Spadina Rd apt 9, Toronto, Canada  
mclynwp@gmail.com

**The Beaver Cafe, Toronto, Canada  
Owner**

**February 2006- Present**

The Beaver just celebrated its 10 year anniversary and it is still going strong! I have been the sole proprietor of the Beaver since Gavin Downie moved to NYC in 2009 and Will Munro passed

away in 2010. The Beaver offers quality comfort food in a laid-back café atmosphere inspired by late-night dining in New York City. It also happens to be what The Toronto Star has deemed "an alt-culture oasis." for the city's arts and music communities.

**Lee's Palace, Toronto, Canada**

**General Manager, Booking Agent & Bartender**

**January 1990- Present Day**

Lee's Palace is a 700 person live music venue in Toronto, Canada. I have worn many hats at Lee's Palace over the 25 years I have worked there. I was the General Manager from 1995-2001 in which I was the proxy-owner and responsible for all aspects of the business: staffing, booking, maintaining the physical space, advertising, payroll and accounting, community liason as well as dealing with any legal issues and issues affecting licensing.

**Scrap Bar, Bartender**

116 Macdougall Street, NYC  
1988-89

**Danceteria, Bartender**

30 West 21st St, NYC  
September 1984- July 1986

**Area, Bartender**

157 Hudson St, NYC  
September 1983- Sept 1984



The Beaver Café in Toronto >



