

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

Jamie Rogers, 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: March 19, 2018

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: On Premise Liquor License

If alteration, describe nature of alteration: _____

Previous or current use of the location: restaurant

Corporation and trade name of current license: NOVA ERA INC o/b/a Galeria

APPLICANT:

Premise address: 43 Clinton Street

Cross streets: Stanton & Rivington Sts

Name of applicant and all principals: Peta Windmill Enterprises LLC;
Pierre Moulin, Luc-Marie Ancelle, Mark Sother Teague

Trade name (DBA): Windmill

PREMISE:

Type of building and number of floors: 5 story masonry

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
(LNO)

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 C1-5

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) 7 days per week 5pm - 2am

Number of tables? 7 Total number of seats? 14

How many stand-up bars/ bar seats are located on the premise? 1 / 7 stools
(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): Approx. 16'3" L-Shape / left center

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
French inspired shareable plates

What are the hours kitchen will be open? to within one hour of closing

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

How many employees will there be? 4-6

Do you have or plan to install French doors accordion doors or windows? no change to facade

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: Ipod with 1 speaker

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.")

ONE EMPLOYEE WILL BE DESIGNATED TO INSURE THAT VEHICULAR TRAFFIC AND CROWDS DO NOT BECOME A PROBLEM FOR MY NEIGHBORS

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.

ONE EMPLOYEE WILL BE DESIGNATED TO INSURE THAT THE EXTERIOR OF THE PREMISES ARE NOT NOISY AND THE INTERIOR MUSIC WILL BE KEPT AT A VERY LOW VOLUME AND ANY NOISE AT ALL WILL JUST BE CONVERSATIONAL BACKGROUND MUSIC.

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: French Diner

Address: 188 Orchard Street NYC Community Board # 3

Dates of operation: 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? PLEASE SEE ATTACHED

How many On-Premise (OP) liquor licenses are within 500 feet? PLEASE 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.
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 7 pm.
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.

WINDMILL MENU

Escargots -14

(Parsley and garlic butter)

Steak Tartare -14

(Anchovy dressing, garlic toast)

Socca de nice -4

(Chickpea crepe, sea salt)

Grilled octopus -21

(Aiolo, piment espelette)

Smoked mussels -14

(Fennel, celery, herbs, basil seeds)

Pork rillettes -13

(Cornichons, wholegrain mustard)

Oeuf mayo -4

(Softboiled egg, banyuls mayonnaise)

Green salad -11

(Dijon mustard vinaigrette)

Cauliflower soup -11

(Parsley pistou)

Goat cheese and beet terrine -12

(Gastrique, watercress salad)

Cheese board -26

Tarte flambee -14

(Flatbread with cheese, house bacon, onions)

Lamb neck with squash and sage -28

(Slow roasted neck of lamb with squash puree and sage pistou)

Seared scallops -29

(Onion soubise, market greens, radish)

Grilled hanger steak -29

(Gratin dauphinois, shallot red wine sauce)

Mustard rabbit leg -31

(Braised cabbage, bacon)

Boeuf bourguignon -29

(Turnips, carrots, onions, mushrooms)

Monkfish matelote -29

(Red wine sauce, cipolini onions, mushrooms)

Cassoulet of pork -26



Peter Windmill Enterprises LLC
43 Winton Street
New York, NY 10002



Peter Windmill Enterprises LLC
43 Clinton Street
New York, NY 10002



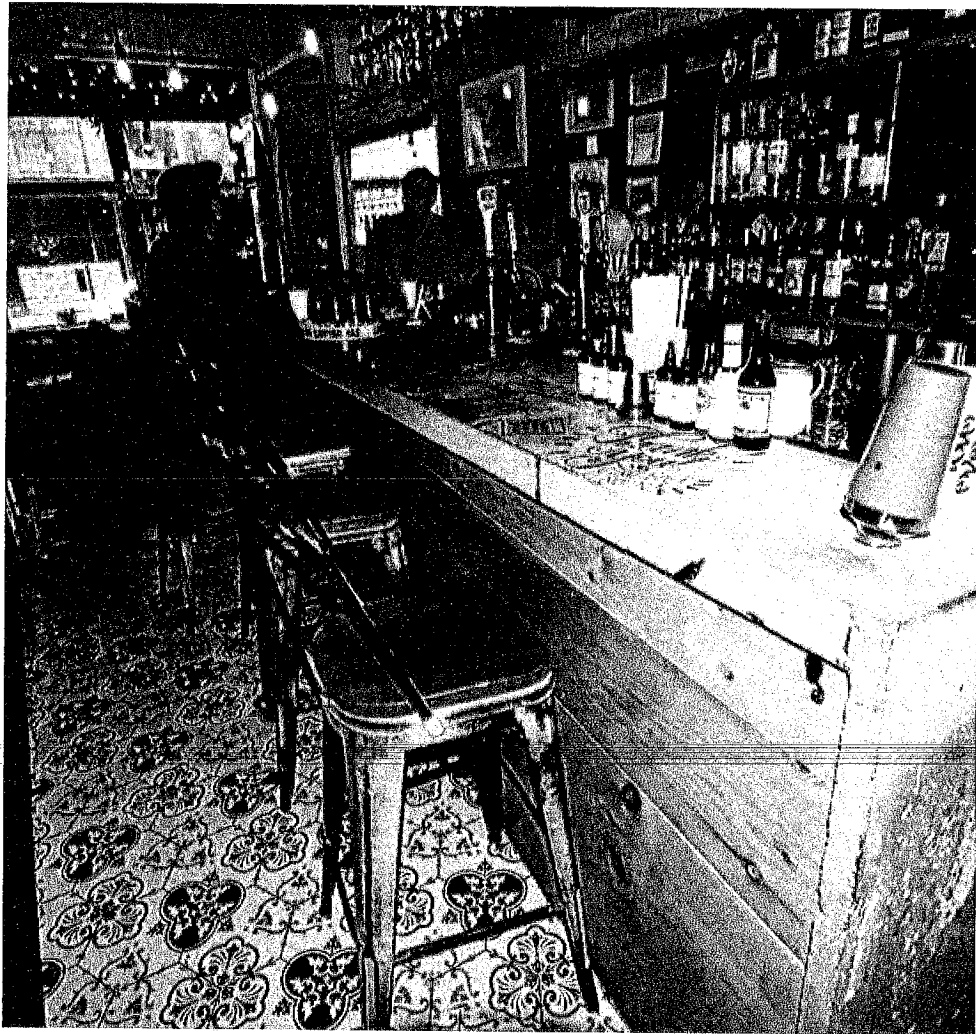
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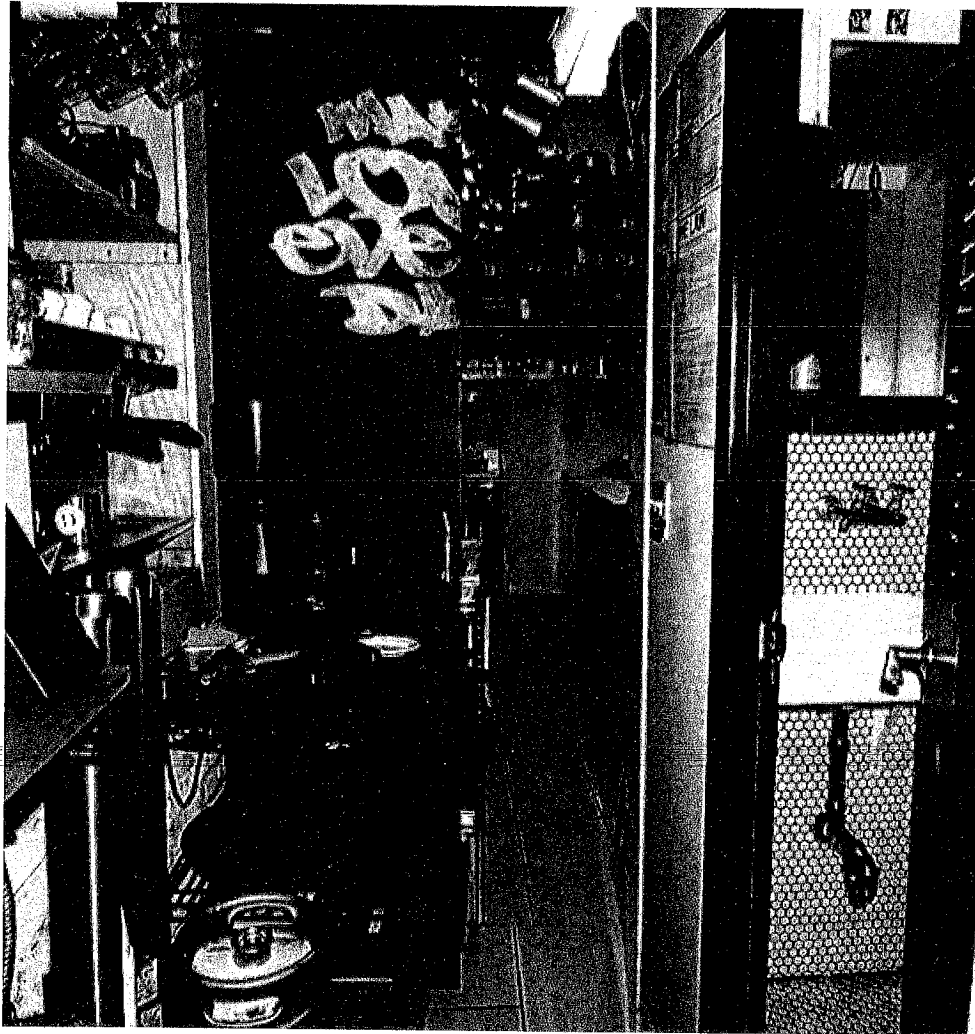
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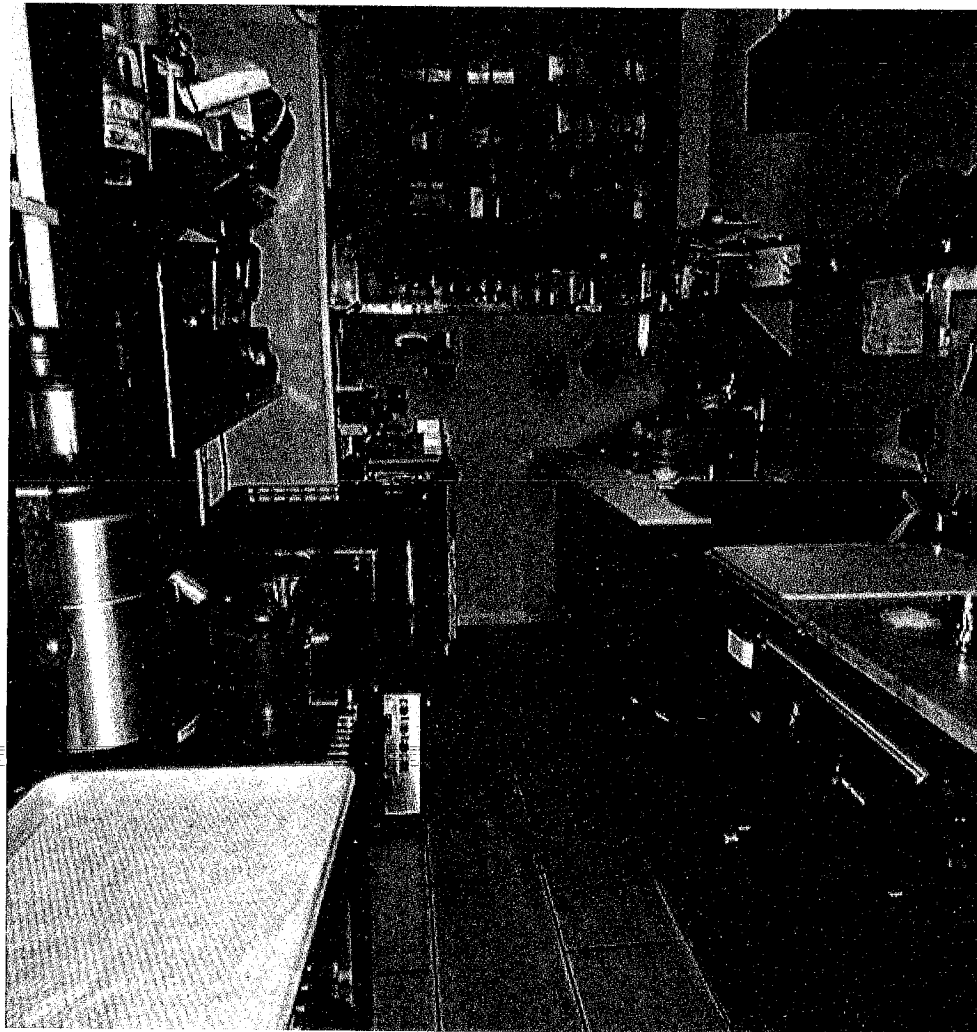
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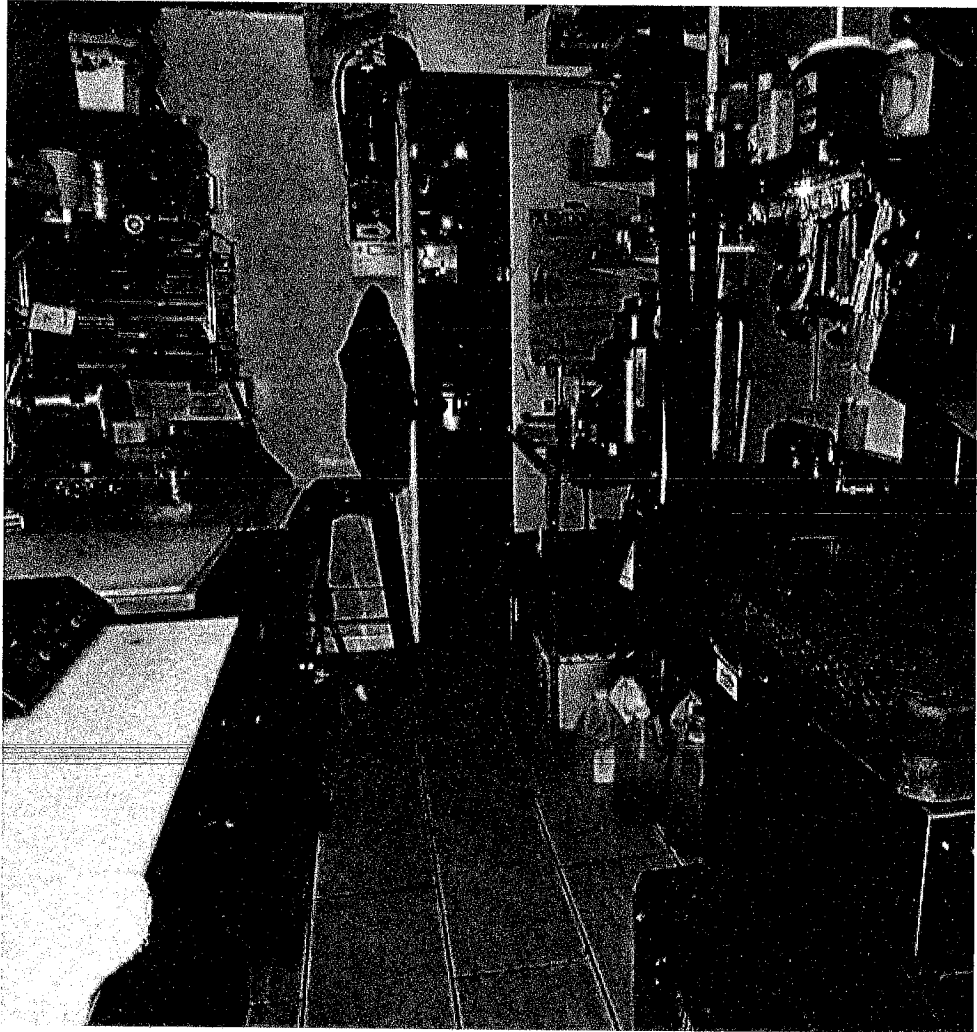
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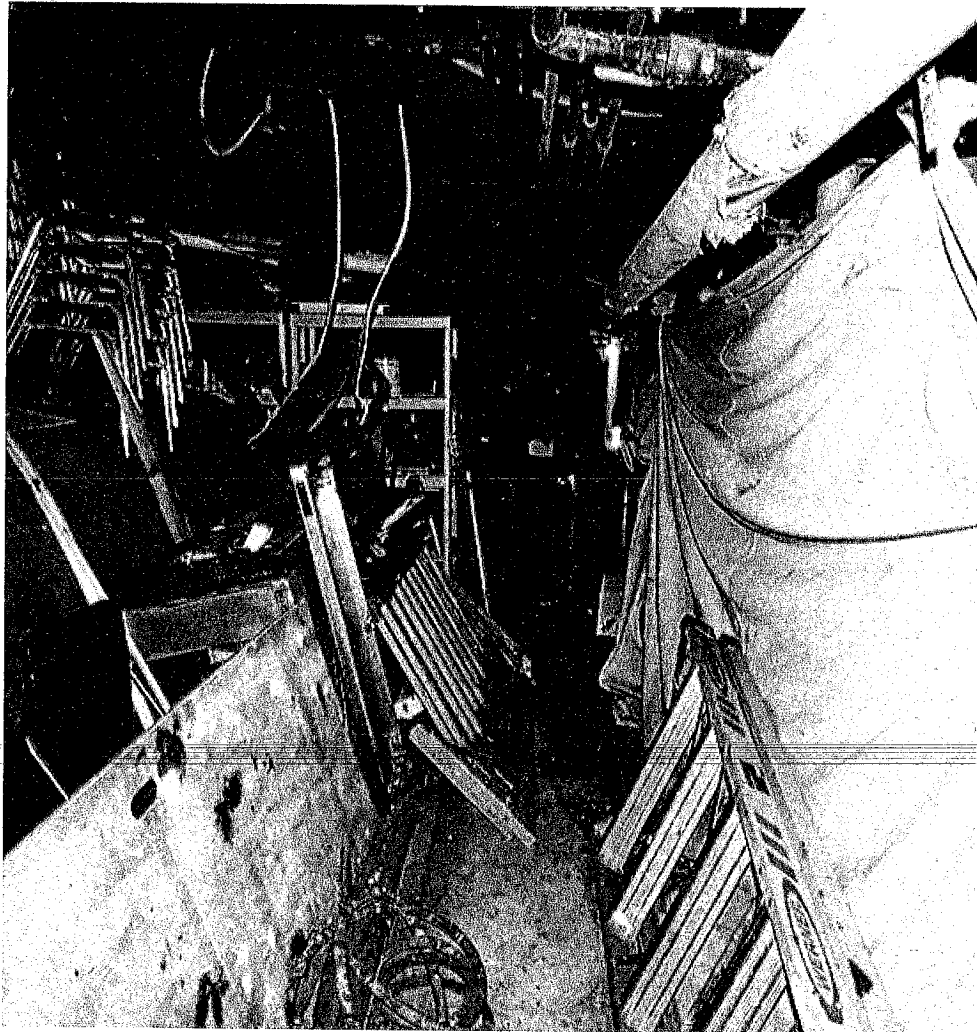
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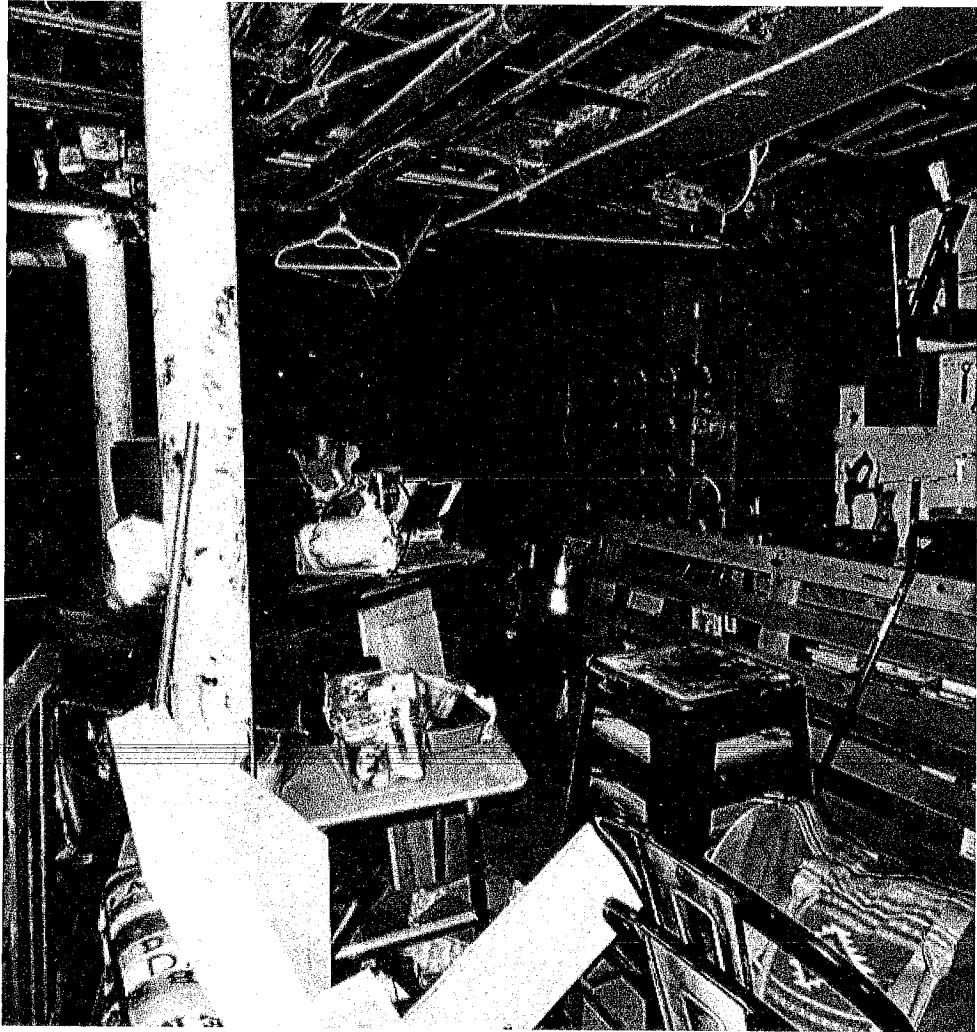
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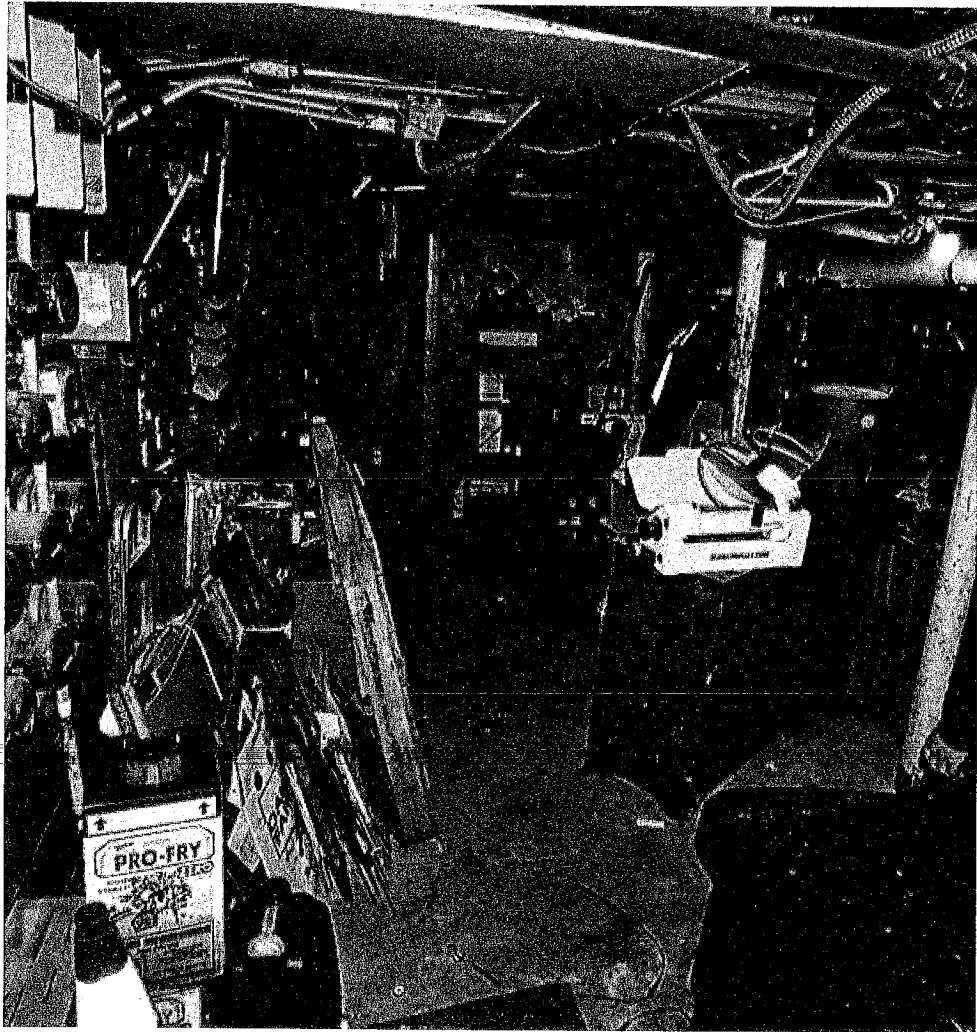
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Re: 43 Clinton Street

1. 174 Rivington Street Corp. - 174 Rivington Street - (342')
2. Pig & Khao - 68 Clinton Street - (225')
3. Black Crescent - 76 Clinton Street - (340')
4. Clancey - 79 Clinton Street - (389')
5. Nitecap - 151 Rivington Street - (363')
6. Patate Fellows - 71 Clinton Street - (254') (Closed)
7. The Burgary - 67 Clinton Street - (200')
8. Speedy Romeo - 63 Clinton Street - (176')
9. Azasu - 49 Clinton Street - (75')
10. Donnybrook - 35 Clinton Street - (115')
11. Minnie's - 29 Clinton Street - (178')
12. Lil' Gem - 29A Clinton Street - (226')
13. Balvanera - 152 Stanton Street - (302')

Schools & Churches

1. Lower East Side Preparatory High School - 145 Stanton Street - (339')
2. School for Global Leaders - 145 Stanton Street - (339')
3. Marta Valle High School - 145 Stanton Street - (259')
4. Manhattan Charter School - 100 Attorney Street - (481')
5. Nathan Strauss School (P.S. 140) - 123 Ridge Street - (341')
6. Congregation Chasam Sopher - 10 Clinton Street - (420')
7. Stanton St. Shul - 180 Stanton Street - (246')

Donnybrook 35 Clinton St.
Vacant
Byggyz (Food only)
Kahuna Wave (Food only)
Residential
APPLICANT
Martial Arts
Hair Salon
Simply Hooked (wine, beer)
Asazu 49 Clinton St.
Multiservices
Tailor
Vacant
Commercial
Speedy Romeo 63 Clinton St.
Commercial
The Burgary 67 Clinton St.
Vacant
Tagueria Drama (wine, beer)
Patate Fellows 71 Clinton St.
Coffee Store

Block Plot
43 Clinton Street
New York, NY
March 22, 2018

NOT TO SCALE

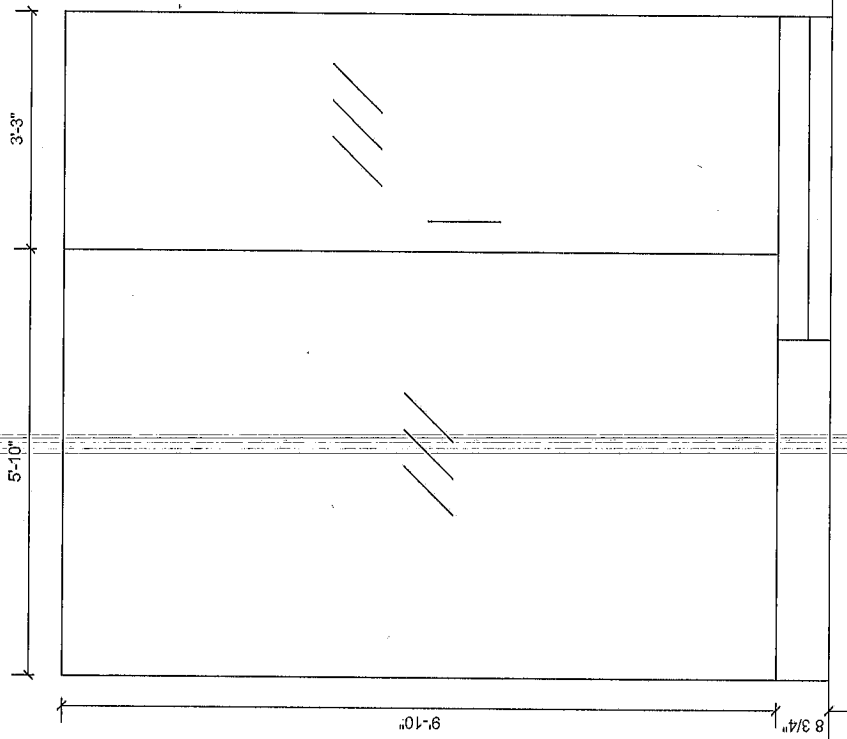
Clinton Street

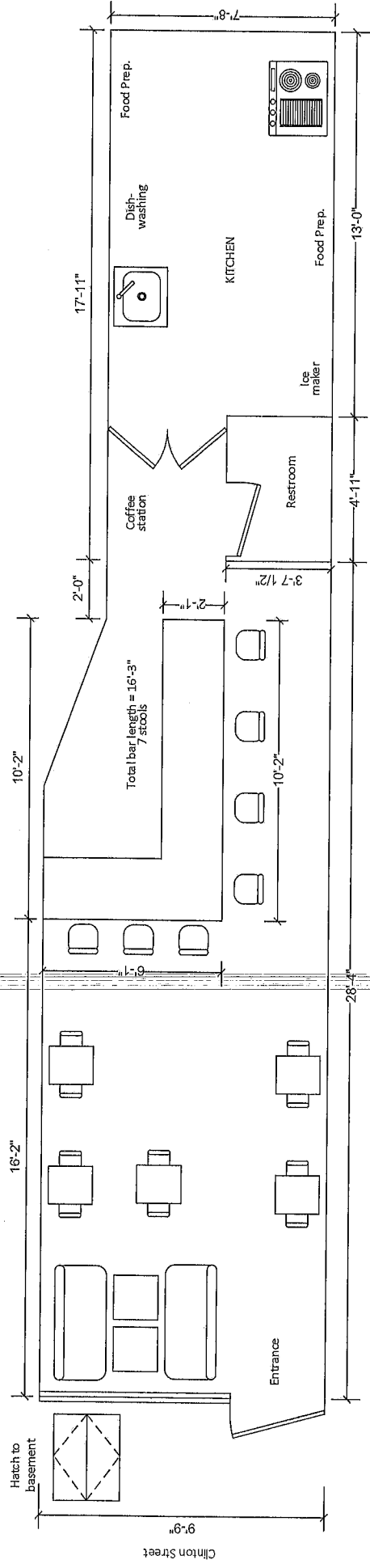
Stanton Street

Community Garden ↓
Barber
Clothing
Residential
Tailor
Commercial
↑ Vacant
Residential
Alley
Academy
Residential
Pig & Khao 68 Clinton St.
Deli
Cibao Restaurant (wine, beer)

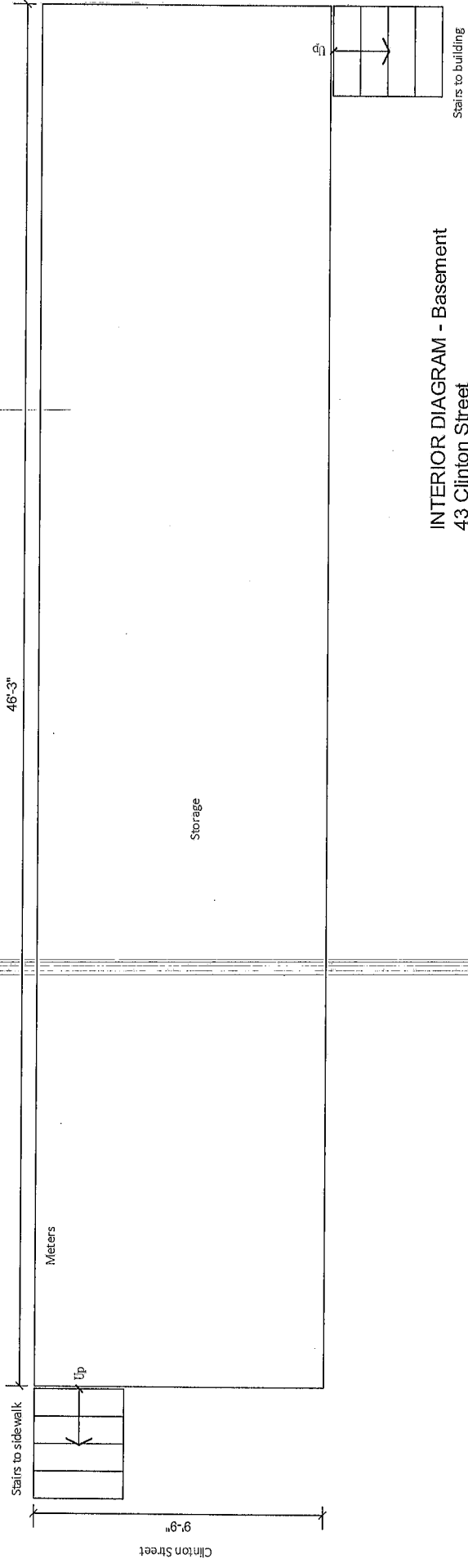
Rivington Street

FRONT ELEVATION
43 Clinton Street
New York, NY
March 22, 2018
NOT TO SCALE





INTERIOR DIAGRAM - 1st Floor
 43 Clinton Street
 New York, NY
 March 22, 2018
 NOT TO SCALE



INTERIOR DIAGRAM - Basement
43 Clinton Street
New York, NY
March 22, 2018
NOT TO SCALE