



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, 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 CB3 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: _____

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: BEER + WINE

If alteration, describe nature of alteration: _____

Previous or current use of the location: RESTAURANT + BAR

Corporation and trade name of current license: MAGNETRON LLC LIC# 1293577
BACI E VENDETTA

APPLICANT:

Premise address: 131 AVENUE A
BETWEEN ST PATRICK'S PL AND E 4TH ST

Name of applicant and all principals: MIPA INC
PAOLO SECONDO

Trade name (DBA): LA FONDUE BISTRO

PREMISE:

Type of building and number of floors: MIXED RES + COMMERCIAL 6 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? 75

Do you plan to apply for Public Assembly permit? Yes No SEE ATTACHED LETTER OF NO OBJECTION

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): R 74

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) MON TO THU 12 PM TO 12 AM
FRI + SAT 11 AM TO 2 AM SUN 11 AM TO 12 PM

Number of tables? 11 Total number of seats? 24

How many stand-up bars/ bar seats are located on the premise? 1 / 8 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 16 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
BISTRO STYLE

What are the hours kitchen will be open? UNTIL CLOSING TIME

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

How many employees will there be? 5/6

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

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

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: OFF THE WALL SPEAKERS

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.")

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. SMALL, CLASSY BISTRO BUSINESS

WE DO NOT ANTICIPATE NOISE, MUSIC LOW

Do you have sound proofing installed? Yes No WHATEVER IS EXISTING NOW

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: PLEASE SEE LIST ATTACHED

Address: _____ Community Board # 2

Dates of operation: SINCE 1985 IN NEW YORK

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? 3

How many On-Premise (OP) liquor licenses are within 500 feet? 17

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 operate a full-service restaurant, specifically a (type of restaurant) BISTRO, with a kitchen open and serving food during all hours of operation OR I have less than full-service kitchen but will serve food all hours of operation.
2. 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.
3. 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 _____.
4. I will play ambient recorded background music only.
5. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. I will not participate in pub crawls or have party buses come to my establishment.
8. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by 7 PM.
9. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. 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.

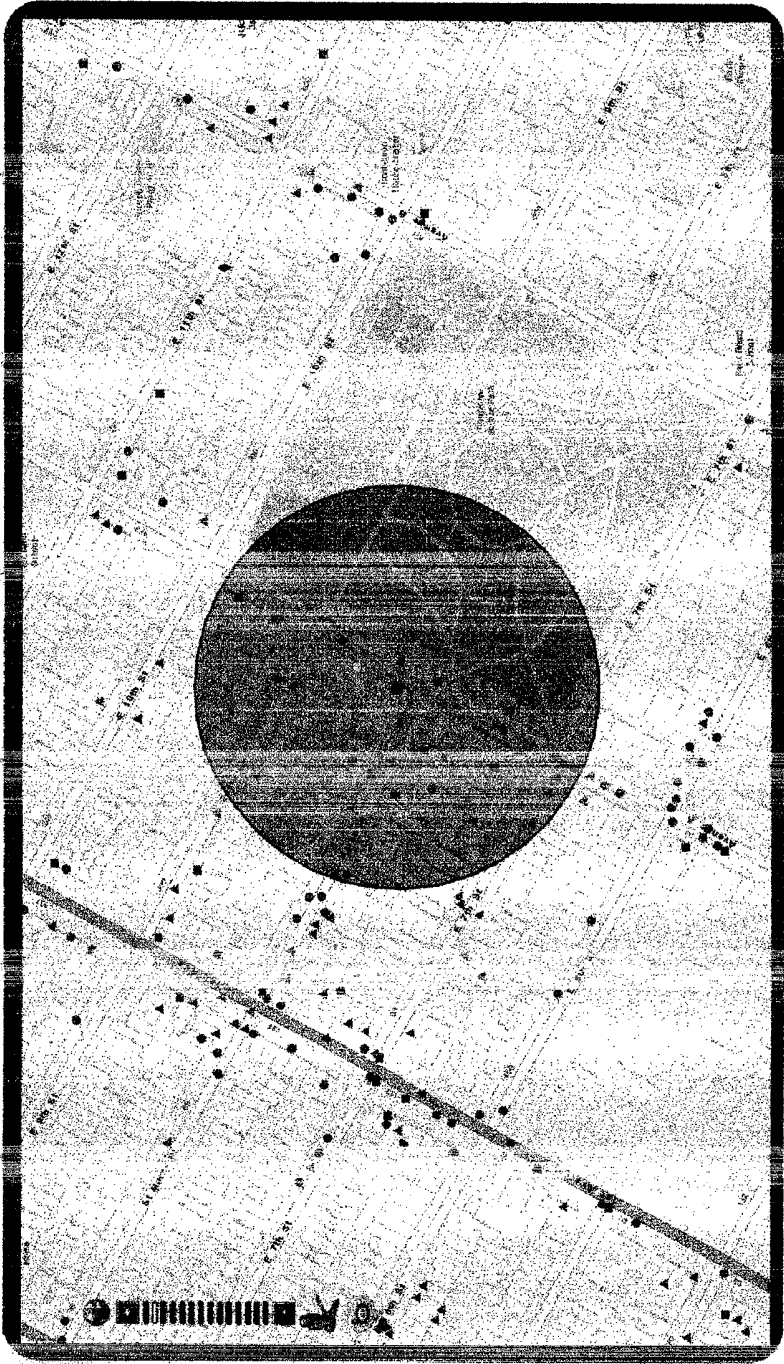
paolasecond@gmail.com

500 feet from Magnetron

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
- Charities
- Schools
- Zones
- Compassing Boards
- Police Precincts
- Counties



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

Proximity Report for Location:

February 1, 2018

Latitude: -73.983104161236, Longitude: 40.7268705359258

* 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
WINESHOP LLC	438 A E 9TH ST	205 ft
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	610 ft
BRIX NYC LLC	170 AVENUE B	945 ft
CONVIVE PARTNERS LLC	196 AVENUE A	1020 ft
NIZGA CORP	58 AVENUE A	1055 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	1225 ft
MIAT LIQUORS INC	166 2ND AVE	1435 ft

Churches within 500 Feet

Name	Approx. Distance
Saint Mark's Memorial Chapel	225 ft

Schools within 500 Feet

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

Name	Address	Approx. Distance
LUDWIKA MICKEVICIUS	135 AVE A	50 ft
ALOUETTE CORPORATION	131 AVENUE A	70 ft
WISHBONE PRODUCTIONS INC	141 AVENUE A	140 ft
BAC 115 CORP	115 ST MARKS PL	165 ft
TDDG INC	126 ST MARKS PL	205 ft
119 AVENUE A RESTAURANT CORP	119 AVENUE A	210 ft
TOZZER LTD	112 AVENUE A	215 ft
YUCA BAR & RESTAURANT INC	111 AVENUE A	315 ft
SEVEN A CAFE INC	130 E 7TH STREET	345 ft
LE MIU CORP	107 AVE A	365 ft
SADA THREE LLC	132 ST MARKS PL	370 ft
BUA NEW YORK LLC	122 SAINT MARKS PLACE	425 ft
A H 103 CORP	103 AVENUE A	425 ft
NEW STATFORD RESTAURANT INC	121 ST MARKS PLACE	435 ft
CULLEN RESTAURANT INC	118 ST MARKS PLACE	450 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	460 ft
CRIF DOGS ENTERPRISES INC	113 ST MARKS PLACE	480 ft

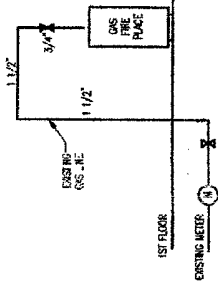
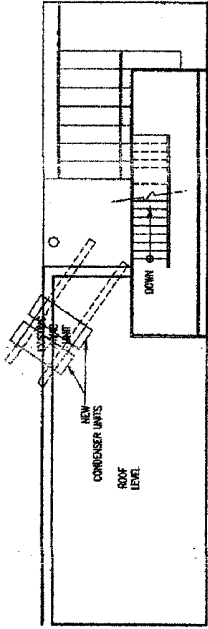
Name	Address	Approx. Distance
CORSICA ENTERTAINMENT INC	505 E 6TH STREET	550 ft
CHICANO GOTHAM LLC	503 E 6TH ST	555 ft
CIEN FUEGOS LLC	95 AVENUE A	555 ft
EAE CORP	94 96 AVENUE A	560 ft
FLINDERS LANE LLC	162 AVE A	560 ft
LITTLE HANDS PLAYCAFE INC	433 E 6TH ST	570 ft
THREE BEANS INC	93 AVENUE A	570 ft
CASUAL HOSPITALITY LLC	509 E 6TH ST	580 ft
BA VICTORY CORP	513 E 6TH ST	585 ft
1465 CDM INCORPORATED	126 1ST AVENUE	590 ft
ELLSFRED INC	520 E 6TH ST	600 ft
PATTY MC CARTHYS INC	169 AVENUE A	600 ft
BOGGY DEPOT INC	85 AVENUE A	635 ft
CAFETASIA INC	85 AVENUE A	635 ft
LITTLE REBEL INC	134 1ST AVE	645 ft
ST MARKS ENTERPRISES INC	132 1ST AVENUE	645 ft
CHERRY TAVERN INC	441 E 6TH STREET	655 ft
AVE A KARAOKE CORP	81 AVENUE A	665 ft
510 EAST 11TH STREET CORP	510 E 11TH STREET	670 ft
GETURDUN EZ LLC	120 1/2 1ST AVENUE	695 ft
JARLENE CORP	160 1ST AVE	710 ft
SCHEIB S PLACE INC	80 ST MARKS PLACE	720 ft
PARMYS KABOB AND GRILL INC	125 127 1ST AVE	720 ft
W C O U RADIO INC	115 1ST AVENUE	745 ft

Pending Licenses within 750 Feet

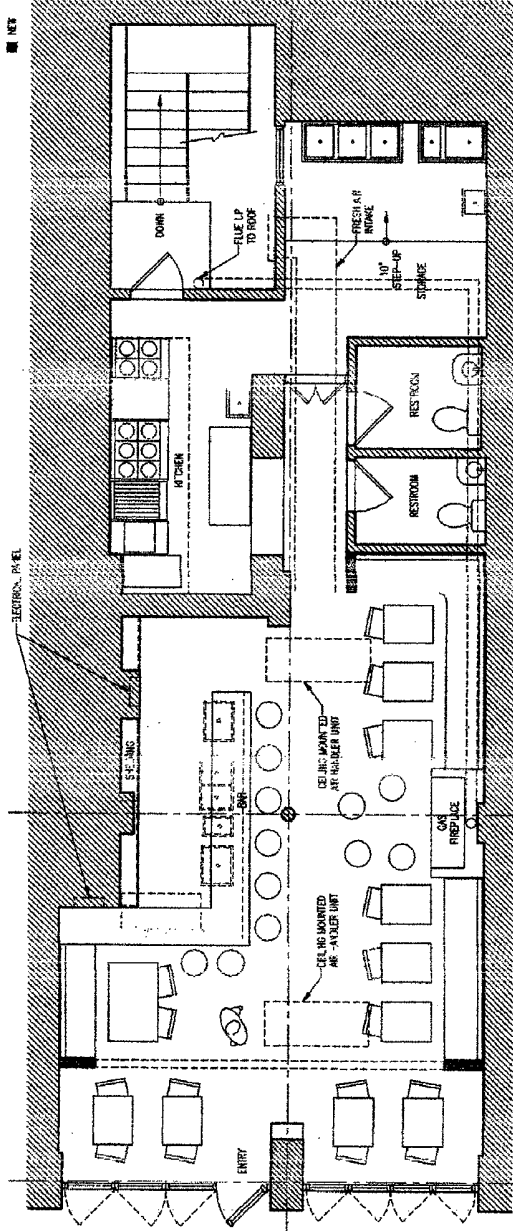
Name	Address	Approx. Distance
THREE SEAT ESPRESSO & BARBER LLC	137 AVENUE A	90 ft
HO FOODS NYC LLC	110 E 7TH ST	470 ft
SONS OF BROOKLYN LLC	424 E 9TH ST	505 ft
RIVKA INC	101 ST MARKS PLACE	555 ft
MAMA FINAS NY INC	167 AVENUE A	565 ft
VILLAGE CRAFT BEER & SMOKE INC	134 136 1ST AVE	600 ft
BIG LEE AND SASHAS INC	140 1ST AVE	615 ft
143 RESTAURANT CORP	143 1ST AVENUE	690 ft

Unmapped licenses within zipcode of report location

Name	Address
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EXIST'G
NEW



240 WEST 11TH STREET
 NEW YORK, NY 10014
 TEL: (212) 695-9000
 WWW: WWW.AIAA.COM

A-100 000
 PROJECT NUMBER
 GROUND FLOOR PLAN

311 AVE. A
 134 ANNAPOLIS
 NEW YORK, NY 10018

PAOLO SECONDO

Born in Genoa, Italy 1-24-1955

Graduate in Literature and Philosophy at The University Of Genoa.

Married with three children.

Living in New York City since 1983.

- 1980 I Tre Merli Trattoria – C.so Magenta 3-5rr, Genoa, Italy, Seats 75.
- 1985 I Tre Merli Restaurant and Wine Bar. 463 W.Broadway, Soho,New York. Seats 175. Closed 2013. CB 2
- 1989 La Focaccia Restaurant. 51 Bank St. Greenwich Village, N.Y. Seats 50. Sold in 2002. CB 2
- 1990 Barolo Restaurant and Garden - 398 W. Broadway, Soho, New York. Seats 420. Closed 2013. CB 2
- 1991 Bistro Restaurant at Trump Tower, New York. Seats 220. Sold in 1996.
- 1992 I Tre Merli Restaurant and Bar - Washington Av. Miami Beach. Seats 175. Sold in 1995.
- 1992 Polly Magoo Restaurant and Bar - Ocean Drive, Miami Beach. Seats 250. Sold in 1993.
- 1993 I Tre Merli Restaurant and Bar - 316 W. Erie St. Chicago. Seats 250. Sold in 1996.
- 1993 Three Crows Associates, a partnership for the development, financing and consulting of new restaurants.
- 1994 I Tre Merli Antica Cantina - Genoa, Italy. Seats 150.
- 1994 The Box Restaurant and Bar - 337b W. Broadway, Soho, New York. Seats 50. Sold in 1999. CB 2
- 1999 I Tre Merli Restaurant and Bar – Porto Antico, Genoa, Italy. Seats 250.
- 1999 I Tre Merli Restaurant and Bar – Peschiera del Garda, Verona, Italy. Seats 250.
- 2004 I Tre Merli Bistro, Greenwich Village, New York. Seats 40. Closed 2012. CB 2
- 2005 Revel Restaurant and Bar, Meat Packing District, New York. Seats 150. CB 2
- 2006 Locanda I Tre Merli, Hotel, Camogli, Italy.
- 2007 Gottineria I Tre Merli, Wine bar, Genova, Italy.
- 2010 Ristorante Capo Santa Chiara, Boccadasse, Genova, Italy, seats 130.



Eric

Robert D. LiMandri
Commissioner

December 26, 2008

Max Lee, P.E.
Dep. Borough Commissioner
maxlee@buildings.nyc.gov

New York State Liquor Authority
Division of Alcoholic Beverages Control
105 West 125th Street- 5th Floor
New York, New York 10027

280 Broadway
3rd Floor
New York, NY 10007
www.nyc.gov/buildings

Re: 131 AVENUE A
BLOCK: 436 LOT: 34
ZONING DISTRICT: O1B IN R7A

+1 212 566 0021 tel
+1 212 566 5575fax

To Whom It May Concern:

This is in response to your request dated November 18, 2008 for a Letter of No Objection for the above referenced premise. Department of Buildings records indicate that Application # 208 was filed and approved on December 10, 2008 for the use of an Eating & Drinking Establishment, Use Group 6; Non-Place of Assembly, for less than Seventy-Five (75) persons on the First Floor (1st) of the above referenced premises.

Therefore, the Department of Buildings has no objection for a Restaurant/Bar.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a Certificate of Occupancy must be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Buildings Information System" on our web site: www.nyc.gov/buildings.

Sincerely,

Max Lee, P.E.
Deputy Borough Commissioner
Manhattan

Cc: Madgi Mossad, P.E., Borough Commissioner
Gino Topino, Plan Examiner
Premises File
LNO Files

safety

service

integrity