



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

\*In connection with a transfer/sale from RHI Equity LLC & ET AL 150710 LLC.

Check if either of these apply:

- sale of assets       upgrade (change of class) of an existing liquor license

Today's Date: July 6, 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: OP 252 (On-Premises Liquor License)

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

Previous or current use of the location: Bar/Cocktail Lounge

Corporation and trade name of current license: RHI Equity LLC & ET AL 150710 LLC d/b/a ET AL

**APPLICANT:**

Premise address: 191 Chrystie Street, New York, New York 10002

Cross streets: Rivington Street and Stanton Street

Name of applicant and all principals: An entity to be formed by Arthur Karpati and Christopher Brooks

Trade name (DBA): To be determined.

**PREMISE:**

Type of building and number of floors: 6 floors; mixed use. See OASIS Zoning/Land-Use Map attached.

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? 275  
\*Updated Temporary Certificate of Occupancy to be obtained.

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):  
C6-3A

**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) Sunday - Saturday: 11:00 am 4:00 am

Number of tables? Approx. 19 (incl. cocktail tables) Total number of seats? Approx. 78 (not incl. bar seats)

How many stand-up bars/ bar seats are located on the premise? 1 bar/15 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): 24' L-Shaped against North wall

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  
Oven only preparation of small plates.

What are the hours kitchen will be open? 11:00 am - 4: 00 am

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

How many employees will there be? Approx. 6-10 (depending on time).

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: Existing system/equipment with distributed speakers which was designed/installed by an audio engineer in connection with the approval of the prior licensees. Additional soundproofing will be done if necessary; however, one of the applicant's principals (and his family) lives above the premises and they have not been disturbed by the prior owners operation. The applicant will control all sound equipment and levels. \_\_\_\_\_

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. There may be music that gets advertised generally (e.g., on the company's website), but not by a "promoter" (like for a nightclub) and no cover fees.

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.")  
There is room/capacity inside the premises so that people do not have to wait outside. Employees/security will actively monitor the street and the premises have been licensed for many years without any known problems.

Will there be security personnel?  Yes  No (If Yes, how many and when) Approx. 1-3, depends on day/time (e.g., more likely to have 3 guards on Thurs.-Sat. from 10pm to close).

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Staff/security will control volume and monitor the exterior to keep noise levels from disturbing neighbors. One of the applicant's owners (and their family) live above the premises and the premises has been licensed/operated for many years in a manner that, upon information and belief, has not disturbed the neighborhood.

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: Please see attached.

Address: Please see attached. Community Board # \_\_\_\_\_

Dates of operation: Please see attached.

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. See license history attached.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business Arthur Karpati owns the building (191 Chrystie St.) and lives there with his family.

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? 8 or 9 (including beer/wine), see SLA license map attached.

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) \_\_\_\_\_, 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,  nightclub-style 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 9:00pm.
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.

Arthur Karpati: (917) 261-5439

# 191 Chrystie Street



## Legend

- Transit, Roads, Reference Features**  
Roads, ferries, commuter rail, neighborhood names
- Roads**  
Major Roads  
Interstate Highways  
Tunnels
- Neighborhood/Town Labels**  
County Boundaries  
Ferry  
Commuter Rail
- NYC subway routes and stations
- Parks, Playgrounds, & Open Space**  
Parks & Public Lands  
Forested Areas (NJ)  
Community Gardens  
School property with garden  
Playgrounds  
Green Spaces Along Streets  
Golf Courses  
Baseball/Soccer/Football Fields  
Tennis/Basketball/Handball Courts & Tracks  
Cemeteries
- Land Use**  
1 & 2 Family Residential  
Multi-family Residential  
Mixed Use  
Open space & outdoor recreation  
Commercial  
Institutions  
Industrial  
Parking  
Transportation / Utilities  
Vacant Lots

(Not all items in the legend may be visible on the map.)

This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a Creative Commons Attribution-NonCommercial-Share Alike 3.0 United States License. Visit [www.oasisnyc.net](http://www.oasisnyc.net) for the latest information about data sources and notes about how the maps were developed. Contact [oasisnyc@gc.cuny.edu](mailto:oasisnyc@gc.cuny.edu) with questions or comments. OASIS is developed and maintained by the Center for Urban Research, CUNY Graduate Center.



## Location Report

### Property Information (1)

191 CHRYSTIE STREET, MANHATTAN 10002

**Residential:** *Multi-Family Walk-up*

**Owner:** 191 CHRYSTIE

**Block:** 426 **Lot:** 31

**Property Characteristics:**

**Lot Area:** 6,250 sq ft (50' x 125')

**# of Buildings:** 1 **Year built:** 1920

**Building frontage:** 50' (Building frontage along the street measured in feet.)

**# of floors:** 6 **Building Area:** 37,500 sq ft

**Total Units:** 8 **Residential Units:** 7

**Primary zoning:** C6-3A **Commercial Overlay:** None

**Floor Area Ratio:** 6

**Max. Allowable Residential FAR:** 7.52

**Max. Allowable Commercial FAR:** 6

**Max. Allowable Facility FAR:** 7.5

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities. FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

### MORE INFO:

- **Zoning Map #:** 12c (how to read NYC zoning maps)
- **Historical Zoning Maps:** [12c](#)
- NYC Dept. of Buildings
- Property transaction records (**NB:** buildings w/condos may not show transaction results)
- NYC Dept. of Finance [Assessment Roll](#)
- NYC HPD data
- NYC Planning's [ZoLa](#) application
- NYC Digital Tax Map
- [NYC zoning guide](#)
- NYC Watershed Resources

### OASIS shortcut to this property:

<http://www.oasisonyc.net/printmap.aspx?zoomto=lot:1004260031>

Source: MapPLUTO Tax Block & Tax Lot files from the New York City Department of City Planning, 2018 (ver. 18v1).

### Mannahatta (1)

#### Stewards (2)

#### Updated stewardship data [coming soon](#) (as of 2017).

**NB:** Stewards are civic groups that help take care of New York, not necessarily property owners.

[Liberation deàà...](#)

[Feedback?](#) [Email Us.](#)

#### Updated stewardship data [coming soon](#) (as of 2017).

**NB:** Stewards are civic groups that help take care of New York, not necessarily property owners.

[Face University.](#)

[Feedback?](#) [Email Us.](#)

[Stewards with large turfs](#) (not mapped)

### Community District (1)

#### Manhattan 3 Community District Information

**Chairperson:** Jamie Rogers

**District Manager:** Ms. Susan Stetzer

**Address:** 59 East 4th Street, New York, NY, 10003

**Phone:** 212-533-5300 **Email:** [info@cb3manhattan.org](mailto:info@cb3manhattan.org)

**Website:** <http://www.cb3manhattan.org>

**Meeting Information:** Meetings are held at various locations in the CB area.

[Go to District Profile](#) by NYC Dept. of City Planning

### Political Districts (5)

NYC Council: [District 1](#)

NYS Assembly: [District 065](#)

NYS Senate: [District 26](#)

US House of Representatives: [District 7](#)

US Senate: [New York](#)



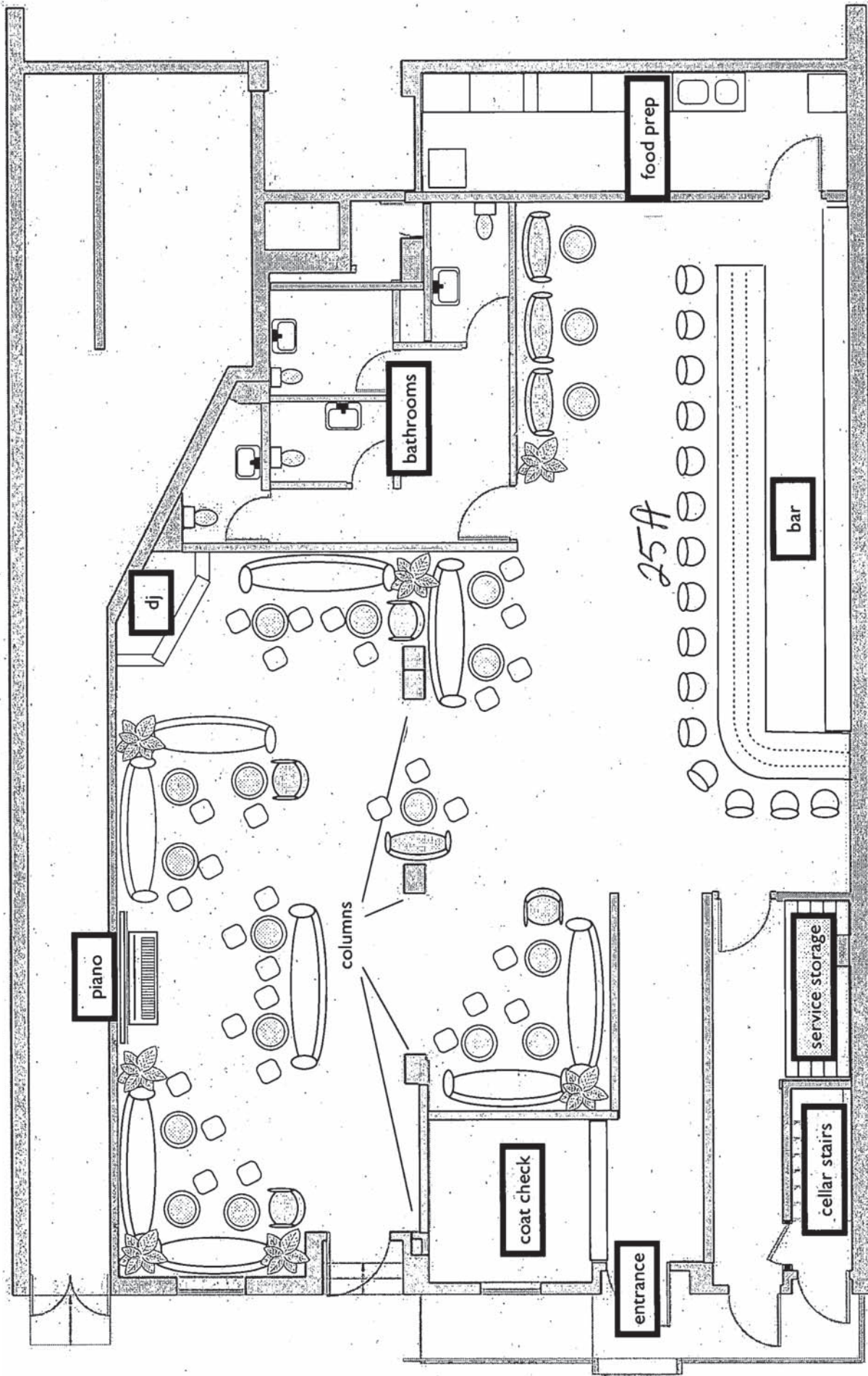
# Current Photos







191 Chrystie



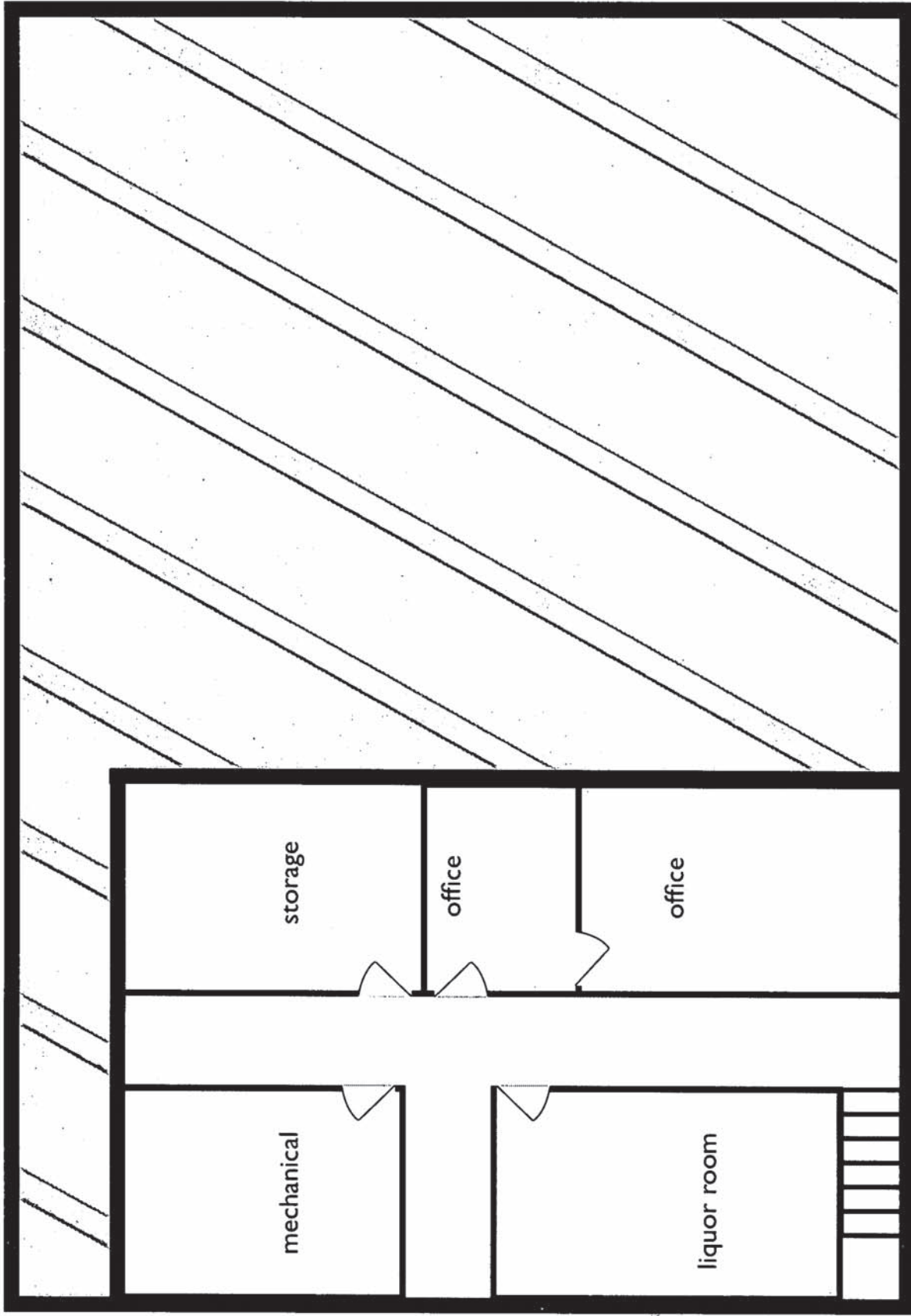
STREET

15 bar seats

78 table seats

19 tables

191 Chrystie Street - Basement, front of building



← Chrystie Street →

## **Proposed Menu**

### **CAESAR SALAD**

w/ rye croutons and Grana Padano

### **FIRE CRACKER SHRIMP**

tender crispy shrimp tossed in a thai chili aioli

### **SALT & PEPPER CALAMARI**

regular or buffalo style

w/ crispy lemon, banana peppers, & meyer lemon aioli

### **LOADED FRIES**

w/ bacon, cheddar cheese, pickled jalepenos, scallions & avocado ranch

### **MINI BURGERS**

w/ cheese

### **COUNTRY BUTTERMILK FRIED CHICKEN FINGERS**

w/ avocado-ranch dipping sauce

### **CHICKEN WINGS**

Buffalo w/ blue cheese dip or “Srancha”

### **CHICKEN DUMPLINGS**

w/ a soy-ginger dipping sauce

### **WARM ARTICHOKE, SPINACH & CHEESE DIP**

w/ toasted pita points

### **AVOCADO TOAST**

crushed avocado, cojita cheese, pomegranate seeds & charred scallion oil on foccaccia

### **BACON WRAPPED BBQ JUMBO SHRIMP**

w/ horseradish crema

Rider to Community Board 3's Liquor License Application Questionnaire

*Re: Applicant History*

Mr. Karpati is currently or has been licensed in connection with the following premises:

Sleepnomore NA, LLC  
532 West 27<sup>th</sup> Street  
New York, New York 10001  
Serial No. 1251659 (Active)

One 27 Roof LLC  
530-542 West 27<sup>th</sup> Street  
New York, New York 10001  
Serial No. 1254228 (Active)

New York Shakespeare Festival,  
It's For Love LLC, &  
Joe's Public LLC  
425 Lafayette Street  
New York, New York 10003  
Serial No. 1277575 (Expired)

Vegeteria Inc.  
55 West 14<sup>th</sup> Street, Store #4  
New York, New York 10011  
Serial No. 1116951 (Expired)



# SLA License Map



## Legend

- LEGEND**
- On-Premises Licenses
  - Off-Premises Licenses
  - On-Premises Liquor
  - Off-Premises Wine and Beer
  - On-Premises Wine and Beer
  - On-Premises Wine
  - On-Premises Beer
  - Off-Premises Liquor
  - Off-Premises Wine
  - Off-Premises Beer
  - Wholesale
  - Pending

Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

# Proximity Report for Location:

July 6, 2020

191 Chrystie St, New York, NY, 10002

\* 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
ELIZABETH & VINE INC	269 BOWERY	615 ft
WINE O INC	171 ELIZABETH ST	845 ft
E L PARTNERS LLC	101 ALLEN ST	1155 ft
NOLITA WINE MERCHANTS LLC	227 MULBERRY ST	1160 ft
FLYNN MCCLURE INC	100 STANTON ST	1170 ft
YOUNG NAM KANG	52 SPRING STREET	1250 ft
SALGIRAH CORP	141 ESSEX ST	1390 ft

## Churches within 500 Feet

Name	Approx. Distance
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## Schools within 500 Feet

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

Name	Address	Approx. Distance
<del>RHII EQUITY LLC &amp; ET AL 150710 LLC</del>	<del>101 CHRYSTIE ST</del>	<del>5 ft</del>
FREEMAN HOLDINGS LLC	191 CHRYSTIE ST	10 ft
VARIETY ENTERTAINMENT GROUP LLC	189 CHRYSTIE STREET	35 ft
19 STANTON RESTAURANT LLC	19 STANTON ST	180 ft
JBDP STANTON CORPORATION	17 STANTON ST	190 ft
KAL REALTY PARTNERS LLC, VNAA LLC, TLLULE LLC, ACE GP	223 225 BOWERY	315 ft
BIERGARTEN AMERICA INC	7 RIVINGTON STREET	320 ft
SWISS WHITE INT'L LLC	177 CHRYSTIE ST	325 ft
241 BOWERY CORP	241 BOWERY	325 ft
GONG HEY FAT CHOY LLC	245 BOWERY (ENTRANCE ON STANTO	345 ft
PAMDH ENTERPRISES INC	217 BOWERY	365 ft
ICON TWO LLC	218 220 BOWERY	380 ft
215 CHRYSTIE LLC IS CHRYSTIE ST MANAGEMENT LLC & VS	215 CHRYSTIE ST	405 ft
IS CHRYSTIE STREET MANAGEMENT LLC & VS CHRYSTIE LLC	215 CHRYSTIE ST	410 ft
MISTER FRENCH NYC LLC	218 BOWERY	435 ft

Name	Address	Approx. Distance
ZHEN WEI FANG INC	207 BOWERY	445 ft
NISHIWAKI LLC	217 ELDRIDGE ST	510 ft
INTERNATIONAL CENTER OF PHOTGRY&MAMAN TRIBECA LLC	250 BOWERY	535 ft
BOWERY HOSPITALITY ASSOCIATES LLC	199 BOWERY	555 ft
DIXON PLACE LLC	161 CHRYSTIE ST	560 ft
3B RESTAURANT CORP	217 ELDRIDGE ST	585 ft
SAMMY SCHMUL INC	155 157 CHRYSTIE STREET	610 ft
PUBLIC REST,L.P AVROKO REST GRP LLC,G.P &27 LTD PT	206 210 ELIZABETH STREET	610 ft
OSIB BOWERY ST OPERATOR LLC & OSIB BCRE BOWERY ST	185 187 189 191 BOWERY	650 ft
CAFE HABANA INC	229 ELIZABETH ST	650 ft
JUNTOS INC	234 ELIZABETH STREET	655 ft
CANTALOUPE LLC	196 ELIZABETH STREET	655 ft
5 SPRING STREET CORP	5 SPRING STREET GROUND FL	665 ft
SAFF INC	249 ELDRIDGE STREET	665 ft
2B RESTAURANT CORP	194 ELIZABETH STREET	665 ft
247 LUV NYC LLC	247 ELDRIDGE ST	675 ft
UNCLE BOON'S LLC	7 SPRING ST	675 ft
LIQUID SAMURAI LLC	245 ELDRIDGE ST	680 ft
REBEL ALLEN LLC	163 ALLEN ST	725 ft
MILLER'S NEAR & FAR LLC	65 RIVINGTON ST	735 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
JDS RESTAURANT LLC	9 STANTON ST	250 ft
MANGIAMI INC	9 STANTON STREET	280 ft
MF PEASANT LLC	194 ELIZABETH ST	655 ft
BRIDGE & TUNNEL LLC	66 68 RIVINGTON ST	745 ft

### Unmapped licenses within zipcode of report location

Name	Address
TASTE COLLECTION LLC	81 83 RIVINGTON ST
SUNDAY TO SUNDAY CAFE INC	253 257 BROOME ST