



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: 6/3/19

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: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 235 East 4th St. NY, NY 10009

Cross streets: _____

Name of applicant and all principals: Robert Facey

Trade name (DBA): Sunrise Entertainment

PREMISE:

Type of building and number of floors: 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: Hope to acquire acquire sidewalk cafe license in the future.

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? 112

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):

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) Sunday-Sunday: Sun 11am-4pm / 5pm-12am
Mon-Fri 5pm-1am Saturday 11am-4pm / 5pm-1am

Number of tables? 10 Total number of seats? 2

How many stand-up bars/ bar seats are located on the premise? 2 & 10

(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): Pizza Bar-19x10 / Liquor Bar 23x10

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

Organic Contemporary American

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

Will a manager or principal always be on site? Yes No If yes, which? Principle & or Manager (Always)

How many employees will there be? 27

Do you have or plan to install French doors accordion doors or windows? Already on premise.

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 Light Jazz musician on occasion

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

Please describe your sound system: Bose sound system

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) _____

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

Establishment focus is on exceptionally tasting organic contemporary food, not entertainment, noise levels will be low.

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: Mandarob Enterprises

Address: 215 West 28th St. NY, NY 10001 Community Board # 5

Dates of operation: 1982-1995

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? 1. Ace Bar (Full) 2 Minca (Beer & Wine)

How many On-Premise (OP) liquor licenses are within 500 feet? Ace Bar (1)

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) Organic Contemporary American, 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 8pm.
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.

ATTENTION RESIDENTS & NEIGHBORS

Sunrise Entertainment (917) 805-4112

Company/DBA Name and Contact Number for Questions

Plans to open a

Restaurant

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

235 East 4th St.

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer/Wine & Liquor

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, June 17, 2019 at 6:30pm

Public Hotel, Sophia Room, 17th Floor

215 Chrystie Street (btwn Houston & Stanton Sts)

Date/Time/Location

Robert Facey (917) 805-4112

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

info@cb3manhattan.org - www.cb3manhattan.org

Sunday **Rose** Fall 2019

Soup of the Day

Please see your server

Shareables & sides

Jammy Angel Eggs
Lobster Mashed Potato, brown butter
Farmhouse Baked Macaroni & Cheese
Crispy Brussel Sprouts, maple, soy, bacon lardons
Sweet Potato Au Gratin, brown sugar, pecan, house-made marshmallow
Herb Roasted 'Meaty' Mushroom, oyster, shiitake, Portobello, Calabrian peppers
Sea Salt & Pepper dusted fries

Starters

Shrimp Cocktail
Citrus Sea Salt & Pepper Wings
Skewered Brown Sugar Chile Crusted Rib Eye Steak
Lamb Meatballs, baked egg, chèvre, warm crusty bread
Greens, roasted pear, spiced walnut, chèvre, maple balsamic vinaigrette
Pickled Strawberry, green peas, sweet corn, lettuces, weeds, flowers, beet & raw honey vinaigrette

Plates

Blackened Pan Roasted Grouper, whipped potatoes
Fig & Port Wine Slow Braised Short Rib, creamy polenta
Seafood Pot, mussels, shrimp, clams, grouper, coconut curry broth
Citrus & Rosemary Brick Oven Roasted Free-Range Chicken, cauliflower egg fried 'rice'
Lemongrass & cracked black pepper rubbed Rib-Eye, fingerlings, garlic compound butter
Maple Balsamic Cauliflower Steak, shiitake bacon, seeds, sweet potato mash, honey crisp apple
Grass-fed Beef Burger, smoky cheddar, bacon, caramelized onions, whiskey sauce, fries

Sweets

Honey Crisp Apple Tart, vanilla bean ice cream
Salted Caramel Pots De Crème, Chantilly Cream
Grilled Brioche PB & J house-made peanut butter, boozy grape jam, pink sea salt

Fall Cocktail Menu 19

French 35- Bubbles, St. Germain, Hendricks

Apple Cidecar- Brandy, Cointreau, Apple Cider

Ginger Shandy- House-made Ginger Beer, Hoegaarden

Pumpkin Martini- Spiced Pumpkin Puree, Vodka, Irish Cream

The Old Man by the Sea- Bacardi 1909, Cacao, Lime, Absinthe, Sugar

Pear Toddy- Riesling, Star Anise, Fresh Ginger, Cardamom, Cloves, Raw honey,
Brandy, Asian Pear

Bourbon Hot Chocolate + Garnish Bacon



Certificate of Occupancy

CO Number: 104179167F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00400	Certificate Type: Final
	Address: 235 EAST 4 STREET	Lot Number(s): 39	Effective Date: 11/23/2007
	Building Identification Number (BIN): 1005028	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3	Number of stories: 6	
	Building Occupancy Group classification: RES/COM	Height in feet: 65	
	Multiple Dwelling Law Classification: NL	Number of dwelling units: 0	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Christopher M Santilli
Borough Commissioner

Borough Commissioner

Commissioner



Certificate of Occupancy

CO Number: 104179167F

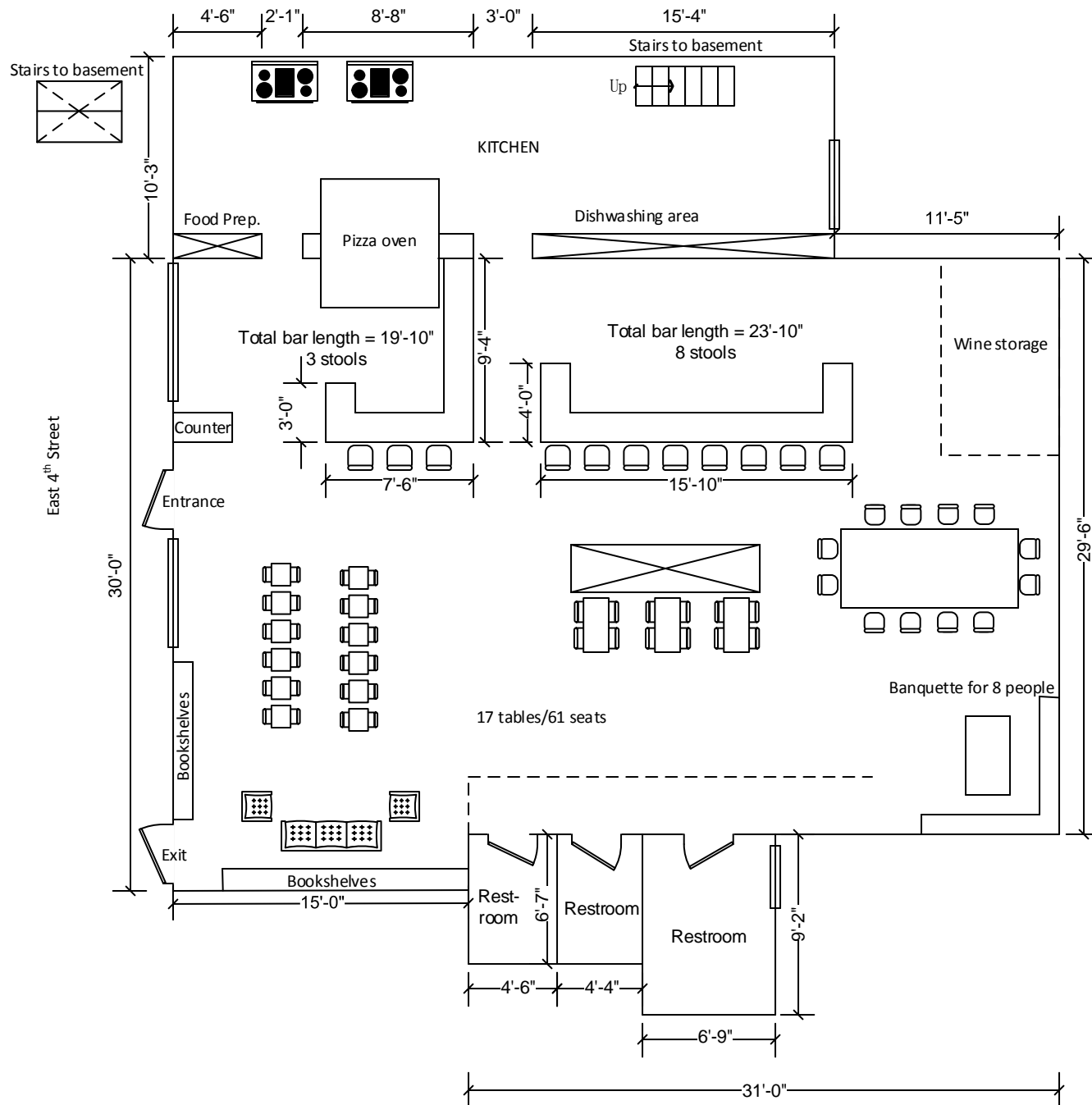
Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
001	112	100		F-4		6	ONE (1) EATING AND DRINKING ESTABLISHMENT
END OF SECTION							

Christopher M Santalì

Borough Commissioner

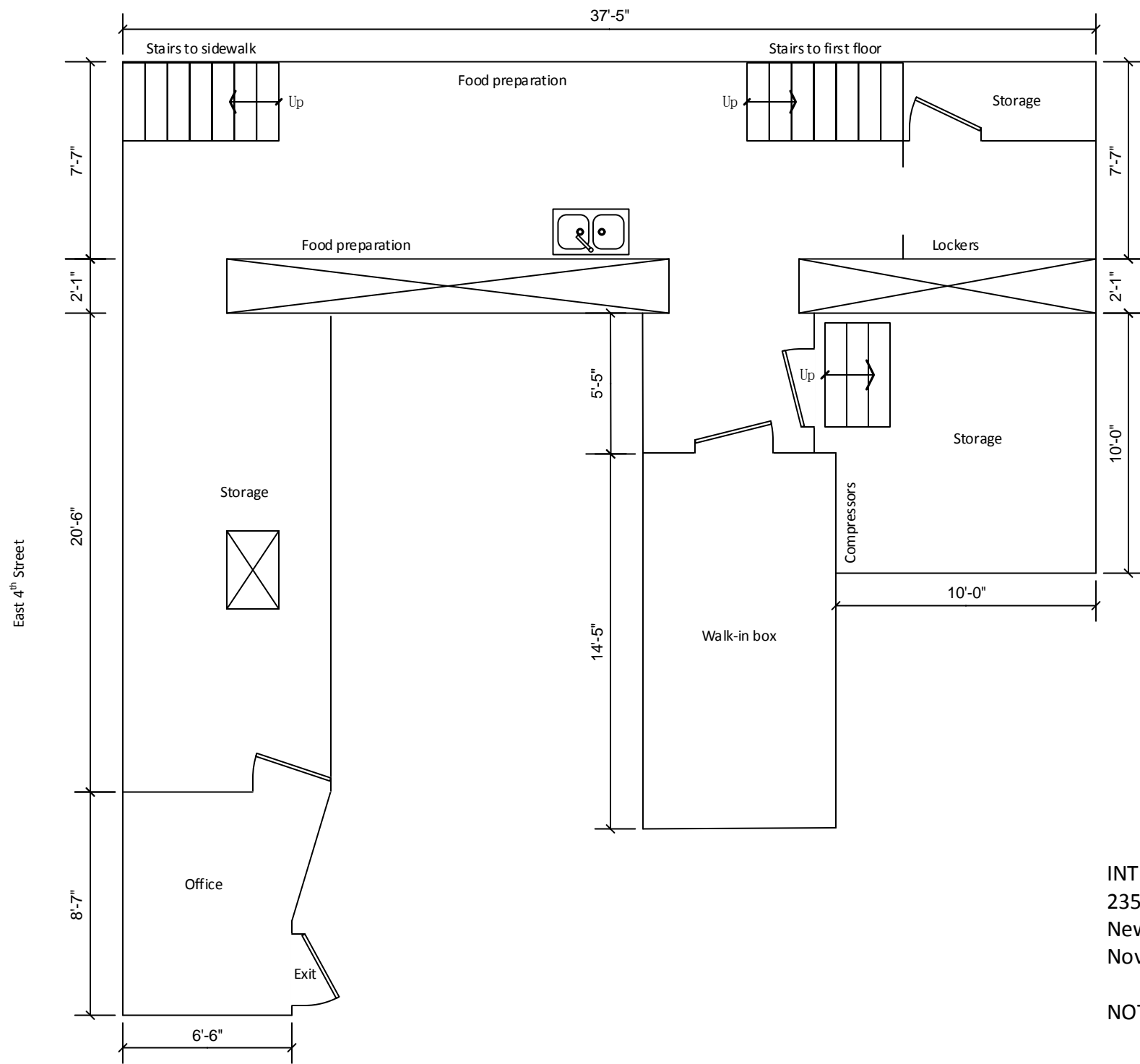
Borough Commissioner

Commissioner



INTERIOR DIAGRAM – First Floor
 235 East 4th Street
 New York, NY
 November 4, 2016

NOT TO SCALE



INTERIOR DIAGRAM – Basement
 235 East 4th Street
 New York, NY
 November 4, 2016

NOT TO SCALE