



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.
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: March 8, 2016

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: On-Premises Liquor

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Bar

Corporation and trade name of current license: Bab Cafe LLC

APPLICANT:

Premise address: 129-131 Avenue C, New York, New York 10009

Cross streets: East 8th & East 9th Streets

Name of applicant and all principals: Liquid JV LLC
Bassam Saliba (current owner & licensee) & Henry Rosas

Trade name (DBA): Jolie's NYC

**PREMISE:**

Type of building and number of floors: Mixed use-3 story attached brick

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 each space

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- Commercial overlay C1-5

**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) 10 PM - 4 AM 7 days

Number of tables? 20 Total number of seats? 80

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

(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): L-Shaped-Middle of each premises-12 Feet

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  
Appetizers/finger foods

What are the hours kitchen will be open? 1 hour prior to closing

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

How many employees will there be? 10

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 5

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: 6 speakers, 1 sub-woofer/ IPAD

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

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.")

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 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: Bab Cafe LLC (current license)

Address: 129-131 Avenue C, New York, NY 10009 Community Board # NYC 3

Dates of operation: 2004-Present

**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? 11

How many On-Premise (OP) liquor licenses are within 500 feet? 11

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 will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
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 without first obtaining approval from CB 3.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour.  I will have happy hour and it will end by \_\_\_\_\_.
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.

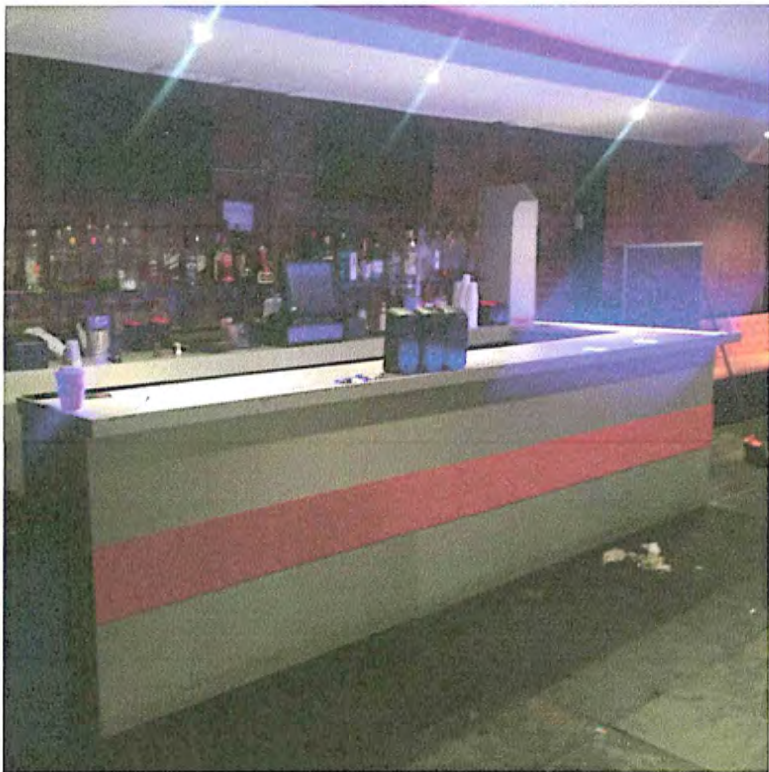
Bassam Saliba (212) 505-3468

Liquid JV LLC, 129 131 Avenue C, New York, NY 10009



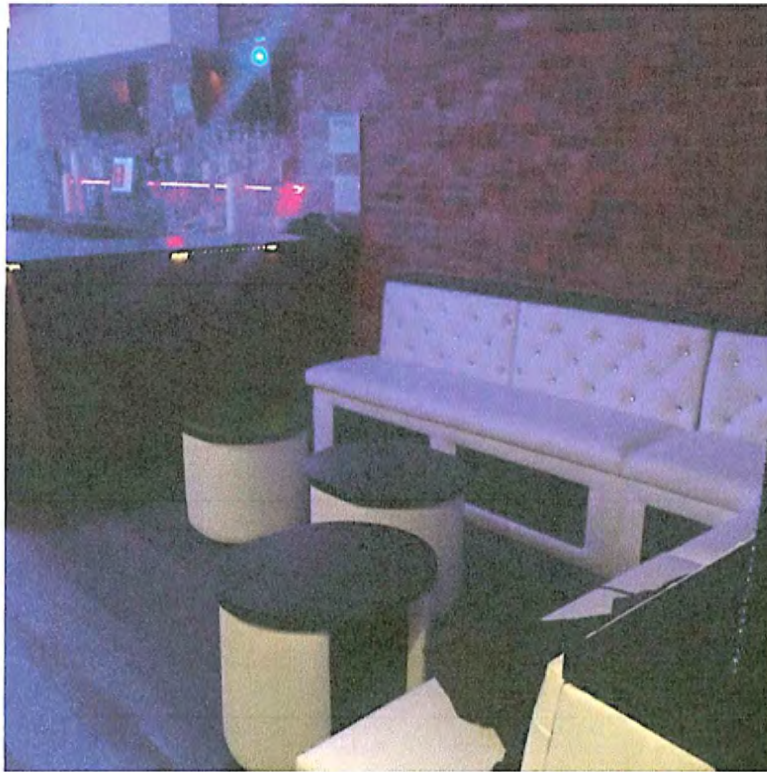


Liquid JV LLC, 129 131 Avenue C, New York, NY 10009

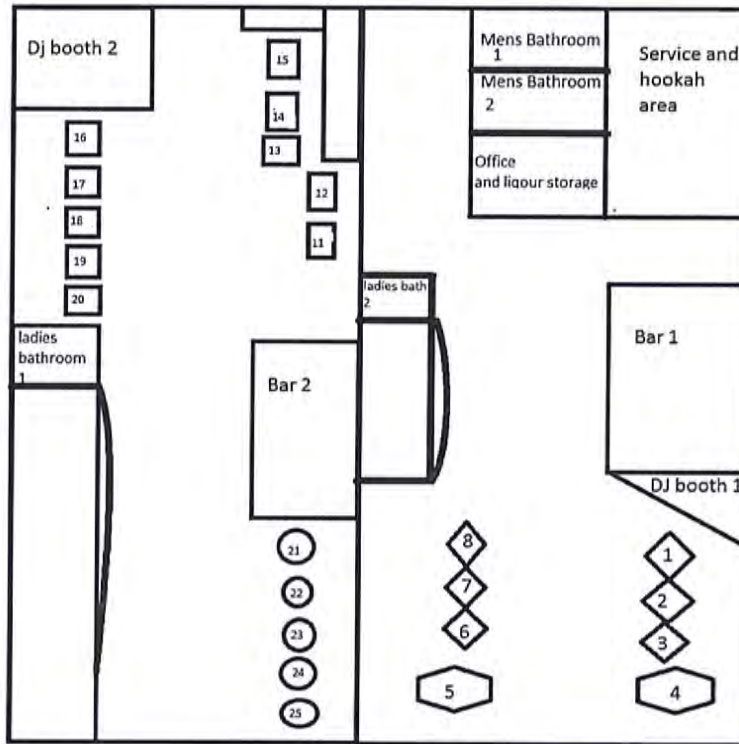












**DEPARTMENT OF BUILDINGS**  
**BOROUGH OF MANHATTAN, CITY OF NEW YORK**

HVC **CERTIFICATE OF OCCUPANCY No. 20923 1935**

Supersedes Certificate of Occupancy No.

To the owner or owners of the building: New York, Co. 23 125

THIS CERTIFIES that the building located on Block 331, Lot 27

known as 125 Avenue C

under a permit, Application No. 2224 A1 of 1935, conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of non-fireproof construction within the meaning of the building code and may be used and occupied as ~~business~~ and ~~residence~~ building as hereinafter qualified, in a ~~business~~ district under the building zone resolution, subject to all the privileges, requirements, limitations and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					Multiple Dwelling Class A
1st Story	existing				Storage and Boiler room Stores
2nd to 5th Story	40 on each				Four (4) Apartments on each floor

This certificate is issued to **STREETS HOUSING CORP.,**  
**125 Avenue C, City.** , for the owner or owners.





NYC Department of Buildings  
200 Broadway, New York, NY 10007  
Patrick Lankster, FAIA, Commissioner

110 Nassau Street, P.O.  
Box 1000, 110 Nassau Street  
Manhattan Borough Office, 110  
Phone: (212) 512-3119  
Fax: (212) 512-3575  
Email: [info@buildings.nyc.gov](mailto:info@buildings.nyc.gov)

November 9, 2005

Ms. Alba Pico, Director  
Department of Consumer Affairs  
License Issuance Division  
42 Broadway  
New York, New York 10007

RE: LETTER OF NO OBJECTION  
131 AVENUE C  
Block #: 391; Lot #: 36  
Manhattan

Dear Ms. Pico:

The Department HAS No Objection to a Lounge, Use Group 6, for less than Seventy-Five (75) persons on the First (1<sup>st</sup>) floor of the above referenced premises.

However, any new construction must be filed with this department.

This is based upon departmental records; Block: #391 Lot: #36 Sanborn Map, copies of HPD "I" cards and Alterations # 103189369.

Sincerely,

Dileep Khosla, P.E.  
Deputy Borough Commissioner  
Manhattan

DK/ka

Cc: Laura V. Osorio, R.A. Borough Commissioner - Manhattan  
Tahmina Gaffar, Plan Examiner  
LNO File  
Premises File

# Proximity Report for Location:

February 10, 2016

129 Avenue C, New York, NY, 10009

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

## Closest Liquor Stores

Name	Address	Approx. Distance
NICK & KINJEL, INC	85 MAIN STREET	345 ft
NYACKS WINE CELLAR INC	43 S BROADWAY	585 ft
LOUIS EDGAR HARTELL	326 N BROADWAY	3755 ft
MIDNIGHT WINE & LIQUOR CORP	41 RTE 59	4820 ft
LINDAS WINE SHOP INC	318 ROUTE 59	0 ft
JDK INDUSTRIES LLC	10 LAKE RIDGE PLAZA	5 ft
KITTLE HOUSE ON THE HUDSON LP	127 W MAIN ST	5 ft
EAST VILLAGE WINE CORP	100 AVENUE C	385 ft
BRIX NYC LLC	649 E 9TH STREET, EAST STORE	390 ft
10TH STREET & AVENUE C LIQUOR & WINE INC	159 AVENUE C	400 ft
MARTYS LIQUORS INC	133 AVENUE D	815 ft
BEE LIQUORS LLC	225 AVENUE B	1440 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	1470 ft
WINESHOP LLC	438 A E 9TH ST	1585 ft

## Churches within 500 Feet

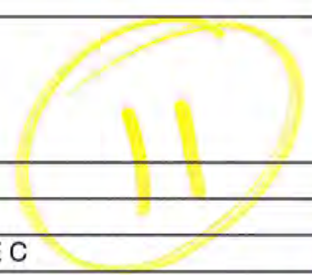
Name	Approx. Distance
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## Schools within 500 Feet

Name	Address	Approx. Distance
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## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
PARALLEL BAR INC	133 AVE C	45 ft
BAB CAFE LLC	129-131 AVENUE C	55 ft
116 AVENUE C RESTAURANT LLC	116 AVENUE C	185 ft
177 CHRISTIE INC	145 AVE C	200 ft
ELDRIDGE BISTRO LLC	700 E 9TH ST	200 ft
MARCHA COCINA INC	111 AVENUE C	245 ft
TATU LLC	151 AVENUE C, 2ND FLOOR	285 ft
JCB LOUNGE LLC	104 AVENUE C	335 ft
102 AVENUE C LLC	102 AVENUE C	360 ft
JEFLO & CO LTD	157 AVENUE C	375 ft
LAZERINI JAZZ LLC	649 E 9TH ST	380 ft





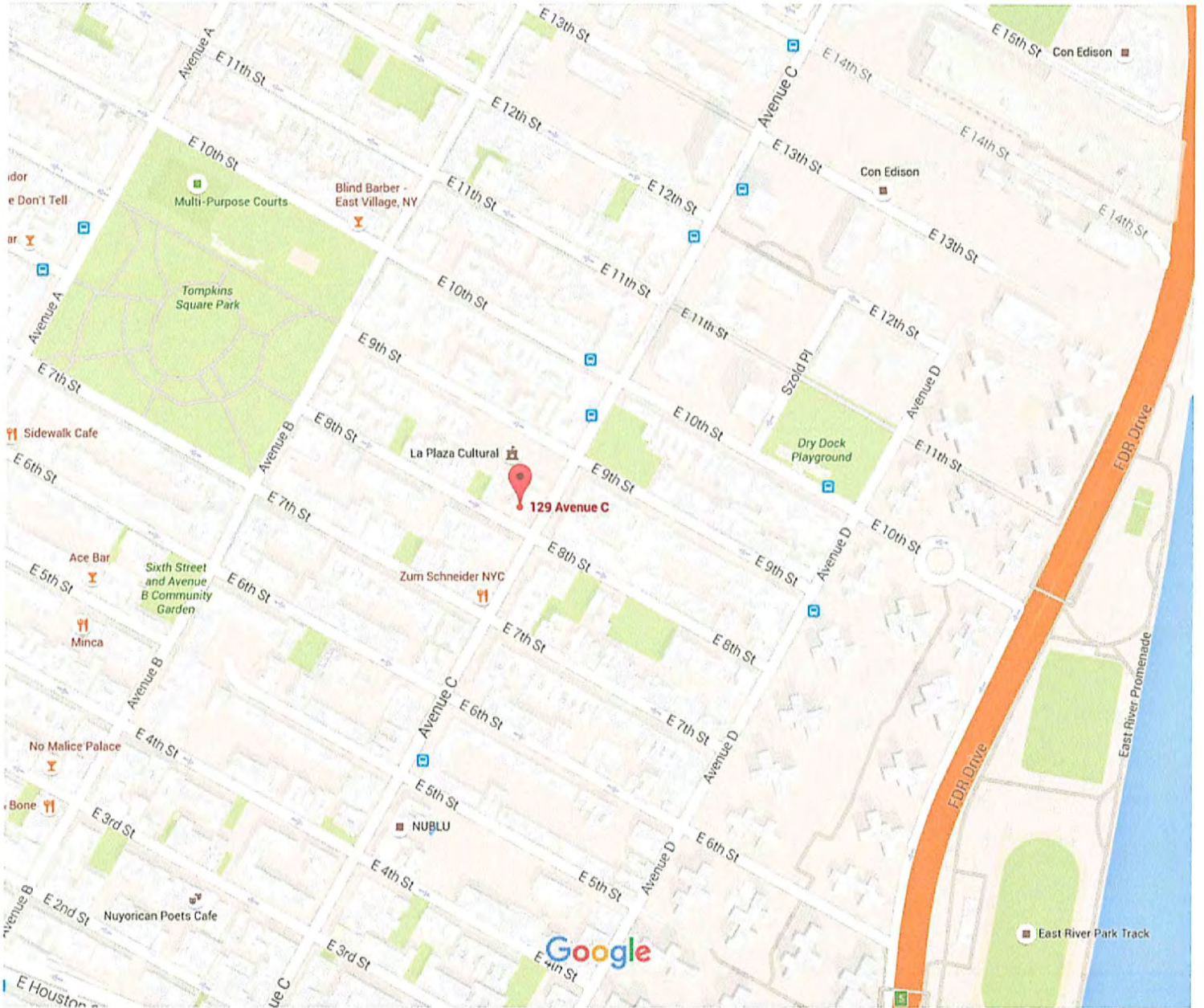
Name	Address	Approx. Distance
BROOKLYN BAR NYC INC	158 AVENUE C	385 ft
1011 TAVERN CORP	171 AVE C	560 ft

### **Pending Licenses within 750 Feet**

Name	Address	Approx. Distance
TATU LLC	151 AVENUE C	285 ft

### **Unmapped licenses within zipcode of report location**

Name	Address
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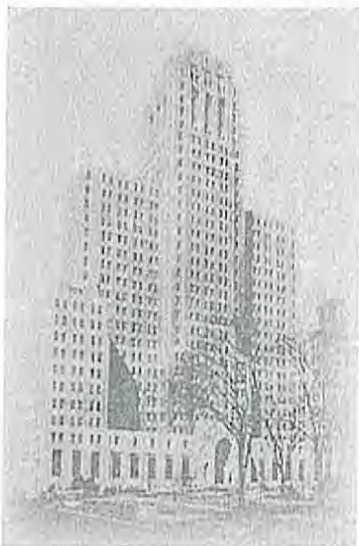


Andrew M. Cuomo, Governor  
Vincent G. Bradley, Chairman  
Kevin Kim, Commissioner

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### Public Query - Results

#### License Information

Serial Number: 1150034  
License Type: ON-PREMISES LIQUOR  
License Status: License is Active  
Credit Group: 2  
Filing Date: 03/24/2004  
Effective Date: 06/25/2014  
Expiration Date: 04/30/2016

#### Premises Information

Principal's Name: SALIBA, BASSAM  
Premises Name: BAB CAFE LLC  
Trade Name:  
Zone: 1  
Address: 129-131 AVENUE C  
8TH & 9TH STREETS  
NEW YORK, NY 10009  
County: NEW YORK

You can select one of the following links to perform another search:

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New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002

**EXISTING LICENSE AT THE PREMISES  
EXISTING LICENSEE REMAINING AND  
BRINGING IN A PARTNER, HENRY ROSAS,  
AND FORMING A NEW ENTITY, LIQUID JV LLC**



# NEW YORK STATE LIQUOR AUTHORITY

DIVISION OF ALCOHOLIC  
BEVERAGE CONTROL

Andrew M. Cuomo, Governor  
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## Public Query - Results

### License Information

Serial Number: 1224275  
License Type: ON-PREMISES LIQUOR  
License Status: Expired  
Credit Group: 3  
Filing Date: 04/14/2009  
Effective Date: 09/01/2011  
Expiration Date: 08/31/2013

### Premises Information

Principal's Name: ROSAS, HENRY  
Premises Name: AMNESIA JV LLC  
Trade Name: AMNESIA NYC  
Zone: 1  
Address: 609 W 29TH STREET  
11TH & 12TH AVENUE  
NEW YORK, NY 10001  
County: NEW YORK

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Previous license of new partner, Henry Rosas