



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: 12/24/2020

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

If alteration, describe nature of alteration: Adding a roofdeck- no change to license

Previous or current use of the location: Bar with Performance

Corporation and trade name of current license: Sterling Parkside Corp

APPLICANT:

Premise address: 317 East Houston St

Cross streets: East Houston St and Attorney

Name of applicant and all principals: Sterling Parkside Corp- Christopher Lee

Trade name (DBA): The Parkside Lounge

PREMISE:

Type of building and number of floors: Single Story Commercial Use

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: We're building a roof deck.

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? 154

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): R8

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) Roofdeck would be open on the weekends 1:00pm until 11pm.

Number of tables? 16 Total number of seats? 32

How many stand-up bars/ bar seats are located on the premise? 16

(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)

Currently- Front Bar with 14 stools 20 feet long, Back room bar with 3 stools 10 feet long

Describe all bars (length, shape and location): _____

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? 4-11

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

How many employees will there be? 16

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

Will there be TVs/monitors? Yes No (If Yes, how many?) Currently 2 existing televisions

Will premise have music? Yes No **Same as Existing Setup**

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: 6 speakers total (2 monitors) all run through a PA

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? Yes-readings comedy, burlesque, live music, theater

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) _____
We have security currently every day from 5 to close. Will be dedicated security for

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: We've been licensed here
Address: 317 East Houston NYC 10002 Community Board # CB3
Dates of operation: 1997-2020

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 Clinton Bakery

How many On-Premise (OP) liquor licenses are within 500 feet? 9

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

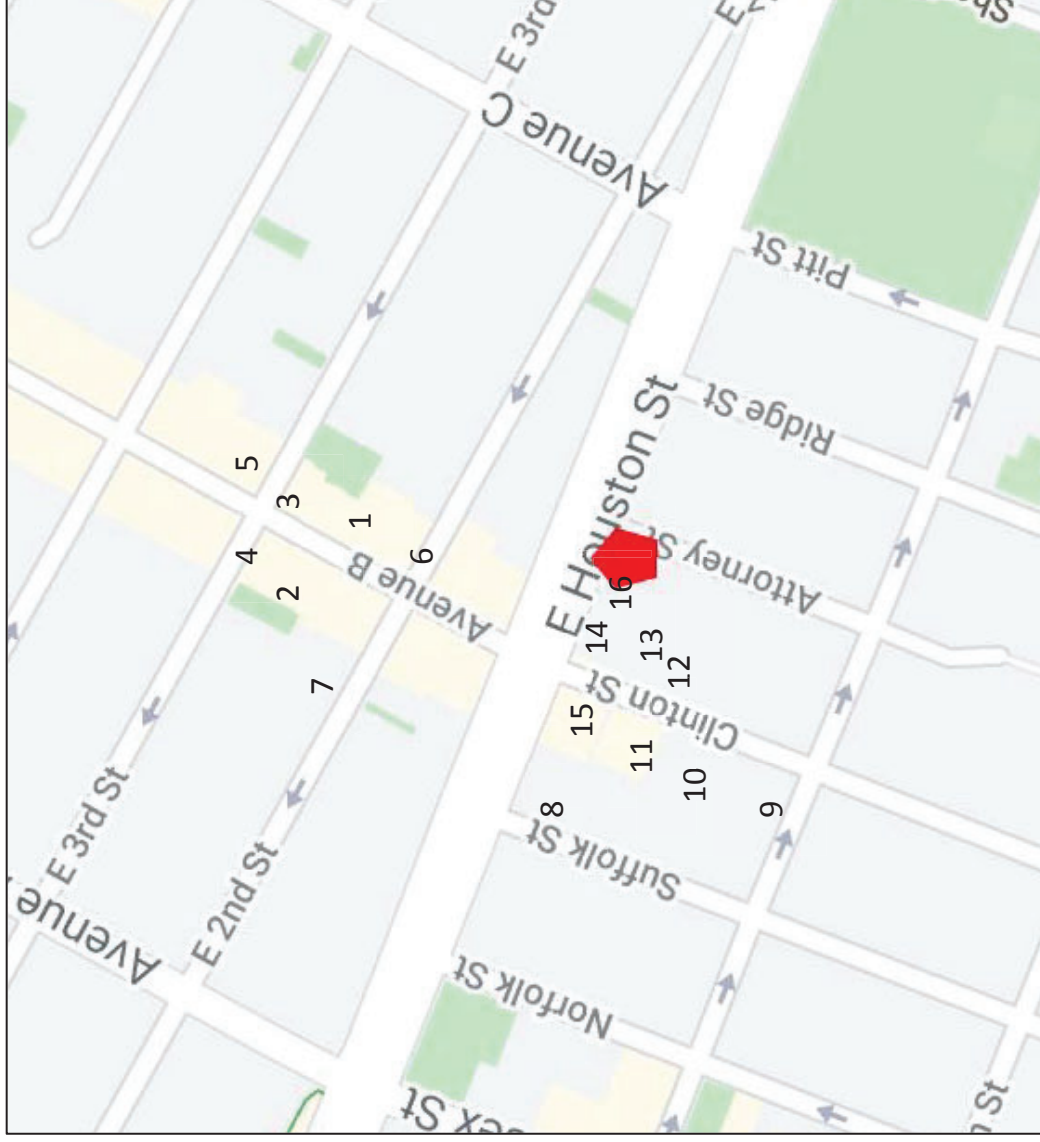
COMMUNITY OUTREACH:

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 _____.
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.

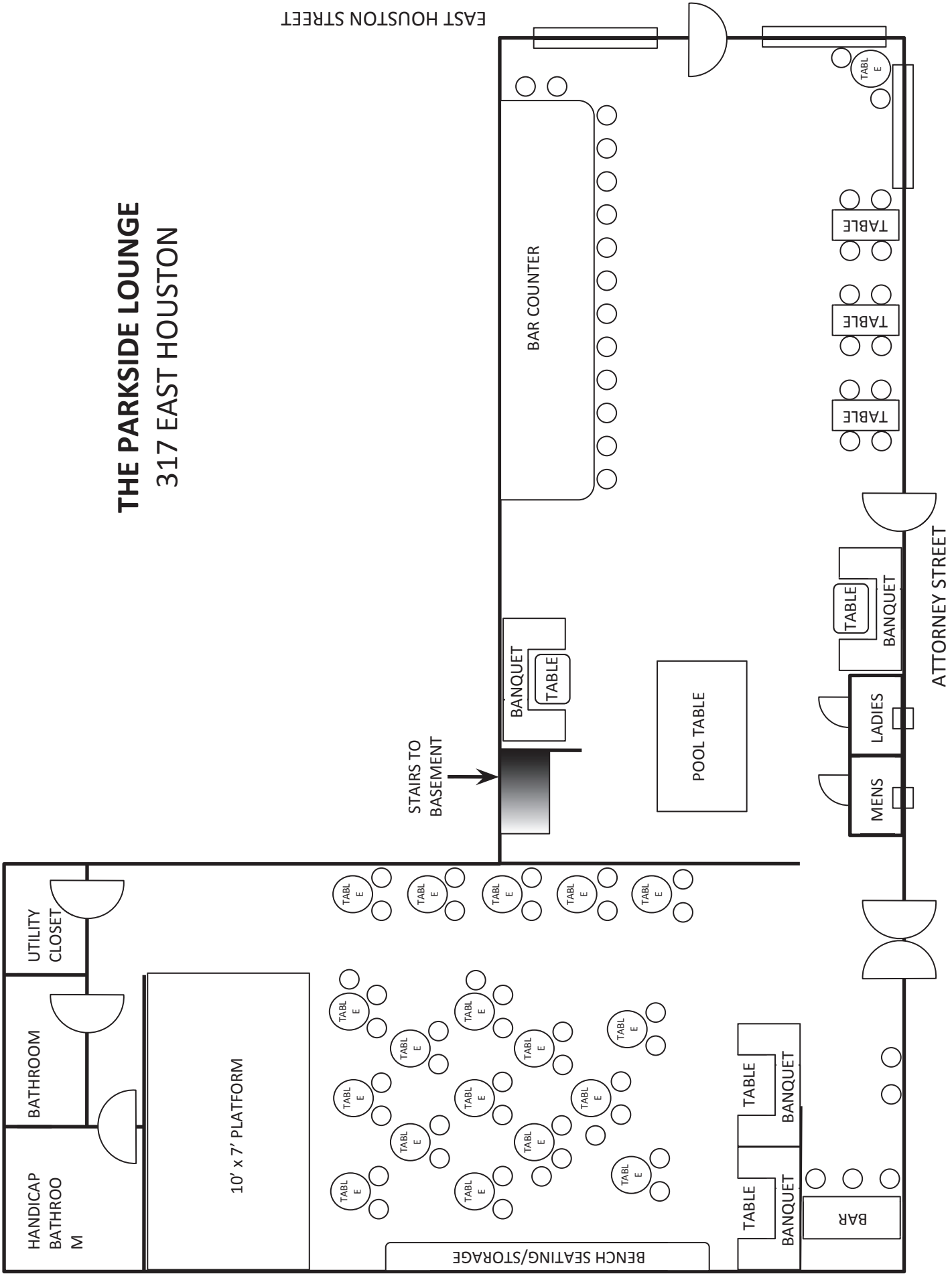
Beer/Wine/Liquor License Diagram



1. Eastpoint - R OP
2. Hairy Lemon - R OP
3. Poco - R OP
4. Mama's Bar - B OP
5. Cafe Cortadito - R B/W
6. Cornerstone - R OP
7. Il Posto Accanto - R B/W
8. Subject - B OP
9. Donnybrook - B OP
10. Omar's - R OP
11. Ivan Ramen - R B/W
12. Mughlai Grill - R B/W
13. One More Thai - R B/W
14. Clinton Bakery - R OP
15. Biga Pizza - R B/W
16. Tramezzini - R B/W

THE PARKSIDE LOUNGE

317 EAST HOUSTON





Angus beef or roast pork slider \$4.00
Triple decker Mini grilled cheese \$4.00

Angus beef burger sliders (3) \$11.00
Pork sliders (3) \$11.00
Fried chicken sandwich \$7.00
Loaded nachos with homemade Angus beef
or roasted pork \$10.00
Truffled french fries \$6.00
Triple decker tuna melt \$8.00 (fish)
Prosciutto di Parma sandwich \$9.00
Porchetta sandwich \$9.00

Mozz sticks in a cone \$6.00 (vegetarian)
Triple decker grilled cheese \$7.00 (vegetarian)
Fresh mozzarella & tomato sandwich \$8.00 (vegetarian)

Prosciutto and fresh mozzarella platter: \$21.00 (for 2pp)



Christopher Lee
Owner
Parkside Lounge
317 East Houston Street
New York, NY 10002

December 24, 2020

Good Afternoon Alex,

As you know we're looking to expand the Parkside's service area to include our roof. I'm happy to discuss any of the concerns your coop should have. While I know a roof deck will help the Parkside to survive for years to come I also realize that I have a responsibility to my neighbors and their quality of life. We're on the agenda for January 13's Community Board 3 meeting if you'd like to attend.

Sincerely,
Chris

Christopher Lee
The Parkside Lounge
(212) 636 9337

ATTENTION RESIDENTS & NEIGHBORS

The Parkside Lounge

Company/DBA Name and Contact Number for Questions

Plans to open a

Roof-top Deck / PATIO

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

317 East Houston

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER, WINE + LIQUOR

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Wednesday, January 13 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

(212) 673-6270

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org

\$2.50 - NYDailyNews.com

SPORTS FINAL

Thursday, December 24, 2020

DAILY NEWS

NEW YORK'S HOMETOWN NEWSPAPER

NOTHING SHORT OF TRAGIC

Ex-con fleeing cops kills four pals, all 18, in horror crash



Anthony Cruz



Tamari Watkins



Randy Brisbane



Brandon Sierra

The four young men were good friends with bright futures before high-speed tragedy struck in Yonkers last night.

FIRE SAFETY PLAN PART I - BUILDING INFORMATION SECTION

BUILDING ADDRESS: 171 Attorney Street, New York, NY 10002

BUILDING OWNER/REPRESENTATIVE:

Name: First Vulcan, Inc.
Address: 470 Lexington Avenue Suite 2025
New York, NY 10170
Telephone: (212) 265-1790

BUILDING INFORMATION:

Year of Construction: 2001
Type of Construction: Combustible Non-Combustible
Number of Floors: 2 Above ground Below ground
Sprinkler System: Yes No
Sprinkler System Coverage: Entire Building Partial (complete all that apply):

Dwelling Units
 Hallways
 Stairwells
 Computer Chute
 Other:

Fire Alarm: Yes Transmits Alarm to Fire Dept/Fire Alarm Co No

Location of Manual Pull Stations:

Public Address System: Yes No
Location of Speakers: Stairwell Hallway Dwelling Unit Other:

Means of Egress (e.g., Unretained Enclosed Interior Stairs, Exterior Stairs, Fire Ladder Stairs, Fire Escapes, Exit)

Type of Egress	Identification	Location	Leads to
Unret. Int. Stairs	A	Block, Entrance	Block, Lobby
Fire Escape	A	Front of Bldg.	Assembly Street
Fire Escape	B	Rear of Bldg.	Rear Yard

Other Information:

DATE PREPARED: June 14th, 2018

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

THE PARKSIDE LOUNGE
 Company Name/ Contact Info Nombre de la Compañía/ el teléfono de contacto

Plans to open a: **Roof Deck/Patio** Planifique abrir un/una: **Roof Deck/Patio**
 (Please describe the renovation address with call/hackyard use) (Favor de describir sus Barrio/ no Restaurant un call/ de acceso a un patio de terraza)

address: **317 East Houston** dirección:

Seeking a license to serve En búsqueda de una licencia para servir:

BEER/WINE & Liquor Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting Reunión pública

1/13/2021

EMERGENCY NOTIFICATION: PLEASE READ

ALL EMERGENCIES:
 Building Permit/ Contacts Name: Cathleen Hagan
 Email: PHOTO Phone: 212-321-3124
 Address: 317 East Houston St

In An Emergency:
 911: Emergencies. Call 911 when you are in immediate danger, there is a fire on the premises, you witness a crime in progress, or if you have a serious injury or the following medical condition.

311: City Information:
 Call 311 (TTY: 212-604-4151) or visit www.nyc.gov when you need access to non-emergency services or information about City government programs. Do not call 311 for emergencies. If you have special needs and need assistance to register, contact the City at 311. Persons with special needs may also find information on-line at the Office of Emergency Management's website: www.nyc.gov/om.

To Report a Utility Outage:
 Con Edison 24-hour hotline: 800-752-4633 (TTY: 800-642-2308)
 LIPA 24-hour hotline: 800-460-2075 (TTY: 631-752-6992)
 National Grid 24-hour hotline: 718-643-4999 (TTY: 718-227-2857)

BUILDING UTILITY OUTAGE:

- Not applicable, CR
- During the current utility outage, the following services will be provided to building occupants:
 - drinking water
 - the building utilizes a water pump—please conserve water by:
 - corridors, stairs and common area lighting
 - fire safety and protection
 - elevator service
 - cell phone chargers are located at: _____
 - hot water
 - heat
 - air conditioning

EMERGENCY EVACUATION EVENT

- Not applicable, CR
- This building is NOT located in an emergency evacuation zone, or
- This building IS located in emergency evacuation zone number: _____

The nearest designated evacuation center is located at: _____

HIGH WIND EVENT

- Not applicable, CR
- All non-permanent objects such as furniture and flower pots must be removed from the roof, balconies, and any other outside platform or window.

ADDITIONAL INFORMATION (Owners may add any additional information here)

Notice for Suspected Gas Leaks, Smoke Detecting Devices, and Carbon Monoxide Alarms

The law requires the owner of the premises to notify tenants regarding the following:

Suspected Gas Leak Procedure

When a tenant suspects that a gas leak has occurred, the tenant should take the following actions:

1. Quickly open nearby doors and windows and then leave the building immediately. Do not attempt to locate the leak. Do not turn on or off any electrical appliances, do not smoke or light matches or lighters, and do not use a house phone or cell phone within the building.
2. After leaving the building, from a safe distance away from the building, call 911 immediately to report the suspected gas leak.
3. After calling 911, call the gas service provider for this building as follows:
 - PROVIDER: **CON EDISON**
 - NUMBER: **800-752-6633**

Smoke Detectors

The law requires the owner of the premises to provide and install one or more approved and operational smoke detectors in each apartment and to periodically replace such devices upon the expiration of their useful life in accordance with article 212 of chapter 3 of title 28 of the New York City Administrative Code. The tenant of each apartment is responsible for the maintenance and repair of the detectors installed in the apartment and for replacing any or all detectors which are stolen, removed, missing or become inoperative during the occupancy of the apartment with a device meeting the requirements of article 212 of chapter 3 of title 28 of the Administrative Code, unless a contract becomes inoperative within one year of being installed due to a manufacturing defect. The tenant of each apartment in this building in which a battery-operated smoke detector is provided and installed shall pay the owner a maximum of twenty-five dollars or a maximum of fifty dollars where a combined smoke and carbon monoxide detecting device is installed for the cost of providing and installing such detector. The tenant has one (1) year from the date of installation to make such payment to the owner.

Carbon Monoxide Detectors

The law requires the owner of the premises to provide a carbon monoxide alarm in each apartment in this building. The carbon monoxide alarm must be placed within 15 feet of the primary entrance to the building. The carbon monoxide alarm must be equipped with an end of the alarm, and must be periodically replaced for the maintenance and repair of the alarms installed in the apartment and for replacing any or all alarms that are stolen, removed, missing or become inoperative during the occupancy of the apartment, unless an alarm becomes inoperative within one year of being installed due to a manufacturing defect. The occupant of each apartment in which a carbon monoxide alarm is provided and installed must pay the owner \$25.00 per alarm, or a maximum of \$50.00 per device where a combined smoke and carbon monoxide detecting device is installed. This fee covers the cost of work for the initial installation and each periodic replacement. The occupant has one year from the date of installation to pay the owner.

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THE PARKSIDE LOUNGE
 Company Name/ Contact Info Nombre de la Compañía/ el teléfono de contacto

Plans to open a: **Roof Deck/Patio** Planifique abrir un/una: **Roof Deck/Patio**
 (Please describe the renovation address with call/hackyard use) (Favor de describir sus Barrio/ no Restaurant un call/ de acceso a un patio de terraza)

address: **317 East Houston** dirección:

Seeking a license to serve En búsqueda de una licencia para servir:

BEER/WINE & Liquor Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting Reunión pública

1/13/2021



SUPERINTENDENT

NAME: **Francisco Mejia (Elvis)**

ADDRESS: **172 Attorney Street**

PHONE #: **646-668-0454**

HPO 27-2053

DEPARTMENT OF BUILDINGS

CITY OF NEW YORK

REGISTRATION NUMBER: **172EP**

172 Attorney Street

WILLIAM GOTTLIEB

172 Att

The law requires the owner of the premises to provide and install one or more approved and operational smoke detectors in each apartment and to periodically replace such devices upon the expiration of their useful life in accordance with article 212 of chapter 3 of title 28 of the New York City Administrative Code. The tenant of each apartment is responsible for the maintenance and repair of the detectors installed in the apartment and for replacing any or all detectors which are stolen, removed, missing or become inoperative during the occupancy of the apartment with a device meeting the requirements of article 212 of chapter 3 of title 28 of the Administrative Code, unless a contract becomes inoperative within one year of being installed due to a manufacturing defect. The tenant of each apartment in this building in which a battery-operated smoke detector is provided and installed shall pay the owner a maximum of twenty-five dollars or a maximum of fifty dollars where a combined smoke and carbon monoxide detecting device is installed for the cost of providing and installing such detector. The tenant has one (1) year from the date of installation to make such payment to the owner.

ATTENTION RESIDENTS & NEIGHBORS

The Parkside Lounge

Company/DBA Name and Contact Number for Questions

Plans to open a

Rooftop Deck / PATIO

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Garden

at the following location

317 East Houston

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER, WINE + LIQUOR

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Wednesday, January 13 at 6:30pm

Online: <https://zoom.us/j/102100247010>

CHP Form 19-1 (Rev. 8-04)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF ADMINISTRATIVE SERVICES
DIVISION OF LEASE ENFORCEMENT

CERTIFICATE OF INSPECTION VISITS

(2014, 2015, Multiple Dwelling Law)
INSPECTORS USE ONLY — DO NOT REMOVE

ADDRESS: *300 East Houston Street* ALL TITLE OWNING REGISTRATION NO. *120592*

OWNER, AGENT, ETC. NAME - NUMBER

THE UNDERSIGNED HEREBY CERTIFIES THAT HE VISITED THE ABOVE DESCRIBED BUILDING ON THE DATE AND FOR THE PURPOSE SET OPPOSITE HIS NAME

INSPECTION DATE	INSPECTOR'S SIGNATURE	PURPOSE OF INSPECTION
<i>4/27/19</i>	<i>[Signature]</i>	<i>DC</i>
<i>4/27/19</i>	<i>3855</i>	<i>DIRE</i>
<i>5/13/19</i>	<i>509</i>	<i>FC</i>
<i>6-21-19</i>	<i>3837 JB</i>	<i>EC</i>
<i>11-3-19</i>	<i>3948 [initials]</i>	<i>TAMM</i>
<i>1/6/20</i>	<i>RS</i>	<i>ERP</i>

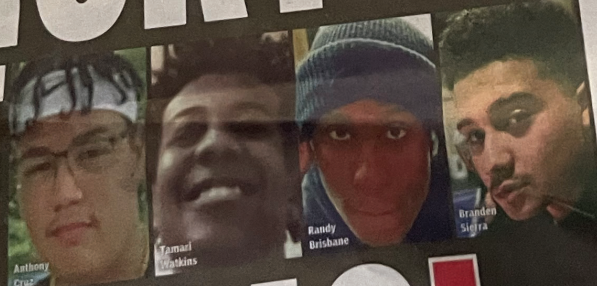
OWNERS, AGENTS, ETC., MUST:
1. MAINTAIN CARD IN A 6" X 8" FRAME, WITH TRANSPARENT FACING FOR READING WITHOUT DIFFICULTY AND FOR EASY REMOVAL FOR INSPECTOR'S SIGNATURE.
2. PRIOR TO POSTING, PRINT ALL IDENTIFYING INFORMATION AT TOP OF FORM.
3. DATE FRAME INSIDE BUILDING WITHIN VIEW OF MAIL DELIVERY AREA.
4. COPY THROUGHOUT DATE FRAME TO RECORDING DIVISION.

AGENT
ON
OF SECTION 27 - 2053
ADMINISTRATOR
-X-
(212) 475 2300

SPORTS FINAL
DAILY NEWS
NEW YORK'S HOMETOWN NEWSPAPER

NOTHING SHORT OF

Ex-con fleeing cops kills four pals, all 18, in horror crash



The four young men were good friends with bright futures before

309

NO S
WITHIN 10 FEET
ENTRANCE

NOTICE
KEY TO HEATING SYSTEM AR
IS LOCATED AT:
NAME: MANAGE MEN
LOCATION (APT. #): BASEM

MENT ON
RESERVATION 27-2063
NAME: ALEX
ADDRESS
TELEPHONE (416) 43-23-00



Con Edison
Proveedor

1-800-752-6633
Telefono

Department of Housing Preservation and Development Borough of New York

June 2017

ATTENTION RESIDENTS & NEIGHBORS

The Parkside Lounge

Company DBA Name and Contact Number for Questions

Plans to open a

Roof Deck / PATIO

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Beer & Wine or Beer/Wine & Liquor

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Online: <https://zoom.us/j/92199317942>
see www.cb3manhattan.org for zoom meeting details

Call/Text/Email
(212) 673-6270

Please Contact Information

ALCOHOLIC BEVERAGE CONTROL BOARD 3
SLA & DCA Licensing Committee Meeting
m303@cb.ny.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

The Parkside Lounge

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Roof Deck / PATIO

(Please choose) Bar/Restaurant/ Sidewalk cafe/ backyard use

317 East Houston

Seeking a license to serve

BEER/WINE + LIQUOR

Beer & Wine or Beer/Wine & Liquor

Public meeting

1/13/2021

Planifique abrir un/una:

(Favor de escoger) una Barra/un Restaurante un café de acera o un patio de atrás

dirección

En búsqueda de una licencia para servir:

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Reunión pública

DAILY NEWS NEW YORK'S HOMETOWN NEWSPAPER

SPORTS FINAL Thursday, December 24, 2020

NOTHING SHORT OF TRAGIC

Ex-con fleeing cops kills four pals, all 18, in horror crash

Gov vows to extend ban on evictions

PAGE 5

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The Parkside Lounge

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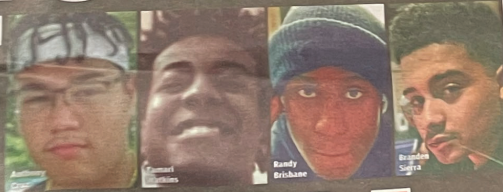
At COMMUNITY BOARD 3

SEA & DCA Licensing Committee Meeting
mh03@cb.nyc.gov - www.cb3manhattan.org

U.S. - [dailynews.com](http://www.dailynews.com) SPORTS FINAL Thursday, December 24, 2020
DAILY NEWS
NEW YORK'S HOMETOWN NEWSPAPER

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The four young men were good friends with tight futures before high-speed tragedy struck in Yonkers Tuesday night.

PAGE 5

GOV VOWS TO EXTEND BAN ON EVICTIONS PAGE 4



WAREHOUSES
PINK COYBO AEBT

PRIVATE THAT





EXIT

