



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD NO. 3

59 East 4th Street - New York, NY 10003

Phone: (212) 533-5300 - Fax: (212) 533-3659

www.cb3manhattan.org - info@cb3manhattan.org

Dominic Pisciotta, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please complete and return (with requested diagram) to the Community Board office by fax or email. In addition, bring **6 copies (double sided) plus supporting material requested to the meeting**. Failure to complete and return this form on time will result in your item being placed at the end of the agenda. **Application must be complete to be heard, including petitions and all items on check list below. Use N/A for answer if appropriate.**

Conspicuously display the enclosed posters on the outside of your establishment for **7 days** prior to the meeting. Bring a photo with a newspaper showing date as proof of the posting.

Check which you are applying for: ☒ new liquor license ☐ upgrade of an existing liquor license
☐ alteration of an existing liquor license ☐ transfer of an existing liquor license

If applying for transfer, you must bring letter from current owner confirming that you are buying business.

Type of license: Beer & Wine - B/W Is location currently licensed? ☐ Yes ☒ No

If alteration, describe nature of alteration: _____

Previous or current use of the location: Current: Bakery / Pastry

Corporation and trade name of current/previous license: _____

APPLICANT:

Name of applicant and all principals: DeRossi Chelsea LLC
Shaun McHaff, Jane Keenan, DeRossi Global LLC

Trade name (DBA): Jane's Sweet Buns

Premises address: 102 St. Mark's Place New York, NY 10009

Between what streets: 1st Street & Avenue A

PREMISES:

Type of building and number of floors: multi use - 5 floors

Prior use of premises: retail business

Any outside area or sidewalk cafe used for the sale or consumption of alcoholic beverages? (includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram: _____

Does premises have a valid Certificate of Occupancy and all appropriate permits? ☐ Yes ☒ No

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

Zoning designation: _____ Maximum number of persons that can legally occupy the premises? _____ Number of tables? 0 Number of seats at tables? 0

BARS:

How many *stand-up bars/ bar seats are located on the premises (and how many seats)? 1 stand up bar 10 total seats

How many service bars? 0

Describe all bars (length, shape and location): one stand-up bar - L shaped

Any food counters? ☒ Yes ☐ No If Yes, describe: existing bar 6'6" x 32" x 8'2"

* A **stand up bar** is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive an alcoholic beverage.

KITCHEN:

Does premises have a ☒ full kitchen or ☐ food preparation area? (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu _____

pastries & desserts (see attached menu)

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (i.e.: restaurant, tavern, sports bar, etc.) _____

Pastry Shop

Will any other business besides food or alcohol service be conducted at said premises? ☐ Yes ☒ No

If yes, details: _____

What are the proposed days/hours of operation? (Specify days and hours each day) _____

Monday-Sunday 12:00pm - 2:00am everyday

Will the business employ a manager? ☐ Yes ☒ No

How many employees? 0

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many?) _____

Do you ☐ have or ☐ plan to install ☐ French doors, ☐ accordion doors, or ☐ windows? ☒ none of these

Will there be TV's? ☐ Yes ☒ No (If Yes, how many?) _____

Will premises have music? ☒ Yes ☐ No

If Yes, what type of music? Explain in detail: pre-recorded background music

Type of music/entertainment: ☐ Live musician ☐ Live DJ ☐ Juke box ☒ Tapes/CDs/ipod
Volume level: ☐ Background (quiet) ☐ Entertainment level

Do you ☐ have or ☐ plan to install sound-proofing? Please describe your sound system: iPod
with small speakers, no sound proofing needed

Will you host ☐ promoted events, ☐ scheduled performances or ☐ any event at which a cover fee is charged?
no

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? ☐ Yes ☒ No If "Yes" please attach plans.

Is this establishment wheel chair accessible? ☐ Yes ☒ No

Has this corporation or any principal been licensed previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: see attached

Address: _____ Community Board # _____

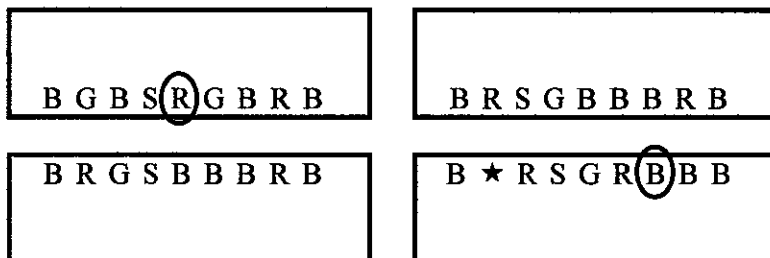
Dates: _____

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments. To be presented at hearing

Using the diagram below as an example, attach a separate similar 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-Premises (OP) licenses by circling the letter on diagram. Please label streets and avenues and identify your location near the middle of the diagram and indicate it with a [★]. Use the letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

Bar (B)	Hotel	Restaurant (R)	Sidewalk Café (S)
OP ___ B/W ___	HL ___	OP ___ B/W ___	OP ___ B/W ___

Example:



How many licensed establishments are within 1 block? 19 B/W & 19 O/P = 38

How many licensed establishments are within 500 feet? 48

How many within 500 feet are On-Premises (OP) liquor licenses? 23

If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application. Petitions should 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). You may contact the Community Board at info@cb3manhattan.org for any contact information that is on file.

INFORMATION REGARDING NEARBY LOCATIONS:

Premises is within a 500 foot radius of three or more establishments with OP license. ☒ Yes ☐ No

Premises is within 200 feet of any school or place of worship? ☒ Yes ☐ No

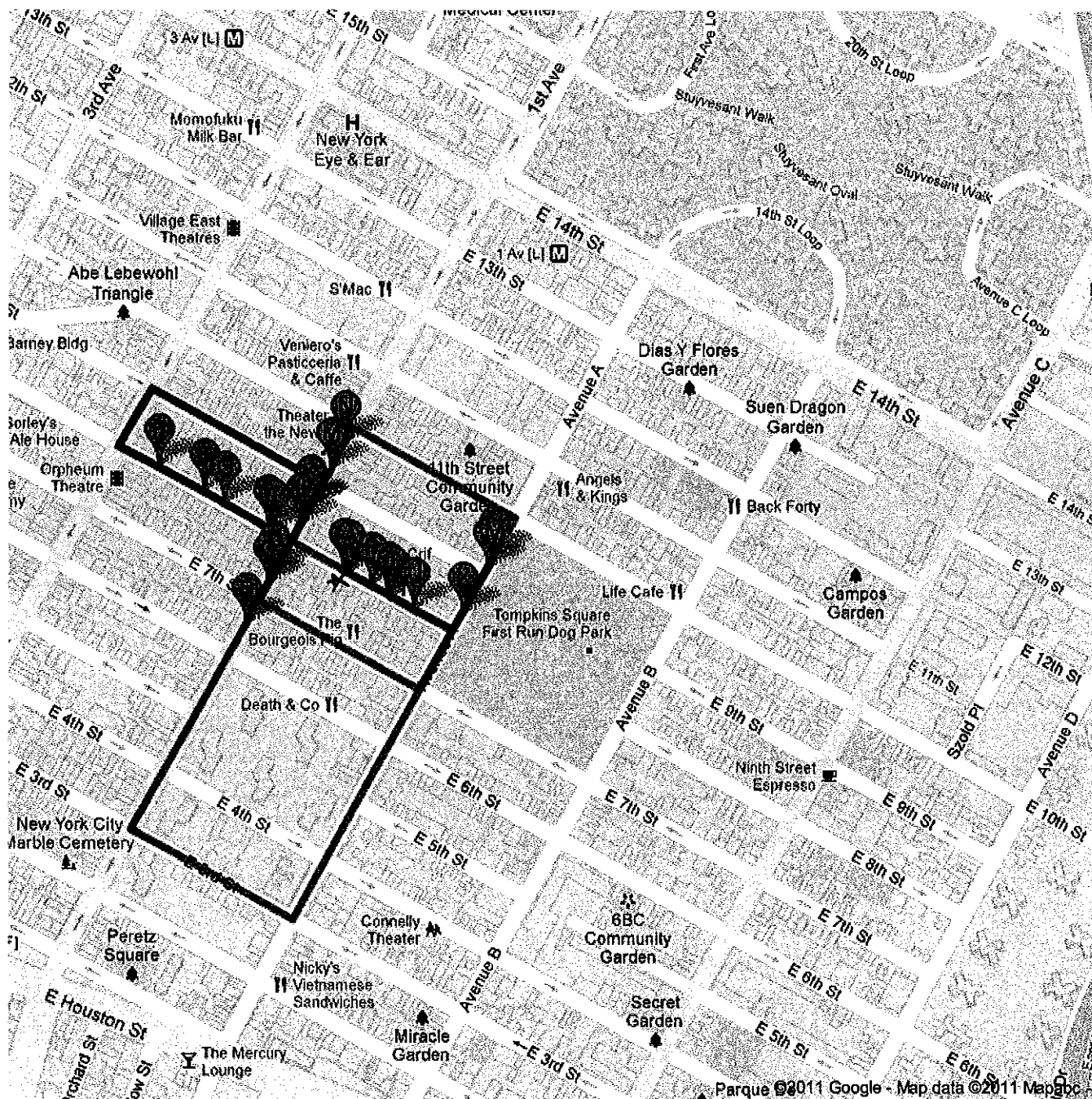
If there is a school place of worship within 200 feet of your premises on the same block, submit a block plot diagram or area map showing its location in proximity to your applicant premises (8 1/2" x 11") and indicate the distance and name and address.

Google maps

Directions to 131 Avenue A, New York, NY 10009

2.2 mi – about 12 mins

Beer and Wine Locations near 102 St Marks Place - Jane's Sweet Buns



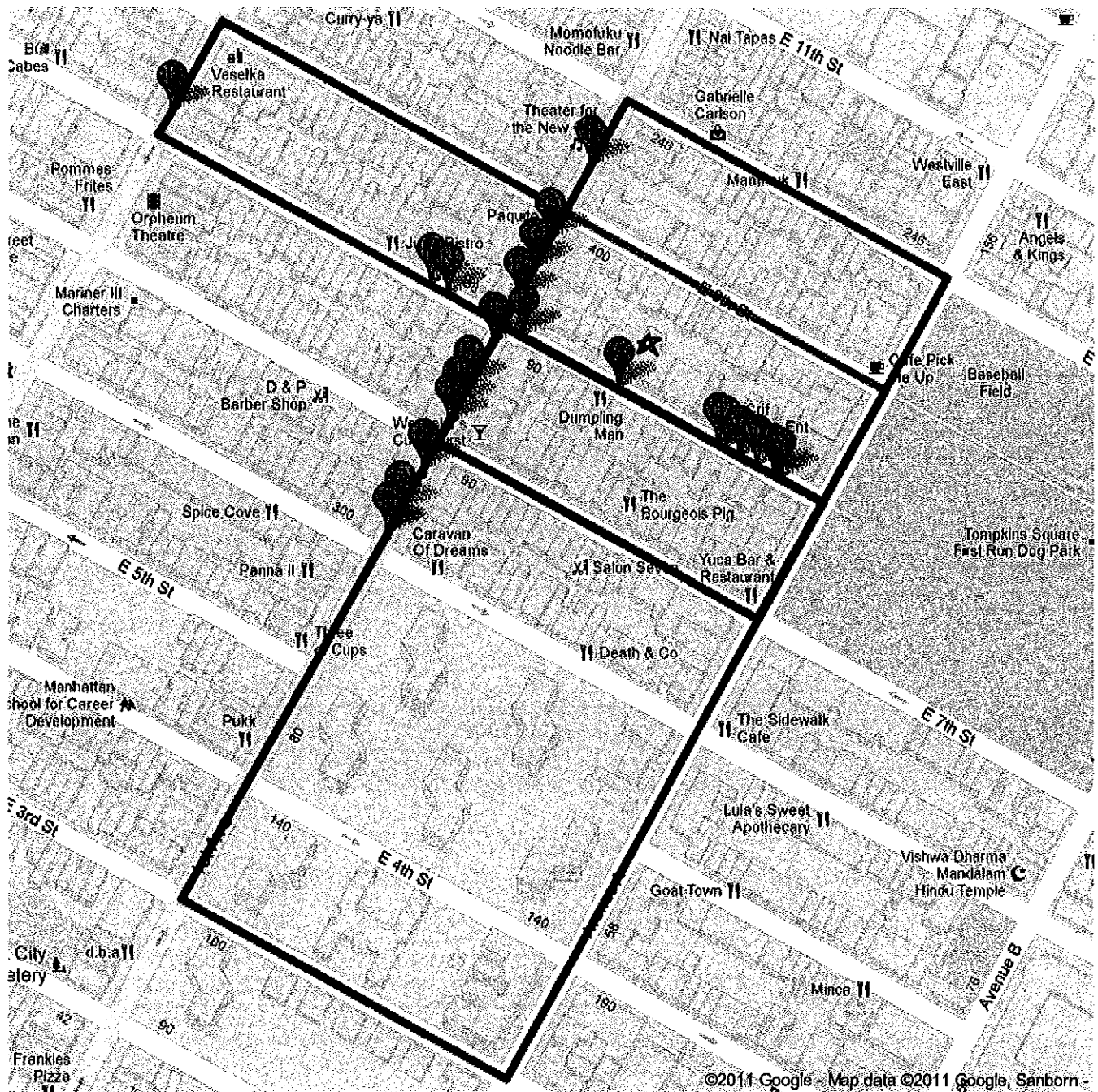
Google maps

Directions to 129 St Marks Pl, New York, NY 10009

4.4 mi – about 22 mins

O/P Liquor Licenses near 102 St. Marks Place - Jane's Sweet Buns

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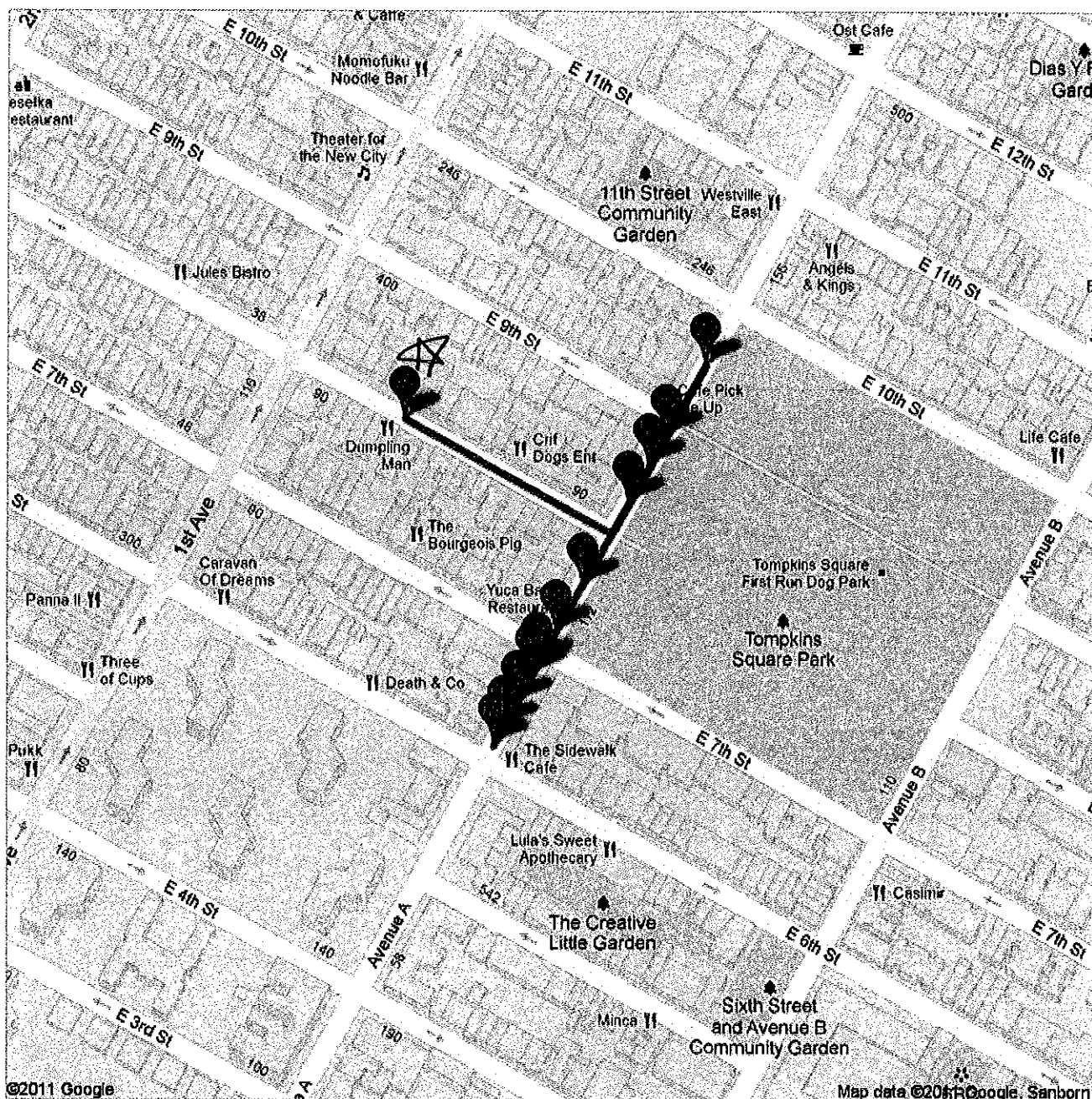
Google maps

Directions to 95 Avenue A, New York, NY 10009

0.3 mi – about 2 mins

O/P Liquor Licenses near 102 St. Marks Place - Jane's Sweet Buns

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Block Plot

Map	Name	Address	License Type
★ A	Jane's Sweet Buns	102 St Marks Place	
B	Polonia	110 1st Ave #A	B/W
C	Wechster's	120 1st Ave	B/W
D	The Oganic Grill	123 First Avenue	B/W
E	Natori	58 St. Marks Pl	B/W
F	Café Orlin	41 Saint Marks Place	B/W
G	Jules Live Jazz	65 St Marks Pl	B/W
H	Typhoon Lounge	79 Saint Marks Place	B/W
I	Café Rakka	81 Saint Marks Pl # 2	B/W
J	Cotan	135 First Ave	B/W
K	Scarab	139 1st Ave	B/W
L	Bibimbar	141 1st Avenue	B/W
M	This Little Piggy	149 1st Avenue	B/W
N	Sabor A Mexico	160 1st Avenue	B/W
O	Yaffa Café	97 Saint Marks Pl # A	B/W
P	Café Mogador	101 Saint Marks Pl # 1	B/W
Q	Paprika	110 Saint Marks Place	B/W
R	The Crooked Tree	110 Saint Marks Place	B/W
S	Hummus Place	109 St. Marks Pl	B/W
T	Tuck Shop	115 Saint Marks Place	B/W
U	Luca Bar	119 Saint Marks Pl # 2	B/W
V	La Lucha	147 Avenue A	B/W
W	Café Pick Me Up	145 Avenue A	B/W
X	Yoshi Sushi	131 Avenue A	B/W
Y	Sushi Lounge	132 Saint Marks Pl # A	B/W
Z	Mini Thai Café	105 Avenue A	B/W

★ A	Jane's Sweet Buns	102 St Marks Place	
B	Coal Yard	102 1st Avenue	O/P
C	Mancora	99 1 Avenue	O/P
D	Ugly Kitchen	103 1st Ave	O/P
E	Maharlika	111 1st Ave	O/P
F	WCOU Radio	115 1st Ave	O/P
G	International Bar	111 1st Ave	O/P
H	Lunasa	126 1st Avenue	O/P
I	V-Bar	132 1st Avenue	O/P
J	Dok Suni	119 1st Avenue	O/P
K	William Barnacle Tavern	80 Saint Marks Pl	O/P
L	Dallas BBQ	132 2nd Ave	O/P

M	Holiday Cocktail Lounge	75 Saint Marks Pl # A	O/P
N	La Palapa	77 Saint Marks Pl # 1	O/P
O	Paquitos	143 1st Avenue # 1	O/P
P	Coyote Ugly	153 1st Ave # A	O/P
Q	Spanky and Darla's	140 1st Ave	O/P
R	Simone	134 1st Avenue	O/P
S	St. Dymphnas	118 St. Marks Place	O/P
T	PDT	113 Saint Marks Place	O/P
U	BUA	122 Saint Marks Pl # 126	O/P
V	Lychee	126 Saint Marks Place	O/P
W	Ten Degrees	121 Saint Marks Place	O/P
X	The Belgian Room	125 Saint Marks Place	
Y	Hop Devil Grill	129 Saint Marks Place	

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 A	Jane's Sweet Buns	102 St Marks Place	
B	San Loco	151 Avenue A	O/P
C	Doc Holiday's	141 Avenue A	O/P
D	Lucy's	135 Avenue A	O/P
E	Flea Market Café	131 Avenue A	O/P
F	Odessa Café	119 Avenue A	O/P
G	Yuca Bar	111 Avenue A	O/P
H	Niagra	112 Avenue A	O/P
I	7A	109 Avenue A	O/P
J	Kazuza	107 Avenue A	O/P
K	Avenue A Bistro Café	103 Avenue A	O/P
L	Pyramid Club	101 Avenue A # 1	O/P
M	Cienfuegos	95 Avenue A	O/P
M	Sidewalk Café	94 Avenue A	O/P

Google maps

Directions to 104 St Marks Pl, New York, NY 10009
16 ft

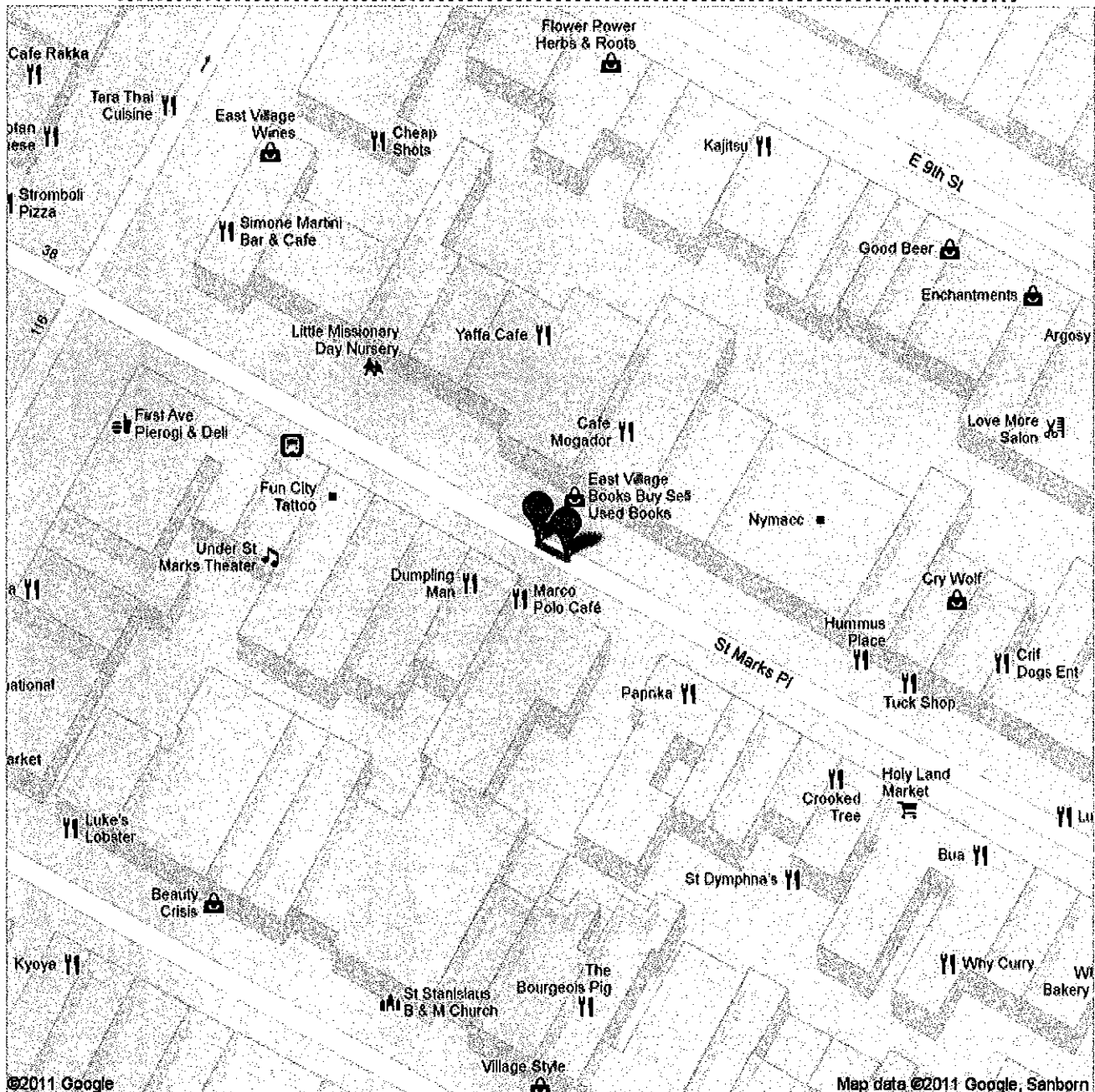
Save trees. Go green!

Download Google Maps on your
phone at google.com/gmm



Walking directions are in beta.

Use caution – This route may be missing sidewalks or pedestrian paths.



A- Jane's Sweet Buns
B- 104 St Marks Place, George Jackson Academy
16 ft.



102 St Marks Pl, New York, NY 10009

1. Head **southeast** on **St Marks Pl** toward **Avenue A**

go 16 ft
total 16 ft



104 St Marks Pl, New York, NY 10009

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2011 Google, Sanborn

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.
