



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 proposed location.
Letter of notice of proposed business to block or tenant association if one exists.
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

Check if either of these apply:

- sale of assets
upgrade (change of class) of an existing liquor license

Today's Date: January 31, 2014

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: Beer, Wine & Liquor Is location currently licensed? Yes No

If alteration, describe nature of alteration:

Previous or current use of the location: Restaurant/Bar

Corporation and trade name of current license: Odessa Restaurant Inc / Odessa

APPLICANT:

Premise address: 117 Avenue A New York NY 10009

Cross streets: East 7th & St. Marks Place

Name of applicant and all principals: Avenue A Project LLC: Andrew Bushong and Ravi Lalchandani a/k/a Ravi Derossi

Trade name (DBA): TBD



**PREMISE:**

Type of building and number of floors: 4 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: \_\_\_\_\_

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 50 Outdoor Certificate of Occupancy N/A  
(fill in maximum NUMBER of people permitted)

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):

R7A

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 & Bar

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) 11:00 AM - 4:00 AM Daily

Number of tables? 10 Number of seats at tables? 40

How many stand-up bars/ bar seats are located on the premise? 1 stand up bar / 10 stools  
(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): Located to the right as you enter the restaurant. 2'x21'

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

Comfort food with a southern feel specializing in Nashville Hot Chicken, see menu attached

What are the hours kitchen will be open? 11:00 AM - 3:00 AM Daily

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

How many employees will there be? 25 total employees

Do you have or plan to install  French doors  accordion doors or  windows? No

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?) \_\_\_\_\_

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 with residential speakers

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? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. See Attached

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 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: See Attached

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. See Attached



Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business See Attached

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? 15

How many licensed establishments are within 500 feet? 29

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? 19

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. Contact the CB 3 office at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) to find block and tenant associations. **Please attach proof (copies of letters or email and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.**

**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).

**ODESSA RESTAURANT INC.  
D/b/a ODESSA CAFÉ BAR  
117 Avenue A  
New York, NY 10009  
T: (212) 253-1470**

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January 30, 2014

The City of New York  
Manhattan Community Board 3  
59 East 4<sup>th</sup> Street  
New York, NY 10003

**Re: Odessa Restaurant Inc. to Avenue A Project LLC  
Premises: 117 Avenue A, New York, NY 10009**

Dear Sir or Madam:

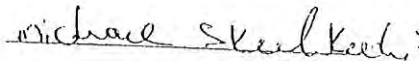
This letter is to advise you of a pending sale of assets of Odessa Restaurant Inc. to Avenue A Project LLC.

If you require any additional information, please do not hesitate to contact us at the telephone number provided above.

Thank you for your attention with respect to this matter.

Sincerely,

Odessa Restaurant Inc.

  
Officer



# MENU

As the Nashville legend goes, Hot Chicken was conceived when an angry girlfriend served fried chicken laced with mouth-searing spices as a punishment to her womanizing man.  
Can you handle the heat?

## HOT CHICKEN

Breast Quarter  
Leg Quarter  
Half Chicken  
Whole Chicken  
Wings

SERVED MILD OR HOT

## FIXINS

Greens  
Potato Salad  
Sweet Potatoes  
Corn on the Cob  
Slaw  
Baked Beans  
Mac & Cheese  
Black Eyed Peas



## PLATES

Blackened Catfish  
Fried Shrimp  
Smoked Sausage  
Shrimp & Grits  
Smothered Chicken  
Meatloaf  
Hot Sandwich  
Hot Burger

SERVED WITH TWO FIXINS

# DRINKS



## FROZEN

Hurricane  
Daiquiri  
Pina Colada  
Mint Julep



## BEER

Lazy Magnolia Southern Gold  
Bluegrass Brewing Co Altbier  
Carver Sweet Potato  
Working Man's Lunch



## CLASSICS

Sweet Tea  
Lemonade  
Half & Half



Avenue A Project LLC  
117 Avenue A  
Community Board 3 Questionnaire Supplement

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**How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?**

We will employ a Host that will greet patrons maintain order at the door. Guests waiting for a table will be invited in to wait at the bar or provide a cell phone number where they can be reached when a table becomes available, patrons will not be allowed to congregate outside while waiting for a seat. Management will be diligent about enforcing these rules.

**How do you plan to manage noise inside and outside your business so neighbors will not be affected?**

Guests waiting for a seat or who have stepped outside to smoke or take a phone call will not be allowed to stand in front of the restaurant or block the sidewalk. Guests will be nicely asked to respect the neighbors and will be directed across the street to the Thompson Square park where there are no residential buildings.

During renovations we will be installing sound proofing.

Applicant History:

**As any principal had work experience similar to the proposed business? Yes.**

Other than the Principal who has owned and managed 10 successful establishments in New York over the past 9 years, see attached supplement of licensed establishments, Avenue A Project LLC will employ Andrew Bushong as their General Manager.

Mr. Bushong is not only a long time 7<sup>th</sup> Street resident dedicated to the preservation of history and culture of the East Village. Not only is Mr. Bushong been General Manager of the Rabbit Club in the West Village for the past 5 years he has managed several notable establishments in New York, Death & Co. and CBGB. His commitment to service and experience are unmatched.



## Avenue A Project LLC

### Community Board 3, Manhattan Questionnaire Supplement

#### Applicant History Page 3 of 5

#### Previously licensed Principal: Ravi Lalchandani

<b>1</b>	Business Name Queen Bear (Postoffice)	Business Address 188 Havemeyer St. Brooklyn NY 11211
	Type of Interest and Date Interest Began 7/10 - Equity	Serial Number      Community Board 1246515              1 Brooklyn
<b>2</b>	Business Name Cien Fuegos LLC (Cienfuegos, Gin Palace, Amor y Amargo)	Business Address 95 Ave A New York NY 10009
	Type of Interest and Date Interest Began 3/10 - Equity	Serial Number      Community Board 1239384, 1239385, 1239386   3 Manhattan
<b>3</b>	Business Name M&R Mediterranean Corp (Mayahuel)	Business Address 304 E. 6th St. New York, NY 10003
	Type of Interest and Date Interest Began 6/08 - Equity	Serial Number      Community Board 1140219              3 Manhattan
<b>4</b>	Business Name Cajun & Co LLC (Bourgeois Pig)	Business Address 111 E 7th St. NY, NY 10009
	Type of Interest and Date Interest Began 4/07 - Equity	Serial Number      Community Board 1191065              3 Manhattan
<b>5</b>	Business Name Sungod Enterprises LLC (Rabbit Club)	Business Address 124 MacDougal St. New York, NY 10012
	Type of Interest and Date Interest Began 11/05 - Equity	Serial Number      Community Board 1167414              2 Manhattan
<b>6</b>	Business Name Warlord Enterprises LLC (Desnuda)	Business Address 122 E. 7th St. New York, NY 10009
	Type of Interest and Date Interest Began 2/05 - Equity	Serial Number      Community Board 1159283              3 Manhattan

<b>7</b>	Business Name	Business Address
	Little Hands Play Café Inc. (Death & Co)	433 East 6th Street New York NY 10009
	Type of Interest and Date Interest Began	Serial Number      Community Board
	Equity	1113525      3 Manhattan

<b>8</b>	Business Name	Business Address
	Cajun Brooklyn LLC (Bergen Hill)	387 Court Street Brooklyn, NY 11231
	Type of Interest and Date Interest Began	Serial Number      Community Board
	Member 7/2011	1258056      6 Brooklyn

<b>9</b>	Business Name	Business Address
	Derossi Chelsea LLC (Proletariat)	102 St. Marks Place New York, NY 10009
	Type of Interest and Date Interest Began	Serial Number      Community Board
	9/2010 member	1259614      3 Manhattan

<b>10</b>	Business Name	Business Address
	Warlord Brooklyn LLC (Desnuda Cevicheria)	221 South First St Brooklyn, NY 11211
	Type of Interest and Date Interest Began	Serial Number      Community Board
	11/11 - Equity	1264966      1 Brooklyn



Avenue A Project LLC  
117 Avenue A

Copy of email to Community Board 6, Brooklyn requesting complaint history, no reply received.

----- Original Message -----

Subject: Complaint History: Bergen Hill 387 Court Street  
From: <deane@derossiglobal.com>  
Date: Wed, January 29, 2014 12:09 pm  
To: Info@BrooklynCB6.org

Community Board 6, Brooklyn,

I am writing on behalf of Bergen Hill (Cajun Brooklyn LLC) at 387 Court Street as we are appearing before Community Board 3 to transfer a liquor license and they are requesting that we contact community boards of other licenses we hold to get a letter indicating history of complaints or other comments. We will be submitting our questionnaire Friday and appreciate your help. Please let me know if you need any additional information.

Thank You,

Deane Vaughn  
DeRossi Global  
[deane@derossiglobal.com](mailto:deane@derossiglobal.com)  
212-777-2017

Avenue A Project LLC  
117 Avenue A

Copy of email to Community Board 1, Brooklyn requesting complaint history, no reply received.

----- Original Message -----

Subject: Complaint History: Postoffice and Desnuda  
From: <deane@derossiglobal.com>  
Date: Wed, January 29, 2014 12:07 pm  
To: infobk01@cb.nyc.gov, licensesbk01@cb.nyc.gov

Community Board 1, Brooklyn,

I am writing on behalf of Desnuda (Warlord Brooklyn LLC) at 221 South 1st St and the Postoffice (Queen Bear LLC) at 188 Havemeyer St as we are appearing before Community Board 3 to transfer a liquor license and they are requesting that we contact community boards of other licenses we hold to get a letter indicating history of complaints or other comments. We will be submitting our questionnaire Friday and appreciate your help. Please let me know if you need any additional information.

Deane Vaughn  
DeRossi Global  
[deane@derossiglobal.com](mailto:deane@derossiglobal.com)  
212-777-2017



Avenue A Project LLC  
117 Avenue A

Copy of email to Community Board 2, Manhattan requesting complaint history, no reply received.

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----- Original Message -----

Subject: Complaint History, 124 MacDougal St  
From: <deane@derossiglobal.com>  
Date: Wed, January 29, 2014 12:02 pm  
To: Arenas@cb2manhattan.org, info@cb2manhattan.org

Community Board 2,

I am writing on behalf of the Rabbit Club (Sungod Enterprises) at 124 MacDougal St as we are appearing before Community Board 3 to transfer a liquor license and they are requesting that we contact community boards of other licenses we hold to get a letter indicating history of complaints or other comments. We will be submitting our questionnaire Friday and appreciate your help. Please let me know if you need any additional information.

Thank You,

Deane Vaughn  
Sungod Enterprises

# Avenue A Project LLC

## Community Board 3, Manhattan Questionnaire Supplement

### Applicant History Page 4 of 5

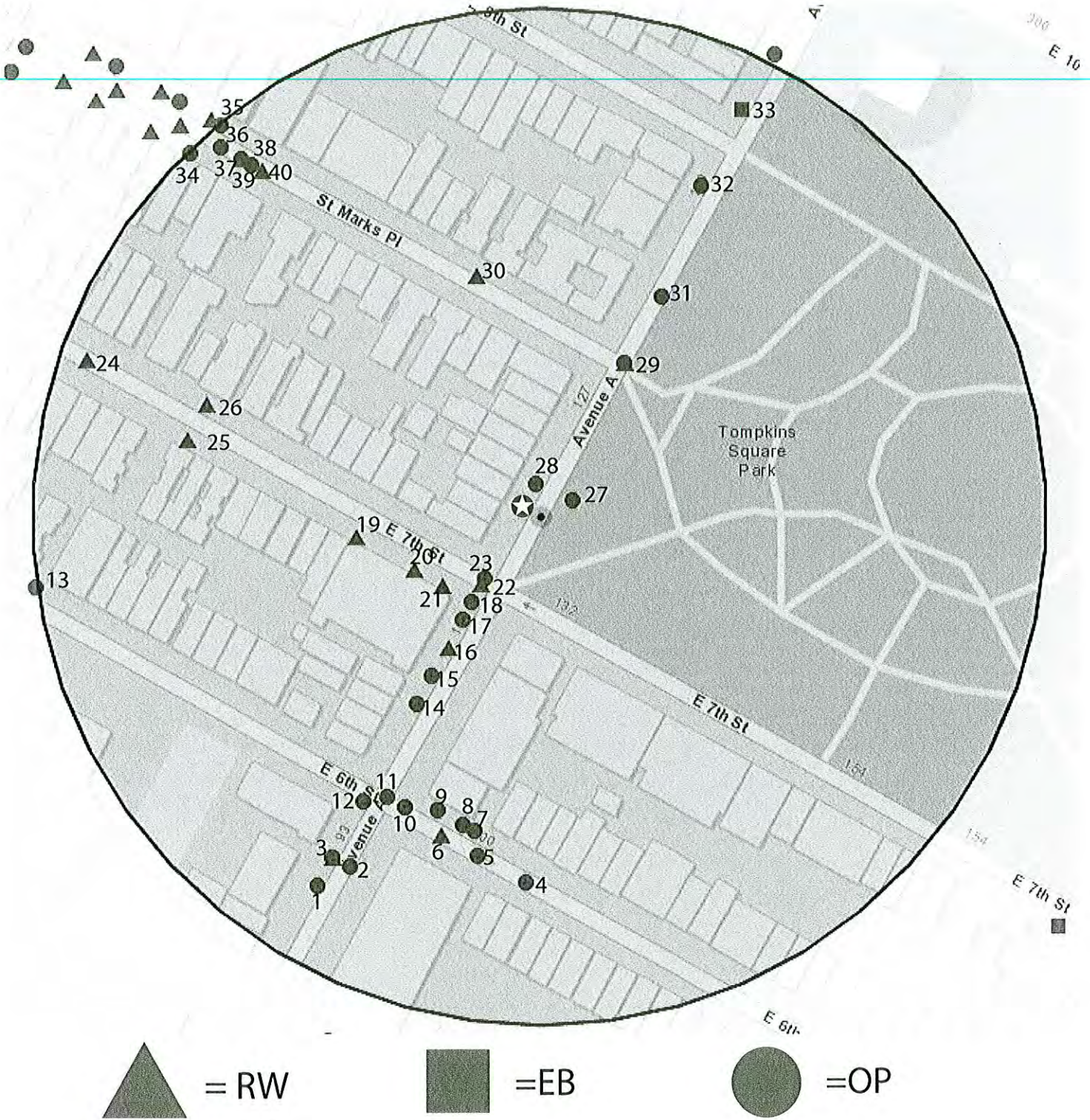
#### Principals with other businesses in the area

- |   | Business Name   | Business Address                      |
|---|---|---------------------------------------|
| 1 | Cien Fuegos LLC (Cienfuegos, Gin Palace, Amor y Amargo)<br>Type of Business<br>Restaurant | 95 Ave A New York NY 10009            |
| 2 | M&R Mediterranean Corp (Mayahuel)<br>Type of Business<br>Restaurant                       | 304 E. 6th St. New York, NY 10003     |
| 3 | Cajun & Co LLC (Bourgeois Pig)<br>Type of Business<br>Restaurant                          | 111 E 7th St. NY, NY 10009            |
| 4 | Sungod Enterprises LLC (Rabbit Club)<br>Type of Business<br>Restaurant                    | 124 MacDougal St. New York, NY 10012  |
| 5 | Warlord Enterprises LLC (Desnuda)<br>Type of Business<br>Restaurant                       | 122 E. 7th St. New York, NY 10009     |
| 6 | Little Hands Play Café Inc. (Death & Co)<br>Type of Business<br>Restaurant                | 433 East 6th Street New York NY 10009 |




7	Business Name	Derossi Chelsea LLC (Proletariat)	Business Address	102 St. Marks Place New York, NY 10009
	Type of Business	Tavern Wine/Beer		

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 Odessa

1. Ave A Karaoke Corp, 81 Avenue A
2. Cafetasia Inc, 85 Avenue A
3. Arrow 85 Associates LLC, 85 Avenue A, OP
3. Boggy Depot Inc, 85 Avenue A, OP
4. Ellsfred Inc, 520 E 6<sup>th</sup> Street
5. BA Victory Corp, 513 E 6<sup>th</sup> Street
6. Young Fa Restaurant Inc, 507 E 6<sup>th</sup> Street
7. Ferber Enterprises Inc, 511 E 6<sup>th</sup> Street
8. Red Malbec LLC, 509 E 6<sup>th</sup> Street
9. Corsica Entertainment Inc, 505 E 6<sup>th</sup> Street
10. EAE Corp, 94 96 Avenue A
11. Cien Fuegos LLC, 95 Avenue A
12. Three Beans Inc, 93 Avenue A
13. Cherry Tavern Inc, 441 E 6<sup>th</sup> Street
14. Moonwalkers Restaurant Corp, 101 Avenue A
15. A H 103 Corp, 103 Avenue A
16. Tony's Restaurant Corp, 105 Avenue A
17. Le Miu Corp, 107 Avenue A
18. Seven A Café Inc, 130 E 7<sup>th</sup> Street
19. Warlord Enterprises LLC, 122 E 7<sup>th</sup> Street
20. Giano Inc, 126 E 7<sup>th</sup> Street
21. 128 Mac Corp, 128 E 7<sup>th</sup> Street
22. Shervin's World Inc, 131 E 7<sup>th</sup> Street
23. Yuca Bar & Resturant Inc, 111 Avenue A
24. Tink's Bake House Inc, 102 E 7<sup>th</sup> Street
25. Porchetta LLC, 110 E 7<sup>th</sup> Street
26. Cajun And Co LLC, 111 E 7<sup>th</sup> Street
27. Tozzer LTD, 112 Avenue A
28. 119 Avenue A Restaurant Corp, 119 Avenue A
29. Alouette Corporation, 131 Avenue A, OP
29. Yoshi New York Inc, 131 Avenue A, RW
30. The Taco Joint Inc, 119 St Marks Pl Store # 3
31. Ludwika Mickevicius, 135 Avenue A
32. Wishbone Productions Inc, 141 Avenue A
33. La Lucha LLC, 147 Avenue A
34. Cullen Restaurant Inc, 118 St Marks Pl
35. New Statford Restaurant Inc, 121 St Marks Pl
36. Bua New York LLC, 122 St Marks Pl
37. Café & Bar Racer LLC, 127 St Marks Pl, TW
38. TDDG Inc, 126 St Marks Pl, OP
39. Crafty Nuance Group LLC, 125 129 St Marks Pl
40. Seiei LLC, 130 St Marks Pl



