



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

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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: April 29, 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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Bar

Corporation and trade name of current license: Bon LLC d/b/a Le Baron

APPLICANT:

Premise address: 32 Mulberry Street

Cross streets: Mosco & Bayard Streets

Name of applicant and all principals: MJK Foods LLC - Jake Smith, Ron Castellano

Trade name (DBA): TBD

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? 231

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):
C6-1 - Commercial

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 days / 5pm - 4am

Mezz: 3, GF: 19, Cellar: 10 Mezz: 14, GF: 38, Cellar: 26
Number of tables? Total: 32 Total number of seats? Total: 78

How many stand-up bars/ bar seats are located on the premise? 2 Bars: GF and Cellar with 14 Bar 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): GF: 12'11" / Cellar: 13'8"

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

Japanese: small plates / Sushi - Omakase - See attached menu

What are the hours kitchen will be open? 5pm - 4am / 7 days

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

How many employees will there be? 18

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?) _____

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: _____

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 corridor on plans for waiting customers. Smokers will be asked to disperse
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. There is a lot of soundproofing from previous live venue. Manager

Do you have sound proofing installed? ☒ Yes ☐ No will check on sidewalk regularly.

If not, do you plan to install sound-proofing? ☐ Yes ☐ No N/A

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Le Baron / Rosette / Santos Partyhouse

Address: 32 Mulberry St / 171 East Broadway / 100 Lafayette ST Community Board # 3 / 3 / 1

Dates of operation: 02/2012-06/2015; 03/2008-04/2014; 02/2008 - 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 Santos Partyhouse - Music Venue

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? See attached Proximity Report

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

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. ☒ 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.

Proximity Report for Location:

April 28, 2016

32 Mulberry St, New York, NY, 10013

* 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
MARKS WINE & SPIRITS LTD	53 MOTT STREET	460 ft
WINE WO LIQUOR DISCOUNT CENTER CORP	5 7 DOYERS ST	490 ft
CHIN KONG INC	17 23 EAST BROADWAY	780 ft
MADISON WINE AND LIQUOR LLC	45 MADISON ST	1040 ft
WALKER LIQUOR CORP	101 105 LAFAYETTE STREET	1220 ft
R & S 49 LIQUOR CORP	49 CHRYSTIE ST	1540 ft
BROADWAY SPIRITS INC	315 BROADWAY	1575 ft

Churches within 500 Feet

Name	Approx. Distance
Church of the Transfiguration	65 ft
Zion English Lutheran Church	65 ft

Schools within 500 Feet

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

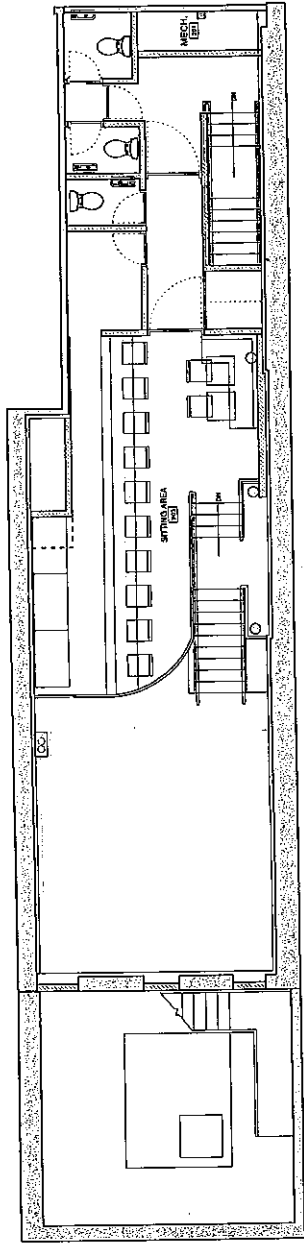
Name	Address	Approx. Distance
BON LLC	32 MULBERRY STREET	10 ft
40 MULBERRY RESTAURANT INC	40 MULBERRY STREET	100 ft
TEA BISTRO INC	45 MOTT ST	300 ft
R & M CENTURY INC	89-91 BAYARD ST	450 ft
HTCT LLC	11 13 DOYERS STREET	535 ft
TRUMMER BAR LLC	9 DOYERS STREET	545 ft
JING FONG RESTAURANT INC	14 20 ELIZABETH STREET	745 ft

Pending Licenses within 750 Feet

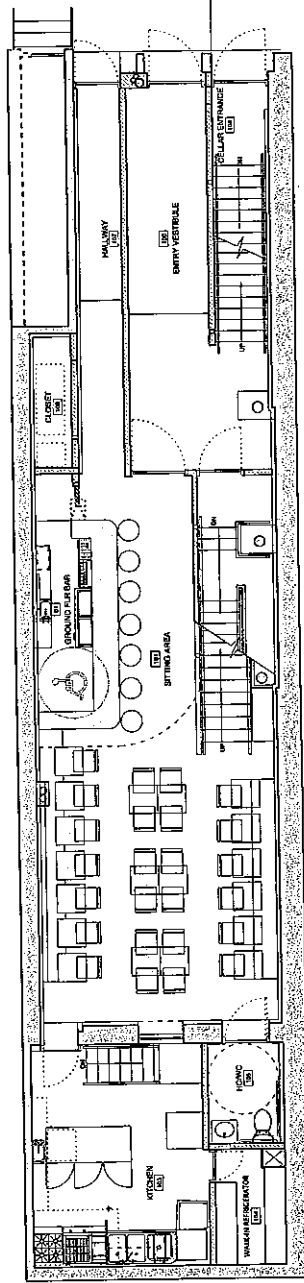
Name	Address	Approx. Distance
8 TUXEDOS INC	5 7 DOYERS ST	540 ft
WINNIES NYC LLC	104 BAYARD ST	580 ft

Unmapped licenses within zipcode of report location

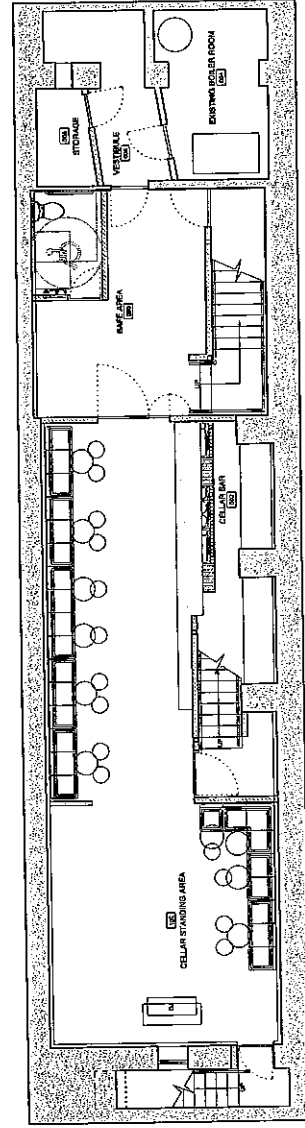
Name	Address
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MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN



CELLAR FLOOR PLAN

Dining Room Menu

- Shrimp and Chive Gyoza 8
- Seasonal Vegetable Gyoza 8
- “Caviar” Tasting (ikura, hackleback, osetra) 30
- Uni Duo (Japan, California) 25
- Cold Uni Soba Noodles / Uni Ramen 12
- Sam’s Karaage (Japanese fried chicken) 14
- Seasonal Vegetable Tempura 12
- Unagi-don (traditional bbq freshwater eel over rice) 20
- Toro tar tar 18
- Salmon Skin “tacos” 12
- Scallop “crudo” 15
- Crispy Fish (fried whole Japanese smelt) 22
- Seasonal Vegetable Chawanmushi (savory egg custard) 12
- “Gucci Burger” (pork and beef blend) 14
- Sushi Available in dining room
 - 3 rotating maki rolls (tuna, salmon, shrimp, etc.) 14
 - Sushi Sampler (small omakase) 45
 - Nigiri a la carte MP





