



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: 4/20/2020

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-Full service

Corporation and trade name of current license: Boticarios

APPLICANT:

Premise address: 58 East 1st street, New York, New York 1003

Cross streets: 1st avenue, 2nd avenue

Name of applicant and all principals: KM1 Hospitality Inc., Steven R. Cabrera

Trade name (DBA): KM1 Hospitality Inc.

PREMISE:

Type of building and number of floors: Mixed Use, Multi-Unit 7 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? n/a

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) Monday-Friday 5:00pm-2:00am
Saturday-Sunday 12:00pm-2:00am

Number of tables? 7 Total number of seats? 33

How many stand-up bars/ bar seats are located on the premise? 1-bar/6-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): 9 feet, S shaped, Back of rest.

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 Caribbean food

What are the hours kitchen will be open? mon-fri 5pm-1am sat-sun 12pm-1am

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

How many employees will there be? 7

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

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: surround sound 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.
Covers will never be charged.

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: _____

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.

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

How many On-Premise (OP) liquor licenses are within 500 feet? 15

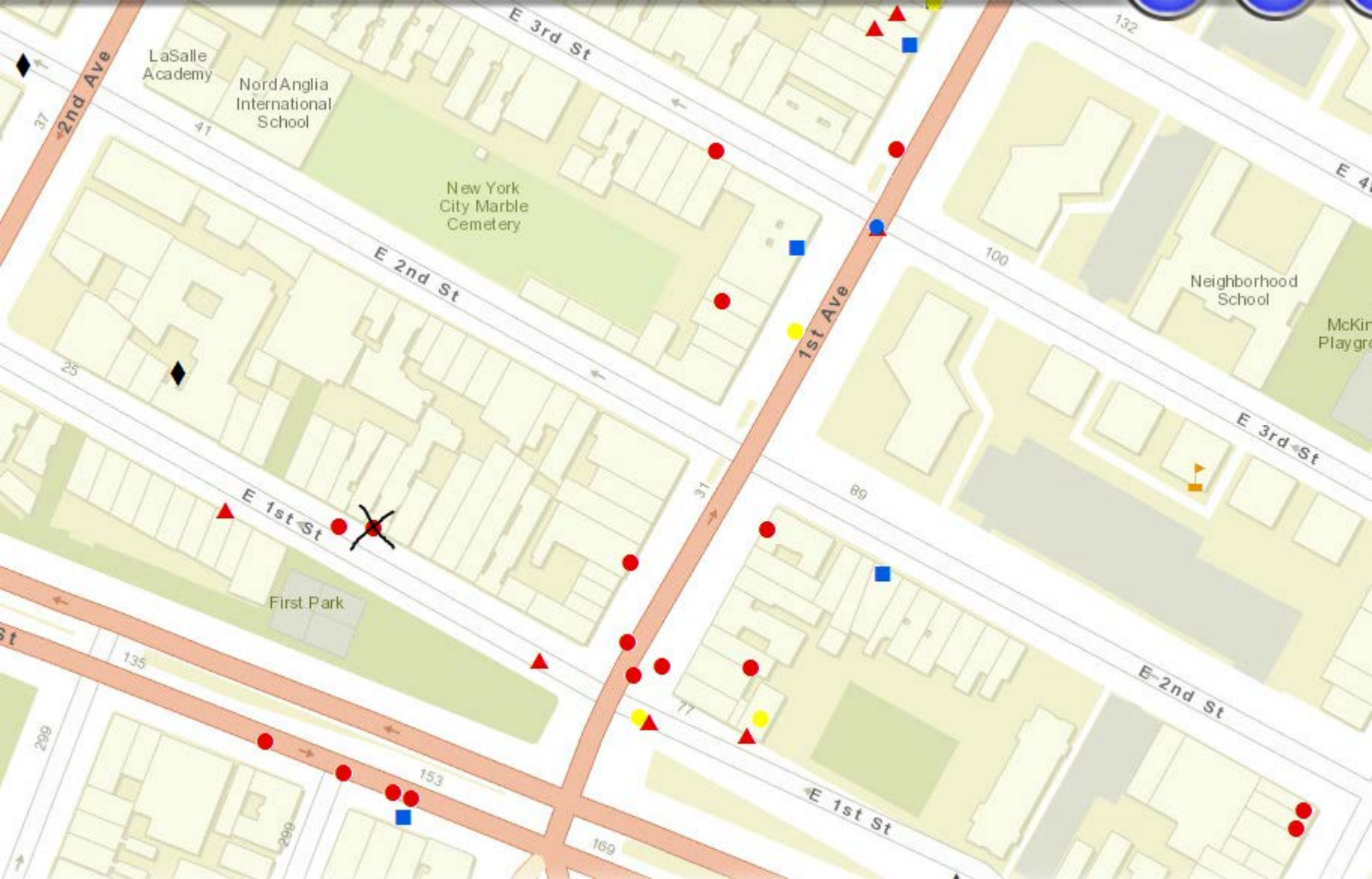
Is premise within 200 feet of any school or place of worship? Yes No

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) Caribbean
Cuisine _____, 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 0 DJs / promoted events per yr, more than 10 private parties per yr.
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 _____.
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.



LaSalle Academy
NordAnglia International School

New York City Marble Cemetery

First Park

Neighborhood School

McKinley Playground

2nd Ave

E 3rd St

E 2nd St

E 1st St

1st Ave

E 3rd St

E 2nd St

E 1st St

37

41

25

31

132

100

89

135

299

299

153

169

77



Proximity Report for Location:

April 22, 2020

Latitude: -73.9893092642891, Longitude: 40.7237195704685

* 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
JCCSM INC	45 1ST AVE	585 ft
ELIZABETH & VINE INC	269 BOWERY	905 ft
FLYNN MCCLURE INC	100 STANTON ST	930 ft
S & P LIQUOR & WINE CORP	89 2ND AVE	1160 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	1235 ft
NIZGA CORP	58 AVENUE A	1280 ft
SALGIRAH CORP	141 ESSEX ST	1300 ft

Churches within 500 Feet

Name	Approx. Distance
Protection of the Holy Virgin Cathedral	250 ft
Mount Olivet Memorial Church	250 ft

Schools within 500 Feet

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

Name	Address	Approx. Distance
58 EAST 1ST LLC	58 E 1ST ST	10 ft
PRUNE LLC	54 E 1ST STREET	35 ft
FOOLS GOLD NYC LLC	145 E HOUSTON ST	230 ft
SOHO NEW YORK LODGING LLC	151 E HOUSTON ST	235 ft
CALLE CATORCE LLC	157 E HOUSTON ST	255 ft
JUST AN OVEN CORP	19- 21 1ST AVENUE	255 ft
159 HUNTINGTON HOLDINGS INC	159 E HOUSTON ST	265 ft
ALLEGRA ALLEGRA INC	15 1ST AVENUE	275 ft
GOLDEN C HOSPITALITY INC	13 1ST AVE	295 ft
REQUISITE BOOTIE INC	14 1ST AVENUE	315 ft
LIQUID SAMURAI LLC	245 ELDRIDGE ST	385 ft
SPIEGEL INC	26 1ST AVE	390 ft
ALLYN LLC	16 1ST AVE	395 ft
MUNDO NEW YORK INC	205 ALLEN ST AKA 159 E HOUSTON	410 ft
MACPER LLC	41 1ST AVE	415 ft
LES BRASSEURS INC	1006 08 2ND AVENUE	445 ft

Name	Address	Approx. Distance
SAFF INC	249 ELDRIDGE STREET	465 ft
247 LUV NYC LLC	247 ELDRIDGE ST	475 ft
EEMT INC	86 E 3RD ST	510 ft
ROCKWOOD ENTERTAINMENT INC	196 ALLEN ST B4	550 ft
188 ALLEN ST INC	188 ALLEN ST	555 ft
ROCKWOOD MUSIC CORP	194 ALLEN ST STORE B5, B6	560 ft
KENROCK ENTERPRISES LLC	192 ALLEN ST	575 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC	190 ALLEN STREET	590 ft
SECOND STREET RESTAURANT LLC	29 E 2ND ST	600 ft
3B RESTAURANT CORP	217 ELDRIDGE ST	605 ft
BARRAZA FOODS INC	198B ORCHARD STREET	610 ft
ORCHARD STREET RESTAURANT LLC	187 ORCHARD STREET	620 ft
J & J INTERNATIONAL NEW YORK INC	51 1ST AVENUE	645 ft
PAPI LUIS CORP	32 E 2ND STREET	645 ft
KO EP LLC	8 EXTRA PL	685 ft
PUB 138 INC	181 ORCHARD ST	705 ft
IS CHRYSTIE STREET MANAGEMENT LLC&VS CHRYSTIE LLC	215 CHRYSTIE ST	725 ft
215 CHRYSTIE LLC IS CHRYSTIE ST MANAGEMENT LLC &VS	215 CHRYSTIE ST	730 ft
KATZ DELICATESSEN OF HOUSTON STREET INC	205 E HOUSTON ST	730 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
12 FIRST AVE RESTAURANT CORP	76 E 1ST ST	320 ft
TAI THAI THAILAND HOME COOKING INC	78 E 1ST ST	425 ft
JIBLI'S FOODIES LLC	175-177 EAST HOUSTON ST	435 ft
AMIRA'S DELI INC	39 1ST AVENUE	465 ft

Unmapped licenses within zipcode of report location

Name	Address
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Vehicular Traffic, Noise Plans,
Sidewalk Crowds

Km1 Hospitality Inc.
58 East 1st Street
New York, NY 10003

April 21, 2020

City of New York Community Board 3
59 east 4th street
New York, NY 10003

Re: New Liquor License Application- Crowd control plans

To whom it may concern,

To minimize noise and loitering the practices found below will be applied. Please note, this is a small establishment and will only have 40 guests at a time when at full capacity (KM1 Hospitality sits 33). The Vehicular Traffic Caused by 40 patrons will not be a disruption to neighbors and traffic. If such disruption were to arise all staff and managers are to assess the situation and help where possible.

In regards to the crowds on a sidewalk, at Km1 Hospitality there will be no lines permitted outside the establishment. If no room is available for an incoming guest, they will be put on a waitlist and contacted via text message once their table is available.

To control the noise, soundproofing boards are attached to the ceiling. This will act as a buffer and catch the noise to prevent it from traveling upward. Managers and staff will enforce a strict no loitering. If a guest has spent more than 5 minutes in front of KM1 Hospitality Inc. all staff are to advise a manager. Managers are to assess the situation and take the best course of action. These practices will allow a seamless transition from guests arriving to guest leaving.

If you have any questions or concerns please feel free to call me at 347-693-7065.

X. 
Steven Cabrera



KM1 Hospitality Inc.

Cocktails

Piraguas-Snow Cones

Mango	12
Coconut	12
Tamarind	12
Passionfruit	12

Signatures

Esteban- <i>rum, lime, coconut</i>	15
KM1- <i>mezcal,lemon, papaya</i>	15
Papi Henny- <i>hennessy, lemon,pomelo</i>	15
El Patio- <i>rum, angostura, demerara, vermouth</i>	15
Chichigua- <i>gin, lemon, peach,</i>	15

Classics

Papa Doble	15
Planters Punch	15
Mojito	15
Mai Tai	15

Wine

Red

Mencia	12
Malbec	14
Tempranillo	15

White

Charadonay	12
Sauvignon Blanc	14
Pinot Grigio	12

Sparkling

Rose	14
Cava	14

Beer

Presidente	8
Red Stripe	8
Coney Island	8



KM1 Hospitality Inc.

Dinner

Avocado Salad- *mixed greens, avocado, sherry vinaigrette* **12**

Coconut Shrimp- *Beer batter, paprika, shredded coconut* **15**

Pork Belly- *dry rub, green banana, lime* **12**

Pastelon- *yellow plantain, cremini mushrooms, geo-geo* **12**

Mofongo- *green plantain, garlic, Chicharron, geo-geo* **20**

Camarofongo- *green plantain, shrimp, garlic* **20**

Jerk Chicken- *jerk seasoning, rice and peas* **18**

Jerk Snapper- *whole red snapper, lime, jerk seasoning* **22**

Cuban Sandwich- *serrano ham, pickles, swiss cheese, yuca chips* **15**

Pastelon- *yellow plantain, cremini mushrooms* **12**



Picture taken April 01, 2020

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New York, New York 10003



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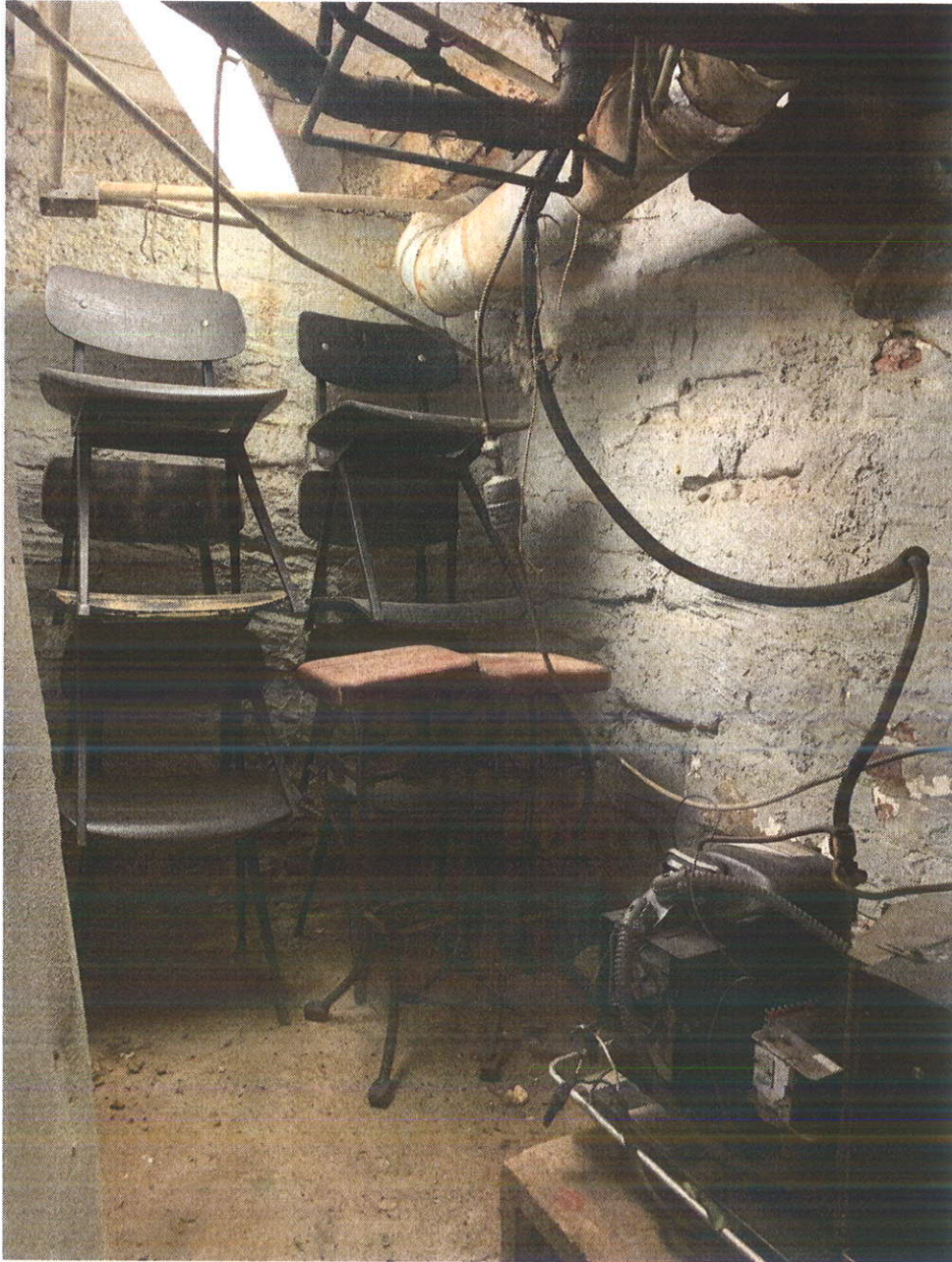
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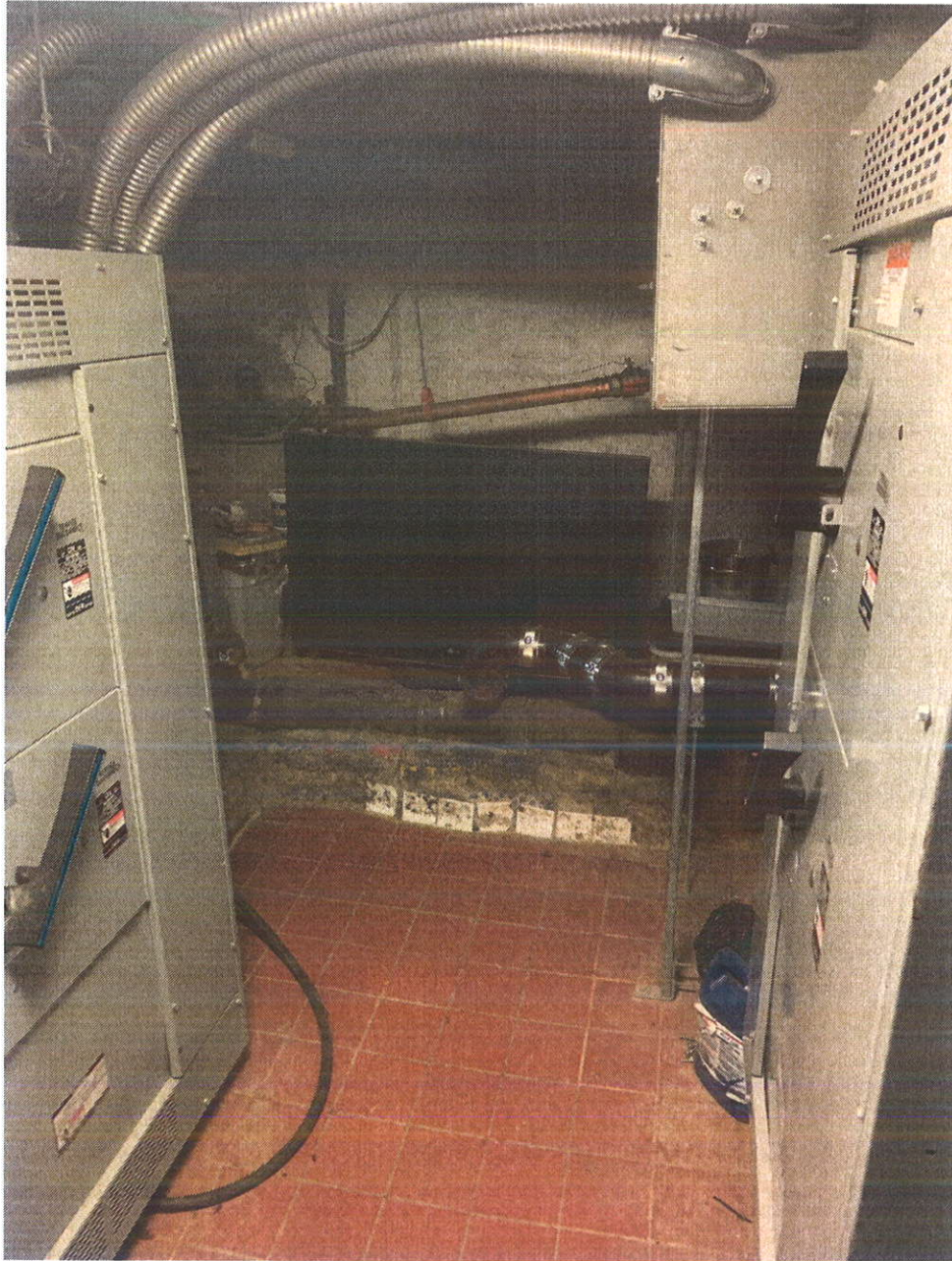
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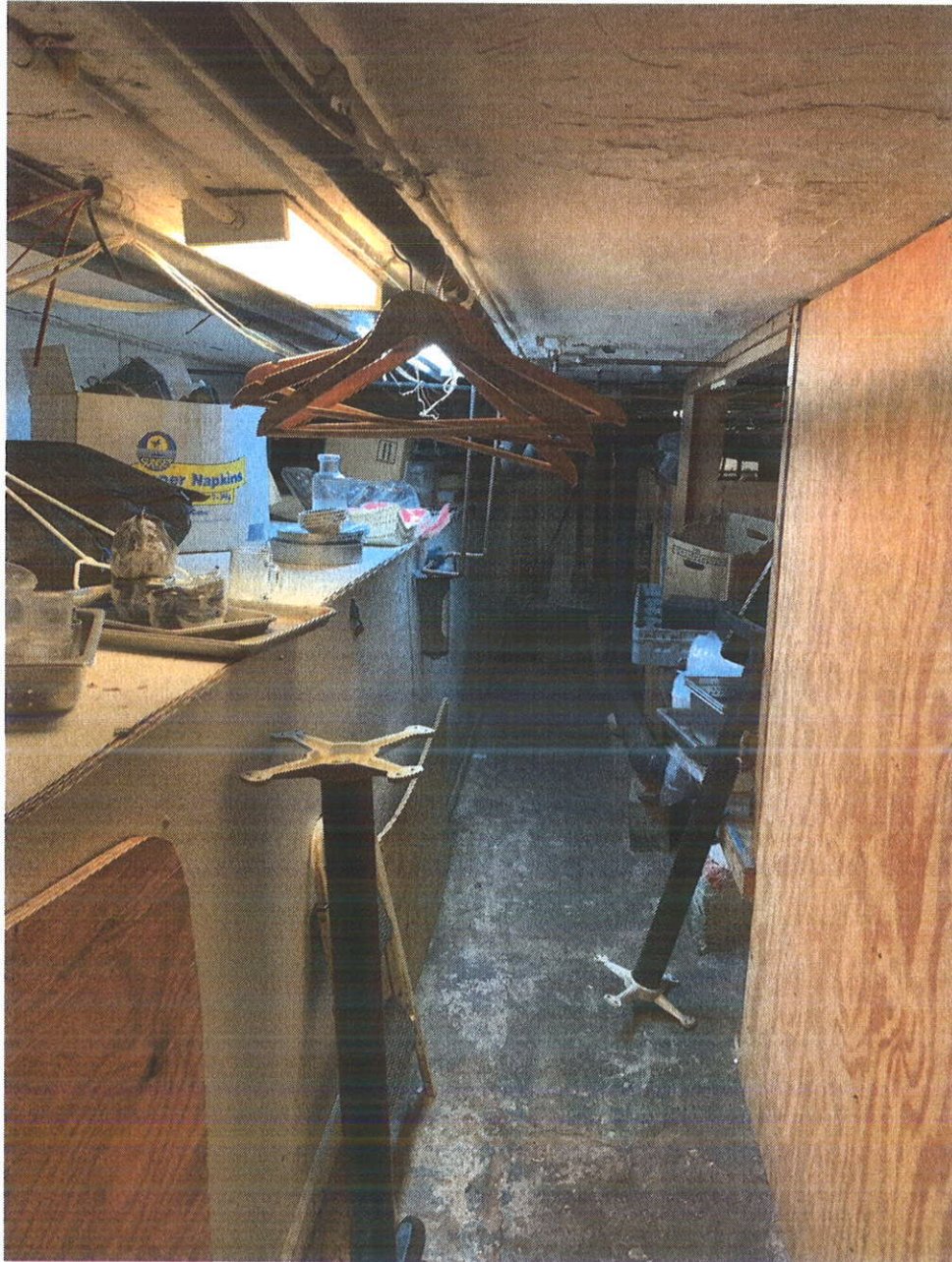
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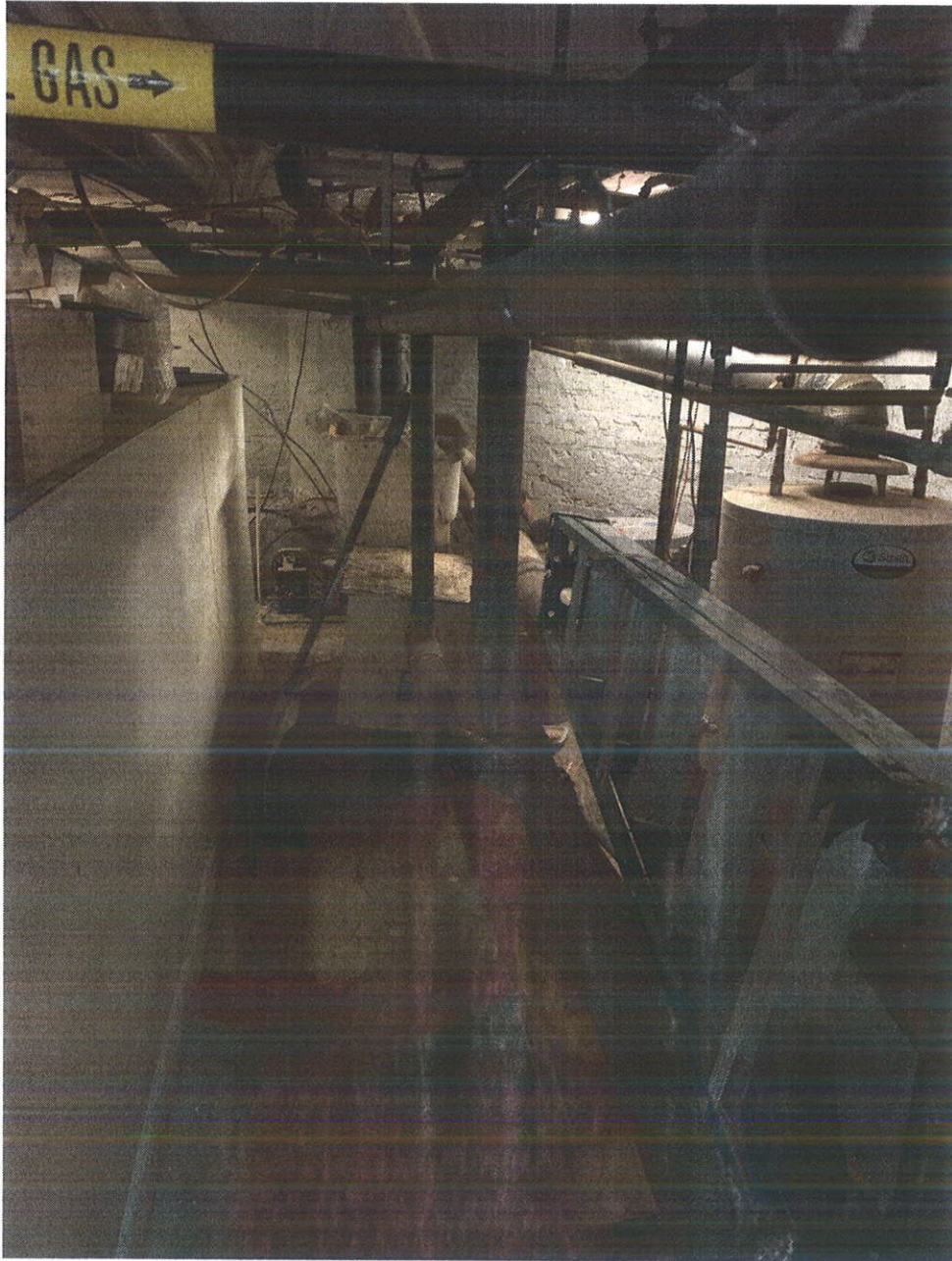
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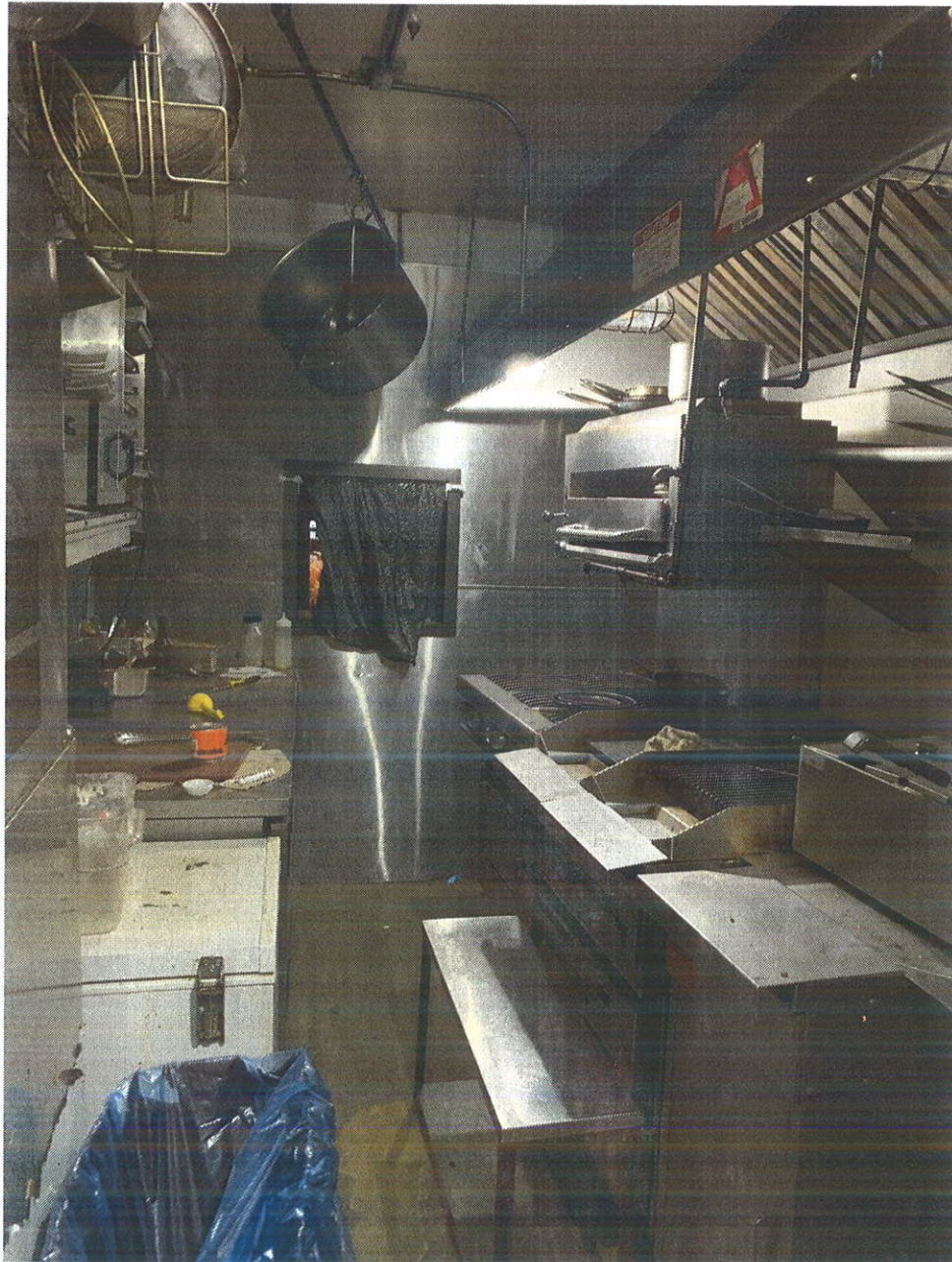
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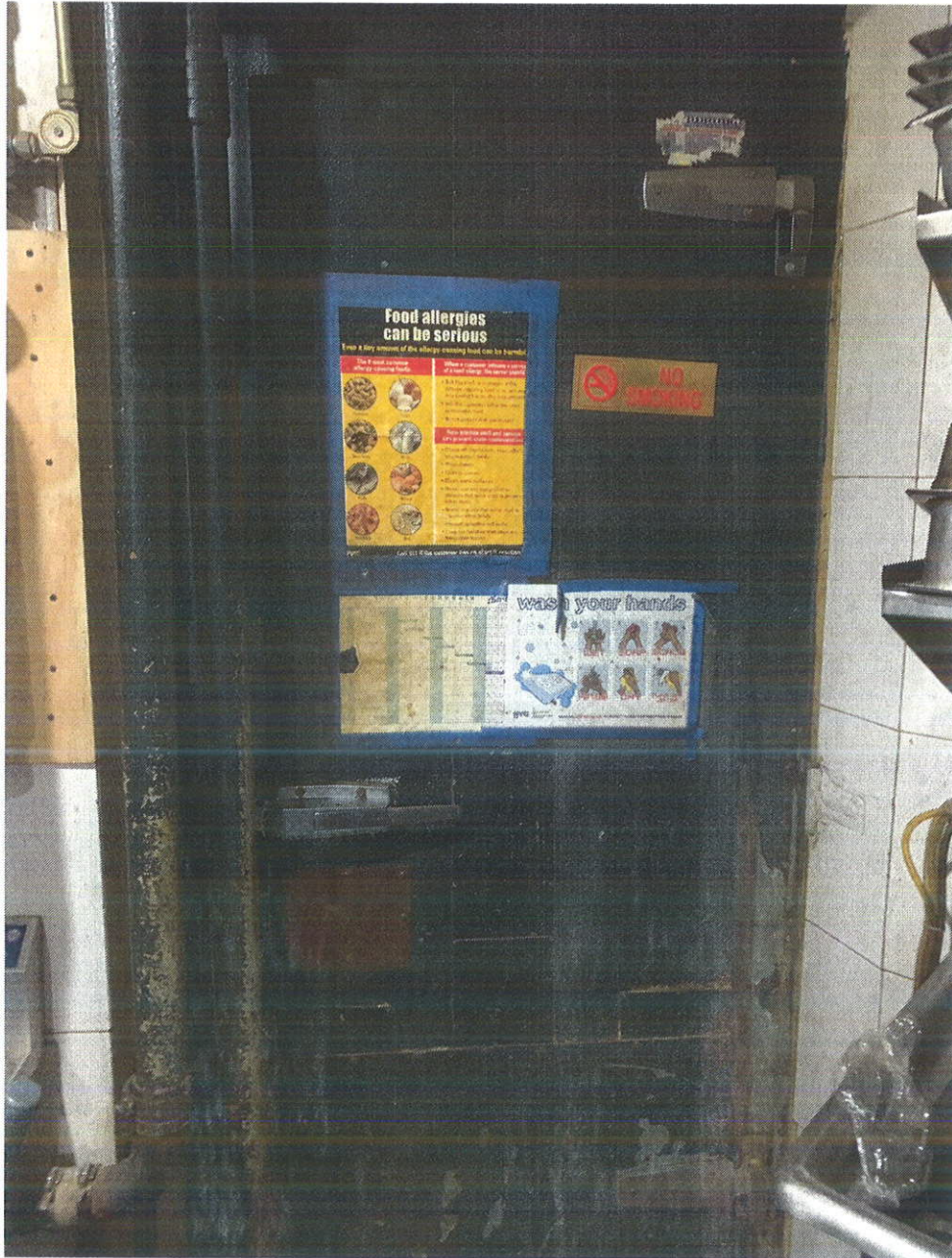
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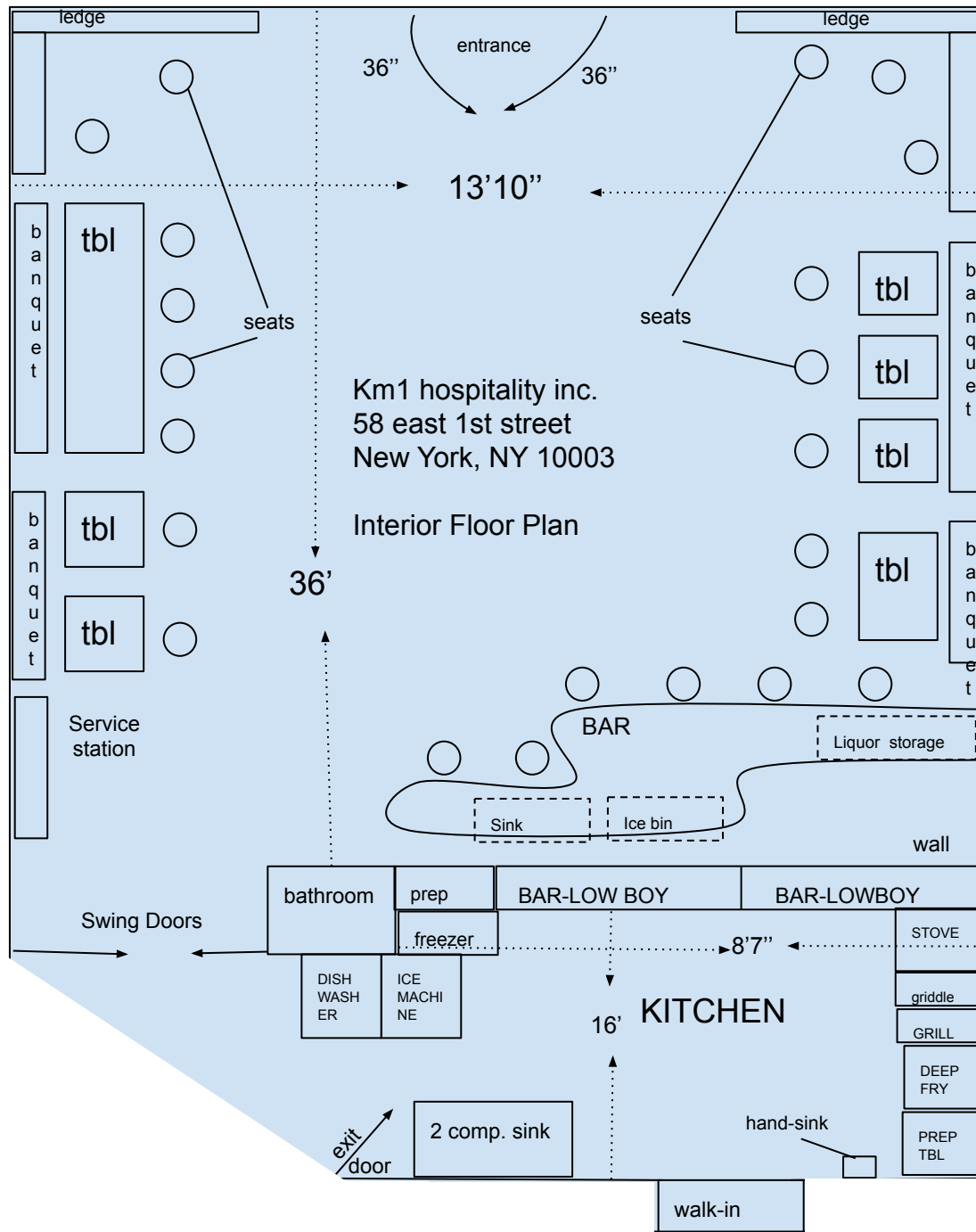


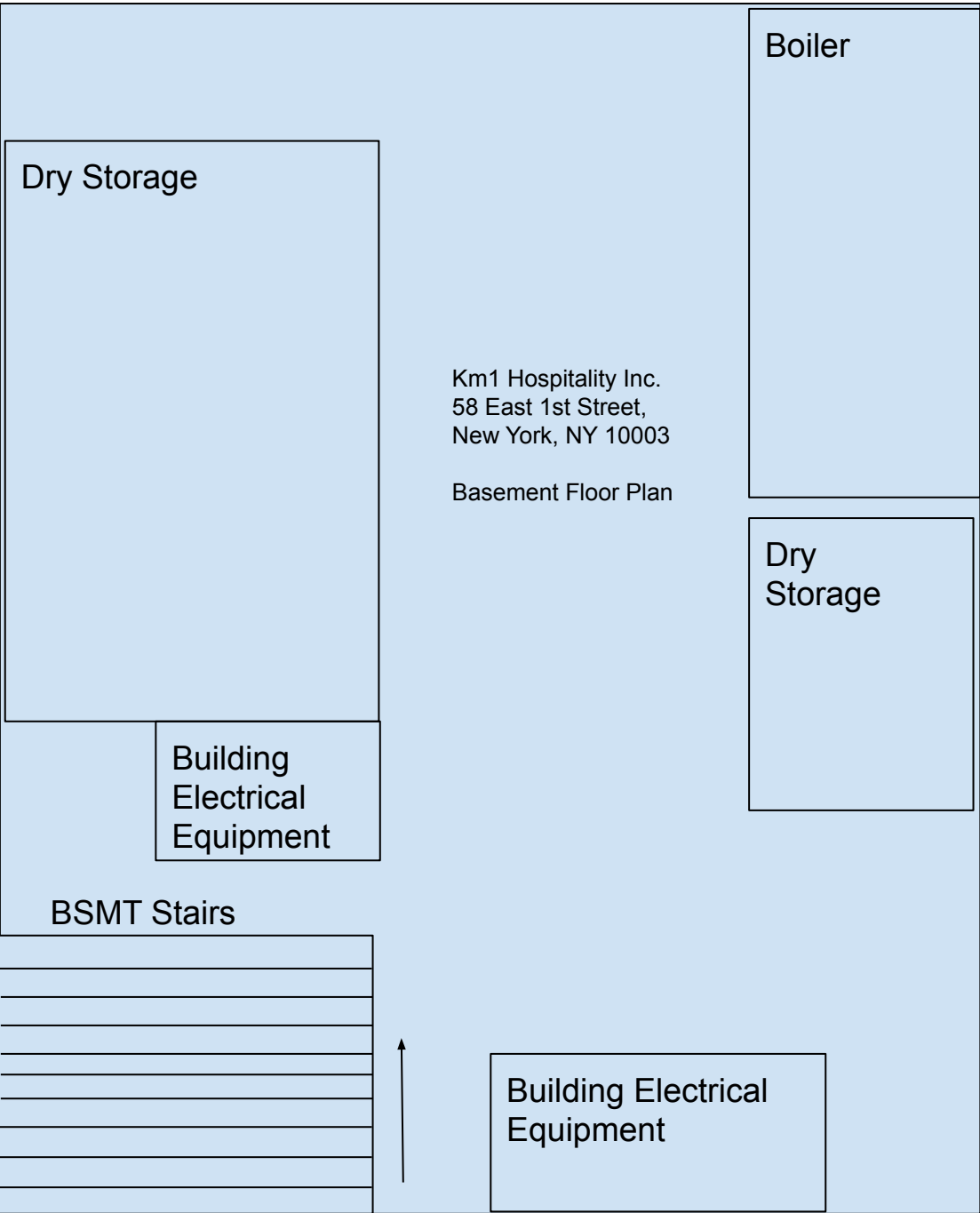
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KM1 Hospitality Inc.
58 East 1st Street
New York, New York 10003





Dry Storage

Boiler

Km1 Hospitality Inc.
58 East 1st Street,
New York, NY 10003

Basement Floor Plan

Dry
Storage

Building
Electrical
Equipment

BSMT Stairs

Building Electrical
Equipment

OBJECTIVE: Every guest who walks in will have an experience. My goal for all my guests is to leave them refreshingly surprised. Service is knowing when to be available and when not to be. Bartending is knowing when to offer another drink or knowing when to refuse one with a smile.

WORK EXPERIENCE

GATO RESTAURANT: 03/2014-Present NY, NY. **Bartender**

- Held all FOH positions, Server, Runner, Barback.
- Helped build a great regular client base by being personable.
- Increased wine sales by upselling in a professional manner through knowledge.
- Clean and maintain the bar.
- Work in a team to provide great service to our guests.

MESA RESTAURANT: 03/2013-10/2013 NY, NY. **Barback**

- Opened and closed the bar.
- Provided essential support to bartenders.
- worked in a team to provide great service to our guests.

Domino's Pizza: 06/2011- 02/2012 BK. NY. **Delivery Driver, Assistant Manager**

- Started as a delivery driver, was promoted within 3 months to assistant manager
- Helped improve sales through cross-selling orders over the phone
- Managed a team of 6 employees

SRC INSURANCE BROKERAGE:03/2017-Present BK, NY. **President- ins. broker**

- Run and Manage an insurance brokerage.
- Prospect, Quote, and sell insurance policies to the NY Hispanic Market.

Education

Xavier High School, NY, NY: 2004-2008, Regents Diploma.

Baruch College, NY, NY: 2008-2012, B.B.A. in Finance and Investments.

Summary of Qualifications

- Intro course **Master somm.**
- Bilingual- Spanish/English.
- 10+ years experience in Hospitality
- 10+ years experience in sales.
- Advanced skills in Excel, Word and Power Point.
- Knowledge of all cocktails, beer and wine