



HELBRAUN LEVEY & O'DONOGHUE LLP
ATTORNEYS AT LAW

Mos Eisley LLC
127 Avenue C
New York, NY



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
- ☐ 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: 3/24/16

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: N/A

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 127 AVENUE C NEW YORK 10009

Cross streets: Avenue C and 8th Street

Name of applicant and all principals: Richard Knapp, Timothy J Lynch, William Hinds, James Metze

(MOS EISLEY LLC)

Trade name (DBA): N/A

PREMISE:

Type of building and number of floors: 5

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: BACKYARD

N/A

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):

Zoning: 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: N/A

N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Open everyday from 12pm to 2am, outdoor seating open from 12pm to 10pm

Number of tables? 22 tables Total number of seats? 56 seats

How many stand-up bars/ bar seats are located on the premise? 1 bar 13 seats
(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): 1 bar 19 feet long

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
Pizza

What are the hours kitchen will be open? 12pm to 2am

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

How many employees will there be? 8-10

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

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) N/A

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 N/A

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

Please describe your sound system: iPad connected to minimal speaker system

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.")

See attached

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

We have already hired "Allstar Security" as our full-time security guards. They will be on site 7 days a week.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

See attached

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: Mother's Ruin

Address: 18 Spring street Community Board # CB2

Dates of operation: June, 2011

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 N/A

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? 2

How many On-Premise (OP) liquor licenses are within 500 feet? 12

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 n/a DJs/ promoted events per n/a, ☐ more than n/a private parties per n/a.
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 n/a.
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.



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RE: MANAGEMENT OF NOISE INSIDE AND OUTSIDE:

The applicant will control noise inside and remind customers to be respectful of neighbors, with a fulltime manager and staff that will be managing the premises at all times.

Music will be low-level speakers where sound will not be leaving the premises.

RE: MANAGEMENT OF VEHICULAR TRAFFIC/CROWDING:

The applicant does will not have vehicular traffic or crowding issues. If vehicular traffic or crowding does become an issue, staff will be instructed to monitor the sidewalk and curb area to contain any potential gatherings.

Proximity Report for Location:

March 30, 2016

127 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.

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
BAB CAFE LLC	129-131 AVENUE C	50 ft
PARALLEL BAR INC	133 AVE C	60 ft
116 AVENUE C RESTAURANT LLC	116 AVENUE C	165 ft
177 CHRISTIE INC	145 AVE C	220 ft
ELDRIDGE BISTRO LLC	700 E 9TH ST	220 ft
MARCHA COCINA INC	111 AVENUE C	225 ft
TATU LLC	151 AVENUE C, 2ND FLOOR	305 ft
JCB LOUNGE LLC	104 AVENUE C	315 ft
102 AVENUE C LLC	102 AVENUE C	340 ft
LAZERINI JAZZ LLC	649 E 9TH ST	390 ft
JEFLO & CO LTD	157 AVENUE C	395 ft
BROOKLYN BAR NYC INC	158 AVENUE C	405 ft

500' RADIUS MAP



Starters

House marinated olives \$4

Garlic knots \$5

Cheezy bread sticks \$6

Spicy spinach and artichoke dip \$9

Caesar Salad with croutons, parmigiano reggiano and anchovy \$9

Spinach salad with pancetta, avocado, pine nuts with red wine vinaigrette \$8

MENU

14" New York Style Pies

Classic \$10

Tomato, fresh basil and buffalo mozzarella

King \$13

Soppressata, fresh oregano, pecorino, tomato and mozzarella

Funky \$11

House made ricotta, sweet & sour Vidalia onion, herbs, pine nuts and chilies

Dirty Hippy \$12

Mushroom ragout, thyme, caramelized shallots, marscapone, mozzarella

B-more \$16

Crab, 3 cheese fondue, chilies, chives

Devil \$14

Hot Italian sausage, red onion, pepperoncini, cremini mushroom, tomato, mozzarella

Times \$12

Caramelized shallots, gorgonzola, figs, pancetta

Grandma Sicilian Style

Tomato, pecorino, mozzarella, basil Pie \$17 / Slice \$3

Soppressata, tomato, fennel, mozzarella Pie \$21 / Slice \$4

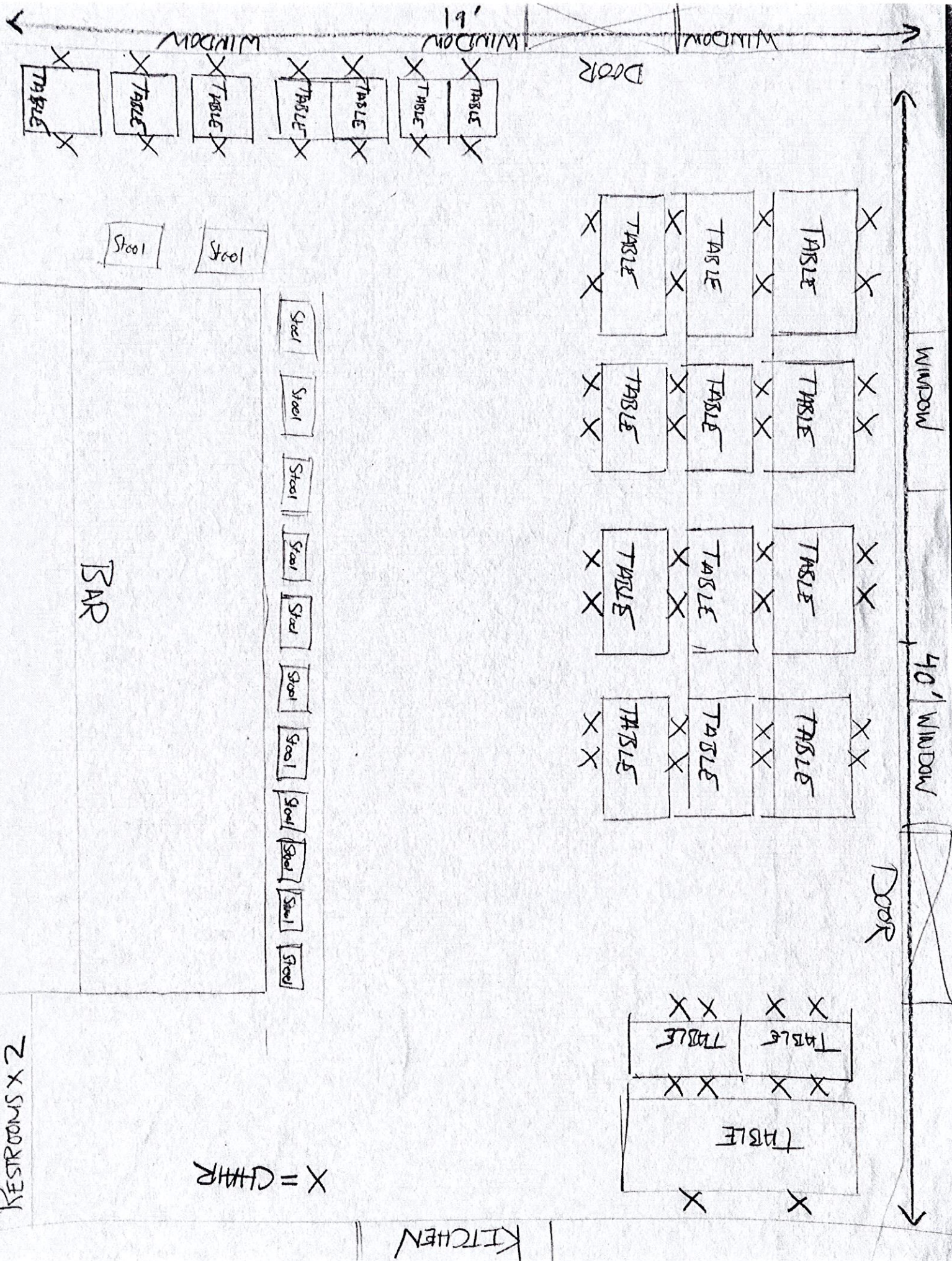
Toppings

Caper, Garlic, Onion, Jalepeno, Pepperoncini, Olives \$1

Parmesan, Mushroom, Soppressata, Sausage, Mozzarella, Anchovy \$2

Desersts

Hot Swirl Brownie \$6 / à La Mode \$8



OUTDOOR SEATING

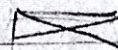
~~Door~~

TABLE

TABLE

TABLE

ENTRANCE



TABLE

TABLE



HYDRANT

8th
STREET

AVENUE C

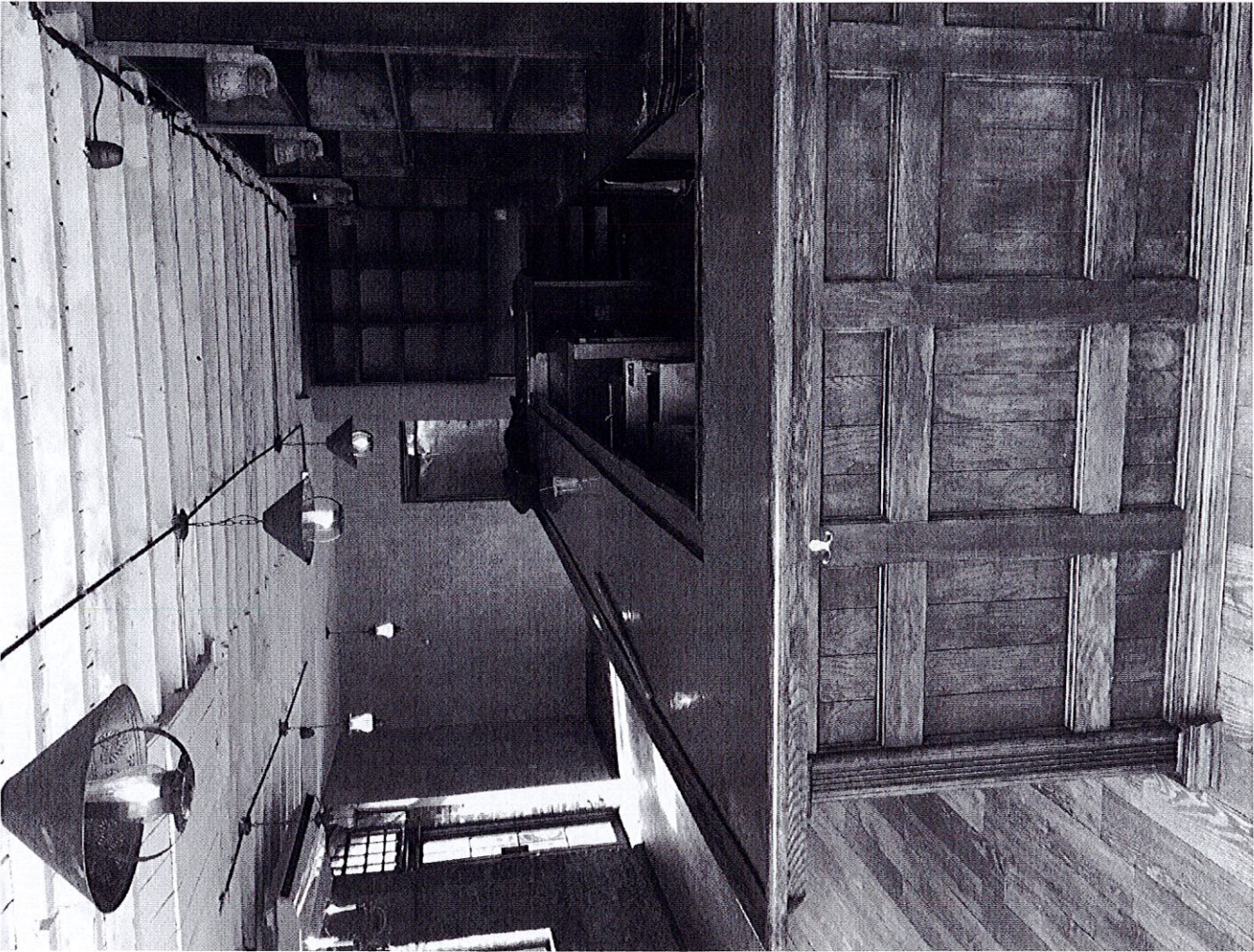
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