



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: 05/24/2018

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: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Licensed Bar and Restaurant

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 129-131 Avenue C, New York, NY

Cross streets: 8th and 9th Streets

Name of applicant and all principals: Keith McKeon and Kenneth Quinn

Trade name (DBA): No Reservations

PREMISE:

Type of building and number of floors: Mixed Use (5 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: Rear Yard

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 to be
obtained

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 with C1-5 overlay

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) Inside: Sunday (11am - 2am), Monday to Wednesday (4pm - 2am), Thursday - Friday
(4pm to 3am), Saturday (11am - 3am). Outside: Saturday and Sunday (11am - 11pm),
Monday to Friday (4pm to 11pm)

Number of tables? Inside: 12 Outside: 7 Total number of seats? Inside: 43 Outside: 23

How many stand-up bars/ bar seats are located on the premise? 1 Bar with 13 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): L Shaped Bar approximately 23' x 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

See attached menu

What are the hours kitchen will be open? All hours of open operation

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

How many employees will there be? 10

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 2-3

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 simple 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.")

Will there be security personnel? Yes No (If Yes, how many and when) TBD

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: 493 Rest Inc. and Allyn LLC
Address: 493 3rd Ave, NY, NY and 16 1st Ave, NY, NY Community Board # 6 and 3
Dates of operation: No longer associated and presently operating

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 Allyn d/b/a Grayson

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? 4 Full Liquor and 0 Restaurant Wine

How many On-Premise (OP) liquor licenses are within 500 feet? 10

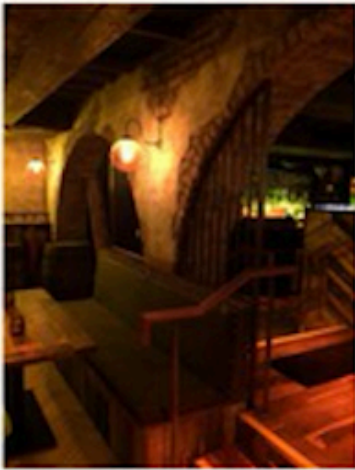
Is premise within 200 feet of any school or place of worship? Yes No

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) _____, 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 _____.
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. To be provided



*Mood;
Eclectic, urban*

No Reservations

APPETIZERS

Warm Giant Pretzel
served with honey mustard dipping sauce

NYC Ryeben Egg Rolls
Corned Beef, swiss cheese and sauerkraut in a crispy egg roll served with Russian dressing dipping sauce

Trio of Sliders
Cheese burger sliders served on mini brioche buns

NR Wings
Choice of Buffalo, Honey BBQ, NR spice, Garlic Parm or Sweet Chili.

Mini Hot dog sliders
Miniature hot dog sliders served the real NY way with Spicy Mustard and Relish.

NY Slice
New York style personal pizza. Choice of Margherita, Pepperoni, Cheese or meatball

MAINS

Empire Burger
Classic deluxe burger served on a brioche bun with lettuce, tomatoes and onions. Served with house cut fries. Add Cheese, bacon, caramelized onions or a fried egg.

NY Strip and Frites
Strip steak cooked to your liking served with house cut fries.

San Genero Meatball Hero
Homemade meatballs topped with melted mozz in a soft toasted hero

Chefs Salad
The Classic NY Crafted Chefs salad

BRUNCH

NY Bagel
NY finest bagel smeared with cream cheese, topped with lox, tomatoes, onions and capers

Pastrami Omelette
Thick sliced pastrami and sautéed onion served with home fries and rye bread

Harlem Style Chicken and Waffle
Perfectly crispy chicken served over a fluffy waffle served with maple butter and cayenne honey

Chicken Waldorf Sandwich
Homemade chicken salad with walnuts, apples, grapes and celery. Served with hand cut fries

Eggs benedict
The NY way, Poached egg over Canadian bacon and English muffin drizzled with hollandaise sauce. Side of home fries

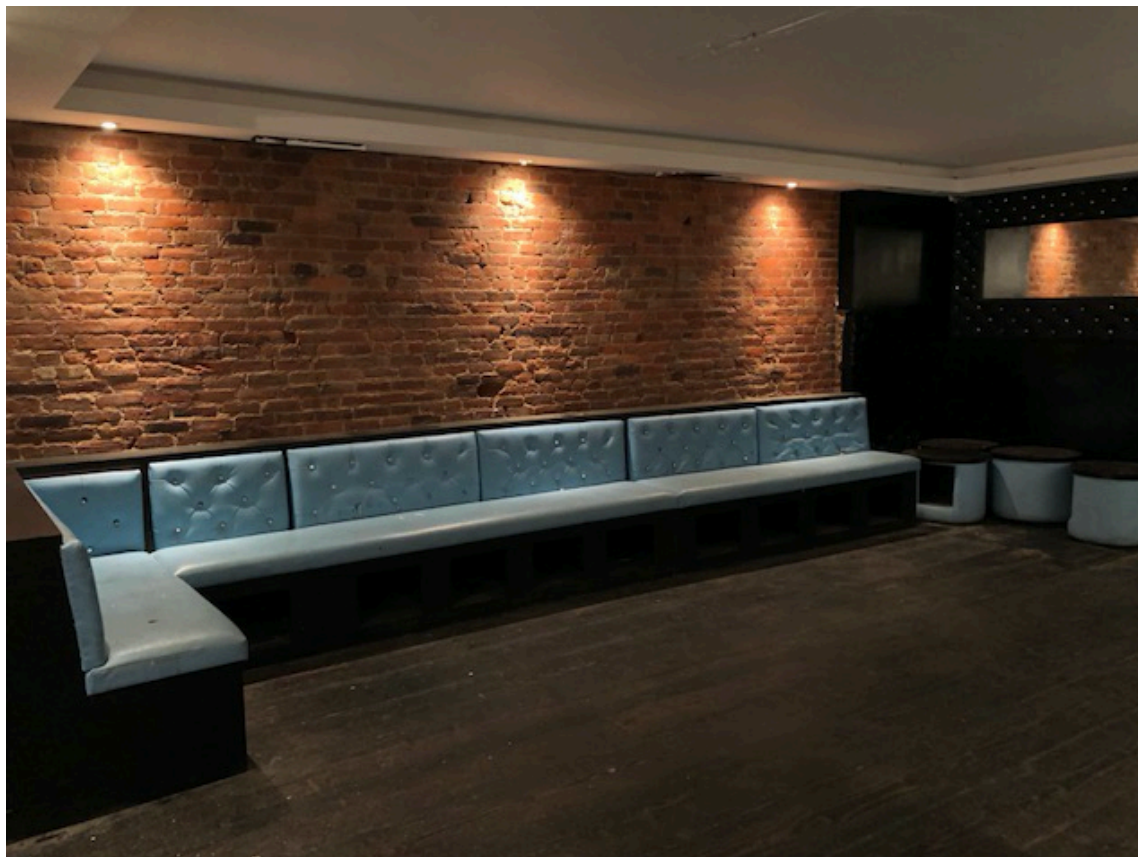
Crème Brulee French Toast
Thick cut brioche soaked overnight in crème Brulee batter served with berry compote and fresh whipped crème.

DESSERT

NY Style Cheese Cake
Juniors cheesecake served with fresh strawberries

Black and White Cookies
Trio of homemade black and white cookies served with fresh vanilla milk for dipping

Photos of existing establishment



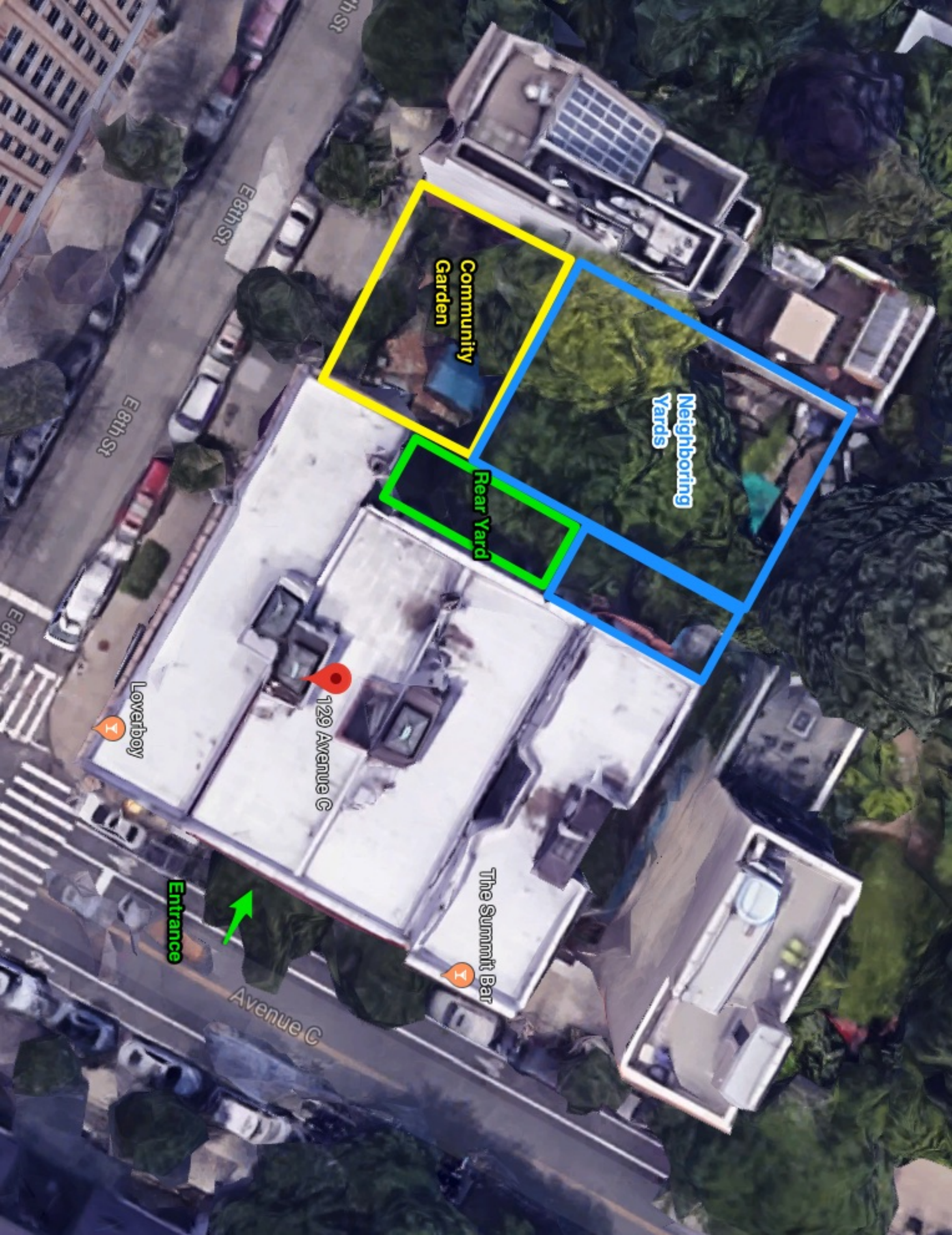












Community Garden

Neighboring Yards

Rear Yard

129 Avenue C

The Summit Bar

Entrance

Loverboy

Avenue C

E 8th St

E 8th St

E 8th St

Proximity Report for Location:

July 3, 2018

129 Avenue C, New York, NY, 10009

* 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 CORP	100 AVENUE C	360 ft
10TH STREET & AVENUE C LIQUOR & WINE INC	159 AVENUE C	425 ft
MARTYS LIQUORS INC	133 AVENUE D	795 ft
BRIX NYC LLC	170 AVENUE B	980 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	1440 ft
BEE WINES & LIQUORS INC	225 AVENUE B	1560 ft
WINESHOP LLC	438 A E 9TH ST	1600 ft

Churches within 500 Feet

Name	Approx. Distance
------	------------------

Schools within 500 Feet

Name	Address	Approx. Distance
------	---------	------------------

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
MOS EISLEY LLC	127 AVENUE C	30 ft
PARALLEL BAR INC	133 AVE C	60 ft
116 AVENUE C RESTAURANT LLC	116 AVENUE C	155 ft
ELDRIDGE BISTRO LLC	700 E 9TH ST	220 ft
177 CHRISTIE INC	145 AVE C	220 ft
MARCHA COCINA INC	111 AVENUE C	225 ft
LAZERINI JAZZ LLC	649 EAST 9TH ST	250 ft
102 AVENUE C LLC	102 AVENUE C	330 ft
JEFLO & CO LTD	157 AVENUE C	395 ft
BROOKLYN BAR NYC INC	158 AVENUE C	410 ft
ST VINCE GROUP LLC	158 AVENUE C	420 ft
1011 TAVERN CORP	171 AVE C	585 ft
SEASIDE BEACH INC	171 173 AVE C	620 ft
OYSTER CITY LLC	647 E 11TH ST	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
104 AVENUE C PARTNERS LLC	104 AVENUE C	330 ft

Unmapped licenses within zipcode of report location

Name	Address
------	---------