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 Stipulations

I, OMAR PRINGLE, as a qualified representative of DOWNTOWN CAFE LLC located at 74 FORSYTH STREET, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____,
   ☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be 8 :00 a.m./p.m. to 12:00 a.m. all days
   (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
3. ☒ I will not use outdoor space for commercial use.
4. ☐ I will operate my sidewalk café no later than _____
5. ☐ I will employ a doorman/security personnel on the following days: _____
6. ☐ I will install soundproofing, _____
7. ☒ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
   ☐ I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
8. 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 _____
9. ☒ I will play ambient recorded background music only.
10. ☒ I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
11. ☐ I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials with food.
14. ☐ I will not have a happy hour. ☒ I will have happy hour and it will end by 7 PM
15. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: HENRY HARPER Phone Number: 310-721-5476

18. ☐ I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed _____ Dated 06/02/16

Sworn to this 2nd day of June 2016 _____ Notary Public

GUY C. LOCKSMITH
Notary Public, State of New York
No. 4959713
Qualified in Westchester County
Certificate Filed in New York County
Commission Expires February 3, 2018

Community Board 3 requests that the SLA add this stipulation to the license of the above-named applicant.

Rev. 01/2016

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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
- ☐ 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: 6/2/16

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: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant "Gude Gude"

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 70B Forsyth ST

Cross streets: Hester & Grand streets

Name of applicant and all principals: Downtown Cafe LLC
Andre Saraiva, Brett Robinson, Omar Pringle

Trade name (DBA): Cafe Henrie

PREMISE:

Type of building and number of floors: Mixed use

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? 30

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): C6-1G

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) 8am TO midnight

Number of tables? 8 Total number of seats? 16

How many stand-up bars/ bar seats are located on the premise? none

(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): _____

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? All open hours (Prep area)

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? no

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

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: I Pod

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) _____

_____

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: Cafe Henrie

Address: 110 Forsyth ST Community Board # CB-3

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. above

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 **B**ar, **R**estaurant, 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? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 3

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

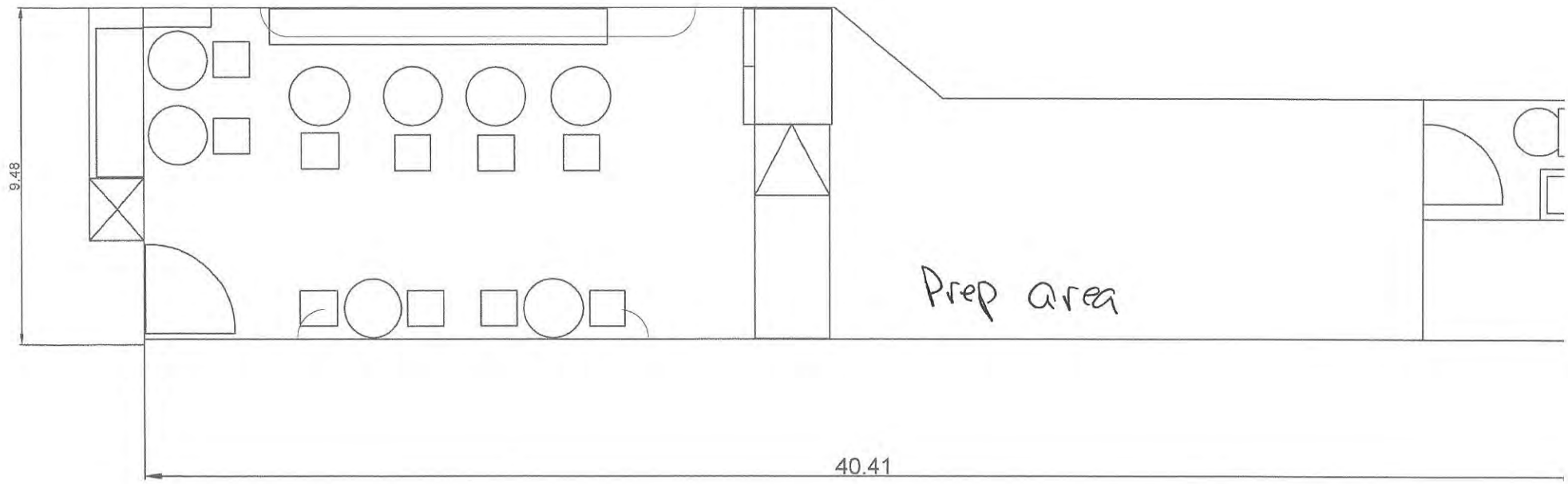
COMMUNITY OUTREACH:

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.
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.

DownTown Cafe LLC



Proximity Report for Location:

June 2, 2016

70 Forsyth St, New York, NY, 10002

*** 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
R & S 49 LIQUOR CORP	49 CHRYSTIE ST	385 ft
OCEAN WINE & SPIRIT INC	297 GRAND ST	435 ft
KK & HZ LLC	101 ALLEN ST	990 ft
YEE FUNG CORP	135 DIVISION ST	1140 ft
DELANCEY WINE INC	41 ESSEX ST	1150 ft
SA VINO ITALIANO INC.	200 GRAND ST	1185 ft
WINE O INC	171 ELIZABETH ST	1465 ft

Churches within 500 Feet

Name	Approx. Distance

Schools within 500 Feet

Name	Address	Approx. Distance
IS 131 DR. SUN YAT SEN SCHOOL	100 HESTER ST	355 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
L E S VIXENS INC	105 107 ELDRIDGE ST	475 ft
BIRDS AND BUBBLES NYC LLC	100B FORSYTH ST	485 ft
KR & LEO INC	39 ELDRIDGE ST	495 ft
88 KTV INC	97 BOWERY STREET	540 ft
CITYVIEW CHINATOWN LLC	93 BOWERY	555 ft
WYNDHAM HOTEL MGMNT INC & 93 BOWERY HOLDINGS LLC	93 BOWERY	555 ft
LA GENTE LLC	303 305 BROOME ST	685 ft
302 BROOME ART SPACE LLC	302 BROOME ST	685 ft
MM 130 BOWERY REST. CORP.	130 BOWERY	715 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
PHO VIETNAM 87 CORP	87 CHRYSTIE ST	360 ft
ELDRIDGE HOSPITALITY LLC	105 107 ELDRIDGE ST	460 ft

Unmapped licenses within zipcode of report location

Name	Address

NYC Buildings

Certificate of Occupancy

CO Number: **110149250F**

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.*

A.

Borough: Manhattan
Address: 70 FORSYTH STREET
Building Identification Number (BIN): 1003949

Block Number: 00306
Lot Number(s): 5
Building Type: Altered

Certificate Type: Final
Effective Date: 05/23/2013

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 3 (Prior to 1968 Code)
Building Occupancy Group classification: COM (Prior to 1968 Code)
Multiple Dwelling Law Classification: None

No. of stories: 5 **Height in feet:** 60 **No. of dwelling units:** 0

C.

Fire Protection Equipment:
Sprinkler system

D.

Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:
None

Borough Comments: None

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 110149250F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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
CEL	30	OG	COM		6	STORE,ELECTRICAL ROOM, BOILER ROOM
001 001	20	100	COM		6	STORES

.....*

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT

Downtown Cafe LLC
110 Forsyth St
NY, NY 10002

BREAKFAST
served all day

ASSORTED PASTRIES

PARFAIT granola, mixed berries, local honey 7

CHIA PUDDING almond milk, coconut, cocoa nibs, berries, corn flakes 9

LUNCH
11:30am-5pm

FRESH FRUIT 5

ACAI coconut, banana, berries, granola, black sesame, chia 9

TARTINE butter, jam 4

TARTINE prosciutto, butter, gruyere 8

SOUP seasonal 7

SAVORY BREAD PUDDING seasonal 8

THE HENRIETTA roasted shiitake, date purée, Jasper Hill brie, prosciutto confetti 13

WATERCRESS pumpkin seed, gruyere, citrus 9

PURPLE CABBAGE beet, apple, radish 9

KALE quinoa, squash, pomegranate, pecan, maple vinaigrette 9

CHICKEN SANDWICH free range chicken breast, andouille pate, aioli 14

CHICKPEA CLUB avocado, cucumber, sprouts, lemony chermoula 14

Bacon 4 Avocado 3 Free Range chicken breast 6

COFFEE
by Counter Culture
Espresso 3 Double espresso 4 Americano 3 Drip Coffee 3 Iced coffee 4
Cappuccino 4 Latte 4

MATCHA TEA LATTE 5

CHAI TEA LATTE 4.50

HOUSE OF WARIS TEAS
Sencha Green Tea, Organic English Breakfast, Grand Earl Grey, Mystic Mint, Chamomile Lavender
4

TOKU TEA
Hoji-cha Japanese hand-roasted green tea 3.5
Gift Box 15

HOUSE JUICE apple, ginger, lemon 6

SMOOTHIE chia, dates, banana, almond milk 9

BRUNCH
served all day saturday's and sundays only

Cast iron eggs
Baked sunny side free range eggs, toast, greens
Or
Baked Scrambled, goat cheese, herbs, toast, greens
$8

Norwegian tartine
Smoked salmon, Cucumber, capers, creme fraiche, pickled onion, chives
$13