



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: August 7th, 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: Restaurant

Corporation and trade name of current license: 302 Broome Art Space LLC
01b1a Better Days

APPLICANT:

Premise address: 302 Broome Street

Cross streets: B/n Forsyth St ; Eldridge St

Name of applicant and all principals: Omar's LES LLC

Omar Hernandez ; John Mingione

Trade name (DBA): Omar's

PREMISE:

Type of building and number of floors: 6 story brick

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? LN 74pp
per floor

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) SUN / MON 5pm - 2am
TUES - SAT 5pm - 4am

Number of tables? 13 Total number of seats? 69

How many stand-up bars/ bar seats are located on the premise? 2/15
(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): 31'6" Rectangle ; Rear right, 1st floor
29'5" Rectangle ; Left Center lower level

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

Continental

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? 15-20

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?) TBD

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: Computer connected with small speakers spring hung from acoustical ceiling

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.")

Security will be responsible to insure the outside of these premises do not become problematic

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 3 nightly

9pm - close

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Security will be stationed at the interior and exterior of these premises to insure neighbors are not affected

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: W. 9th St Consulting LLC

Address: 21 W. 9th St NYC Community Board # 2

Dates of operation: 2013-2018

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. SEE Above

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. Late Renewal 2017

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? 11

Is premise within 200 feet of any school or place of worship? ☒ Yes ☐ No (building not used exclusively for religious purposes)

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) Continental within one hour of class, 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 8 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.

OMAR'S

THE CLASSICS

TUNA TARTARE
SOY, AVOCADO
17

TUSCAN KALE SALAD
BRAZIL NUTS, COTIJA,
PANCA VINAIGRETTE
14

HEN OF THE WOODS
MUSHROOM
BROCCOLINI, DIJON
BEURRE BLANC
28

TRUFFLE BURGER
CARAMELIZED ONION,
IRISH CHEDDAR,
TRUFFLE MUSHROOM
23

SIDES 9

BROCCOLINI
PISTACHIO GREMOLATA

HEIRLOOM CARROTS
HONEY, THYME

BRUSSELS SPROUTS
APPLE CIDER GLAZE

TRUFFLE MAC AND CHEESE
AGED CHEDDAR, PARMESAN
CRUMBS

TO SHARE

MUSHROOM CROQUETTE TRUFFLE AIOLI, CHIVES 9

HAMACHI TOSTADAS AVOCADO, JALAPENO, SIRACHA 13

SMOKED SALMON RILLETTE CHIVE, TOAST 17

MEATBALLS BASIL, RICOTTA, OLIVE OIL 15

STARTERS

SOUP DU JOUR 11

AVOCADO AND CRAB SALAD HEARTS OF PALM, CITRUS 21

HEIRLOOM BEET SALAD ARUGULA, GOAT CHEESE, THYME 15

SOFT POLENTA LOBSTER, PARMESAN, CHIPOTLE BISQUE 18

BURRATA SUNFLOWER GREENS, APPLE, OLIVE OIL 15

OCTOPUS GARLIC POTATO, BLACK OLIVE AIOLI 19

MAINS

SCOTTISH SALMON OLIVE OIL POTATO, LEEK PUREE 28

CHILEAN SEABASS MUSHROOM, FARO RISOTTO, GARLIC FOAM 36

ROASTED CAULIFLOWER BULGUR, TAHINI, MARCONA ALMOND 25

PAPPARDELLE WILD MUSHROOM, TRUFFLE, PARMESAN 23

ORGANIC CHICKEN BUTTERNUT SQUASH, CHORIZO, PUY LENTILS 27

SHORT RIBS HORSERADISH POTATO, PISTACHIO GREMOLATA 31

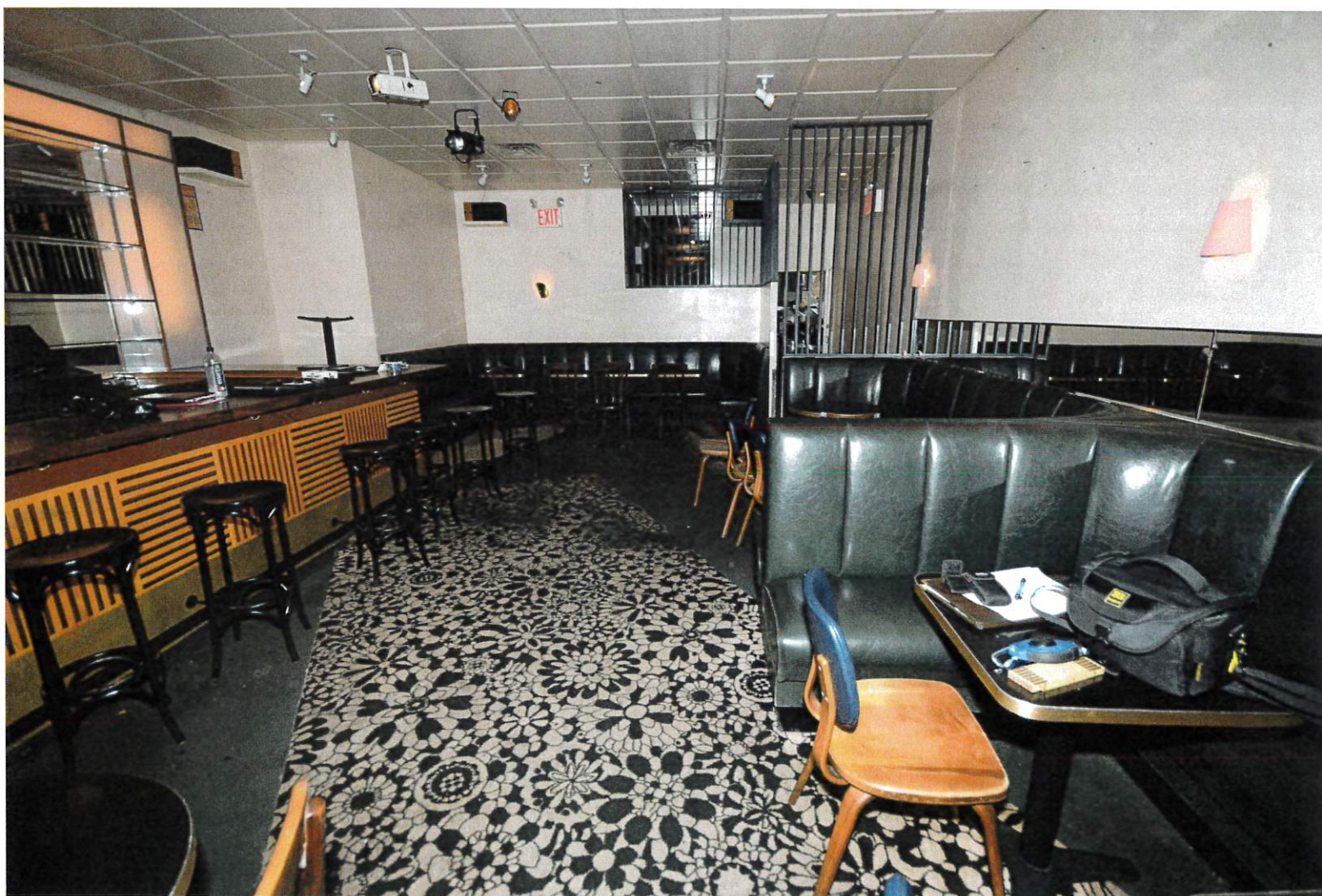
NEW YORK STRIP - 14 OZ BRAISED POTATO, SWISS CHARD 45

MULLARD DUCK SUNCHOKE, CARROT PUREE, QUINCE CHUTNEY 31

CHICKEN FOR TWO MUSHROOM, TRUFFLE, THYME 65

CÔTE DE BOEUF - 30 OZ ROASTED HEIRLOOM POTATO 95















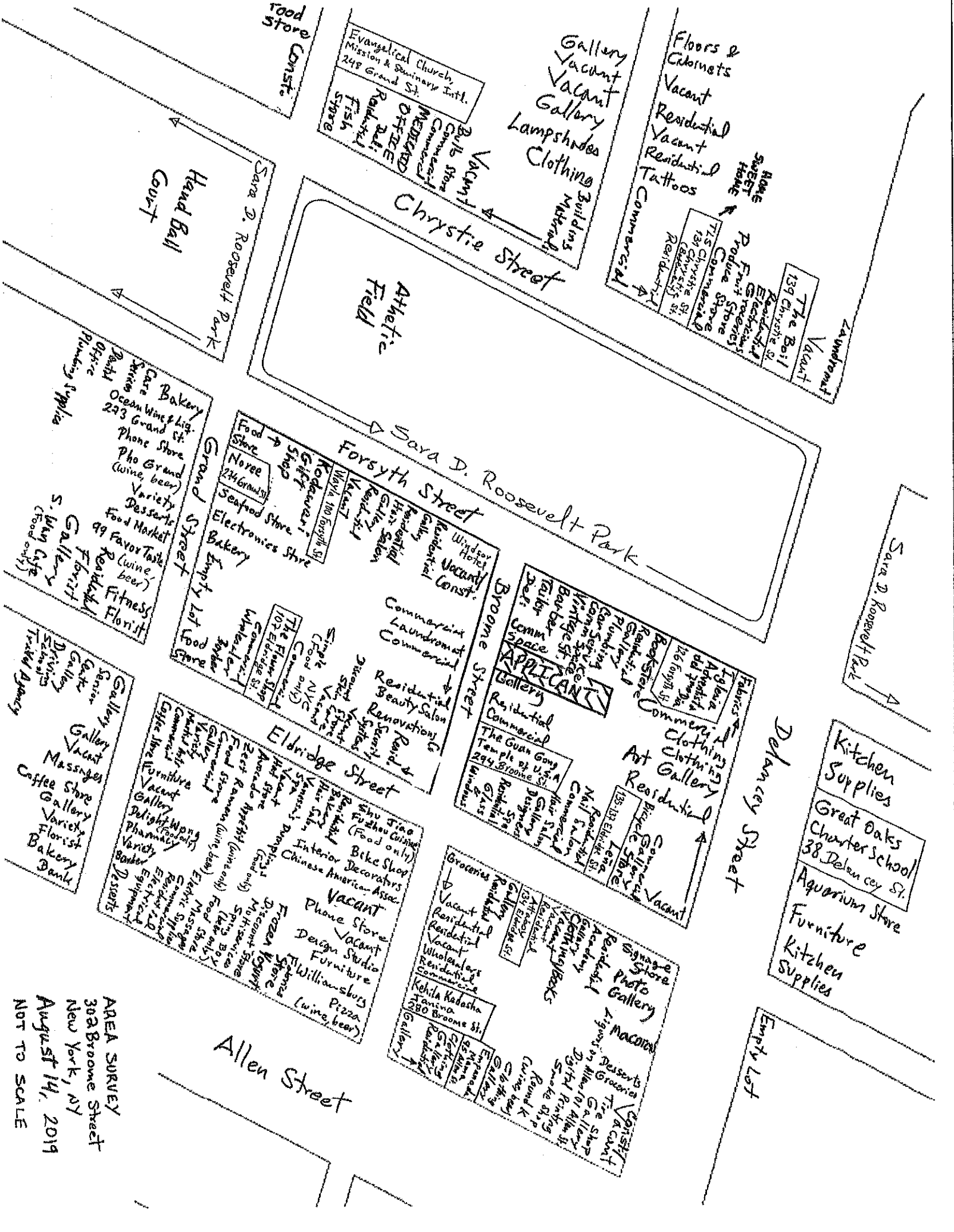












AREA SURVEY
308 Broome Street
New York, NY
August 14, 2019
NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography
45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess.g.att.net
landessphotographers.com

Re: 303 Broome Street

1. Empanada Mama - 95 Allen Street - 381'
2. Attaboy - 134 Eldridge Street - 216'
3. The Flower Shop - 107 Eldridge Street - 301'
4. Noree - 274 Grand Street - 355'
5. Wayla - 100 Forsyth Street - 210'
6. Leña - 135-137 Eldridge Street - 236'
7. 302 Broome Art Space LLC - 302 Broome Street - 15'
8. Home Sweet Home - 131 Chrystie Street - 390'
9. The Boil - 139 Chrystie Street - 417'

Schools & Churches

1. Great Oaks Charter School - 38 Delancey Street - 403'
2. Iglesia Adventista del 7mo Dia - 126 Forsyth Street - 288'
3. Kehila Kedosha Janina - 280 Broome Street - 326'
5. The Guan Gong Temple of U.S.A. - 294 Broome Street - 93'

Windsor Hotel
Vacant/ Construction
Commercial
Laundromat
Commercial ↓
Residential
Beauty Salon
Renovations
Construction

Broome Street

NOT TO SCALE

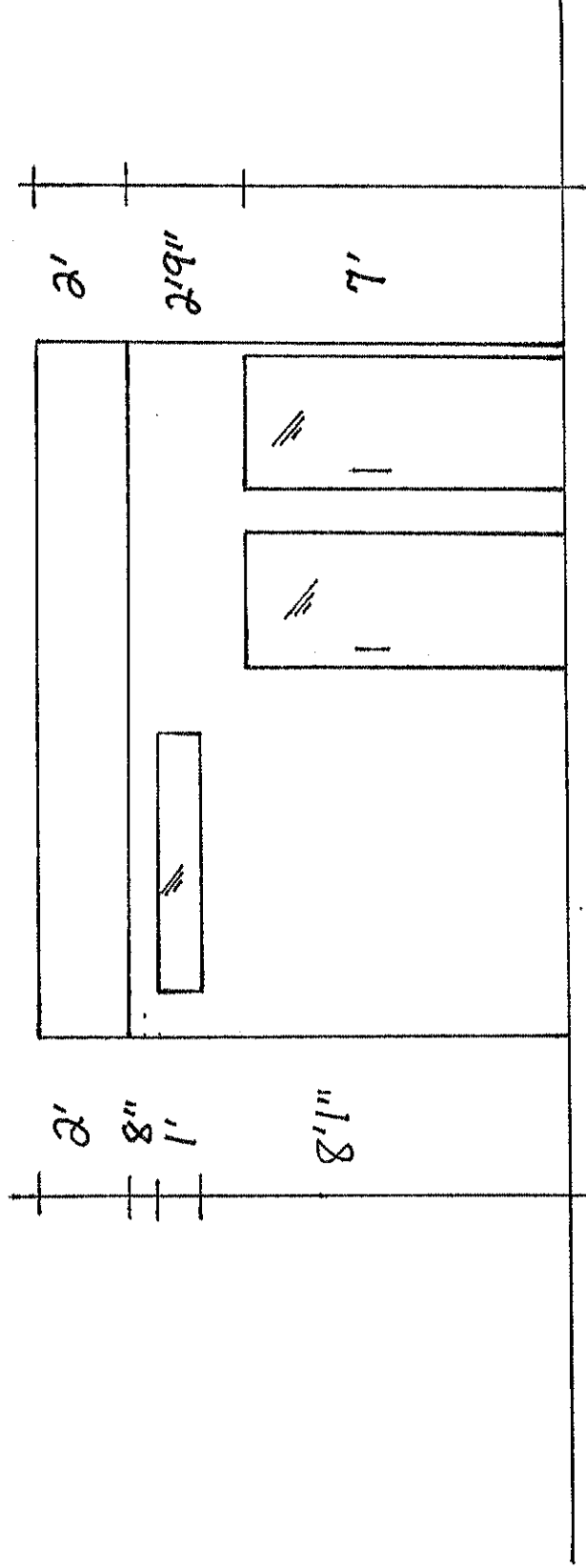
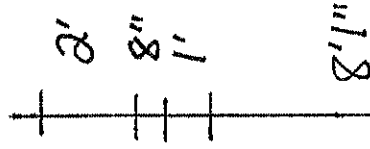
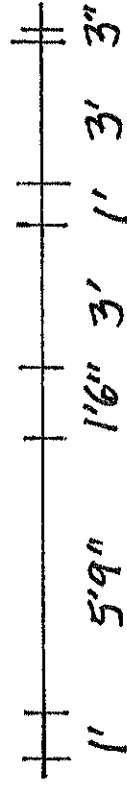
BLOCK PLOT
303 Broome Street
New York, NY
August 14, 2019

Forsyth Street

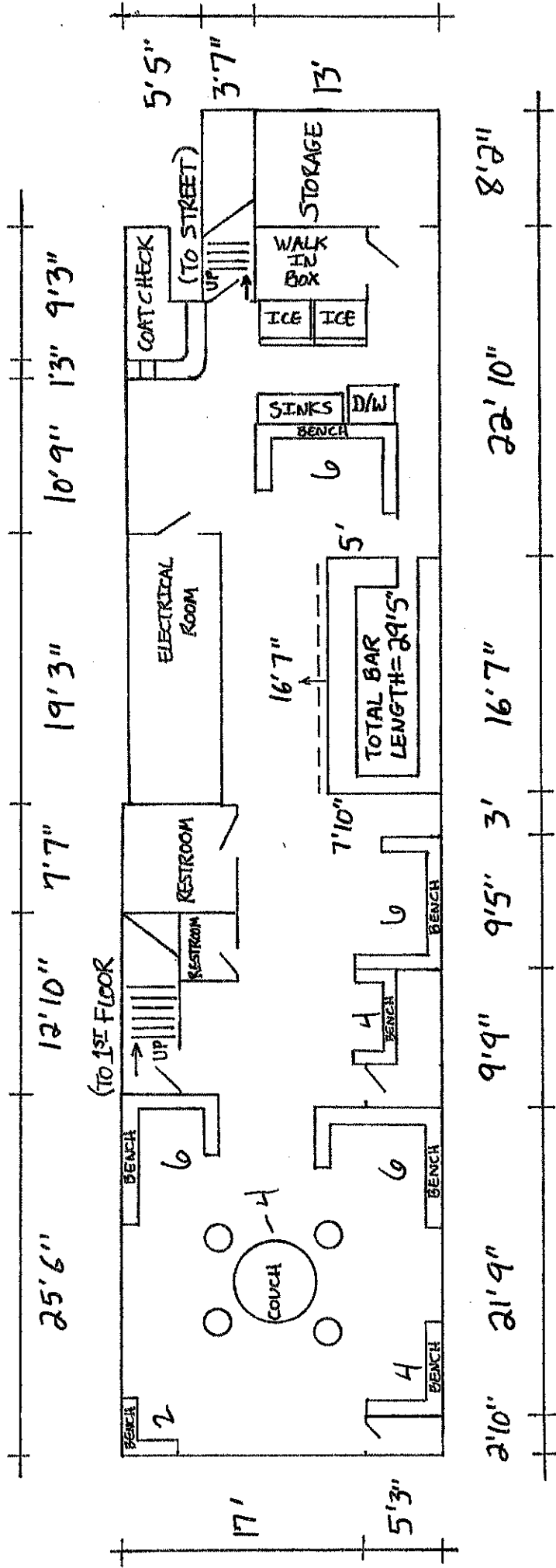
Deli
Commercial
APPLICANT
Gallery
302 Broome Art Space LLC 302 Broome St.
Residential
Commercial
The Guan Gong Temple of U.S.A. 294 Broome St.
Glass & Windows

Eldridge Street

FRONT ELEVATION
 302 BROOME STREET
 NEW YORK, N.Y.
 AUGUST 14, 2019
 NOT TO SCALE

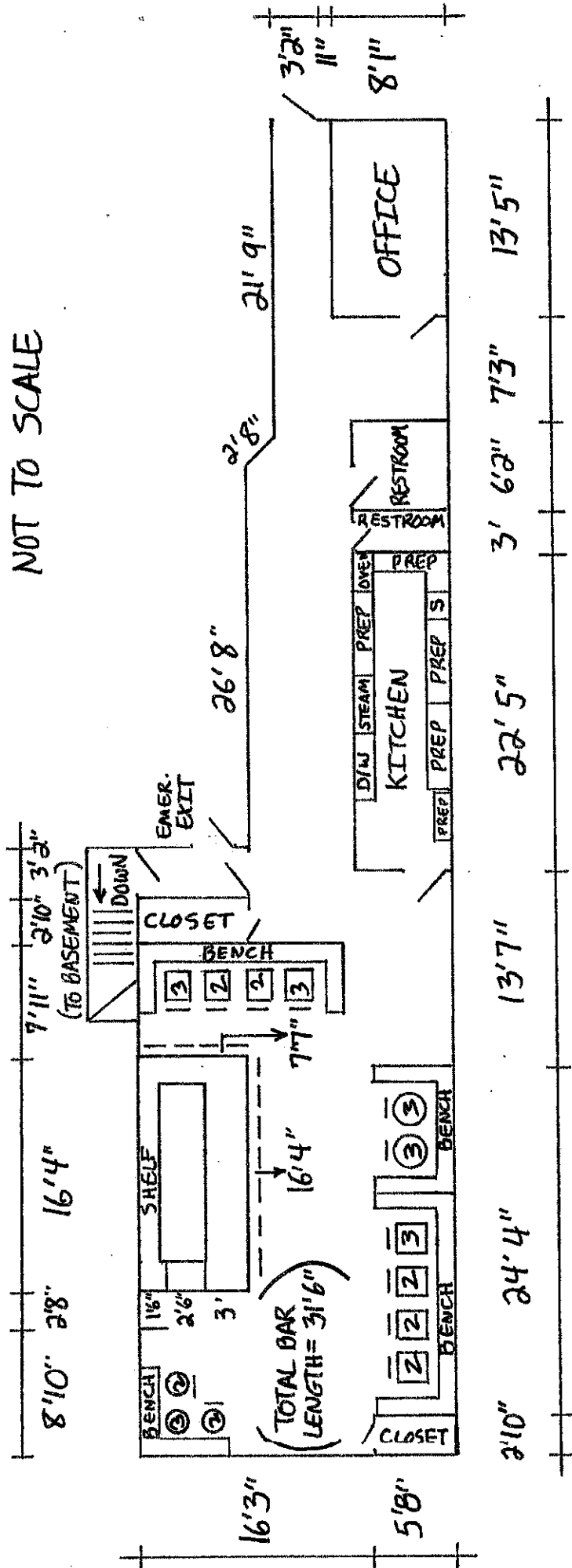


INTERIOR DIAGRAM - LOWER LEVEL
 302 BROOME STREET
 NEW YORK, N.Y.
 AUGUST 14, 2019
 NOT TO SCALE



38 Seats
 8 Bar stools

INTERIOR DIAGRAM
 302 BROOME STREET
 NEW YORK, N.Y.
 AUGUST 14, 2019
 NOT TO SCALE



13 Tables
 31 Seats
 7 Bar stools