

54 MULBERRY LLC

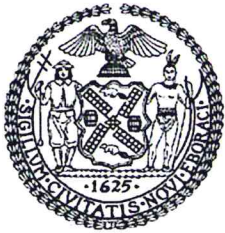
252 BROOME STREET
NEW YORK, NEW YORK 10002

On-Premises Liquor License Application
Manhattan Community Board No. 3
SLA & DCA Licensing Committee

Completed Community Board No. 3 Questionnaire

1. Photographs
2. Floor Plan
3. Proposed Menu
4. Area Map

BERNSTEIN REDO P.C.
1177 Avenue of the Americas -5th Floor
New York, New York 10036
(212) 651-3100



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 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: _____

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: (Previously licensed as May Bee Bohemian LLC)

If alteration, describe nature of alteration: Not Applicable

Previous or current use of the location: Restaurant (The Lucky Bee)

Corporation and trade name of current license: May Bee Bohemian LLC / The Lucky Bee (Serial 1290384)

APPLICANT:

Premise address: 252 Broome Street, New York, New York 10002

Cross streets: Between Ludlow Street and Orchard Street

Name of applicant and all principals: 54 Mulberry LLC. / Eli Zabar & Oliver Zabar

Trade name (DBA): To Be Determined

PREMISE:

Type of building and number of floors: Mixed Used Building of 6 Floors with Retail on Ground Floor

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: Not Applicable

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? C/O does not Exist; Obtaining LNO for Maximum 74 people.

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): C4-4A

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: Not Applicable

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Sunday through Wednesday: 8:00am - 1:00am
Thursday through Saturday: 8:00am - 2:00am

Number of tables? 20 (including rail) Total number of seats? 52

How many stand-up bars/ bar seats are located on the premise? 1 Stand-Up Bar / 14 Bar 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 Bar on Right Side of Restaurant (25'4")

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
Eclectic Menu with Items Ranging from Burgers to Salads and Including Small Plates and Appetizers.

What are the hours kitchen will be open? Full kitchen until midnight, food preparation until close.

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

How many employees will there be? 12 to 14 Employees

Do you have or plan to install French doors accordion doors or windows? Currently Existing at Site

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 ^{Recorded Background}

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: Recorded Background via Aux Input from Personal Device (Ipod/Iphone/etc.)

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.")

General manager and/or employee will be positioned near entrance of restaurant to monitor door and any congestion, encourage patrons to quickly take seats, or inform potential patrons of wait time (if any) and instruct them to visit other local businesses while they wait. Uber/Lyft drivers will be asked not to wait outside establishment, and patrons driving will be informed of local garages where they can park.

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. General manager and/or principal will always be on premises to respond to neighbor concerns. Further, only general manager and principal will have access to music and will not permit it above background/ambient levels.

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: Nine Active Licenses in New York [See Attached List]

Address: [See Attached List] Community Board #[See Attached List]

Dates of operation: Licensed Since 1983

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. Principals own and operate several similar establishments in New York City - Serials

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? 10 Establishments

How many On-Premise (OP) liquor licenses are within 500 feet? 20 Establishments

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) Restaurant Focused on Eclectic American Cuisine, 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. (N/A)
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 7:00pm.
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.

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New York, New York 10002



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DAILY

House Made Focaccia Pizzas
(Changes Daily)

SNACKS

Warm Olives And Daily Bread
Spiced Nut Mix
Pigs In Blankets
Zucchini Fritti
Crispy Broccoli With Garlic, Chile
and Lemon

SOUP

Seasonal And Changing Daily

APPETIZERS

Charcuterie Board
Eggs Mayonnaise with Fried
Shallots and Smoked Paprika
Artichoke Arancini
Baked Macaroni and Cheese with
Herbed Breadcrumb Crust
Halibut Tostadas
Wild Mushroom Crostini
Hand Cut Steak Tartar with Crispy
Sun Choke and Egg

TOASTS

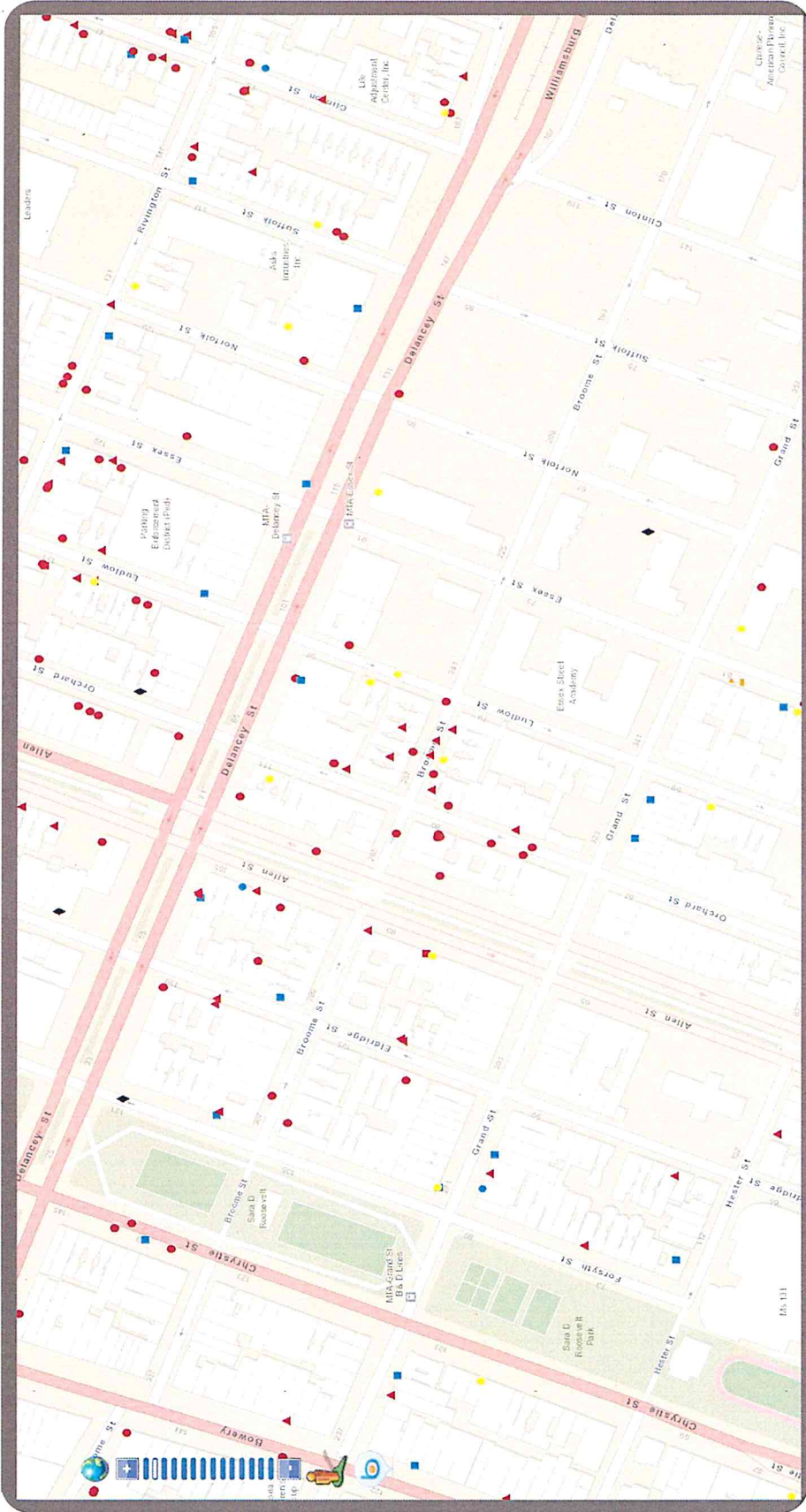
House Made Ricotta Toast with Za'atar
Chicken Liver Pate with Thyme and
Brown Bread
Gravlax with Herbed Labna, Capers
and Horseradish
Lemony Smoked Trout With
Pickled Jalapeños
Tomato Confit And Buratta

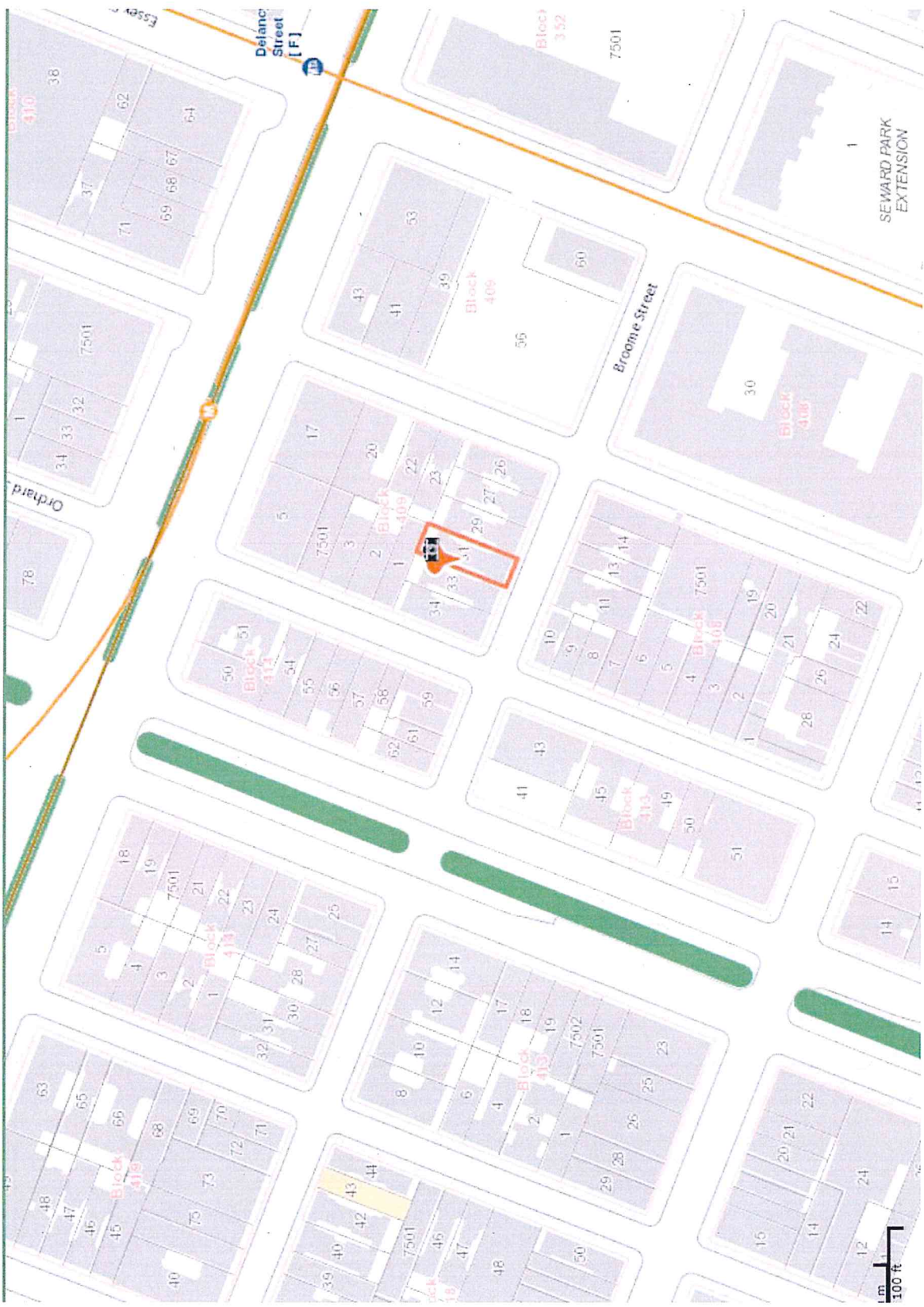
SALADS

Heirloom Tomatoes, Shelling Beans
and Cucumber
Citrus, Avocado, Beets, Goat Cheese
and Hazelnuts
Panzanella Salad with Eli's Rooftop
Heirloom Tomatoes, Red Onions
and Basil
Roast Chicken Bib Heart Salad
with Shaved Breakfast Radish and
Mustard Vinaigrette
Shaved Brussels Sprout Caesar Salad
with Crispy Chick Peas

MAINS

Smoked Chicken Tacos w/ Salsa
Verde And Pickled Onion
Garlic Shrimp w/ Parsley and Capers
Cavatelli, Meyer Lemon, Chili, and
Breadcrumbs
Moules Frites
Pan Roasted Chicken with Grilled
Lemon and Cherry Tomatoes
Lamb Ribs with Harissa Yogurt
and Roasted Pumpkin Seeds
Classic Burger on House Brioche w/
French Fries
Add Ny Cheddar / Add Bacon





Proximity Report for Location:

252 Broome 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.

On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
BARRIO CHINO LLC	253 BROOME STREET	55 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	115 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	125 ft
JOHANNGPRO LLC	96 ORCHARD ST	145 ft
XLR8 LLC	266 BROOME ST	160 ft
TWO BIKES LLC	85 ORCHARD STREET	165 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	170 ft
ORCHARD 85 CORP	85 ORCHARD STREET	170 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	225 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	235 ft
BIG CANDY LLC	86 ALLEN ST	245 ft
93 LUDLOW ST INC	95 DELANCEY ST	255 ft
CONGEE VILLAGE INC	100 ALLEN ST	260 ft
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	280 ft
NORMAN'S CAY GROUP LLC	74 ORCHARD ST	285 ft
BARNORTH GROUP LLC	77 DELANCEY ST	320 ft
HERMES B NY LLC	95 ALLEN ST	380 ft
DELANCEY SQUARE HOSP LLC & 119 ORCHARD PROP INC.	119 ORCHARD ST AKA120 ALLEN ST	420 ft
ULLI BAR CORP	120 ORCHARD ST	485 ft
ATTABOY COCKTAILS LLC	134 ELDRIDGE ST	490 ft

