



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone: (212) 533-5300 - Fax: (212) 533-3659  
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, 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 your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Letter of notice of proposed business to block or tenant association if one exists. E-mail the CB3 office at **info@cb3manhattan.org** for help to find block associations.
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license
- alteration of an existing liquor license
- corporate change
- upgrade of an existing liquor license
- sale of assets

**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.**

Type of license: On-Premise Liquor-Alteration Is location currently licensed?  Yes  No

If alteration, describe nature of alteration: Additional dining space to be added

Previous or current use of the location: Vacant

Corporation and trade name of current license: Croxley Ave. B, Inc. d/b/a Croxley Avenue B

**APPLICANT:**

Name of applicant and all principals: Croxley Ave B, Inc.

Principals: Christopher R. Werle, Jeffrey R. Piciullo, Joseph Mendolia, Edward J. Davis

Trade name (DBA): Croxley Avenue B

Premise address and cross streets: 28 Avenue B between 2nd St. and 3rd St.

New dining space to be added at 30 Avenue B

**PREMISE:**

Type of building and number of floors: Current: 28 Avenue B: Mixed commercial and residential  
Five (5) floors

Revised: June 2012

Proposed Alteration: 30 Avenue B: Mixed residential and commercial, 5 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: \_\_\_\_\_  
Not Applicable

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate  
of occupancy for back or side yard intended for commercial use?  Yes  No  
Indoor Certificate of Occupancy Under 50 Outdoor Certificate of Occupancy \_\_\_\_\_  
(For proposed alteration addition at 30 Avenue B)

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

Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give  
specific zoning designation, such as R8 or C2):

Primary Zoning: R7-A Commercial Overlay: C1-5

Is this premise wheel chair accessible?  Yes  No

**PROPOSED METHOD OF OPERATION:**

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?

Restaurant: separate dining space to be added to the existing restaurant located  
at 28 Avenue B.

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: \_\_\_\_\_  
Not Applicable

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) Monday - Friday: 3:00 PM - 4:00 AM and Saturday & Sunday: 12:00 PM -  
4:00 AM

Number of tables? Total: 55 Proposed addition: 13 Number of seats at tables? Total (28 Ave B + 30 Ave B): 102 Proposed addition: 48

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

(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): The bar measures 21' x 6'. Bar is located in the existing premise at 28 Avenue B.

Any food counters?  Yes  No If Yes, describe: \_\_\_\_\_

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

Menu consists of traditional English fare. Please see the attached menu.

What are the hours kitchen will be open? Kitchen will be open during all operating hours.

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

How many employees will there be? Twelve (12)

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

Will you agree to close any doors and windows at 10:00 P.M. every night?  Yes  No

Will there be TVs/monitors?  Yes  No (If Yes, how many?) Sixteen (16)

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 Not Applicable

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: Speakers are located in the walls and in the ceiling.

Will you host promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed? \_\_\_\_\_

Not Applicable

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. Security personnel are trained to be vigilant of and manage any sidewalk congestion or traffic.

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_

Two, during evening hours until closing.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Noise levels are maintained by staff members and security guards.

Do you  have or  plan to install sound-proofing?

**APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: Please see the attached chart.

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

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

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? Six (Liquor, Wine and Beer), Five (Beer & Wine)

How many licensed establishments are within 500 feet? 21

Is premise within a 500 foot radius of 3 or more establishments with OP licenses?  Yes  No

How many On-Premise (OP) liquor licenses are within 500 feet? Thirteen (13)

Is premise within 200 feet of any school or place of worship?  Yes  No

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

**COMMUNITY OUTREACH:**

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 with sufficient time for them to respond to your notice.** You may contact the Community Board at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) for any contact information.

**Please 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).

**Applicant History:**     License History for all principals

<b>Principal(s)</b>	<b>Premise</b>	<b>Address</b>	<b>C.B.</b>	<b>Dates</b>
1. Christoper Werle 2. Jeffrey Piciullo 3. Joseph Mendolia 4. Edward Davis	Victory L.I., Inc.	860 Franklin Avenue Garden City NY 11530	Town of Hempstead	2000 - Present
1. Christoper Werle 2. Jeffrey Piciullo 3. Joseph Mendolia 4. Edward Davis	Croxley Main Street, Inc. d/b/a Croxley Ales	195 Main Street Farmingdale, NY 11735	Incorporated Town of Farmingdale	2008 - Present
1. Christoper Werle 2. Jeffrey Piciullo 3. Joseph Mendolia 4. Edward Davis	McLoons L.I., Inc.	12 South Park Avenue Rockville Centre, NY 11570	Town of Hempstead	2001 - Present
1. Christoper Werle 2. Jeffrey Piciullo	Croxley Ales L.I., Inc.	129 New Hyde Park Road, Franklin Square, NY 11010	Town of Hempstead	1992- Present
1. Christoper Werle 2. Jeffrey Piciullo	Liverpool L.I., Inc. d/b/a Croxley Ale House	7-9 South Park Avenue, Rockville Centre, NY 11570	Town of Hempstead	1994- Present
1. Christopher Werle 2. Jeffrey Piciullo 3. Edward Davis	Waterzooi, Inc.	850 Franklin Avenue Garden City, NY 11530	Town of Hempstead	1998- Present

**Croxley Ales \* 28 Avenue B \* New York, NY 10009 -Alteration to expand space**



**Full Liquor Licenses Within 500'**

SERIAL #	TYPE	CLASS	PREMISES	ADDRESS	DISTANCE	
					MILES	FEET
1) 1140467	OP	252	CROXLEY AVE B INC <i>-Seeking Alteration</i>	28 AVENUE B	0	0
2) 1245111	OP	252	25 B GROUP REST AVE LLC	25 AVE B	0.04	211.2
3) 1188694	OP	252	BECAF LLC	29 AVENUE B A/K/A 33 AVE #3	0.029	153.12
4) 1102363	OP	252	BUTTERFLY BUTTERFLY INC	14 AVENUE B	0.042	221.76
5) 1155015	OP	901	CHOW MAIN CORP	240 E 4TH ST AKA 50 AVE B	0.067	353.76
6) 1140467	OP	252	CROXLEY AVE B INC	28 AVENUE B	0	0
7) 1153428	OP	252	DARIA WINSTON LLC	217 E 3RD STREET	0.058	306.24
8) 1104521	OP	252	DEMETER RESTAURANT CORP	56 58 AVE B A/K/A 235 E 4TH ST	0.077	406.56
9) 1221674	OP	252	E U RESTAURANT LLC	235 E 4TH ST	0.07	369.6
10) 1258887	OP	252	FONDA AVENUE B LLC	40 AVENUE B	0.033	174.24
11) 1183953	OP	252	L E S ARTISTE CAFE CORP	189 EAST 3RD STREET	0.045	237.6
12) 1147150	OP	252	MAMA BAR LLC	34 AVENUE B	0.015	79.2
13) 1024663	OP	252	RESTAURANT 192 FINALLY INC	192 E 2ND STREET	0.045	23.4

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**BEER AND WINE LICENSES WITHIN 500'**

SERIAL #	TYPE	CODE	PREMISE	ADDRESS	DISTANCE	
					MILES	FEET
1) 1103942	RW	341	51 AVE B OSTERIA LLC	51 AVENUE B	0.061	322.08
2) 1259068	RW	341	A O CAFÉ AND RESTAURANT LLC	17 AVENUE B	0.023	121.44
3) 1028964	RW	341	AND ANOTHER ONE INC.	190 EAST 2ND STREET	0.043	227.04
4) 1210974	RW	341	CAFÉ CORTADITO LLC	210 EAST 3RD STREET, STORE 3	0.027	142.56
5) 1256371	RW	341	THE CARDINAL RESTAURANT ONE, INC	234 EAST 4TH STREET	0.07	369.6
6) 1134206	RW	341	DRINK IN ITALY LLC	234 EAST 4TH STREET	0.07	369.6
7)1034232	TW	341	NUYORICAN POETS CAFE INC	236 E 3RD ST	0.084	443.52
8) 1246875	RW	341	SIGMOND PRETZEL SHOP INC.	29 AVENUE B	0.029	153.12
9) 1257248	RW	341	SOLO PIZZA INC.	27 AVENUE B	0.02	105.6