



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

[www.cb3manhattan.org](http://www.cb3manhattan.org) - [info@cb3manhattan.org](mailto: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

**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: Beer/Wine

If alteration, describe nature of alteration: Addition of a door

Previous or current use of the location: Bar

Corporation and trade name of current license: Bridge and Tunnel LLC/ Marshall Stack

### APPLICANT:

Premise address: 66 Rivington St

Cross streets: Allen St

Name of applicant and all principals: Matthew Kelly

Trade name (DBA): Marshall Stack

**LOCATION:**

How many licensed establishments are within 1 block? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 17

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 7 PM.
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.

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: Six speakers, wall mounted

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

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Marshall Steak

Address: 166 Rivington St. Community Board # 3

Dates of operation: 2006 - present

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Owner of Marshall Steak 13 yrs.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name and describe type of business Emma Peel Room / 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.

**PREMISE:**

Type of building and number of floors: Masonry 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: \_\_\_\_\_

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? Letter of No Objection

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):

C-4 4-A

**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-Wed 4pm-2am / Thurs-Fri 4pm-4am /  
Sat 1pm-4am / Sun 1pm-2am

Number of tables? 8 Total number of seats? 32

How many stand-up bars/ bar seats are located on the premise? one bar 18 seats  
(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): Main Room 34foot long

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 Menu

What are the hours kitchen will be open? 4:30pm-1am Mon-Wed / Thurs-Fri 4:30-2am / Sat 2:30-2am

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

How many employees will there be? 5

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

Sun 2:30-10pm

# KEYNOTES

1. PROPOSED CONCRETE L&B RAMP AND STAIR GO TO CORRELATE WITH ADA RAMP AND STAIR WITHIN THE DESIGNATED 5'0" STREET PROPERTY LINE.
2. STAIRS/STAIR RAMP RENOVATION TO INCLUDE LANDING FOR PROPOSED ADA RAMP.
3. LINE INDICATES 3'-0" OFFSET FROM PROPERTY LINE.
4. GO TO PROJECT EXISTING STAIRS/STAIR TO REMAIN THROUGHOUT CONSTRUCTION.

# GENERAL NOTES

- A. GO TO EXISTING L&B RAMP AND STAIR FOR EXISTING L&B RAMP AND STAIR.
- B. CONSTRUCTION SHALL NOT BEAT THE EXISTING L&B RAMP AND STAIR.
- C. ALL EXISTING AND NEW RAMP AND STAIR SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ADA AND THE NEW YORK CITY DEPARTMENT OF HUMAN SERVICES.
- D. THE NEW RAMP AND STAIR SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ADA AND THE NEW YORK CITY DEPARTMENT OF HUMAN SERVICES.
- E. THE NEW RAMP AND STAIR SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ADA AND THE NEW YORK CITY DEPARTMENT OF HUMAN SERVICES.

NO.	REVISION	DATE	BY
1	ISSUED FOR ILLINOIS	08-27-16	MF
2	REVISION	08-27-16	MF

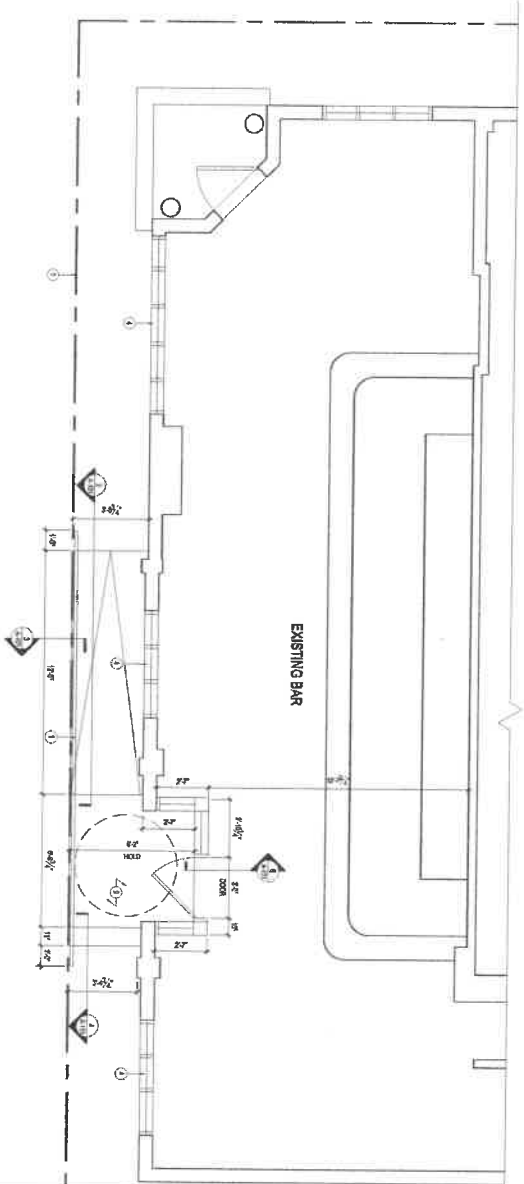
DATE: 08-27-16  
PROJECT: 16031  
SHEET: 8 OF 10  
DRAWN BY: MF  
CHECKED BY: MF  
IN CHARGE: MF  
PROJECT: 66 RIVINGTON STREET  
NEW YORK, NY 10002  
PROJECT: 66 RIVINGTON STREET  
NEW YORK, NY 10002

A-101.00

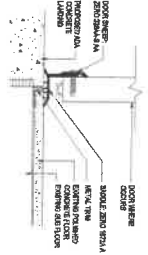
REVISIONS

# FIRST FLOOR CONSTRUCTION PLAN

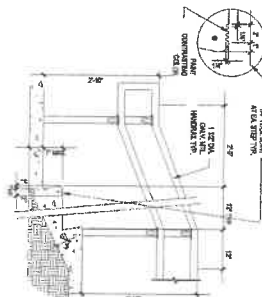
1



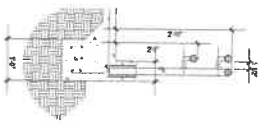
## TRANSITION DETAIL 5



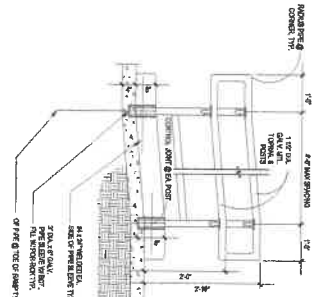
## HANDRAIL & STAIR DETAIL 4

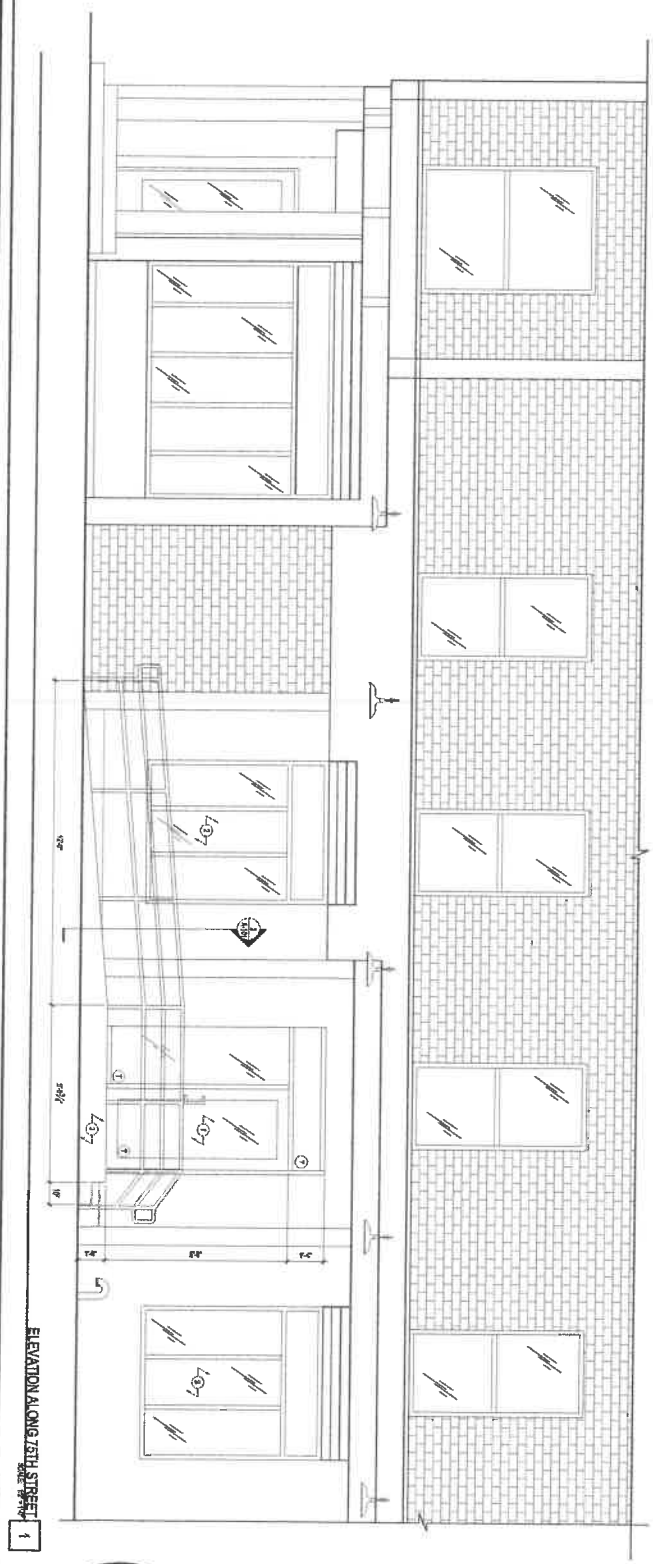


## HANDRAIL RAMP DETAIL 3



## HANDRAIL RAMP DETAIL 2





GENERAL NOTES	
1. CONSULT WITH ARCHITECT FOR ALL CONSTRUCTION DETAILS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	1. KEY NOTES
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	2. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	4. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	5. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	6. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	7. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	8. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	9. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.	10. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.

**evolve**  
ARCHITECTURE & DESIGN

532 BROOKHOLLOW ROAD,  
SUITE 100 NEW VILLE, NY 11967

DATE: 08.27.18  
DRAWN BY: 16031  
CHECKED BY: ETK  
SCALE: 9 OF 10

ALL DATA, DIMENSIONS, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF NEW YORK.

**PROJECT:**  
88 RIVINGTON STREET  
NEW YORK, NY 10002

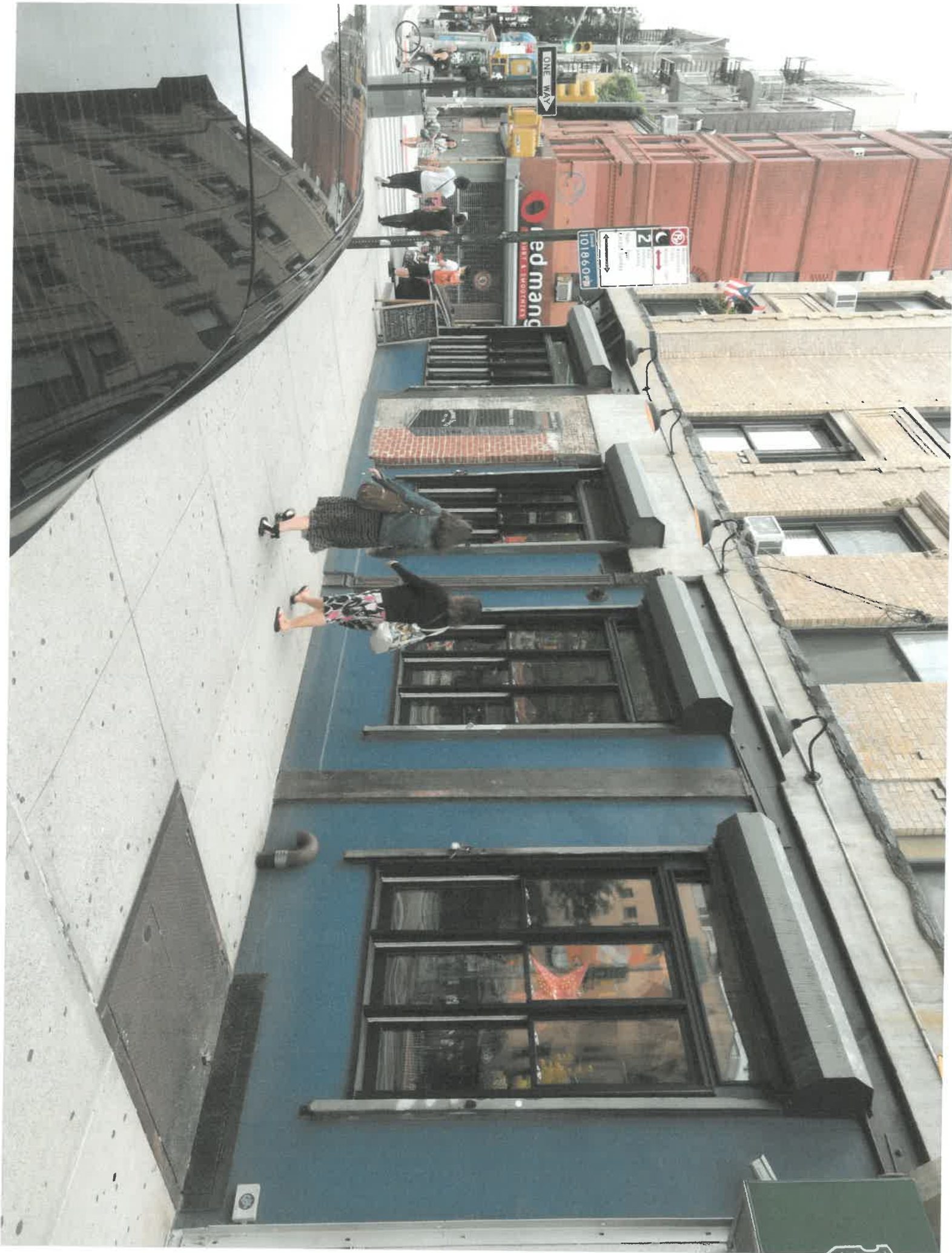
**ARCHITECT:**  
A-701.00

**EXTERIOR ELEVATIONS**

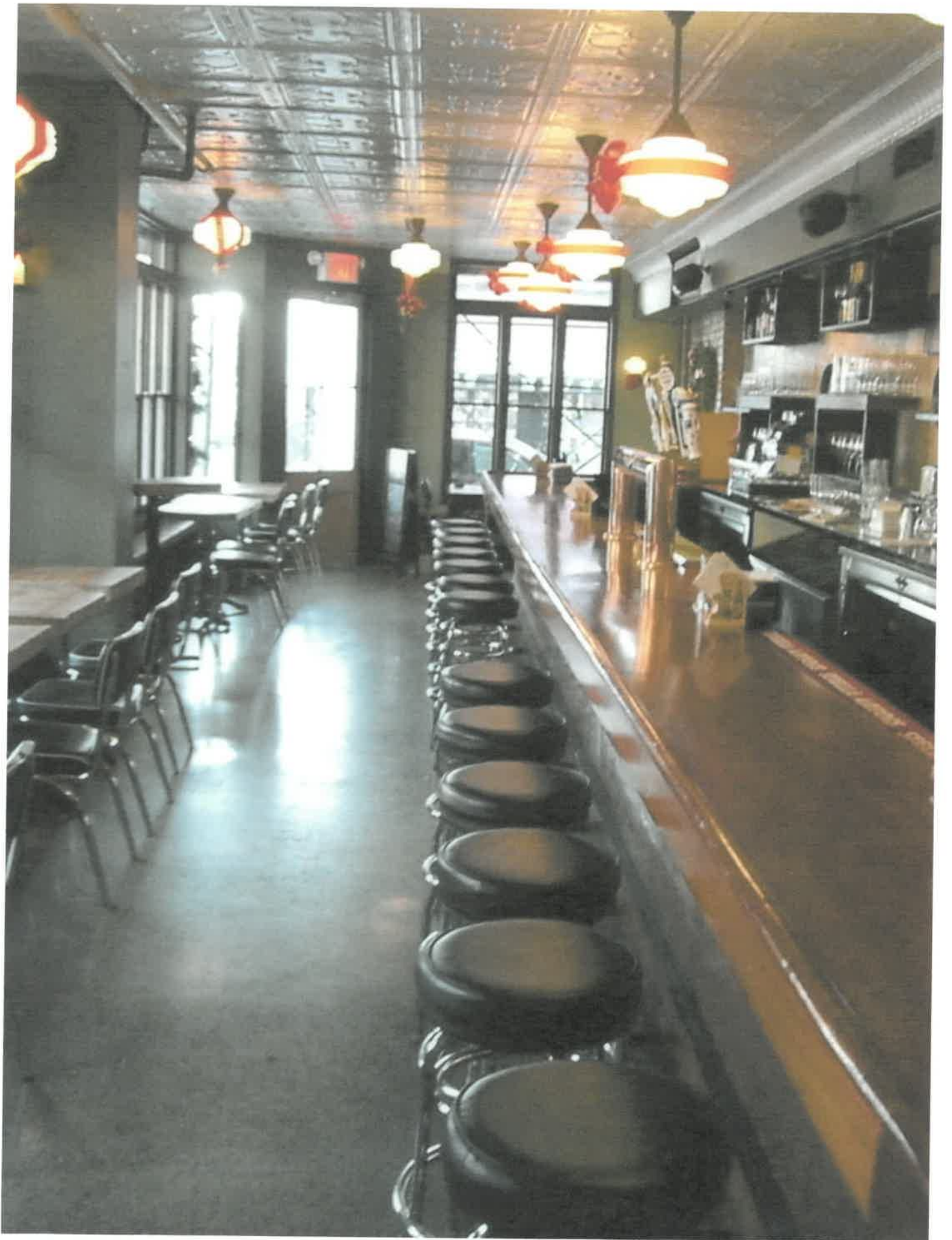














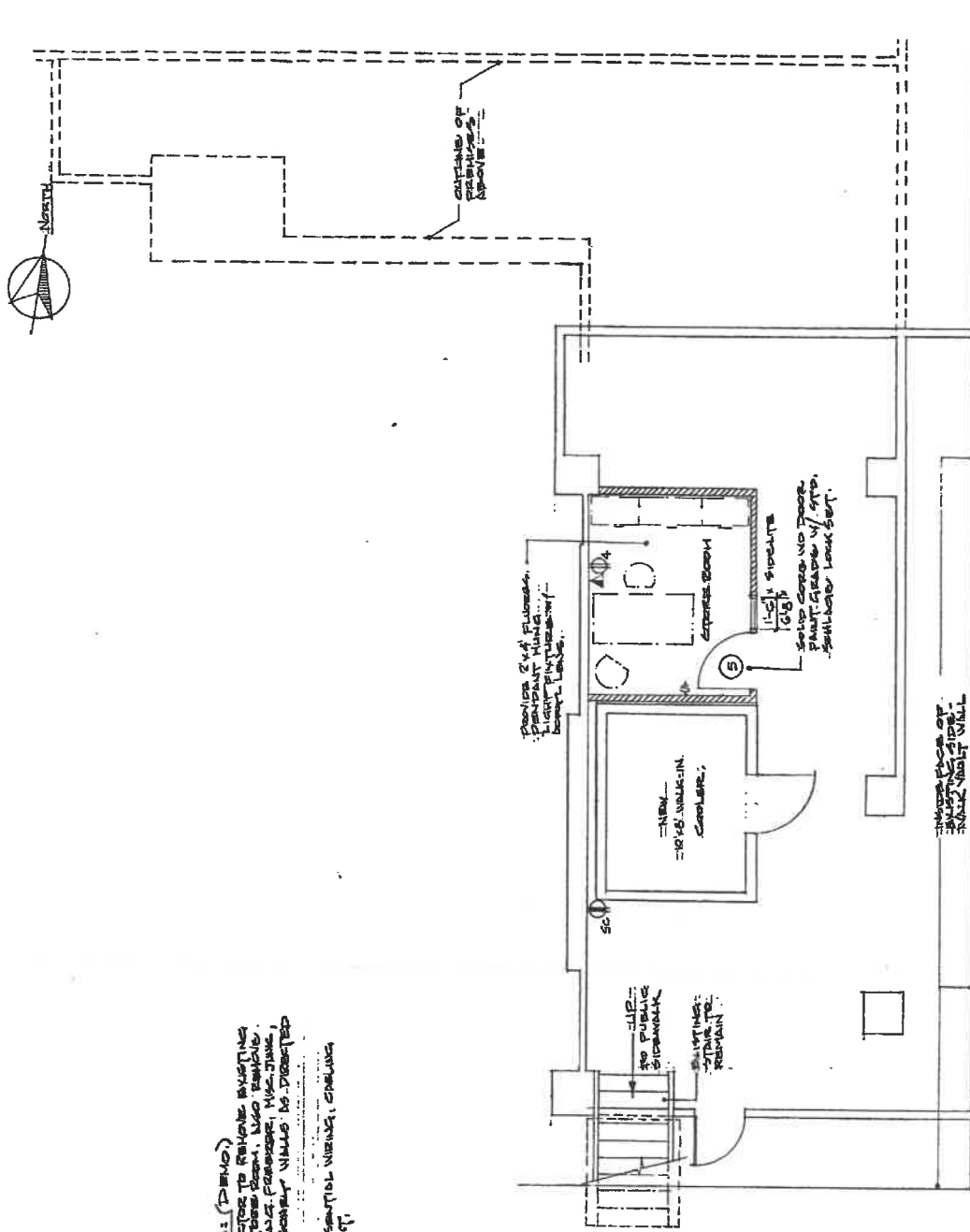
7. L&L MAKER - 26 MPQ. BY COL.  
PALMER MODEL BW-02410-00.

SEATING:

Bar	: 17
Tables	: 28
Stoneware	: 6
Total	: 51

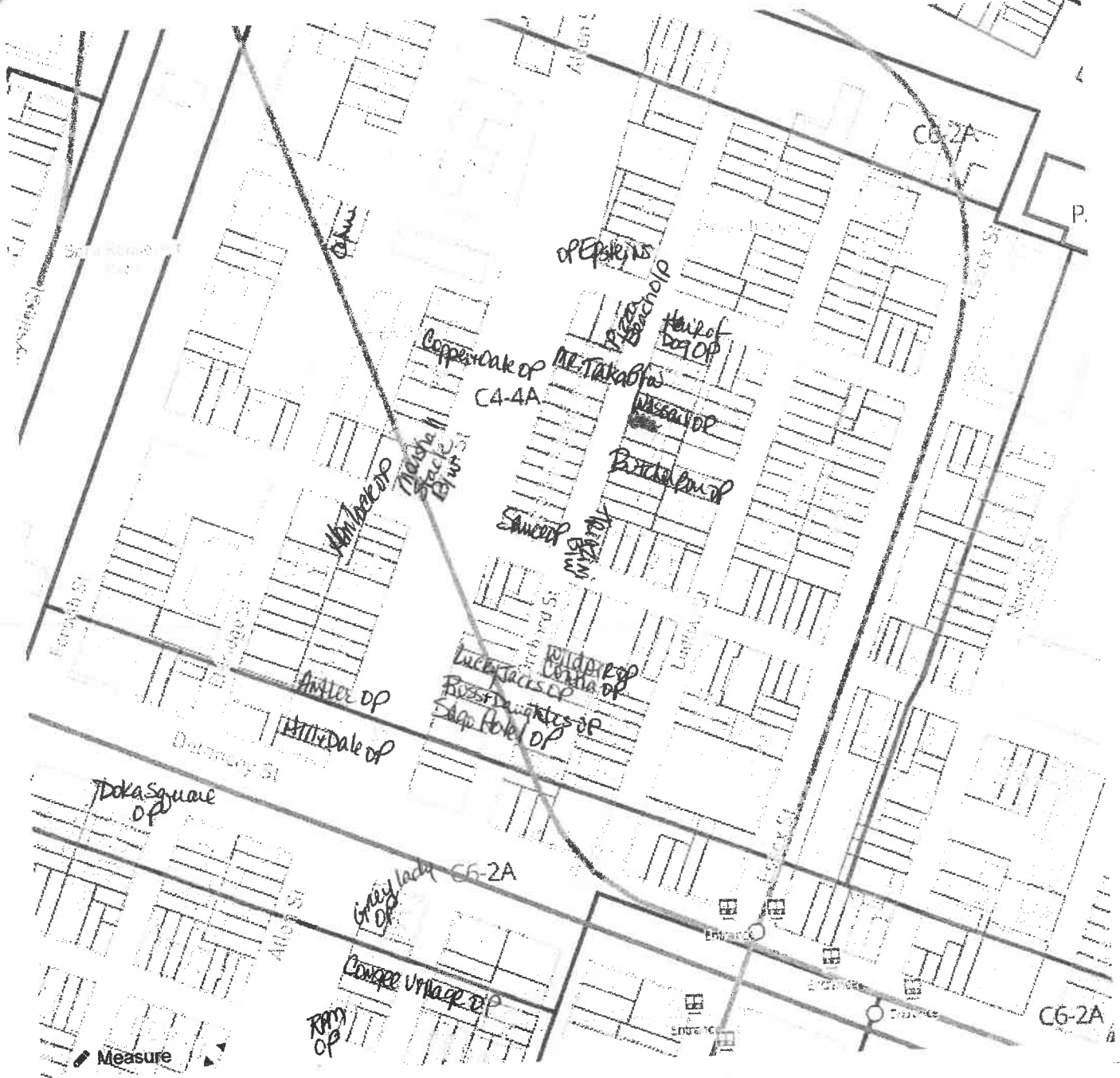
01082803	REMOVED KITCHEN	✓
03 27000	REMOVED LAUNDRY	✓
02 21400	WALKED FOR COAST.	✓
09 2000	DESCRIPTION	✓
<u>"MARSHALL STACK"</u>		✓
<u>BAR &amp; RESTAURANT</u>		✓
66 RIMINGTON STREET		
NEW YORK, NY		
<u>FURNITURE PLAN.</u>		
notes:	1 1/2" = 1'0"	
DATE:	DEC. 01, 2005	
DRAWN BY:	AJS	

DR 214611 - ISSUED FOR CONSTRUCTION	1
"MARSHALL STACK"	
BAR & RESTAURANT	
60 RIVINGTON STREET	
NEW YORK, N.Y.	
CELLAR PLAN	
SCALE: 1/4" = 1'-0"	
DATE: DEC. 01, 2005	
PROJECT: RUGA-HO	
NO. 1	





# ZoLa New York City's Zoning & Land Use Map



B  
R  
R  
R  
B  
R  
B  
R  
B  
R  
B

- Antler Beer & Wine Dispensary – 123 Allen (B&W)
- Butcher Bar – 146 Orchard (OP)
- Congee Village – 100 Allen (OP)
- Contra – 142 Orchard (OP)
- Copper & Oak – 157 Allen (OP)
- Doka Square – 53 Delancey (OP)
- Epstein's - 82 Stanton (OP)
- Grey Lady – 77 Delancey (OP)
- Hair of the Dog – 168 Orchard Street (OP)
- Hemlock – 65 Rivington (OP)
- Hill & Dale – 115 Allen (OP)

- B Lucky Jack's – 129 Orchard (OP)
- B Marshall Stack – 66 Rivington (B&W)
- R Mr. Taka Ramen – 170 Allen (B&W)
- R Pizza Beach – 167 Orchard (OP)
- B RPM – 266 Broome Street (OP)
- R Russ & Daughters – 127 Orchard (QP)
- R Sago Hotel – 120 Allen (OP)
- R Sauce – 78 Rivington (OP)
- R Triazinni – 86 Rivington (B&W)
- R Wassail – 162 (B&W)
- R Wild Air – 142 Orchard (OP)