

LAZERINI JAZZ LLC
649 E 9TH STREET
WEST STORE
NEW YORK, NY 10009

MANHATTAN COMMUNITY BOARD 3
MEETING DATE: 7/12/2021



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
- 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: 06/28/21

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: ALT WILL ADD MORE SPACE, SEATS AND TABLES

Previous or current use of the location: COCKTAIL BAR

Corporation and trade name of current license: THE CABINET

APPLICANT:

Premise address: 649 E 9TH STREET WEST STORE

Cross streets: AVENUE C AND E 9TH STREET

Name of applicant and all principals: GREGORY BOEHM

Trade name (DBA): THE CABINET

PREMISE:

Type of building and number of floors: MULTI UNIT 6 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? <74

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

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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 6PM-4AM SUNDAY-SAT

Number of tables? 19 Total number of seats? 38

How many stand-up bars/ bar seats are located on the premise? 2 BARS, 24 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)

Describe all bars (length, shape and location): 20 FEET, L SHAPED, FLANKED ON BOTH SIDES

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
MEXICAN SMALL BITES

What are the hours kitchen will be open? ALL HOURS OF OPERATION

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

How many employees will there be? 3-5

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: SONOS STYLE SMALL 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

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: *PLEASE SEE THE ATTACHED*

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 GEE BEE HOSPITALITY LLC DBA EXISTING CONDITIONS

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 11

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. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider

2. I will operate a full-service restaurant, specifically a (type of restaurant)

_____ restaurant, or

I will operate a COCKTAIL BAR

with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

3. My hours of operation will be:

Mon 6PM-4AM; Tue 6PM-4AM; Wed 6PM-4AM;

Thu 6PM-4AM; Fri 6PM-4AM; Sat 6PM-4AM;

Sun 6PM-4AM. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

4. I will not use outdoor space for commercial use OR

My sidewalk café hours will be _____

5. I will employ a doorman/security personnel: _____

6. I will install soundproofing, PREVIOUSLY INSTALLED

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, or during unamplified live performances or televised sports.

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, or during unamplified live performances or televised sports.

8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs 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 restrictions OR I will have happy hour and it will end by _____.
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.

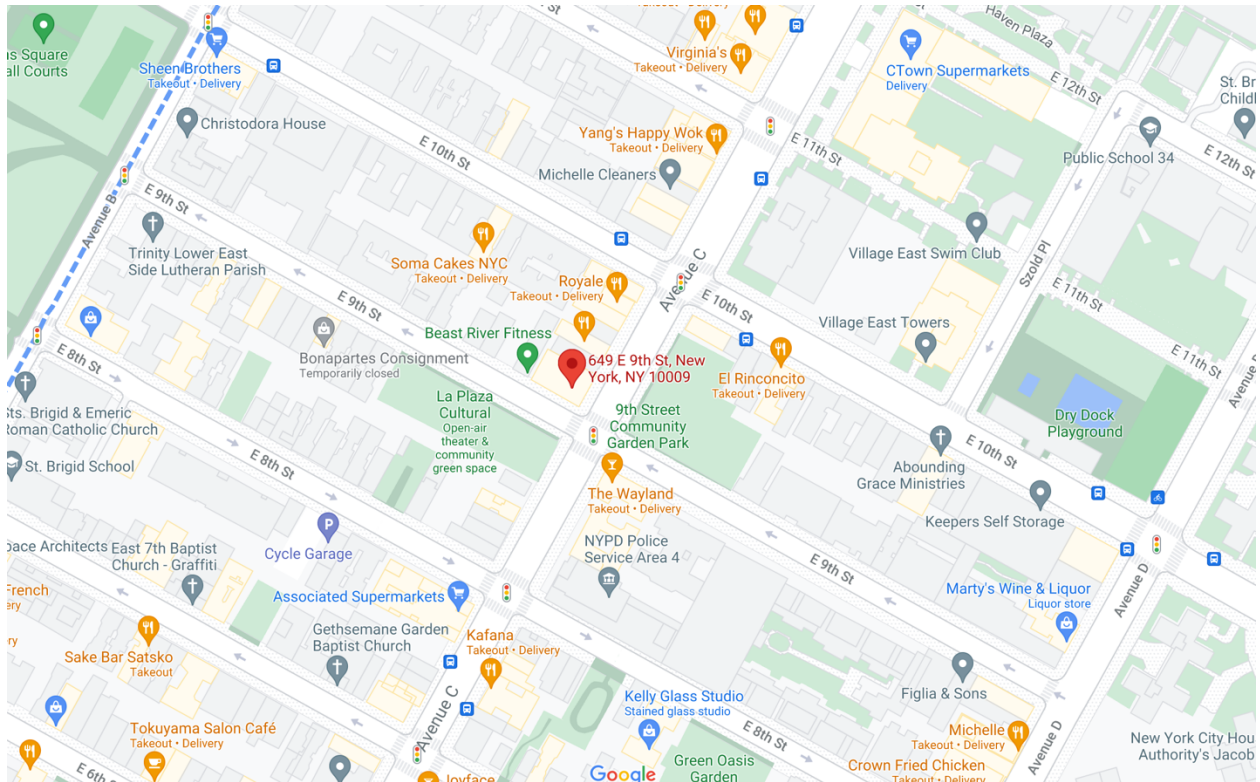
Name: GREGORY BOEHM

Phone Number: 212-219-1193

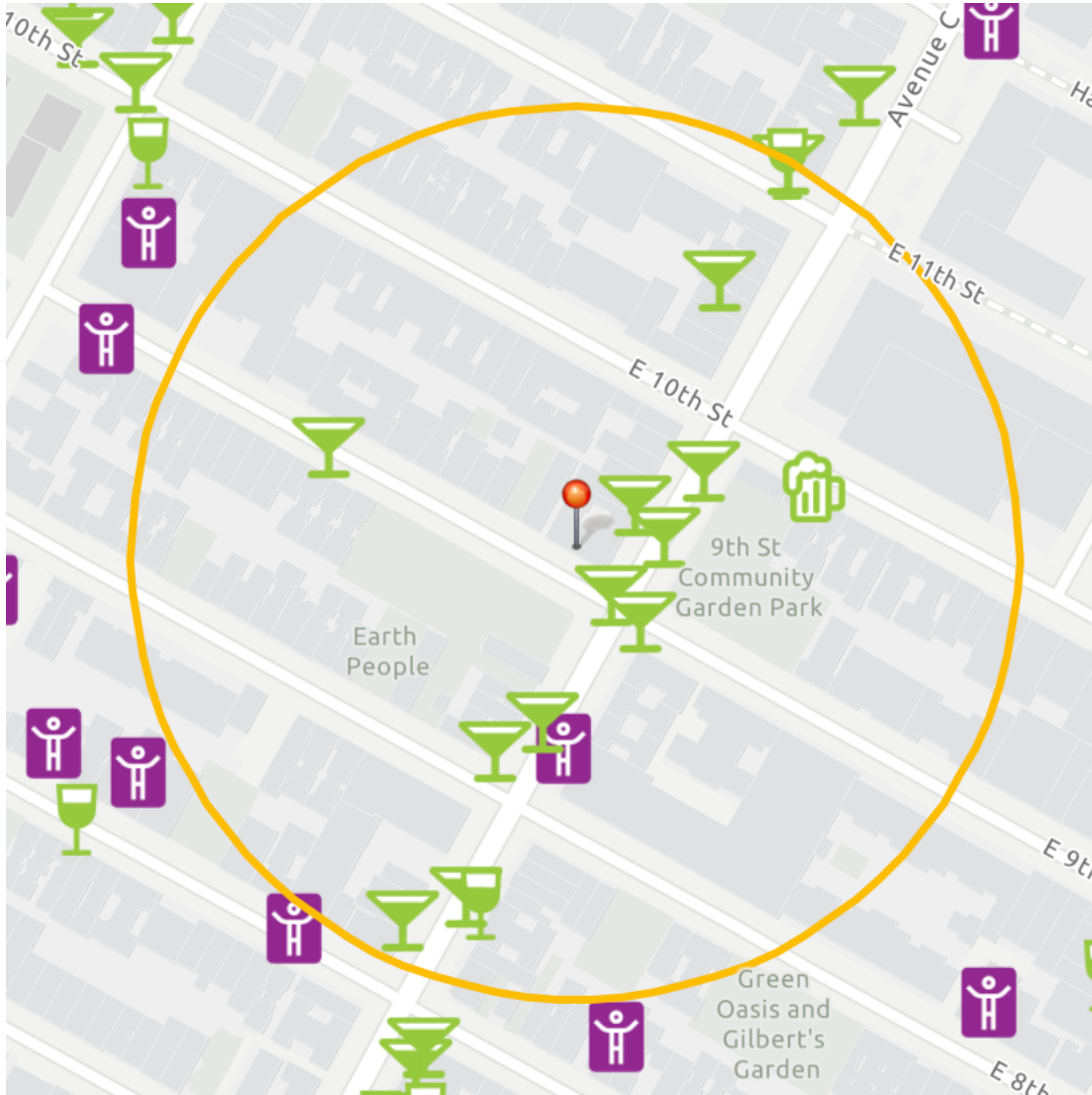
Gregory Boehm License History

- GOLDEN C HOSPITALITY LLC, SERIAL NO. 1271096
131 1ST AVENUE AKA 72 E 1ST STREET NEW YORK, NY 10003
LLC MEMBER
- LAZERINI JAZZ LLC, SERIAL NO. 1153768
649 E 9TH STREET WEST STORE, NEW YORK, NY 10009
LLC MEMBER
- ALFRED B HOSPITALITY LLC, SERIAL NO. 1305298
531 HUDSON STREET NEW YORK, NY 10014
LLC MEMBER
- GEE BEE HOSPITALITY LLC, SERIAL NO. 1309340
35 W 8TH STREET NEW YORK, NY 10011
LLC MEMBER

NEIGHBORHOOD MAP



500 FOOT MAP



GREEN MARTINI GLASS = OP LICENSE
GREEN WINE GLASS = RW/TW LICENSE
BEER MUG = EB LICENSE
PURPLE ICON = PLACE OF WORSHIP

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.

Proximity Report For:	
Location	649 E 9th St, New York, 10009
Geocode	Latitude: 40.72546 longitude: -73.97816
Report Generated On	4/28/2021

8 Closest Liquor Stores		
Name	Address	Distance
10TH STREET & AVENUE C LIQUOR & WINE INC Ser #: 1236216	159 AVENUE C CORNER OF E 10TH STREET NEW YORK, NY 10009	189 ft
EAST VILLAGE WINE CORP Ser #: 1260885	100 AVENUE C NEW YORK, NY 10009	607 ft
BRIX NYC LLC Ser #: 1298290	170 AVENUE B STORE SOUTH NEW YORK, NY 10009	796 ft
MARTYS LIQUORS INC Ser #: 1023549	133 AVENUE D NEW YORK, NY 10009	815 ft
BEE WINES & LIQUORS INC Ser #: 1305314	225 AVENUE B NEW YORK, NY 10009	1,318 ft
CONVIVE PARTNERS LLC Ser #: 1290950	196 AVENUE A NEW YORK, NY 10009	1,577 ft
LOCAL NEW YORK LIQUORS LLC Ser #: 1276553	24 AVE C NEW YORK, NY 10009	1,666 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	1,876 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
Chaplains Unit	220 ft

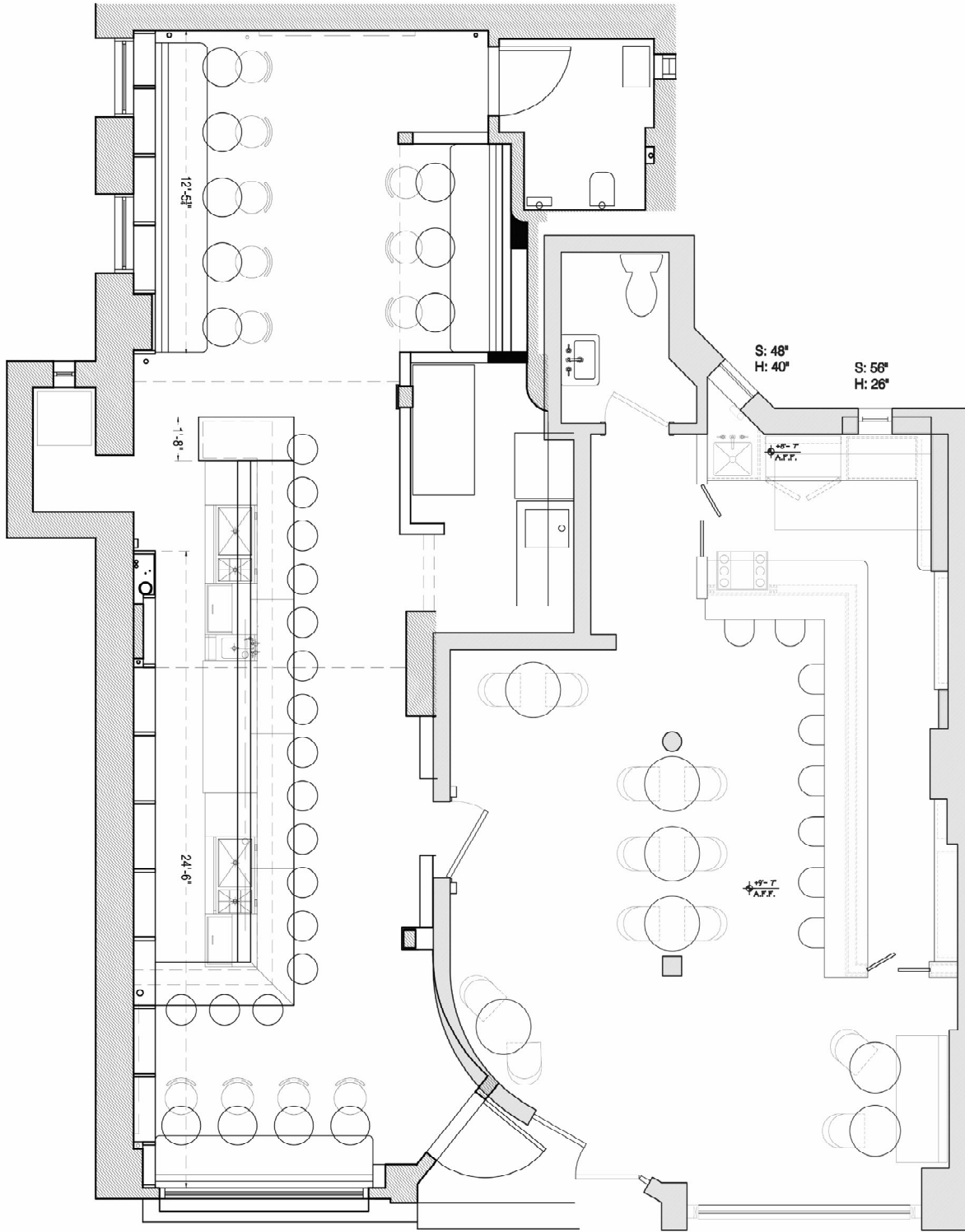
Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
177 CHRYSTIE INC Ser #: 1024691	145 AVENUE C NEW YORK, NY 10009	64 ft
TATU LLC Ser #: 1305642	151 AVENUE C 2ND FL NEW YORK, NY 10009	86 ft
TATU LLC Ser #: 1272767	151 AVENUE C NEW YORK, NY 10009	102 ft
ELDRIDGE BISTRO LLC Ser #: 1258609	700 E 9TH ST NEW YORK, NY 10009	107 ft
JEFLO & CO LTD Ser #: 1172141	157 AVENUE C EAST 9TH & 10TH STREETS NEW YORK, NY 10009	170 ft
PARALLEL BAR INC Ser #: 1024661	133 AVE C - GROUND FL NEW YORK, NY 10009	195 ft
MOS EISLEY LLC Ser #: 1295051	127 AVENUE C AKA 343 EAST 8TH STREET NEW YORK, NY 10009	241 ft
LAZERINI JAZZ LLC Ser #: 1153768	649 E 9TH ST WEST STORE NEW YORK, NY 10009	301 ft
SEASIDE BEACH INC Ser #: 1303441	171 173 AVE C NEW YORK, NY 10009	345 ft
116 AVENUE C RESTAURANT LLC Ser #: 1265537	116 AVENUE C SOUTH RETAIL STORE NEW YORK, NY 10009	404 ft
SAN LOCO EV INC Ser #: 1328137	111 AVENUE C NEW YORK, NY 10009	456 ft
OYSTER CITY LLC Ser #: 1293779	647 E 11TH ST NEW YORK, NY 10009	498 ft
104 AVENUE C PARTNERS LLC Ser #: 1306203	104 AVENUE C NEW YORK, NY 10009	581 ft

AVENUE C RESTAURANT LLC Ser #: 1316755	102 AVENUE C NEW YORK, NY 10009	604 ft
RUMBA NYC BAR & GRILL CORP Ser #: 1323351	185 AVENUE C STORE 3 & 4 NEW YORK, NY 10009	604 ft
YARDBIRD LLC Ser #: 1281991	162 AVENUE B 162-4 AVE B AKA 345 E 10TH ST NEW YORK, NY 10009	723 ft



CURRENT SPACE

1 CONSTRUCTION PLAN
1/2" = 1'-0"

NEW PROPOSED SPACE

– *Bar Snacks* –

Tamales - \$6

featuring *Tamales Lupita*, East Harlem

Choice of: **Pork, Chicken Verde, Chicken Mole or Rajas**
with choice of salsa roja or salsa verde

Chicharrines con Tajin - \$6

Mexican puffed wheat street snacks with chili lime salt

Corn Chips + Cantina-Style Red Salsa - \$6

Chapulines - \$4

Available in lemon salt or chili lime



