



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](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: May 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: \_\_\_\_\_

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Tavern

Corporation and trade name of current license: Cullen Restaurant Inc d/b/a  
St. Dymphas

**APPLICANT:**

Premise address: 108 St. Marks Place

Cross streets: Bl'n Ave A : First Avenue

Name of applicant and all principals: \_\_\_\_\_

Andrew Adelson

Trade name (DBA): To be determined

**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: Backyard

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? Pending LNO 74

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): R8B

**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) MON-FRI 4pm-4am  
SAT/SUN 12pm-4am

Number of tables? 9 Total number of seats? 36

How many stand-up bars/ bar seats are located on the premise? 1/10  
(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): Approx 22'7" L shape Front Right

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  
American casual comfort

What are the hours kitchen will be open? To within one hour of close

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

How many employees will there be? 12-15

Do you have or plan to install  French doors  accordion doors or  windows? No

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: Internet music with small dropped 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.")

ONE SECURITY GUARD WILL BE POSTED OUT FRONT TO DISCOURAGE CROWDS, NOISE AND CONGESTION ON THE SIDEWALK  
Will there be security personnel?  Yes  No (If Yes, how many and when) 1 Nightly 9pm-close

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Exterior - security personnel will insure the neighbors are not disturbed

Do you have sound proofing installed?  Yes  No Interior - management will keep the noise levels down to a minimum at all times  
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: Oyster City LLC d/b/a Virginia

Address: 647 E. 11th St Community Board # 3

Dates of operation: 2015 - Present

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? SEE ATTACHED

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

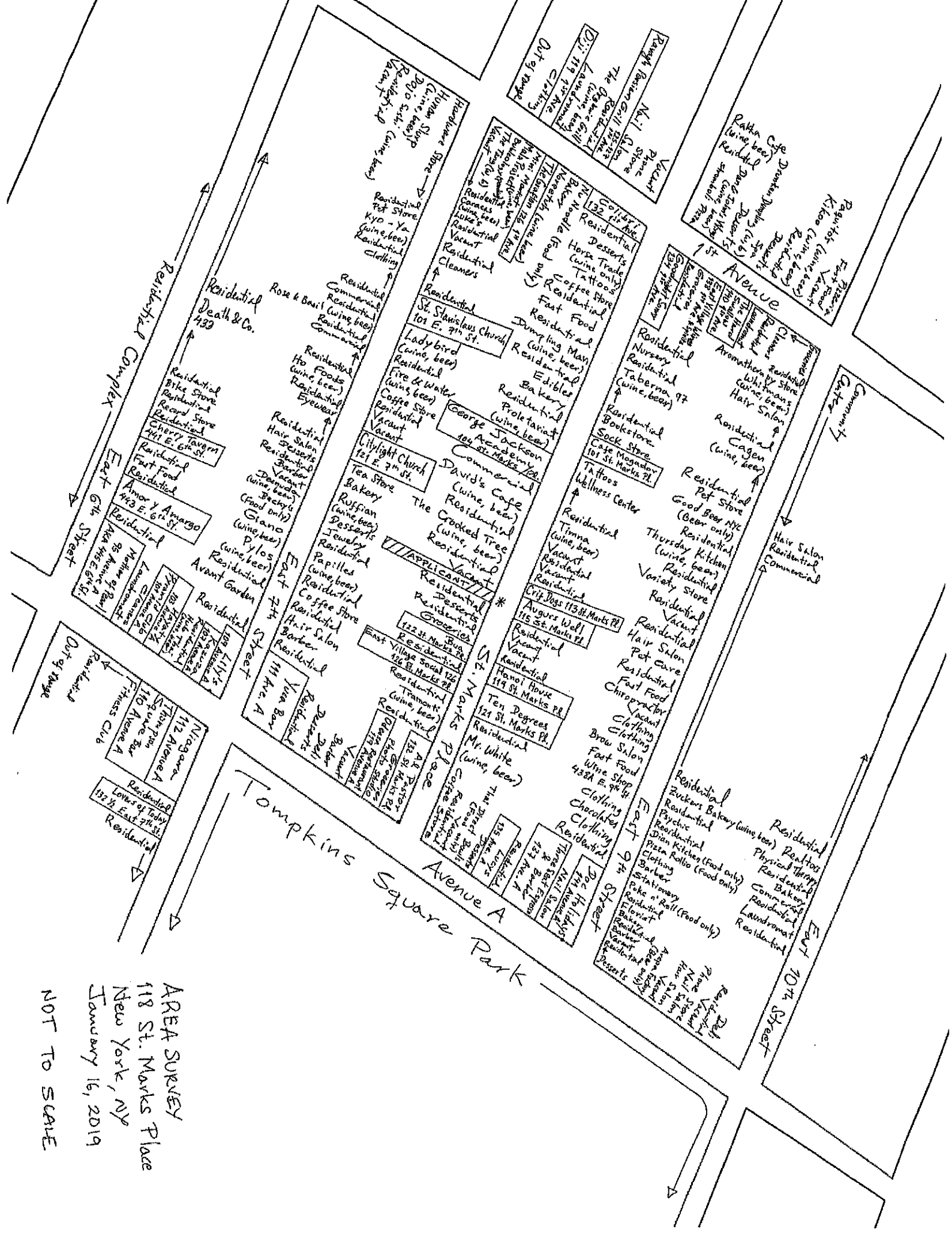
Is premise within 200 feet of any school or place of worship?  Yes No

**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 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 7pm.
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.



AREA SURVEY  
 118 St. Marks Place  
 New York, NY  
 January 16, 2019  
 NOT TO SCALE

Re: 118 St. Marks Place

---

1. Doc Holidays - 141 Avenue A - (349')
2. Three Seal Espresso & Barber - 137 Avenue A - (308')
3. Lucys - 135 Avenue A - (289')
4. Ten Degrees - 121 St. Marks Place - (150')
5. Hanoi House - 119 St. Marks Place - (136')
6. Augurs Well - 115 St. Marks Place - (87')
7. Crif Dogs - 113 St. Marks Place - (76')
8. Cafe Mogador - 101 St. Marks Place - (143')
9. Bua - 122 St. Marks Place - (68')
10. East Village Social 126 - 126 St. Marks Place - (106')
11. Al Pastor - 132 St. Marks Place - (246')
12. Odessa Restaurant - 119 Avenue A - (260')
13. Yuca Bar - 111 Avenue A - (316')
14. Lily's - 109 Avenue A - (367')
15. Kazuza - 107 Avenue A - (377')
16. Hayaty - 103 Avenue A - (412')
17. Pyramid Club - 101 Avenue A - (430')
18. Mother of Pearl - 95 Avenue A AKA 445 East 6<sup>th</sup> Street - (497')
19. Amor y Amargo - 443 East 6<sup>th</sup> Street - (473')
20. Cherry Tavern - 441 East 6<sup>th</sup> Street - (461')
21. The Hard Swallow - 140 1<sup>st</sup> Avenue - (406')
22. Tompkins Square Bar - 110 Avenue A - (434')
23. Lovers of Today - 132 1/2 East 7<sup>th</sup> Street - (472')
24. Niagara - 112 Avenue A - (413')
25. Goodnight Sonny - 134 1<sup>st</sup> Avenue - (372')
26. Colibri - 132 1<sup>st</sup> Avenue - (371')
27. The Grafton - 126 1<sup>st</sup> Avenue - (380')
28. Oiji - 119 1<sup>st</sup> Avenue - (487')
29. Ravagh Persian Grill - 125-127 1<sup>st</sup> Avenue - (472')
30. Death & Co. - 433 East 6<sup>th</sup> Street - (442')

Schools & Churches

1. George Jackson Academy - 104 St. Marks Place - (116')
2. Citylight Church - 121 East 7<sup>th</sup> Street - (202')
3. St. Stanislaus Church - 101 East 7<sup>th</sup> Street - (230')

Colibri 132 1 <sup>st</sup> Ave.
Residential
Desserts
Horse Trade (wine only)
Tattoos
Coffee Store
Residential
Fast Food
Residential
Dumpling Man (wine, beer)
Residential
Edibles
Bakery
Residential
Proletariat (wine, beer)
George Jackson Academy 104 St. Marks Pl.
Commercial
David's Cafe (wine, beer)
Residential
The Crooked Tree (wine, beer)
Residential
Vacant
//// APPLICANT ////
Residential
Desserts
Residential
Groceries
Bua 122 St. Marks Pl.
Residential
East Village Social 126 126 St. Marks Pl.
Residential
Tramonte (wine, beer)
Residential
Al Pastor 132 St. Marks Pl.

St. Marks Place

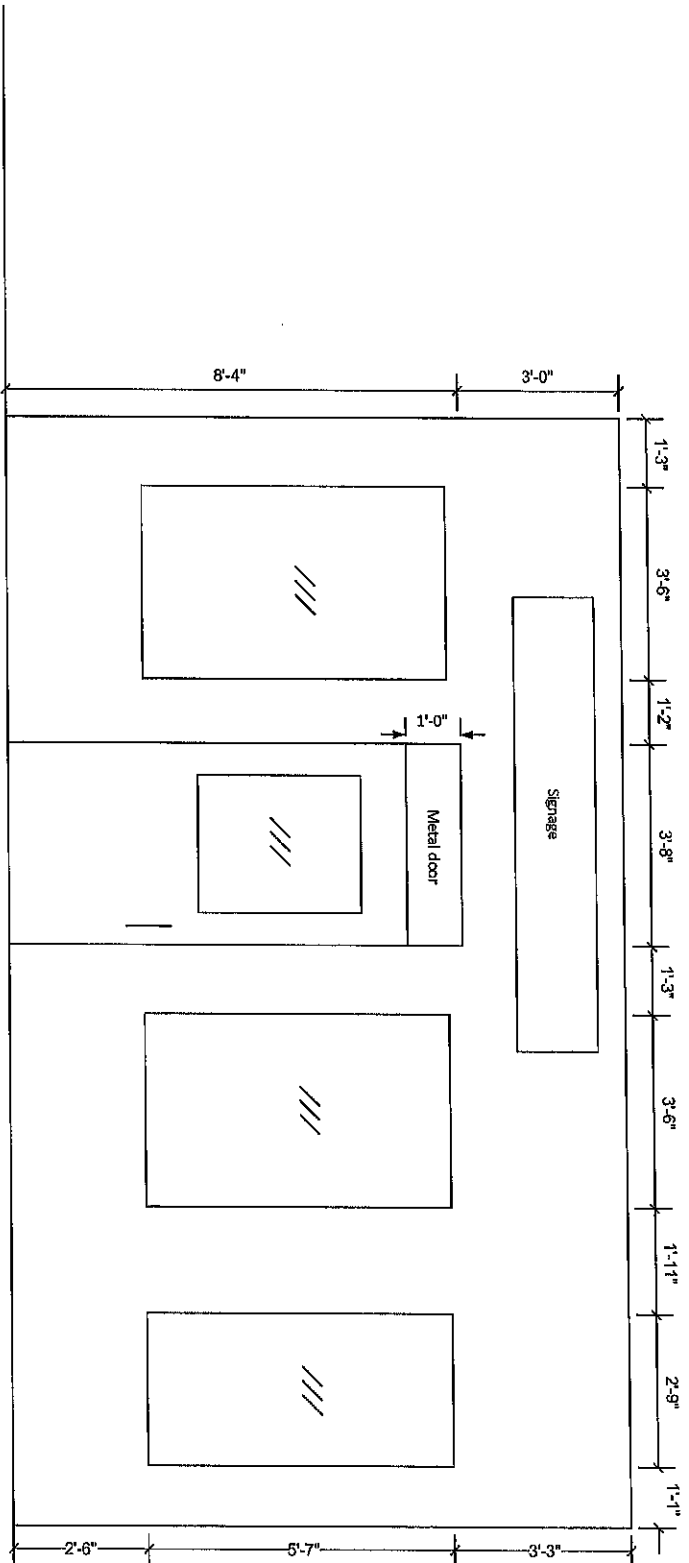
NOT TO SCALE

Block Plot  
118 St. Marks Place  
New York, NY  
January 16, 2019

1<sup>st</sup> Avenue

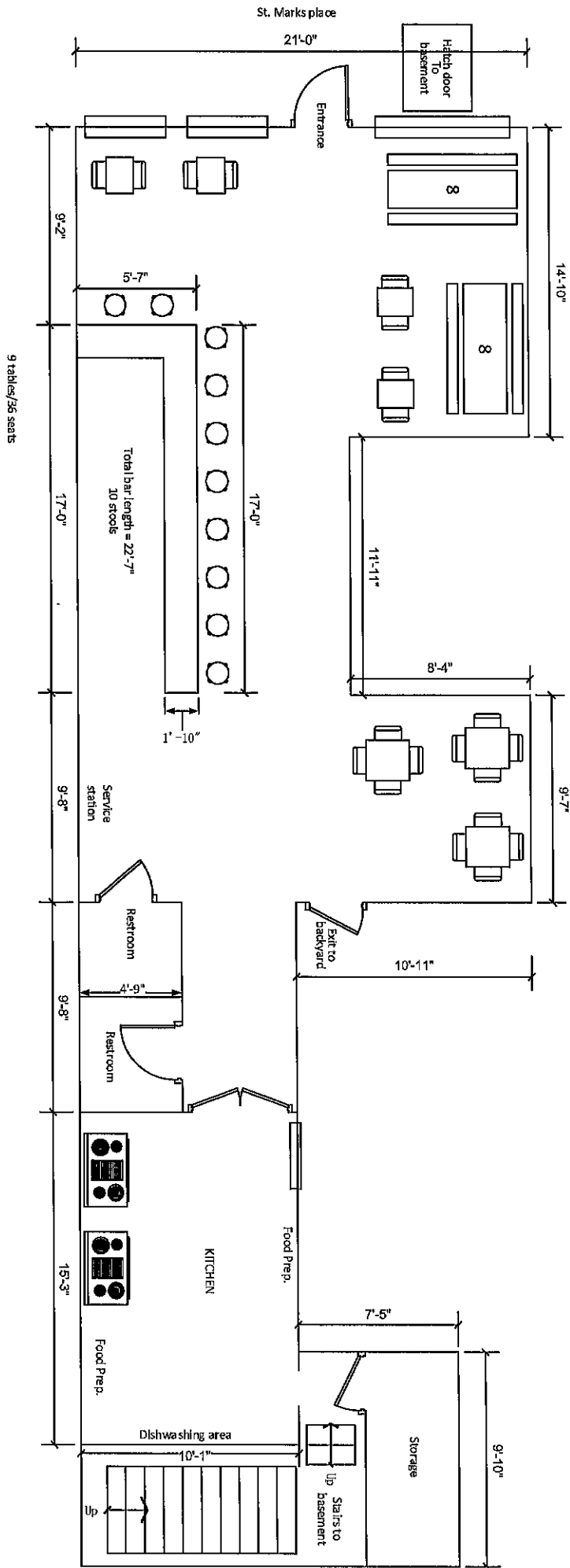
Goodnight Sonny 134 1 <sup>st</sup> Ave.
↑ Residential
Nursery
Residential
Taberna 97 (wine, beer)
↑ Residential
Bookstore
Sock Store
Cafe Mogador 101 St. Marks Place
Tattoos
Wellness Center
↑ Residential
Timna (wine, beer)
Vacant
Residential
Vacant
Residential
Crig Dogs 113 St. Marks Place
Augurs Well 115 St. Marks Place
Residential
Vacant
Vacant
Residential
Hanoi House 119 St. Marks Place
Ten Degrees 121 St. Marks Place
Residential
Mr. White (wine, beer)
Coffee Store

Avenue A

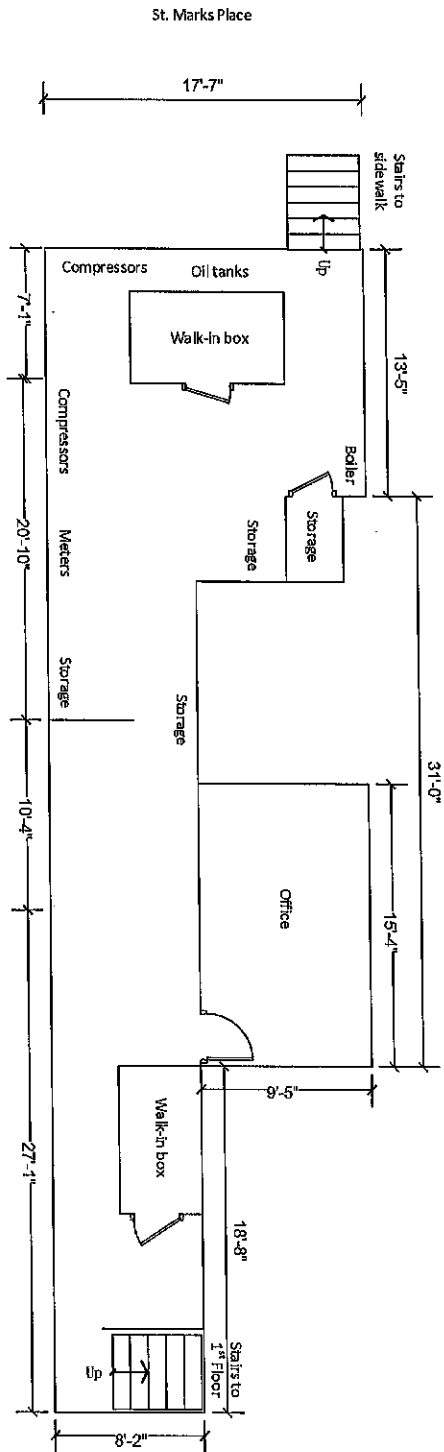


FRONT ELEVATION  
 118 St. Marks Place  
 New York, NY  
 January 16, 2019  
 NOT TO SCALE





INTERIOR DIAGRAM – First Floor  
 118 St. Marks Place  
 New York, NY  
 January 16, 2019  
 NOT TO SCALE



INTERIOR DIAGRAM – Basement  
 118 St. Marks Place  
 New York, NY  
 January 16, 2019  
 NOT TO SCALE