

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. 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:  
[http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- 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: 08/06/2015

**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: n/a

If alteration, describe nature of alteration: n/a

Previous or current use of the location: laundromat

Corporation and trade name of current license: n/a

**APPLICANT:**

Premise address: 208 Avenue A, New York, NY 10009

Cross streets: 13th Street and Avenue A

Name of applicant and all principals: Dream 1 Team LLC

Rishabh Sheth, Pratik Shah, Mangesh Shah, Hetal Doshi

Trade name (DBA): Caffe Bene

**PREMISE:**

Type of building and number of floors: Mixed Use 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: \_\_\_\_\_  
\_\_\_\_\_

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? 74

Do you plan to apply for Public Assembly permit?  Yes  No  
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):  
R7A

**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) 7:00 AM - 12:00 AM Sunday to Wednesday  
7:00 AM - 2:00 AM Thursday to Saturday

Number of tables? 12 Total number of seats? 31

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)  
Describe all bars (length, shape and location): No Bar

Does premise have a full kitchen  Yes  No?  
Does it have a food preparation area?  Yes  No (If any, show on diagram) N/A  
Is food available for sale?  Yes  No If yes, describe type of food and submit a menu  
SEE ATTACHED

What are the hours kitchen will be open? During all hours of operation

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

How many employees will there be? 12

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

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: 70 watt amplifier with 6 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  
n/a

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.")

SEE ATTACHED #1

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.

SEE ATTACHED #2

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: SEE ATTACHED #3

Address: \_\_\_\_\_ " \_\_\_\_\_ Community Board # 3

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 #4

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business SEE ATTACHED #5

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. SEE ATTACHED #6

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? <sup>10</sup> \_\_\_\_\_

How many On-Premise (OP) liquor licenses are within 500 feet? <sup>10</sup> \_\_\_\_\_

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.  I agree to close any doors and windows at 10:00 P.M. every night?
2.  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 \_\_\_\_
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5.  I will not seek a change in class to a full on-premise liquor license. Or  my business plan is to seek an upgrade at a later date.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour. Or  Happy hour will end by 8:00 PM.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

1. Management of Pedestrian and Vehicular Traffic: This Caffe Bene restaurant anticipates serving mostly local residents and no vehicular traffic is expected. With respect to crowds, no wait lines will be permitted and, in the unlikely event that there are crowds, a staff person will monitor sidewalk crowds and prevent any loitering.

2. Noise: Soundproofing will be installed in the restaurant so that no sounds escape either to the floors above or outside the premises. There will be no open windows or doors left open. Low volume background music. The NYC Noise Code will be strictly followed.

3. Other Licenses: Mangesh Shah and Pratik Shah, two of the four principals of the applicant, are currently principals of licensees holding Grocery Beer/Wine Product licenses. The establishments are:

- (i) Rivington's Orchard LLC  
d/b/a Corner Grocers  
140 Orchard Street  
New York, NY 10002  
Serial No. 1258545  
08/2011 to present
- (ii) Delancey's Ludlow LLC  
d/b/a Green Star Foods  
95 Delancey Street, Stores D&E  
New York, NY 10002  
Serial No. 1271256  
05/2013 to present
- (iii) Delancey's Orchard LLC  
d/b/a Freshco  
97 Stanton Street  
New York, NY 10002  
Serial No. 1274806  
12/2013 to present

4. Similar Work Experience: The above deli/groceries have significant take-out food preparation operations in each store. Mangesh Shah and Pratik Shah have accumulated extensive experience in the business of preparing food for public consumption.

5. Businesses in This Area: All of the businesses in (3) above.

6. SLA Action: In July, 2013 Delancey's Ludlow LLC was issued a Notice of Violation by the SLA containing a single charge of sale to a minor of one can of beer. The matter was resolved with a Conditional No Contest of \$3,000.00 civil penalty.

## WATTELES

### CAHIER DE LECTURE

Original  
Caramel & Wafer



### SIGNATURE

Whipped Cream & Strawberry  
White Chocolate & Banana  
Caramel Cheese & Strawberry  
Cream Cheese & Blueberry  
Fruit & Strawberry  
Fruit & Blueberry



## HONEYBREAD

### HONEYBREAD



## GELATO

Italian Style gelato  
With 30% cream & cream  
like texture that comes in  
various flavors



## HOT SANDWICH

### ASIAN SPINACH

Marinated Shrimp, Baby Spinach,  
Peanutty Sauce, Muenster Cheese,  
Whole Grain Mustard



### HAM & EGG

Roasted Ham, Poached Eggs, Onion,  
Baby Spinach, Muenster Cheese,  
Whole Grain Mustard



### TERYAKI CHICKEN

Grilled Teriyaki Chicken,  
Muenster Cheese, Baby Spinach,  
Peanutty Sauce, Whole Grain Mustard



### SPINACH

Roasted Shrimp, Marinated Chicken,  
Baby Spinach, Muenster Cheese,  
Sweet Soy Sauce, Whole Grain Mustard



### PORTABELLA

Mushrooms, Marinated Chicken,  
Baby Spinach, Muenster Cheese,  
Whole Grain Mustard



DAILY FOOD  
SPECIALS

caffè Bene

café and Bakery  
B E N E M E N U

Availability of products may vary. Reservations not given. No cash.

www.caffebeneusa.com

## COFFEE

### SPOT DRINKS

Espresso  
Macchiato  
Cappuccino  
Cappuccino



**BUBBLE TEA**  
Bubble Tea  
Milk Tea  
Fruit Tea  
Taro Tea



**OUR FRAPPES ARE VERY SPECIAL!**  
Frappes are an icy blended drink that we use along with your choice of whipped cream. The best part about our best-tasting Frappes today? They're all made to order just for you. Fresh to be delivered your own way of Frappes now.

### FRAPPE

Coffee  
Chocolate  
Pina Vanilla  
Caramel



## BEVERAGE

### SMOOTHIE

Fruit Smoothie  
Berry Smoothie  
Mango & Peach Smoothie  
Mango & Banana



## WHAT'S MISUGARLY?

At home, without any added preservatives, our drinks are 100% all-natural. No preservatives, no artificial flavors, no sugar. It's all 100% natural. And it's all made with the best ingredients. And it's all made with the best ingredients.

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## TEA

### TEA

Green Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea



### MILK TEA

Milk Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea  
Fruit Tea



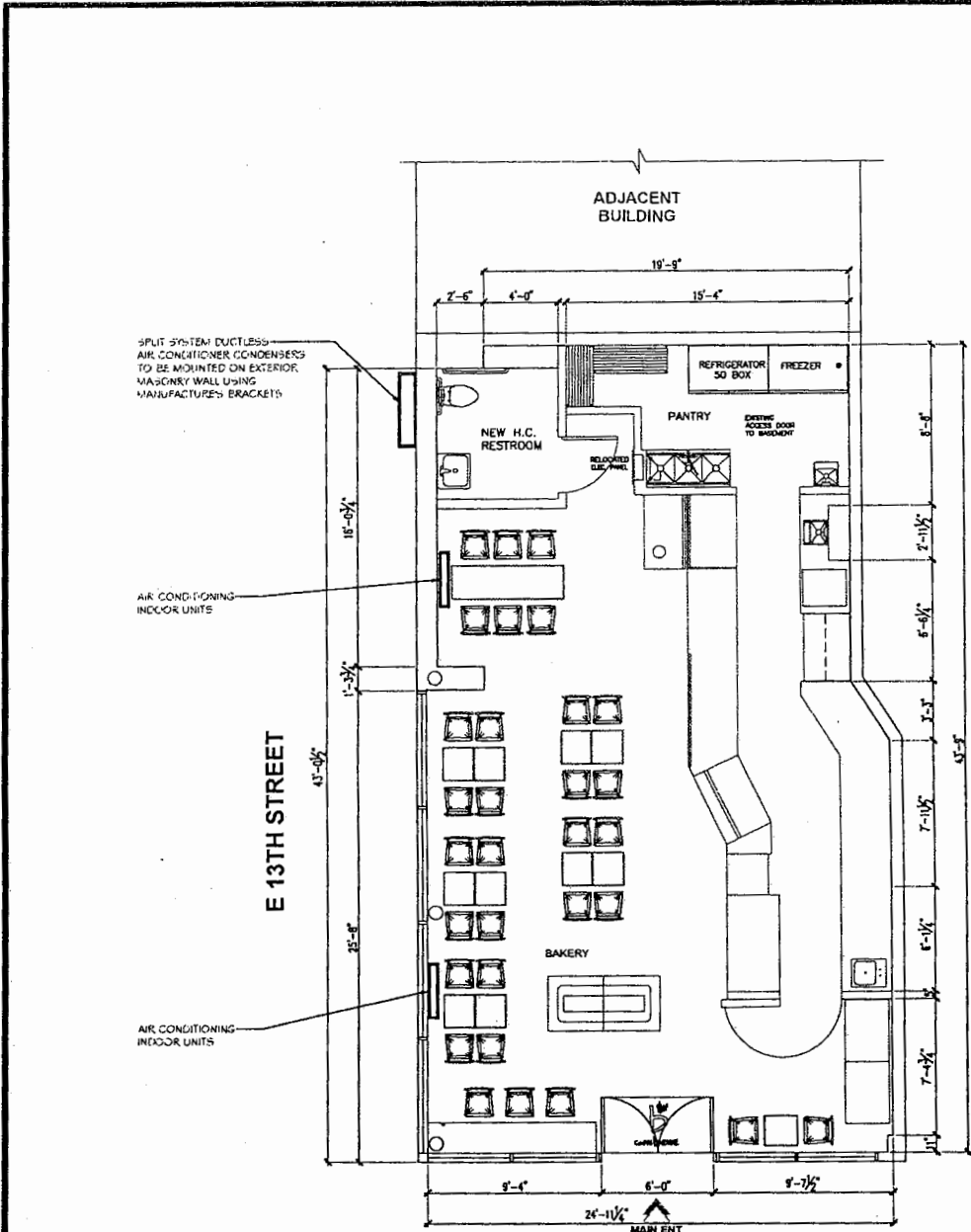
## ICE PARFAIT

At home, without any added preservatives, our drinks are 100% all-natural. No preservatives, no artificial flavors, no sugar. It's all 100% natural. And it's all made with the best ingredients. And it's all made with the best ingredients.









SPLIT SYSTEM DUCTLESS  
AIR CONDITIONER CONDENSERS  
TO BE MOUNTED ON EXTERIOR  
MASONRY WALL USING  
MANUFACTURER'S BRACKETS

AIR CONDITIONING  
INDOOR UNITS

AIR CONDITIONING  
INDOOR UNITS

PROPOSED FIRST FLOOR PLAN