



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: 04/24/2016

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: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Hotel

Corporation and trade name of current license: Manhattan Hotel Management LLC

APPLICANT:

Premise address: 154 Madison Street, New York, NY 10002

Cross streets: Manhattan Bridge Bike Path & Pike Street

Name of applicant and all principals: Yangfang Dong

Trade name (DBA): Comfort Inn Financial District

PREMISE:

Type of building and number of floors: Commercial and Office Buildings

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: _____
includes roof

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? _____

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):
C8-4

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) 24 hours per day, 6:00pm-12:00pm for roof

Number of tables? 6 Total number of seats? 24

How many stand-up bars/ bar seats are located on the premise? 1 stand-up bar

(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): rectangle, in the service room on the roof

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

What are the hours kitchen will be open? 24 hours

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

How many employees will there be? 20

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

Will there be TVs/monitors? Yes No (If Yes, how many?) no TV on the roof

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? _____

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.")

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: _____

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.

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? N/A

How many On-Premise (OP) liquor licenses are within 500 feet? 1

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.



THE MADISON BAR

JUST HANDS

Beef Sliders

handcrafted mini beef sliders, buffalo mayo,
dill pickle chips on three potato bun rolls 8

Chicken Sliders

handcrafted mini chicken sliders, buffalo mayo,
dill pickle chips on three potato bun rolls 7

Mozzarella Sticks

crispy with cheese and marinara sauce 5

Chips and Salsa

mixed tortilla chips and organic salsa 4

Popcorn

sweet or salty 4

Chicken Tenders

breaded chicken tenders served with your choice of spicy chili,
honey mustard, or asian sesame sauces. 7

Wings with French Fries

buffalo or barbeque with seasoned fries 9

Mini Pizza

traditional or pepperoni 7

Santa Fe Spring Rolls

Filled with chicken, black beans, fire-roasted red peppers,
cilantro, sweet corn, jalapeños and jack cheese. 7

Chips and Guacamole

Crispy tortilla chips with perfectly seasoned guacamole made
with fresh avocado. 6

The Nachos

Crispy tortilla chips topped with melted cheddar cheese. Served
with a side of salsa & sour cream. 5

Soup of the Day

chicken, mixed vegetables, or cream of broccoli 5

Happy Hour specials available 4-6 PM daily.

154 Madison Street, New York, NY 10002



COCKTAILS

Non Alcoholic

Pina Colada 6

Vanilla on the Rocks 6

Strawberry Daiquiri 6

Peach on the Rocks 6

THE BEERS

Domestic and Local

Yuengling Traditional Lager 5

Bud Light 5

Coors Light 5

Miller Light 5

Samuel Adams Boston Lager 5

Brooklyn Lager 5

From Around the Global

Heineken 7

Modelo Especial 7

Corona Extra 7

Blue Moon 7

Stella Artois 7

Dos Equis 7

THE WINERY

Merlot 7

Pinot Noir 8

Cabernet Sauvignon 7

Pinot Grigio 6

Syrah 7

Chardonnay 7



Petition to Support Proposed Liquor License

Date: 04/24/2016

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) _____

Hotel Liquor

to the following applicant/establishment (company and/or trade name) _____

Manhattan Hotel Management LLC/ DBA Comfort Inn Financial District





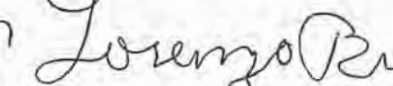

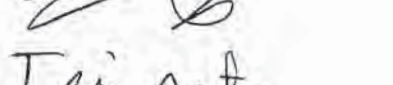
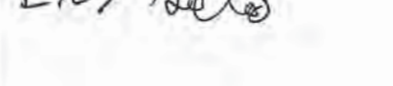
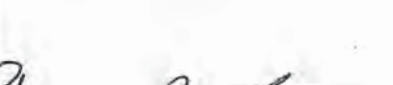
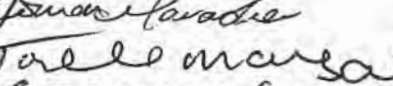

Address of premises: 154 Madison Street, New York, NY 10002

This business will be a: (circle) Bar Restaurant Other: Hotel (Roof Top)

The hours of operation will be:

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
Candace Bermudez		275 Cherry Street NY, NY 10002
Devell W. Lichman		45 Rutgers St #18 NY, NY 10002
Brian Pagan		45 Pike St. #76 NY, NY 10002
Jasmine Peralta		275 Cherry Street NY, NY 10002
Isaiiah Ruffen		38-48 Rutgers Street, NY, NY 10002
Carmen Rodriguez		45 Pike St #12A NY, NY 10002
Iris seto		148 Madison NY
Juan Mavashv		148 Madison Street, NY 10002
Torell Marsain		148 Madison S
Cecilia Haynes		45 Pike St NY, NY
Yan Juan CHEN		148 Madison 7A New York NY 10002

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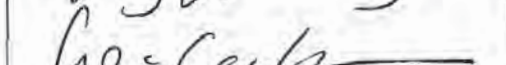
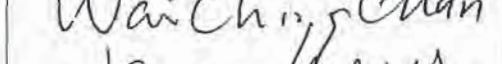

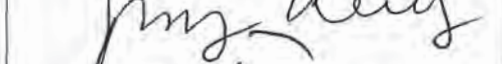
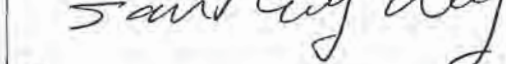







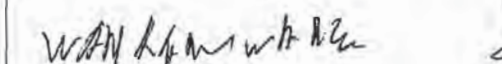
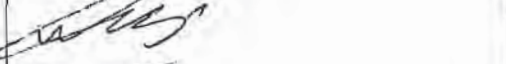




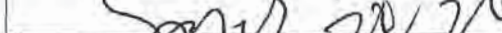
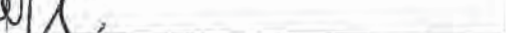
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The hours of operation will be: _____

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: _____

Name	Signature	Address
ROBERT ESTEVEZ		30 PIKE ST NY, NY
KEVIN NEALON		30 PIKE ST NY
Joseph Ciarrullo		30 PIKE ST NY
Gregory Nichols		30 PIKE ST NY, NY
John Robinson		30 Pike st ny, ny
Stephen Duff		30 Pike st ny, ny
Tung Chi Tang		148 madison St. NY (10A)
Wai Ching Chan		148 Madison St. NYC
Sam King King		148 Madison St NY
		148 A madison st
		148 madison St
		148 Madison Street
WAN HONG WAI		Commercial 148 Madison Street
		Commercial 148 Madison Street
		
		
		
		
		

Certificate of Occupancy

CO Number: 120882134F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	35	100	S-1		5, 4	COMM. UTILITIES, MECHANICAL ROOMS, ACCESSORY USE, HOTEL ACCESSORY USE GYM AND BREAKFAST AREA FOR HOTEL GUEST ONLY AND EMPLOYEE LOCKER, STORAGE ROOM FOR HOTEL
001		100	R-1	7	5, 5	SEVEN (7) HOTEL ROOMS, HOTEL LOBBY
002		50	R-1	9	5	NINE (9) HOTEL ROOMS
003		50	R-1	9	5	NINE (9) HOTEL ROOMS
004		50	R-1	9	5	NINE (9) HOTEL ROOMS
005		50	R-1	9	5	NINE (9) HOTEL ROOMS
006		50	R-1	1	5	ONE (1) HOTEL ROOMS
006		100	B		4	COMMUNITY FACILITY USE "AMBULATORY DIAGNOSTIC AND TREATMENT HELTH FACILITIES"
007		100	B		4	COMMUNITY FACILITY USE "AMBULATORY DIAGNOSTIC AND TREATMENT HELTH FACILITIES"
COMMUNITY FACILITY OFFICES ON 6TH AND 7TH FL. SHOULD NOT BE USED FOR HOTEL USE						
END OF SECTION						



Borough Commissioner



Commissioner

