

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:
- 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: June 24th, 2021

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: Cafe

Corporation and trade name of current license: Corp to be formed by Travis Litz

APPLICANT:

Premise address: 189 East Broadway

Cross streets: B'n Jefferson ; Rutgers Sts

Name of applicant and all principals: Travis Litz

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: 5 story mixed 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: _____

Temporary COVID areas

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? 55

Do you plan to apply for Public Assembly permit? Yes No

What is the zoning designation (check zoning using map: _____ - please

give specific zoning designation, such as R8 or C2): R 7-2 C 1-5

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) SUN-WED 10AM-12AM

THURS-SAT 10AM-1AM

Number of tables? 13 Total number of seats? 31

How many stand-up bars/ bar seats are located on the premise? 1

(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): Approx 28' Rectangle Right center

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

Healthy European

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? _____

How many employees will there be? 5-8

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 1

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: Ipod generated with 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.") One employee will be designated to insure that crowds and traffic do not become a problem for my neighbors

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. One employee will be designated to insure that noise, inside or outside the premises will not be a problem for the neighbors

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? Please see attached

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

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) Healthy European restaurant, or

I will operate a _____,
 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 10AM - 12AM ; Tue 10AM - 12AM ; Wed 10AM - 12AM ;
Thu 10AM - 1AM ; Fri 10AM - 1AM ; Sat 10AM - 1AM ;
Sun 10AM - 12AM . (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 COVID HOURS

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

6. I will install soundproofing, _____

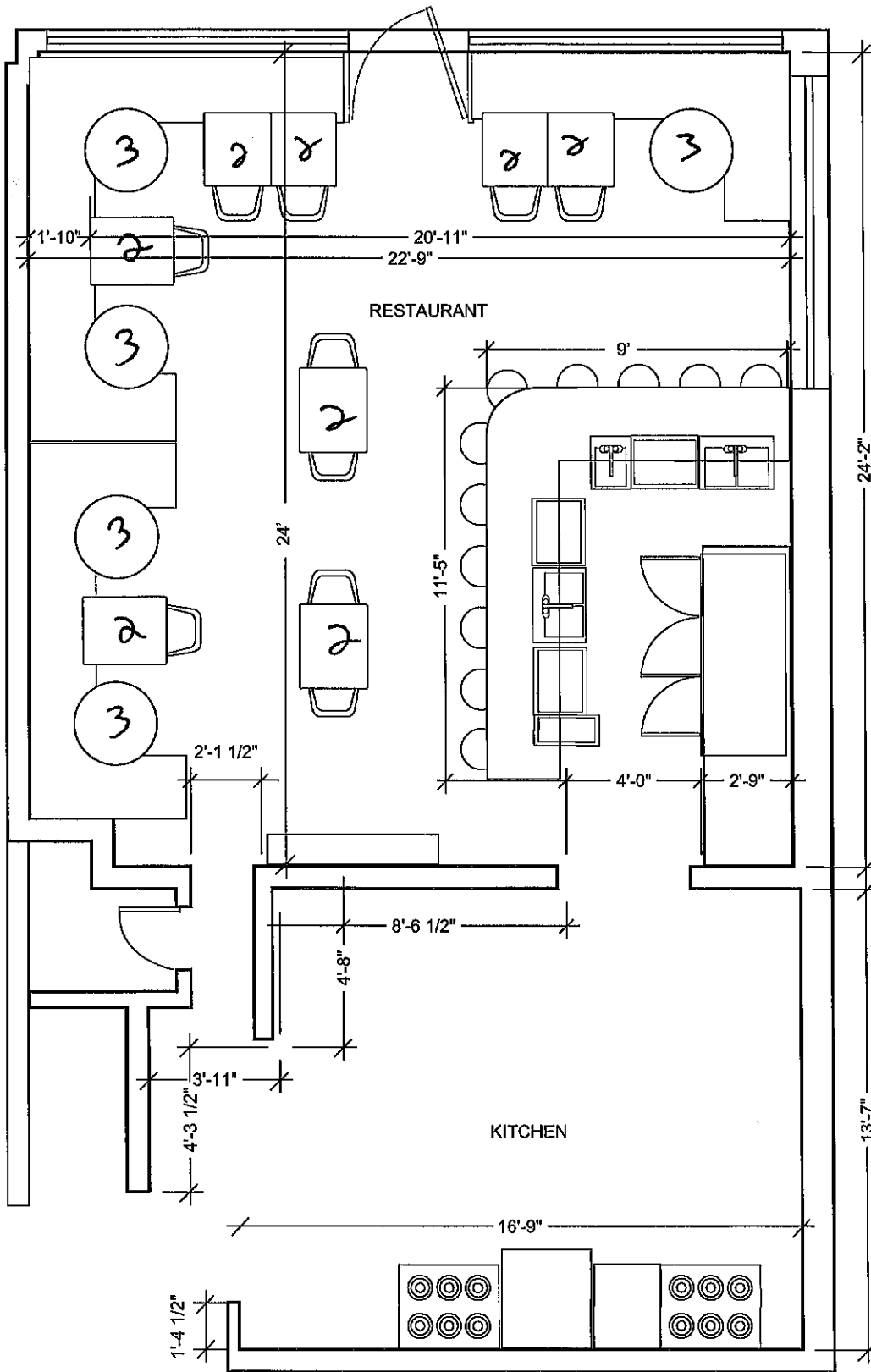
7. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.

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 _____, 1 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 7 pm.
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.

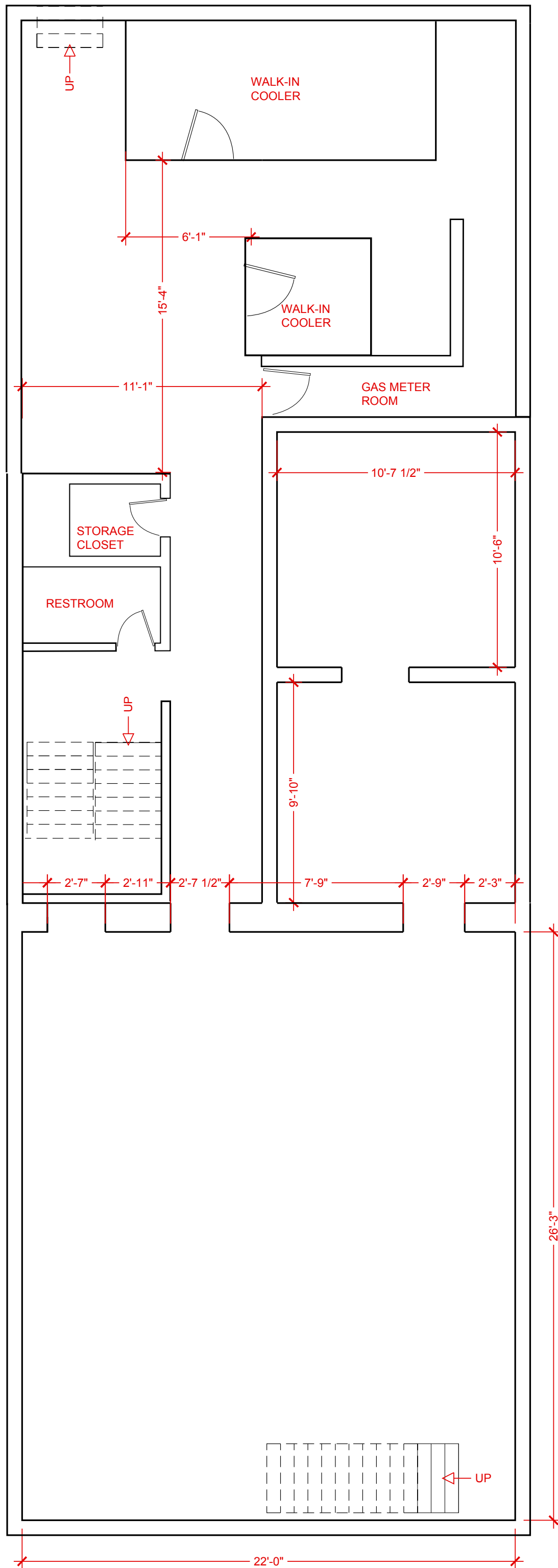
Name: Travis Litz

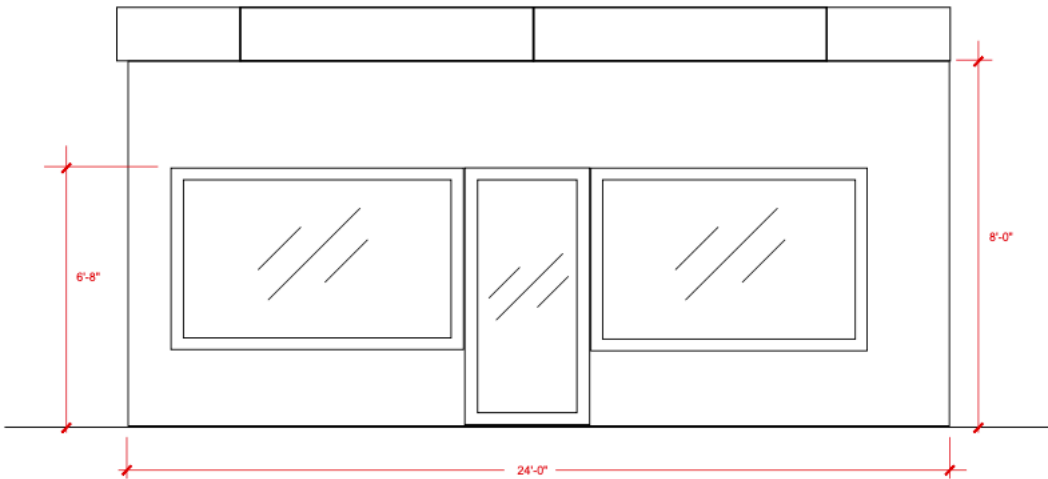
Phone Number: (917) 371-0506



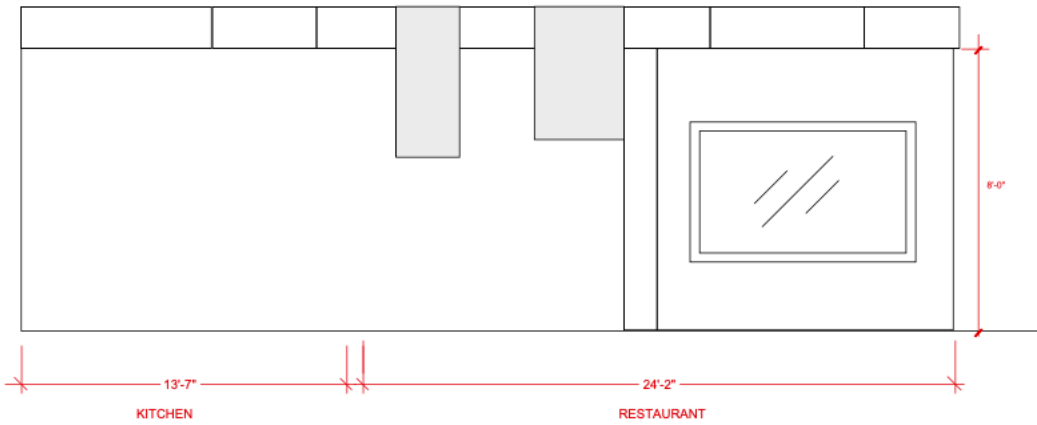
13 Tables
 31 Seats
 11 Barstools

1 RESTAURANT
 189 EAST BROADWAY 10002





1 RESTAURANT / SOUTH ELEVATION
189 EAST BROADWAY 10002



1 RESTAURANT / WEST ELEVATION
189 EAST BROADWAY 10002

BREAKFAST / LUNCH

HEALTHY BLUE BOWL

Banana & blue spirulina, almond milk, toppings
\$ 11

FRESH PORRIDGE

Oats, almond milk, banana, blueberries, honey or cinnamon
\$ 7

SOURDOUGH PANCAKES

maple syrup, mascarpone cream, blueberries
\$ 12

SOFT SCRAMBLE

Dill, parsley, labneh & toast.
\$ 12

EGG SANDWICH

Local bread, fried egg, caramelized onions, bacon, tomato and red pepper jam, mixed salad, avocado
\$ 13

AVOCADO TOAST

Smashed avocado, grilled halloumi, fresh basil, drizzle of honey
\$ 14

CROQUE MADAM

Sourdough toast, ham, gruyere, fried egg & mornay sauce
\$ 14

MARINATED SALMON SALAD

Mixed salad, marinated salmon, mango, ginger, pumpkin seeds, beetroot sprouts
\$ 15

SUMMER SALAD

Watermelon, cucumber, feta, spring onions, green peppers, lime zest, mixed salad, squash seeds, mint
\$ 14

NOODLE SALAD

Konjac noodles with coriander & cashew pesto, edamame, avocado, raw carrot, romaine salad, cucumber, cashews, mint, peppers, black sesame seeds
\$ 15

MUSHROOM GRAIN BOWL

Mushroom , sautéed greens, fried egg, brown rice, fermented chili sauce, avocado
\$15

SWEETCORN FRITTERS

Sweet potato pancakes, corn, coriander and lime, mixed salad, mashed avocado, poached egg
\$ 14

LES BURGER

Fresh bread, grass fed beef, house mayonnaise, gruyere, mustard, pickles, house cut fries
\$ 14

DINNER

STARTERS

GOAT CHEESE WITH CASTELVETRANO OLIVES

Fresh goat cheese, castelvetro olives, olive oil, thyme, black pepper, served with fresh bread
\$ 12

ROASTED CAULIFLOUR

Tahini, jalapeno, salsa verde
\$ 12

ROASTED TOMATO SALAD

Heirloom tomatoes, dill, burrata, black pepper, toasted bread
\$ 14

SUMMER SALAD

Watermelon, cucumber, feta, spring onions, green peppers, lime zest, mixed salad, squash seeds, mint
\$ 14

FRISÉE SALAD

Fourme d'Ambert cheese, lardons, croutons, bacon vinaigrette, poached egg*
\$ 14

FRESH HERBS AND WHITE BEANS

Parsley, shiso, cilantro, scallions, shallots
\$ 14

ENTREES

SWEET CORN RISOTTO

with Spring Onion Relish, Tarragon, and Parmesan
\$ 16

LEMON RAVIOLLI

Simply prepared, finished with parmesan
\$ 16

PAN ROASTED CHICKEN

Sautéed Squash, Sweet Pepper Purée
\$ 21

MEATBALLS & POLENTA

creamy miso mushrooms, roasted tomatoes, home red marinara and mascarpone
\$ 20

STEAK FRITES

Free Range with Watercress & Steak Sauce
\$ 24

SEARED SCALLOPS

sweet corn risotto, roasted tomatoes, scallions
Free Range with Watercress & Steak Sauce
\$ 22

WILD CAUGHT FISH MP

Truffle fingerling potatoes, grilled artichoke & aioli, garlic, paprika, green oak lettuce
\$ 25

LES BURGER

Fresh bread, grass fed beef, house mayonnaise, gruyere, mustard, pickles, house cut fries
\$ 14

SIDES

ROASTED BABY CARROTS
MAPLE ROASTED WITH RED PEPPER FLAKES
BROCCOLI RABE
FRENCH FRIES
CREAMY POLENTA
All \$ 8

DESSERT

HOMEMADE CHEESECAKE
Red berry coulis, traditional gram cracker crust
\$ 8

CHOCOLATE CREAM / AVOCADO
Date, almond milk, crushed almonds
\$ 8

PANNA COTTA
Buttermilk panna cotta topped with passion fruit.
\$ 8

DARK CHOCOLATE CAKE
Raspberry sauce
\$ 8

COCKTAILS

APEROL SPRITZ

\$ 12

BASQUE IN THE SUN

Ercole Barbera Red Wine, Seattle Natural Cola

\$ 12

ODE TO ST. ANNE

Gin, Violette, Lemon, Bubbles

\$ 12

SPANISH GIN & TONIC

Rotating Top-Shelf Gin, Fever-Tree Tonic

\$ 12

LOUDSPEAKER

Gin, Cognac, Lemon

\$ 12

BLACK MANHATTAN

Bourbon, Averna, Black Walnut

\$ 12

OAXACAN OLD FASHIONED

Tequila, Mezcal, Angostura Bitters

\$ 12

NSFW

House-Infused Cucumber Gin, Aperol, Lime, Peychaud's Bitters

\$ 12

BOULEVARDIER

Elijah Craig Bourbon, M&R Bitter, Carpano Antica

\$ 12

LAST WORD

Gin, Chartreuse, Maraschino, Lim

\$ 12

BEER & WINE

TBD /

BIO & ORGANIC WILL TAKE UP LARGE PART OF WINE MENU







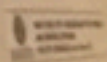






WARNING

SMOKING
ALCOHOLIC BEVERAGES
AND DRUGS IS PROHIBITED
IN THIS AREA



No Smoking

















Employees Must Wash
Hands Before Leaving
To Work











WARNING
HIGH
VOLTAGE

WARNING
HIGH VOLTAGE
DO NOT TOUCH
EQUIPMENT

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Academy Clothing
Commercial
Vacant
Pharmacy
Residential
St. Teresa's Church
141 Henry St.

Super Market
Residential
Hardware Store
Ming's Cafe (Food only)
Little Canal
Hair Salon
Jajaja Plantas Mexicanas
162 E. Broadway

Plant Store
Paint Store
Signs
Residential
Signs
Residential
Groceries
Canal St.

Rutgers Street

Pedestrian Area

Wu's Wonton King (wine, beer)
Glass Store
169 Bar
169 E. Broadway
Vacant

Residential
Private Alley
Ling Liang Worldwide Evangelistic Mission
177 E. Broadway

Gallery
Residential
Smoothies
Pizzeria
Residential
Vacant

Residential
Commercial
Commercial
Residential

Residential
Les Enfants de Boheme
177 Henry St.

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APPLICANT

East Broadway

Seward Park

Public Library

Residential Complex

Jefferson Street

Education + Construction
Alliance
Community Center

Commercial
Residential
Commercial
Residential
Vacant

Commercial
Residential

Primitive Christian Church
209 E. Broadway

Vacant
Residential
Fast Food
Residential
Vacant

Residential
Dumpling Town
Residential
Residential
Market
Food

Residential
Pizzeria
Cleaners
Candy Store
Psychic
Laundromat
Nail Salon
Residential
Deli

Residential
Commercial
Commercial
Residential

Residential
Commercial
Commercial
Residential

Clinton Street

Vacant
Commercial
Fast Food
The Dancer
202 Clinton St.
Pharmacy
Residential
Deli

Madison Street

AREA SURVEY
189 East Broadway
New York, NY
June 27, 2021
NOT TO SCALE

Parking
Garage
Healthcare
Services
Medical Center

Chung Te Buddhist Association
152 Henry St.

World Buddhist Center
158 Henry St.

Residential
Variety Store
Residential
Commercial
Grocery
Store
Pharmacy

Residential
Commercial
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Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 189 East Broadway

1. Les Enfants de Boheme - 177 Henry Street - (177')
2. 169 Bar - 169 East Broadway - (266')
3. Jajaja Plantas Mexicana - 162 East Broadway - (425')
4. Little Canal - 26 Canal Street - (447')
5. El Castillo - 207 Madison Street - (495')
6. The Dancer - 202 Clinton Street - (497')

Schools & Churches

1. Ling Liang Worldwide Evangelistic Mission - 127 East Broadway - (157')
2. St. Teresa's Church - 141 Henry Street - (430')
3. Chung Te Buddhist Association - 152 Henry Street - (337')
4. World Buddhist Center - 158 Henry Street - (307')
5. Primitive Christian Church - 209 East Broadway - (294')

Rutgers Street

Pedestrian Area

Wu's Wonton King
(wine, beer)

Glass Store

169 Bar
169 E. Broadway

Vacant

Residential

Ling Liang Worldwide
Evangelistic Mission
177 E. Broadway

Gallery

Residential

Smoothies

Pizzeria

Residential

Vacant

Residential

Commercial

Residential

APPLICANT

Jefferson Street

East Broadway

NOT TO SCALE

BLOCK PLOT
189 East Broadway
New York, NY
June 27, 2021

Strauss Square

Seward Park



Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

DETAILED MEASUREMENT

189 East Broadway

June 27, 2021

New York, NY

NOT TO SCALE

East Broadway

157'

Rutgers Street

Ling Liang Worldwide
Evangelistic Mission
177 East Broadway

APPLICANT

Jefferson Street