



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3  
59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300  
www.cb3manhattan.org - mn03@cb.nyc.gov

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: 12/2/19

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: Adding an additional Bar in The licensed back room

Previous or current use of the location: \_\_\_\_\_

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 117 Ave A N.Y.C. 10009

Cross streets: E 7th & E 8th Streets

Name of applicant and all principals: ST. Dymphna LLC

Leopold De Rothschild, Raquel Martins, & Brendan McElroy

Trade name (DBA): ST. Dymphna

**PREMISE:**

Type of building and number of floors: Mixed Use 4 Story Building

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? \_\_\_\_\_

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):

R7A C-5

**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) 10<sup>am</sup> to 4<sup>am</sup>, 7 days a week

Number of tables? 14 Total number of seats? 34

How many stand-up bars/ bar seats are located on the premise? 1/20

(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): 30' Rectangular bar in the middle  
of the premise

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

What are the hours kitchen will be open? 10<sup>am</sup> - 4<sup>am</sup>

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

How many employees will there be? 10-20

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



Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 4

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: iPod 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? W

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 installed

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: \_\_\_\_\_

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. The applicant is open & operating

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name and describe type of business Dr Brendan (computer repair) 8 ST MARKS PLACE

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? 25

How many On-Premise (OP) liquor licenses are within 500 feet? 39

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) Taverna, 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.



## DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF

MANHATTAN

CITY OF NEW YORK

No.

Date July 1, 1946

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 21.31, to 21.37, Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the new, altered, existing, building, premises, located at

117 Avenue A, 24 ft. 4 in. front, Block 1235, Lot 34

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.Y. or Alt. No. 1636-1945 Construction classification Nonfireproof.

Occupancy classification Old Law Tenement Height 4 stories

Date of completion May 23, 1943 Class A Mult. Dwell. Located in Business Use District

Area 117 Height Zone at time of issuance of permit 412-46; 315-46;

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	On ground				Boiler room and storage.
1st story	75			50	Store.
2d story	40				One (1) apartment.
3d story	40				One (1) apartment.
4th story	40				One (1) apartment.
					Fuel Oil, Fire Dept. approval June 20, 1946.

## Proximity Report for Location:

November 15, 2019

117 Avenue A, New York, NY, 10009

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

### Closest Liquor Stores

Name	Address	Approx. Distance
WINESHOP LLC	438 A E 9TH ST	370 ft
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	655 ft
NIZGA CORP	58 AVENUE A	855 ft
BRIX NYC LLC	170 AVENUE B	1085 ft
CONVIVE PARTNERS LLC	196 AVENUE A	1230 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	1265 ft
JCCSM INC	45 1ST AVE	1300 ft

### Churches within 500 Feet

Name	Approx. Distance
Saint Mark's Memorial Chapel	420 ft

### Schools within 500 Feet

Name	Address	Approx. Distance
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### On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
ST DYMPHNAS LLC	117 AVENUE A	0 ft
119 AVENUE A RESTAURANT CORP	119 AVENUE A	30 ft
TOZZER LTD	112 AVENUE A	70 ft
YUCA BAR & RESTAURANT INC	111 AVENUE A	115 ft
SEVEN A CAFE INC	130 E 7TH STREET	140 ft
LE MIU CORP	107 AVE A	160 ft
TDDG INC	126 ST MARKS PL	175 ft
NEW STATFORD RESTAURANT INC	121 ST MARKS PLACE	205 ft
BUA NEW YORK LLC	122 SAINT MARKS PLACE	210 ft
KING ME KONG LLC	119 SAINT MARKS PL	215 ft
A H 103 CORP	103 AVENUE A	225 ft
BAC 115 CORP	115 ST MARKS PL	235 ft
ALOUETTE CORPORATION	131 AVENUE A	245 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	255 ft
CRIF DOGS ENTERPRISES INC	113 ST MARKS PLACE	270 ft
LUDWIKA MICKEVICIUS	135 AVE A	275 ft
TABLE 20 LLC	94 96 AVENUE A	320 ft



Name	Address	Approx. Distance
CORSICA ENTERTAINMENT INC	505 E 6TH STREET	350 ft
WISHBONE PRODUCTIONS INC	141 AVENUE A	355 ft
CIEN FUEGOS LLC	95 AVENUE A	355 ft
EAE CORP	94 96 AVENUE A	355 ft
CHICANO GOTHAM LLC	503 E 6TH ST	365 ft
THREE BEANS INC	93 AVENUE A	365 ft
SADA THREE LLC	132 ST MARKS PL	375 ft
DEATH & CO EAST VILLAGE LLC	433 E 6TH ST	380 ft
LITTLE HANDS PLAYCAFE INC	433 E 6TH ST	385 ft
BA VICTORY CORP	513 E 6TH ST	390 ft
CASUAL HOSPITALITY LLC	509 E 6TH ST	405 ft
ELLSFRED INC	520 E 6TH ST	415 ft
BOGGY DEPOT INC	85 AVENUE A	430 ft
CAFETASIA INC	85 AVENUE A	430 ft
CULLEN RESTAURANT INC	118 ST MARKS PLACE	455 ft
AVE A KARAOKE CORP	81 AVENUE A	460 ft
CHERRY TAVERN INC	441 E 6TH STREET	495 ft
CITY BEV NY LLC	120 1/2 1ST AVE	590 ft
1465 CDM INCORPORATED	126 1ST AVENUE	600 ft
CORMAR INCORPORATED	507 E 5TH ST	605 ft
ST MARKS ENTERPRISES INC	132 1ST AVENUE	615 ft
HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE	405 E 6TH ST	620 ft
GPEV LLC	511 E 5TH ST	625 ft
511 E 5TH STREET LLC	511 E 5TH ST	630 ft
LITTLE REBEL INC	134 1ST AVE	640 ft
THUNDERBOLT CORP	531 E 5TH STREET	660 ft
BIG LEE AND SASHAS INC	140 1ST AVE	660 ft
JUSTIFIED LLC	102 1ST AVENUE	675 ft
DESMO 916 CORP	545 E 5TH ST AKA 76 AVE B	705 ft
PARMYS KABOB AND GRILL INC	125 127 1ST AVE	720 ft
W C O U RADIO INC	115 1ST AVENUE	725 ft
YORI NYC CORP	119 1ST AVE	730 ft
INSIANG LLC	111 1ST AVE	750 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
NORTEAMERICA COFFEE COMPANY LLC & SAN LORENZO	117-119 E 7TH ST	175 ft
118 RESTAURANT LLC	118 SAINT MARKS PL	260 ft
THREE SEAT ESPRESSO & BARBER LLC	137 AVENUE A	295 ft
NOWON INC	507 E 6TH ST	390 ft
PINEAPPLE CLUB LLC THE	509 E 6TH ST	405 ft
RIVKA INC	101 ST MARKS PLACE	425 ft
SONS OF BROOKLYN LLC	424 E 9TH ST	450 ft
BALLINGERS EV LLC	85 AVENUE A	470 ft

Name	Address	Approx. Distance
KTM 7 INC	85 AVENUE A	470 ft
MALA PROJECT EAST VILLAGE LLC	122 1ST AVE	605 ft

### Unmapped licenses within zipcode of report location

Name	Address
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*Amended*



