

HELBRAUN || LEVEY

RUFFIAN VENTURES LLC
125 E 7TH ST
NEW YORK, NEW YORK
10009

MANHATTAN COMMUNITY BOARD 3



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, PATRICK COURNOT, as a qualified representative of Ruffian Ventures LLC, located at 125 East 7th Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) _____
 Kitchen open and serving food every night during all hours of operation.
- 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 - 11PM.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- I will not use outdoor space for commercial use.
- I will operate my sidewalk café no later than _____
- I will employ a doorman/security personnel on the following days: _____
- I will install soundproofing, _____
- 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.
- 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
- I will play ambient recorded background music only.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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 _____. -Please indicate one of the above -
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: PATRICK COURNOT Phone Number: 917 573 4057

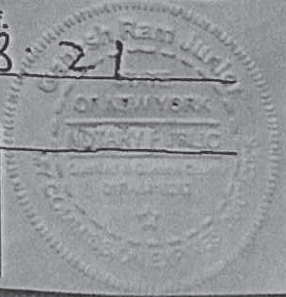
18. I will: _____

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

Signed [Signature]
Sworn to this 28th day of August 2021

8.28.21
Dated

[Signature]
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6418262
Qualified In Queens County
Commission Expires June 7, 2025





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Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 08/24/2021

APPLICANT

1. Name of applicant and principle(s): Ruffian Ventures LLC, Patrick Cournot
2. Premise address: 125 E 7th Street New York, New York 10009
3. Cross streets: 1 Avenue, Avenue A
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: --
7. Is location currently licensed? Yes No
8. Type of license: Restaurant Wine
9. Previous or current use of the location: Wine Bar
10. Corporation and trade name of current location: Ruffian Wine Bar
11. Type of building and number of floors: Walk-up Apartments - Over Six Families With Stores, 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? >75
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): C-7
15. How many licensed establishments are within 1 block? 21
16. How many On-Premise (OP) liquor licenses are within 500 feet? 30
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: An expansion of Ruffian Wine Bar into a restaurant with a full food menu.
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: --
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 12pm-12am (Monday - Saturday) and 12pm-11pm (Sunday)
22. Total number of table: 12 23. Total number of seats: 28
24. How many stand-up bars / bar seats are located on the premise? 0
 (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): (N/A)
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 12pm-11:30pm (Monday - Saturday) and 12pm-10:30pm (Sunday)
28. What type of food is available for sale? A mostly vegetarian, Indian meets Eastern European influenced menu.
29. Will a manager or principal always be on site? Yes No If yes, which? Patrick Cournot
30. How many employees will there be? 10-12
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? --
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: --
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: 5 speakers total, 120 wattage each
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? 10-20 per year
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Subway and train nearby; most patrons will arrive by foot or public transit. No waiting lines will be permitted outside.
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? Speakers will be mounted on walls to minimize noise in ceiling; background music will be controlled by staff.
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): Kindred Restaurant LLC
45. Address: 342 E 6th St Store #4 45a. Community Board Manhattan 3
46. Dates of operation: 09/27/2019 to present
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: (N/A)
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.

Dinner



[view allergen information](#)



▼ Tasting Menu (V) Three Courses - 35

Beets By Dyssy (v, gf) - \$13

Smoked Golden Beets, Yuzu Persian Cucumbers, Sweet Potato Crema, Summer Herbs (gf, df)

Colchis Crepe (v, gf) - \$18

Rice Flour Crepe, Charred Eggplant, Watercress, Roasted Garlic

18

Naked Calypso (v, gf) - \$12

Mango and Flower Panna Cotta, Coconut Milk, Jasmine

▼ À La Carte

Sourdough Pita & Spiced Olive Oil (v) - \$7

Two House Made Pitas, Olive Oil, Khmeli-Suneli

7

All Black Everything (v) - \$15

Black Lentils, Black Garlic, Black Shallots, Fermented Black Beans, Tahini, Sourdough Pita

15

Beets By Dyssy (v, gf) - \$13

Smoked Golden Beets, Yuzu Persian Cucumbers, Sweet Potato Crema, Summer Herbs (gf, df)

13

Rock n' Hard Place (gf) - \$24

Confit Octopus, Roasted Cauliflower, Basil, Mint, Greek Sheep Yogurt, Anchovy, Preserved Lemon

24

24 Carrots (v) - \$15

Smoked Carrot and Cannellini Dumplings, Fennel Ginger Broth

16

Khachapuri - \$17

House Made Ricotta, Mint-Cilantro Pistou, Mozzarella, Egg, Pomegranate-Red Wine Molasses

17

Golden Shores - \$23 (v, gf)

Roasted Maitake Mushrooms, Fermented Lentil and Rice Gnocchi, Vadouvan, Corn, Yellow Squash, Cipollini

23

Colchis Crepe (v, gf) - \$18

Rice Flour Crepe, Charred Eggplant, Watercress, Roasted Garlic

▼ Dessert

Naked Calypso (v, gf) - \$12

Mango and Flower Panna Cotta, Coconut Milk, Jasmine

Stone Roses (GF) - \$15

Plum Almond Cake, Strawberry Buttermilk Ice Cream, Rose Syrup

Wine by the Glass



[view allergen information](#)



▼ Sparkling

Glinavos, Zitsa Brut / Epirus, Greece 2015 - \$16/\$68 16
Clean and delicately herbal. Champagne style, from a high plateau just off the Ionian Sea.

Kobal, 'Bajta' Orange Pet Nat / Podravje, Slovenia 2020 - \$14/\$50 14
Lemon flavored shaved-ice with a splash of 5-Alive. Yeasty and tangy, it might actually be a Bellini.

▼ White

Tatsis, 'Xiropotamos Blanc de Noir' / Macedonia, Greece 2018 - \$15/\$56 15
An intriguing white wine made entirely from red grapes. Earthy and a bit floral, Cali Chard meets iced matcha latte.

Koutsoyannopoulos, Assyrtiko / Santorini, Greece 2017 - \$20/\$78 20
Saline. Flinty. Flawless. An iconic expression of Assyrtiko from an iconic producer making wine for centuries on an iconic vineyard site with 400 yr old vines. Every other island wine walks in this one's shadow.

Zorah, 'Voski' Voskehat / Ararat Valley, Armenia 2018 - \$25/\$90 25
Rich and creamy texture, baked apples with the acidity of Chenin Blanc from Anjou. This 'Queen of Armenian grapes' comes from the high desert on the border of Azerbaijan. Royally delicious.

Slobodne, Traja Boxeri / Trnava, Slovakia - \$16/\$80 16
Not your Nana's Sauvignon Blanc. A little tangy, a little turnt. Starchy, acidic and surprising.

'A Vita, Leukó / Calabria, Italy 2020 - \$14/\$54 14
Herbal with a slight mineral bite. Sea salt, mountain spring water and white peach.

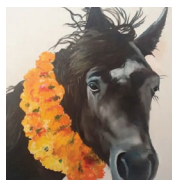
ANEMotion, Krakhuna / Imereti, Georgia 2019 - \$19/\$78 19
Musky with lots of texture. Dare we say snap peas? Iodine? It's out there. Made by a famous winemaker who has a weekly TV show in Georgia called 'All About Wine.'

▼ Orange - Light Skin Contact

Chkhetiani, Tsolikouri / Tvishi, Georgia 2019 - \$24/\$86 24
A wildly lush orange wine with electric acidity, from one of the only wineries in the Alpine region of Tvishi.

Doric. Roditis + Malagousia / Phocis. Central Greece 2017 - \$17/\$68 17

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Wine by the Bottle



✓ Sparkling - Tompkins Square

Kobal, 'Bajta' Orange Pet Nat / Podravje, Slovenia 2020 - \$14/\$50 50
Lemon flavored shaved-ice with a splash of 5-Alive. Yeasty and tangy, it might actually be a Bellini.

Cantina Marilina, 'Fedelie' Light-Orange / Sicily, Italy NV - \$56 56
Fizzy, fruity and fresh. Passionfruit soda mixed with funky jasmine tea. Perfect for the afternoon. And late night. And let's be honest, the morning.

Meinklang, 'Foam' Orange / Burgenland, Austria 2019 - \$68 68
Rich and creamy. Ripe yellow fruit with a pleasant olive brine. Very easy to drink.

Kamara, 'Blooming Mountain' Orange Pet Nat / Macedonia, Greece NV - \$70 70
Cloudy and refreshing, a fizzy orange blossom lemonade with funk.

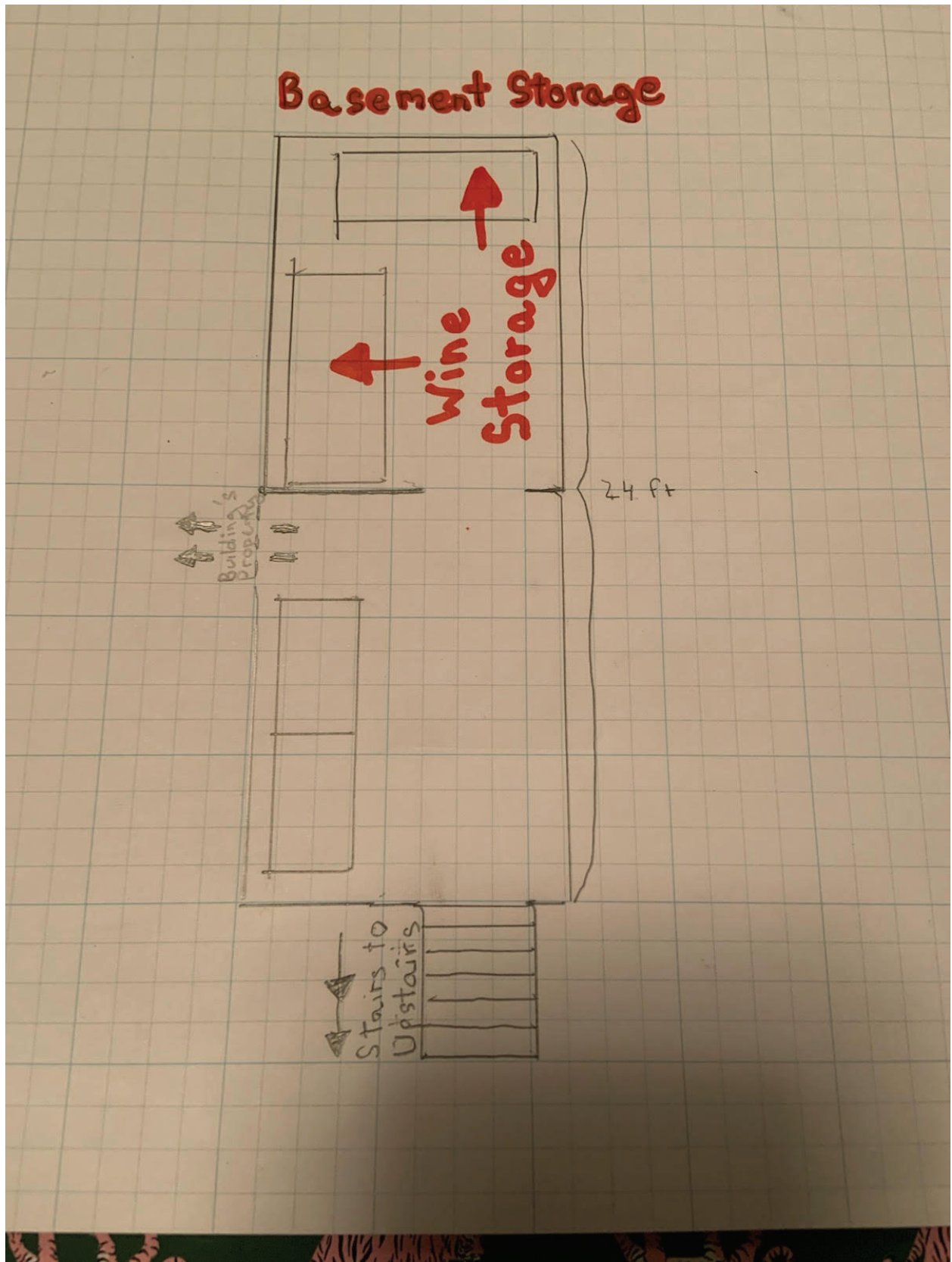
Crocizia, 'Strajè' Rosé / Emilia Romagna, Italy 2018 - \$92 92
Tart and juicy with a clean finish. A wild-strawberry gin fizz.

Nestarec, 'Moje' White / Moravia, Czech NV - \$110 110
Cloudy, full bodied and pure. Endlessly textured: two fermentations, no disgorgement. An asteroid field suspended in gravity.

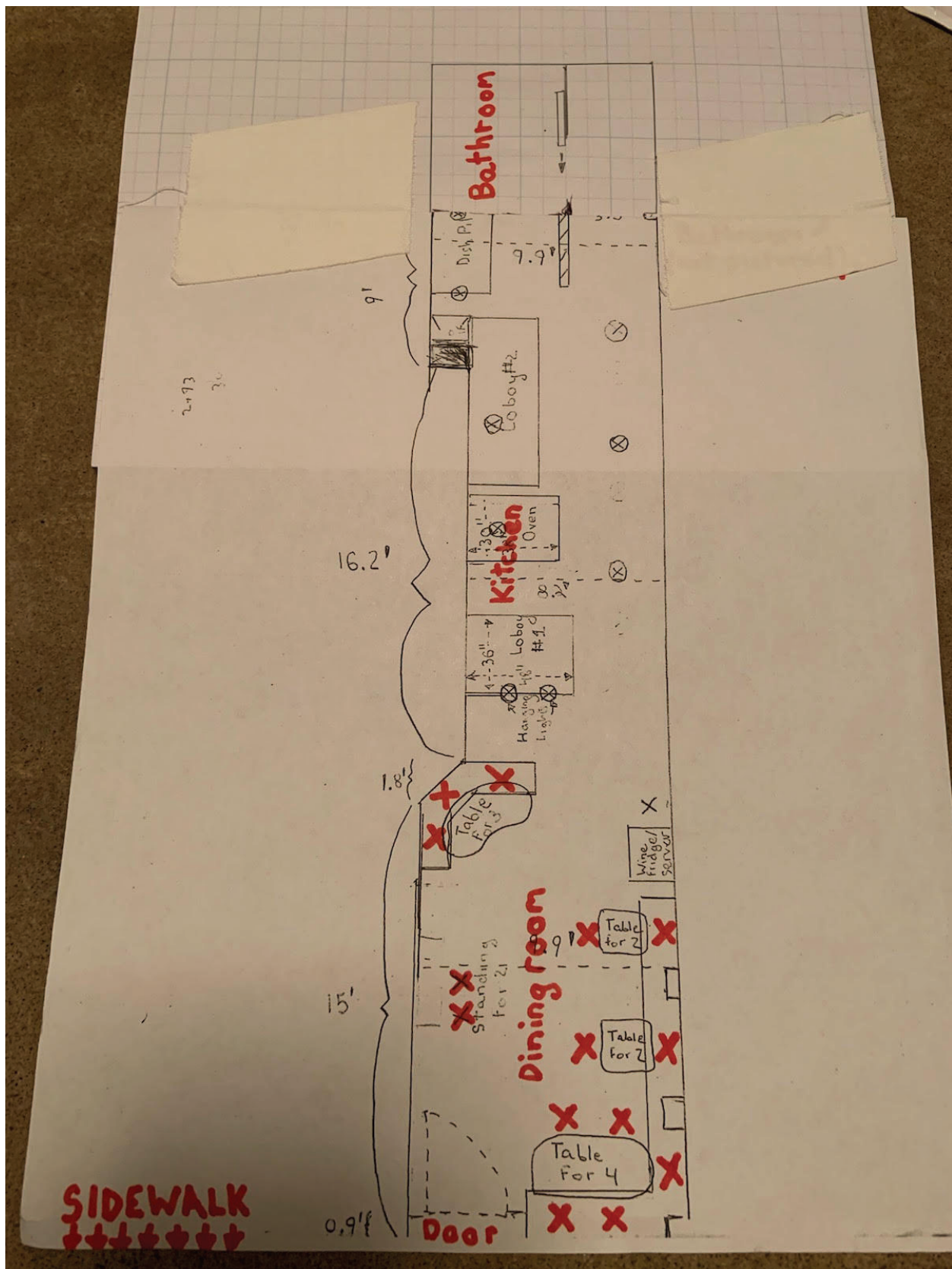
✓ Sparkling - Central Park

Montbourgeau, Cremant / Jura, France NV - \$68 68
Champagne-style sparkling. Creamy and voluptuous in texture with a dry mineral finish. The addition of savagnin grapes and a well aged reserve add complexity and depth.

Glinavos, Zitsa Brut / Epirus, Greece 2015 - \$16/\$68 68
Clean and delicately herbal. Champagne style, from a high plateau just off the Ionian Sea.



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