



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 Stipulations for Administrative Approval

I, Jorge Arias, as a qualified representative of Entity to be formed by Jorge Arias  
 located at 45 1st Avenue, New York, NY agree to the following stipulations:

1.  I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
 Kitchen open and serving food every night during all hours of operation.
  2. My hours of operation will be:  
 Mon 12pm-12Am; Tue 12pm-12Am; Wed 12pm-12Am;  
 Thu 12pm-12Am; Fri 12pm-12Am; Sat 12pm-12Am; Sun 12pm-12Am.  
 (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
  3.  I will not use outdoor space for commercial use.
  4.  I will operate my sidewalk café no later than N/A
  5.  I will employ a doorman/security personnel on the following days: \_\_\_\_\_
  6.  I will install soundproofing, \_\_\_\_\_
  7.  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.  I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
  8. 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 \_\_\_\_\_, \_\_\_\_\_ number of TVs
  9.  I will play ambient recorded background music only.
  10.  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.
  11.  I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
  12.  I will not participate in pub crawls or have party buses come to my establishment.
  13.  I will not have unlimited drink specials, including boozy brunches, with food.
  14.  I will not have a happy hour or drink specials with or without time limitations OR  I will have happy hour and it will end by 6:00 PM. - Please indicate one of the above -
  15.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
  16.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
  17.  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.
- Name: Jorge Arias Phone Number: (718) 683-8251
18.  I will: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]  
 Sworn to this 30<sup>th</sup> day of April 2021

Dated 04-30-2021  
 Notary Public  
 Tamba Molou Kamano  
 Notary Public - State of New York  
 NO. 01KA6401391  
 Qualified in Richmond County  
 My Commission Expires Dec 9, 2023



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Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Today's Date: 04/30/21

**APPLICANT**

1. Name of applicant and principle(s): ENTITY TO BE FORMED BY JORGE ARIAS, JORGE ARIAS
2. Premise address: 45 1ST AVENUE, NEW YORK, NY
3. Cross streets: EAST 2ND AND 3RD STREETS
4. Trade name (DBA): PENDING
5. Check which you are applying to:  New liquor license  Alteration of an existing license  Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed?  Yes  No
8. Type of license: TW
9. Previous or current use of the location: DRY CLEANER
10. Corporation and trade name of current location: ESQUISITEDRY CLEANERS
11. Type of building and number of floors: 45 1ST AVENUE, 5 FLOORS
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No 12a. What is the permitted occupancy indoors and outdoors? <74
13. Do you plan to apply for Public Assembly permit?  Yes  No
14. 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): R7-A C2-5
15. How many licensed establishments are within 1 block? 2
16. How many On-Premise (OP) liquor licenses are within 500 feet? 7
17. Is premise within 200 feet of any school or place of worship?  Yes  No

**PROPOSED METHOD OF OPERATION**

18. Describe your method of operation: WINE BAR SPECIALIZING IN SMALL, HANDMADE WINES
19. Will any other business besides food or alcohol service be conducted at premise?  Yes  No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): M-F 12PM-12AM, NO OUTDOOR SPACE AT THIS TIME.
22. Total number of table: 5 23. Total number of seats: 30
24. How many stand-up bars / bar seats are located on the premise? 1 BAR WITH 6 BAR 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.)

25. Describe all bars (length, shape, and location): 18 FEET, L-SHAPED BAR IN REAR RIGHT OF ESTABLISHMENT
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? 1 HOUR PRIOR TO CLOSING, ALL DAYS
28. What type of food is available for sale? MEDITERRANEAN SMALL PLATES
29. Will a manager or principal always be on site?  Yes  No If yes, which? PRINCIPAL OR MANAGER
30. How many employees will there be? 7-9
31. Do you have or plan to install?  French doors  accordion doors  windows
32. Will there be TVs / monitors?  Yes  No If Yes, how many? 1
33. Will premise have music?  Yes  No 33a. If Yes, what type of music?  Live Music  Jukebox  
 DJ  Tapes / CDs / iPod
34. If other type, please describe: N/A
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: 2 SMALL SPEAKERS BEHIND BAR
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?  
 Yes  No
38. If Yes, what type of events or performances are proposed and how often? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? AMPLE PARKING, SUBWAY AND BUS ACCESS, EMPLOYEE WILL MAKE SURE NO CROWDS GATHER ON THE STREET
40. Will there be security personnel?  Yes  No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? BY KEEPING DOORS CLOSED AFTER 10 PM, ALL DAYS, USING RECORDED BACKGROUND MUSIC AT AN AMBIANT LEVEL
42. Do you have sound proofing installed?  Yes  No
43. If not, do you plan to install sound-proofing?  Yes  No

#### **APPLICANT HISTORY**

44. Has this corporation or any principal been licensed previously?  Yes  No If yes, please indicate name of establishment(s): \*\*PLEASE SEE THE ATTACHED
45. Address: \*PLEASE SEE THE ATTACHED 45a. Community Board \*PLEASE SEE THE ATTACHED
46. Dates of operation: \*PLEASE SEE THE ATTACHED
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume.
48. Does any principal have other business in the area?  Yes  No If yes, give trade name and describe type of business: PLEASE SEE THE ATTACHED
49. 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.

#### **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.

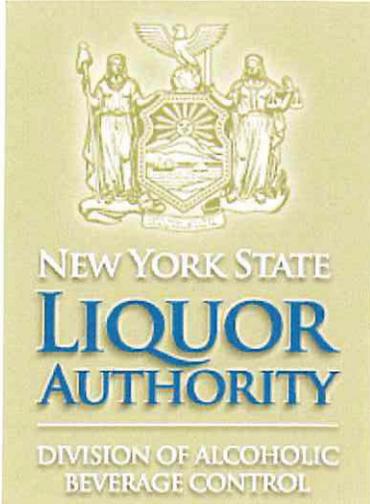
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# Currently Active Licenses

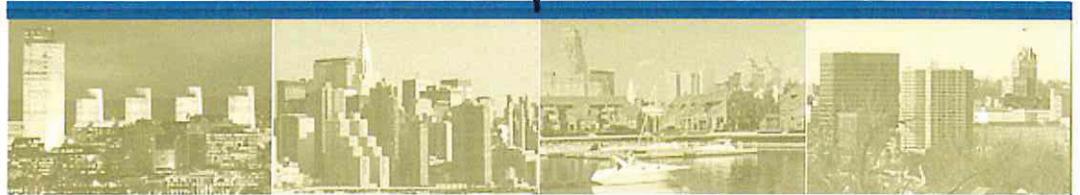


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##### License Information

Serial Number: 1319173  
 License Type: ON-PREMISES LIQUOR  
 License Status: License is Active  
 Credit Group: 3  
 Filing Date: 06/28/2019  
 Effective Date: 07/02/2020  
 Expiration Date: 06/30/2022

##### Premises Information

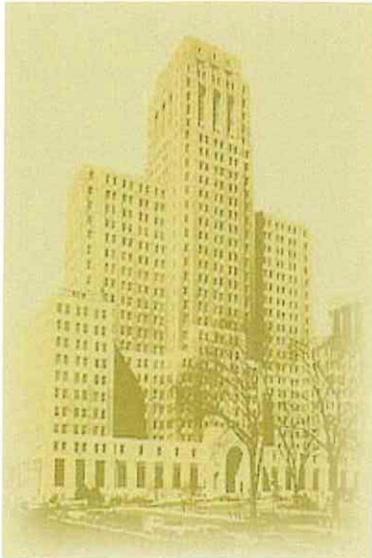
Principal's Name: ARIAS, JORGE P  
 Premises Name: SOHO MARKET & BEER MERCHANTS INC  
 Trade Name: MITLA  
 Zone: 1  
 Address: 213 6TH AVE  
  
 NEW YORK, NY 10014  
 County: NEW YORK

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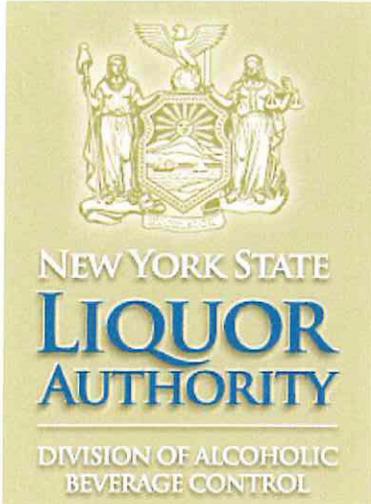


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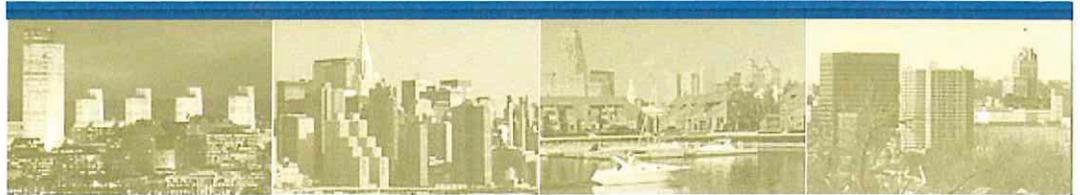
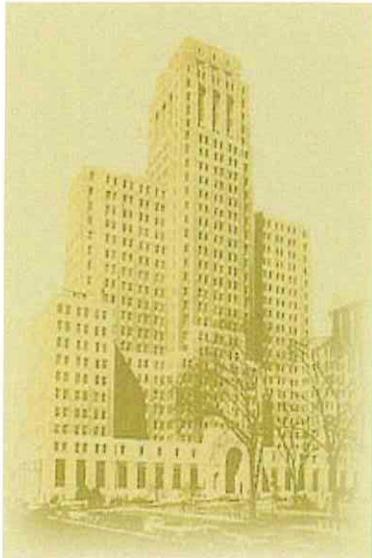


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#### Public Query - Results

*Queens CBI*

#### License Information

Serial Number: 1293344  
 License Type: ON-PREMISES LIQUOR  
 License Status: License is Active  
 Credit Group: 2  
 Filing Date: 03/18/2016  
 Effective Date: 11/03/2020  
 Expiration Date: 10/31/2022

#### Premises Information

Principal's Name: FRISON, WUEDER J  
 FRISON, JEAN C  
 ARIAS, JORGE P  
 Premises Name: KILO ASTORIA INC  
 Trade Name:  
 Zone: 1  
 Address: 31-27 DITMARS BLVD  
 ASTORIA, NY 11105  
 County: QUEENS

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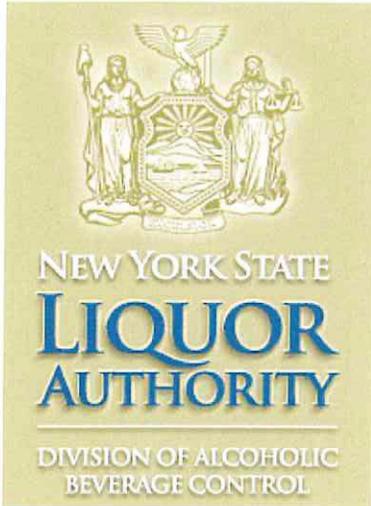
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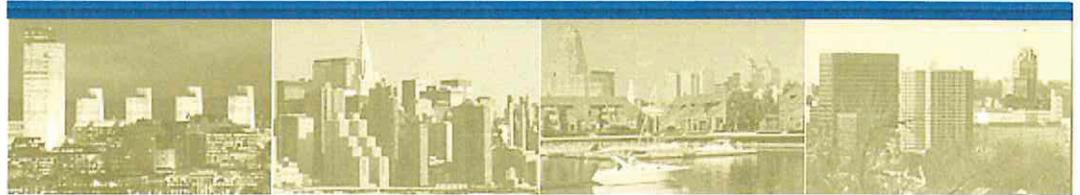


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#### Public Query - Results

##### License Information

Serial Number: 1274393  
 License Type: LIQUOR STORE  
 License Status: License is Active  
 Credit Group: 1  
 Filing Date: 10/21/2013  
 Effective Date: 02/01/2020  
 Expiration Date: 01/31/2023

##### Premises Information

Principal's Name: ARIAS, JORGE P  
 Premises Name: JCCSM INC  
 Trade Name: URBAN WINE & SPIRITS  
 Zone: 1  
 Address: 45 1ST AVE  
 SPACE 1-D  
 NEW YORK, NY 10003  
 County: NEW YORK

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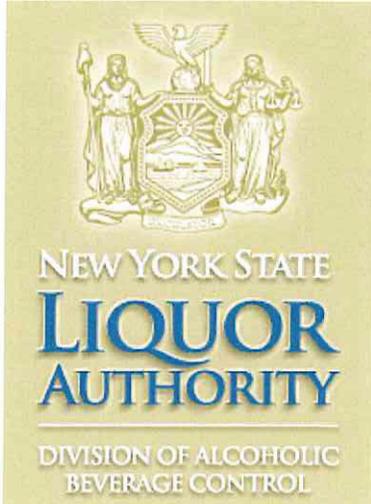
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*Inactive, past licenses held*

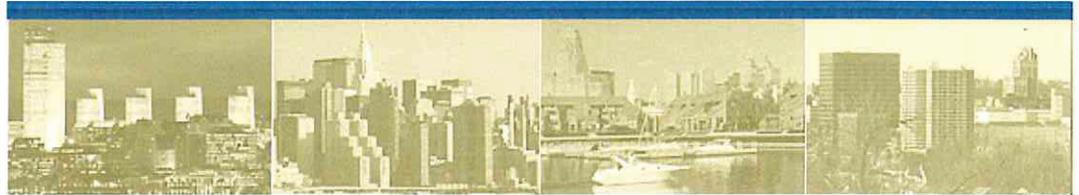


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#### Public Query - Results

*NNCBZ*

#### License Information

Serial Number: 1296507  
 License Type: GROCERY STORE BEER  
 License Status: License is Inactive  
 Credit Group: 1  
 Filing Date: 08/03/2016  
 Effective Date: 10/19/2016  
 Expiration Date: 09/30/2019

#### Premises Information

Principal's Name: ARIAS, JORGE P  
 FRISON, WUEDER J  
 FRISON, JEAN C  
 Premises Name: SOHO MARKET & BEER MERCHANTS INC  
 Trade Name: BEERZAAR NYC  
 Zone: 1  
 Address: 213 6TH AVE  
 GROUND FL , SOUTH SIDE  
 NEW YORK, NY 10014  
 County: NEW YORK

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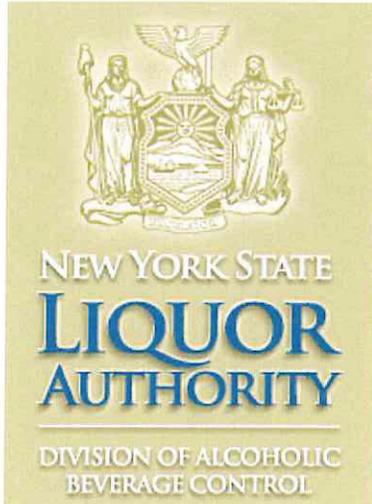
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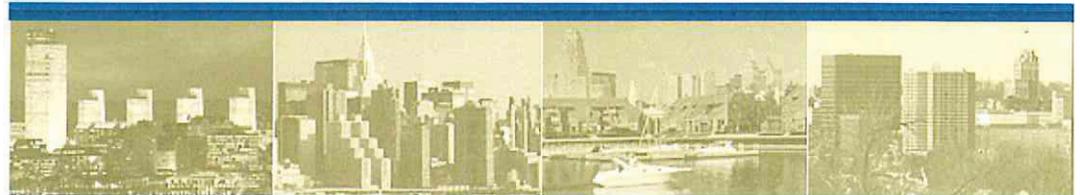


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#### Public Query - Results

##### License Information

Serial Number: 1299056  
 License Type: TAVERN WINE  
 License Status: License is Inactive  
 Credit Group: 3  
 Filing Date: 12/09/2016  
 Effective Date: 01/07/2020  
 Expiration Date: 05/31/2021

##### Premises Information

Principal's Name: ARIAS, JORGE P  
 Premises Name: SOHO MARKET & BEER MERCHANTS INC  
 Trade Name: MITLA  
 Zone: 1  
 Address: 213 6TH AVE  
  
 NEW YORK, NY 10014  
 County: NEW YORK

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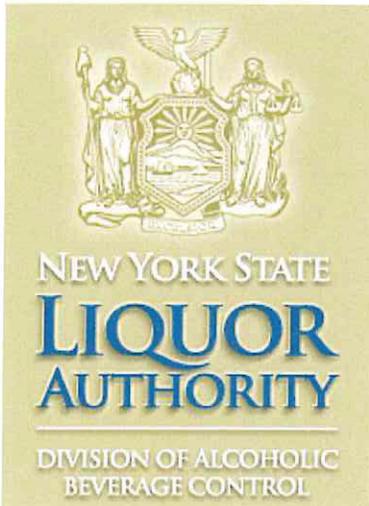
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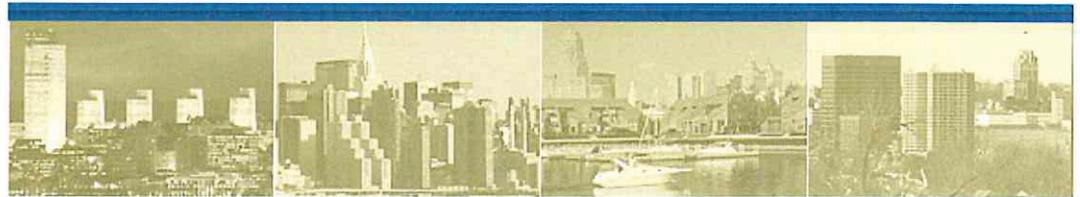
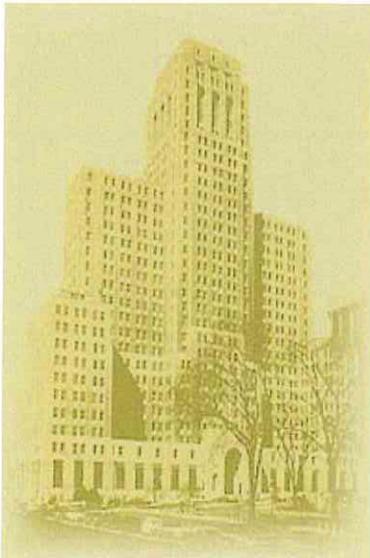


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Serial Number: 2120395  
 License Type: ON-PREMISES LIQUOR  
 License Status: License is Inactive  
 Credit Group: 4  
 Filing Date: 10/29/2003  
 Effective Date: 11/01/2009  
 Expiration Date: 10/31/2011

##### Premises Information

Principal's Name: ARIAS, JORGE  
 Premises Name: 360 WEST ROUTE 59 CORP  
 Trade Name: NEW YORK BILLIARD LOUNGE  
 Zone: 2  
 Address: 360 WEST ROUTE 59  
 SHOPPING CENTER  
 NANUET , NY 10954  
 County: ROCKLAND

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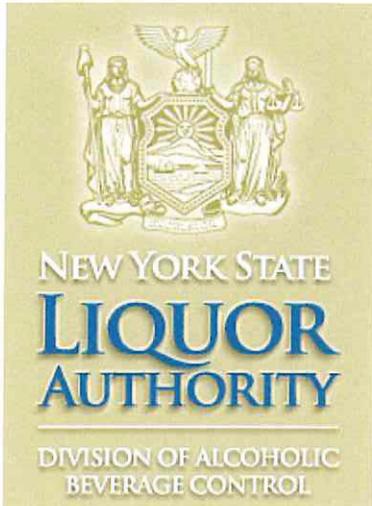
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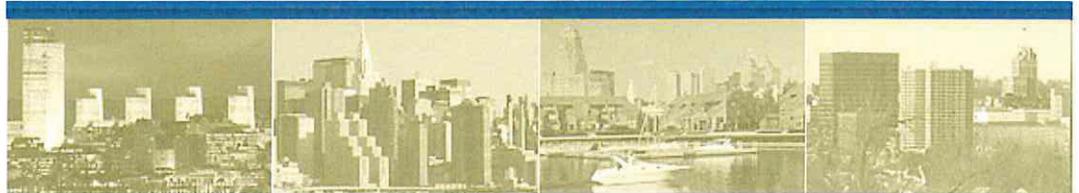


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Serial Number: 2119907  
 License Type: ON-PREMISES LIQUOR  
 License Status: License is Inactive  
 Credit Group: 1  
 Filing Date: 09/17/2003  
 Effective Date: 09/01/2010  
 Expiration Date: 08/31/2012

### Premises Information

Principal's Name: ARIAS, JORGE  
 Premises Name: THE SPORT CUP II INC  
 Trade Name:  
 Zone: 2  
 Address: 120 SOUTH ROBINSON AVENUE  
 SOUTH WILLIAMS ST & DICKESON  
 NEWBURGH, NY 12550  
 County: ORANGE

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