



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
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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: 01/28/2019

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-premises Liquor

If alteration, describe nature of alteration: Bar owner to add additional space to establishment

Previous or current use of the location: Bar

Corporation and trade name of current license: Pennsylvania Jaycox Inc d/b/a The Magician

APPLICANT:

Premise address: 118 Rivington Street, New York, NY 10002

Cross streets: Essex and Norfolk Streets

Name of applicant and all principals: Pennsylvania Jaycox Inc: Jerry Atkins, Stephen Breskin, Stanley Liebowitz, M.D.

Trade name (DBA): The Magician

PREMISE:

Type of building and number of floors: Commercial building, one 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: _____

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? 100

*Applicant to obtain new Certificate of Occupancy to include additional space

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: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) M-Su (5 pm - 4 am)

Number of tables? 29 Total number of seats? 76

How many stand-up bars/ bar seats are located on the premise? 1 bar with 15 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): 38'11" L-shaped bar on ground floor

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
Pizza

What are the hours kitchen will be open? 5PM - 4AM

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

How many employees will there be? 10

Do you have or plan to install French doors accordion doors or windows? **N/A**

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

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: Juke Box

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.")

A designated staff member monitors patrons entering and exiting the premises.

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. **Premises has been licensed since 2001 without incident. Staff will insure patrons do not congregate outside premises.**

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: Applicant has been licensed at this location since 2001

Address: _____ Community Board # _____

Dates of operation: _____

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. Applicant has been licensed at this location since 2001

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business 12th Street Ale House (bar), The Tile Bar (bar)

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

How many On-Premise (OP) liquor licenses are within 500 feet? 53

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

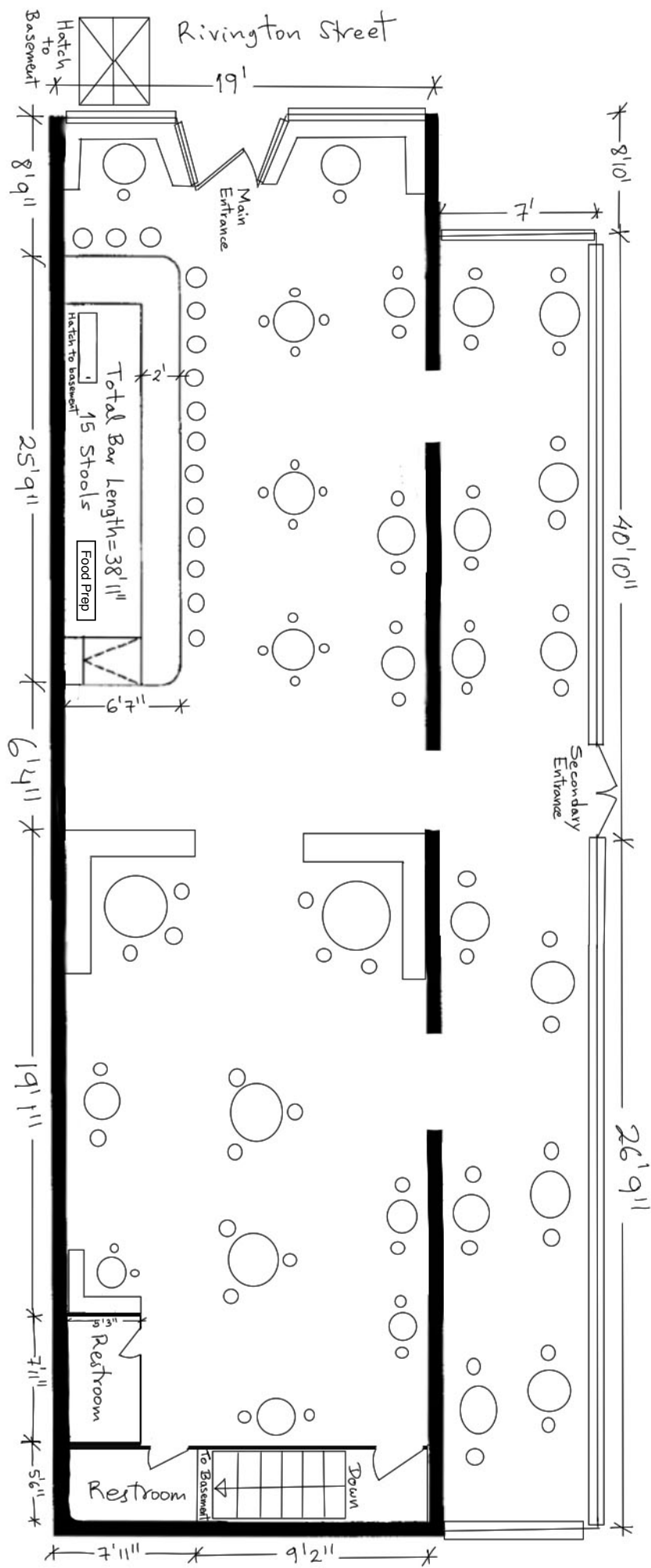
COMMUNITY OUTREACH:

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 2 private parties per **year**_____.
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 8:00PM.
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. **(212) 673-7851**

Essex Street

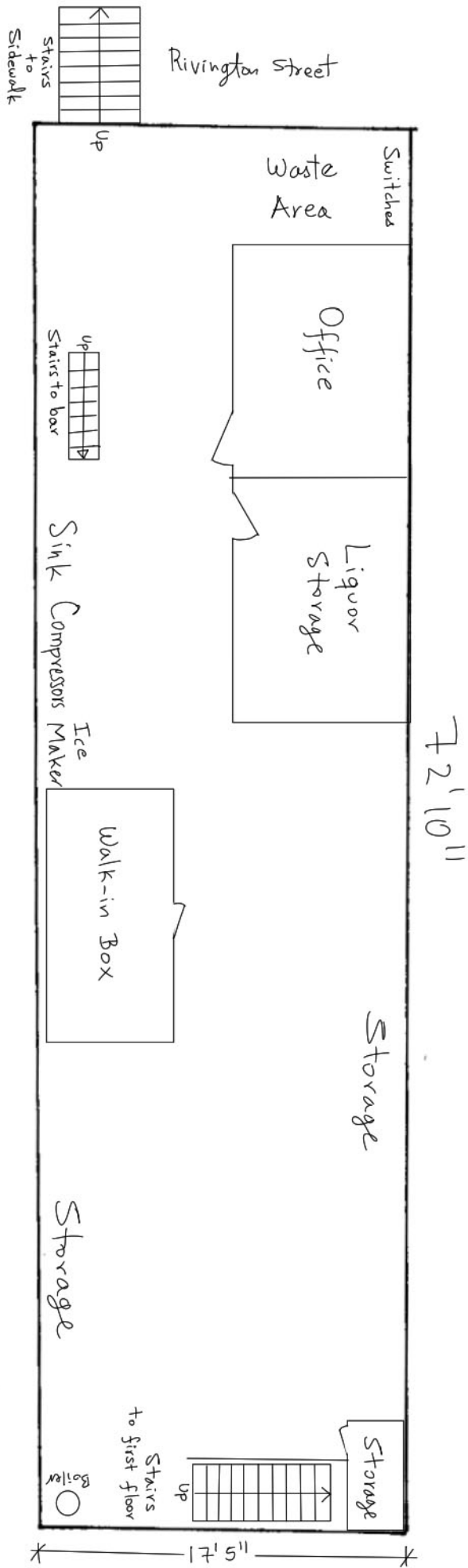


29 tables/76 seats

INTERIOR DIAGRAM - First Floor (Proposed)

118 Rivington Street
New York, NY
January 23, 2019

NOT TO SCALE



INTERIOR DIAGRAM - Basement
 118 Rivington Street
 New York, NY
 January 23, 2019
 NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 118 Rivington Street

1. Tijuana Picnic - 151 Essex Street - (333')
2. Souvlaki GR - 116 Stanton Street - (471')
3. Pianos - 158 Ludlow Street - (468')
4. Kind Regards - 152 Ludlow Street - (401')
5. San Loco - 105 Stanton Street - (473')
6. Mazaar - 137 Essex Street - (176')
7. Sons of Essex - 133 Essex Street - (143')
8. Beauty & Essex - 146 Essex Street - (244')
9. Sakamai - 157 Ludlow Street - (462')
10. S'zen - 107 Rivington Street 2nd Fl. - (187')
11. Cafe Medi - 107 Rivington Street - (223')
12. Parish - 146 Orchard Street - (516')
13. SET L.E.S. - 127 Ludlow Street - (348')
14. Serafina - 98 Rivington Street - (342')
15. Ludlow House - 139 Ludlow Street - (351')
16. Libation - 137 Ludlow Street - (341')
17. Local 138 - 138 Ludlow Street - (307')
18. La Caverna - 122-124 Rivington Street - (34')
19. Iggy's - 132 Ludlow Street - (285')
20. Verlaine - 110 Rivington Street - (149')
21. Spitzer's - 126 Ludlow Street - (283') Now Grunhaus
22. Hotel on Rivington - 107 Rivington Street - (200')
23. Los Feliz - 109 Ludlow Street - (448')
24. No Fun - 161 Ludlow Street - (596')
25. The Whiskey Ward - 121 Essex Street - (168')
26. Katz - 205 East Houston Street - (916')
27. Essex - 120 Essex Street - (49')
28. Welcome to the Ihonsons - 123 Rivington Street - (58')
29. El Sombrero - 108 Stanton Street - (524')
30. Nurse Bettie - 106 Norfolk Street - (341')
31. Sunita Bar - 106 Norfolk Street - (358')
32. La Contenta - 102 Norfolk Street - (370')
33. Stanton Social - 99 Stanton Street - (561') closed
34. Arlene's Grocery - 95 Stanton Street - (603')

Continue...

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Re: 118 Rivington Street

35. Kaikagetsu - 162 Orchard Street - (578')
36. Mehanata - 113 Ludlow Street - (425')
37. Wildair - 142 Orchard Street - (523')
38. Contra - 138 Orchard Street - (538')
39. The Mercury Lounge - 217 Houston Street - (869')
40. Ludlow Hotel - 180-184 Ludlow Street - (737')
41. Sweet Chick - 178 Ludlow Street - (709')
42. Hair of the Dog - 168-70 Orchard Street - (637')
43. Hotel Indigo - 171 Ludlow Street - (693')
44. Tre Pizzeria - 173 Ludlow Street - (720')
45. Taverna Di Bacco - 175 Ludlow Street - (750')
46. The Skinny Bar - 174 Orchard Street - (708')
47. Hotel Chantelle - 92 Ludlow Street - (711')
48. The DL - 95 Delancey Street - (694')
49. Farmhouse - 81 Ludlow Street - (913')
50. Excuse my French - 96 Orchard Street - (899')
51. The Remedy Diner - 245 East Houston Street - (883')
52. Max Fish - 120 Orchard Street - (618')
53. Devon - 252 Broome Street - (959')

Schools & Churches

1. Lower East Side Preparatory High School - 145 Stanton Street - (331')
2. School for Global Leaders - 145 Stanton Street - (331')
3. Marta Valle High School - 145 Stanton Street - (331')

Note: These 3 Schools are connected and share the same entrances)

4. Ana Silver School P.S. 20 - 166 Essex Street - (506')

Re: 118 Rivington Street (Beer & Wine Licenses)

1. Balvanera - 152 Stanton Street
2. The Masalawala - 179 Essex Street
3. Ludlow Coffee Supply - 176 Ludlow Street
4. La Margarita - 168 Ludlow Street
5. Black Tap - 177 Ludlow Street
6. Sushumai - 112 Stanton Street
7. Le French Diner - 188 Orchard Street
8. There - 154 Orchard Street
9. Karaoke Boho - 152 Orchard Street
10. Trapizzino - 144 Orchard Street
11. Chamusca - 92A Rivington Street
12. Charrua - 131 Essex Street
13. Chillhouse - 149 Essex Street
14. Two Bits Retro Arcade - 153 Essex Street
15. El Nuevo Amanecer - 117 Stanton Street
16. Char Sue - 119 Essex Street
17. Ramen Ishida - 122 Ludlow Street
18. Izakaya Juraku - 121 Ludlow Street
19. Wolfnights - 99 Rivington Street
20. Sushi Hana - 111 Rivington Street
21. El Castillo de Jagua - 113 Rivington Street
22. Spreadhouse - 116 Suffolk Street
23. Top Hops - 94 Orchard Street
24. Kottu House - 250 Broome Street