



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, 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: JANUARY 20TH, 2017

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-PREMISE LIQUOR

If alteration, describe nature of alteration: _____

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: PIES N THIGHS AT 43 CANAL LLC
PIES N THIGHS

APPLICANT:

Premise address: 43 CANAL STREET

Cross streets: LUDLOW + ORCHARD

Name of applicant and all principals: NIALUS FAUON AND NICHOLAS PERKINS

Trade name (DBA): PENDING

PREMISE:

Type of building and number of floors: MIXED USE, 6 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? LESS THAN 75

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):

C6-2

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) MONDAY - FRIDAY 11AM - 12AM

SAVEDAY - SUNDAY 10AM - 12AM

Number of tables? 12 Total number of seats? 33

How many stand-up bars/ bar seats are located on the premise? 1 BAR, 10 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): RUNNING 31' ALONG KITCHEN ON EAST WALL
(FOOD COUNTER)

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

COASTAL MEDITERRANEAN

What are the hours kitchen will be open? OPEN TO CLOSE (10/11AM - 12AM)

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

How many employees will there be? 15

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

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: HOME STEREO W/ SPEAKERS MOUNTED IN DINING ROOM

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.")

Will there be security personnel? Yes No (If Yes, how many and when) SEE ATTACHED

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: HART'S (AND SEE ATTACHED)

Address: 506 FRANKLIN AVE, BROOKLYN, NY Community Board # 3

Dates of operation: 10/2016 - 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? 12

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 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 7 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.

917 318 9172

Plans for congestion

We plan to have a manager on duty at all times to manage the door, with an additional host during peak hours when we expect a wait, in order to maintain order. At our restaurant Hart's in Brooklyn, when we have a wait we take guests cell phone numbers and recommend they have a drink next door at Glorietta Baldy.

Plans for noise management

Proper sound installation was installed by the previous commercial tenant, without complaints from residential tenants above. We do not have windows that open to the street, and the front door has a swing arm that ensures it remains closed during service. We will keep the sound level of background music at a level appropriate for diners to have a conversation with each other. Speakers in place have a gap between themselves and the wall/ceiling. Management will be instructed to manage sounds coming from entering/leaving customers on the street.

Experience of principals

Nick Perkins and the owner of Hart's in Brooklyn, a neighborhood restaurant focusing on Mediterranean fare with a full-liquor license. Previously, he worked for the Andrew Tarlow restaurant group as a chef for over 8 years. Nialls Fallon previously owned Maiden Lane in the East Village, and has since sold his shares in the company to his business partners who continue to run the business. Currently, he is the Front of House manager at Hart's in Brooklyn.

Additional applicant history

Principal previously licensed: Nialls Fallon

Name of establishment: Maiden Lane / Yardbird LLC

Address: 162 Avenue B, New York, NY 10009

Date of operation: April 2013-Present (though Nialls Fallon is no longer a principle or involved in any way)

Proximity Report for Location:

January 20, 2017

43 Canal St, New York, NY, 10002

* 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
YEE FUNG CORP	135 DIVISION ST	165 ft
DELANCEY WINE INC	41 ESSEX ST	735 ft
MADISON LIQUOR INC	195 MADISON ST	845 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1140 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	1305 ft
KK & HZ LLC	101 ALLEN ST	1490 ft
CHIN KONG INC	17 23 EAST BROADWAY	1705 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
PS 42 BENJAMIN ALTMAN SCHOOL	71 HESTER ST	430 ft

On-Premise Licenses within 750 Feet

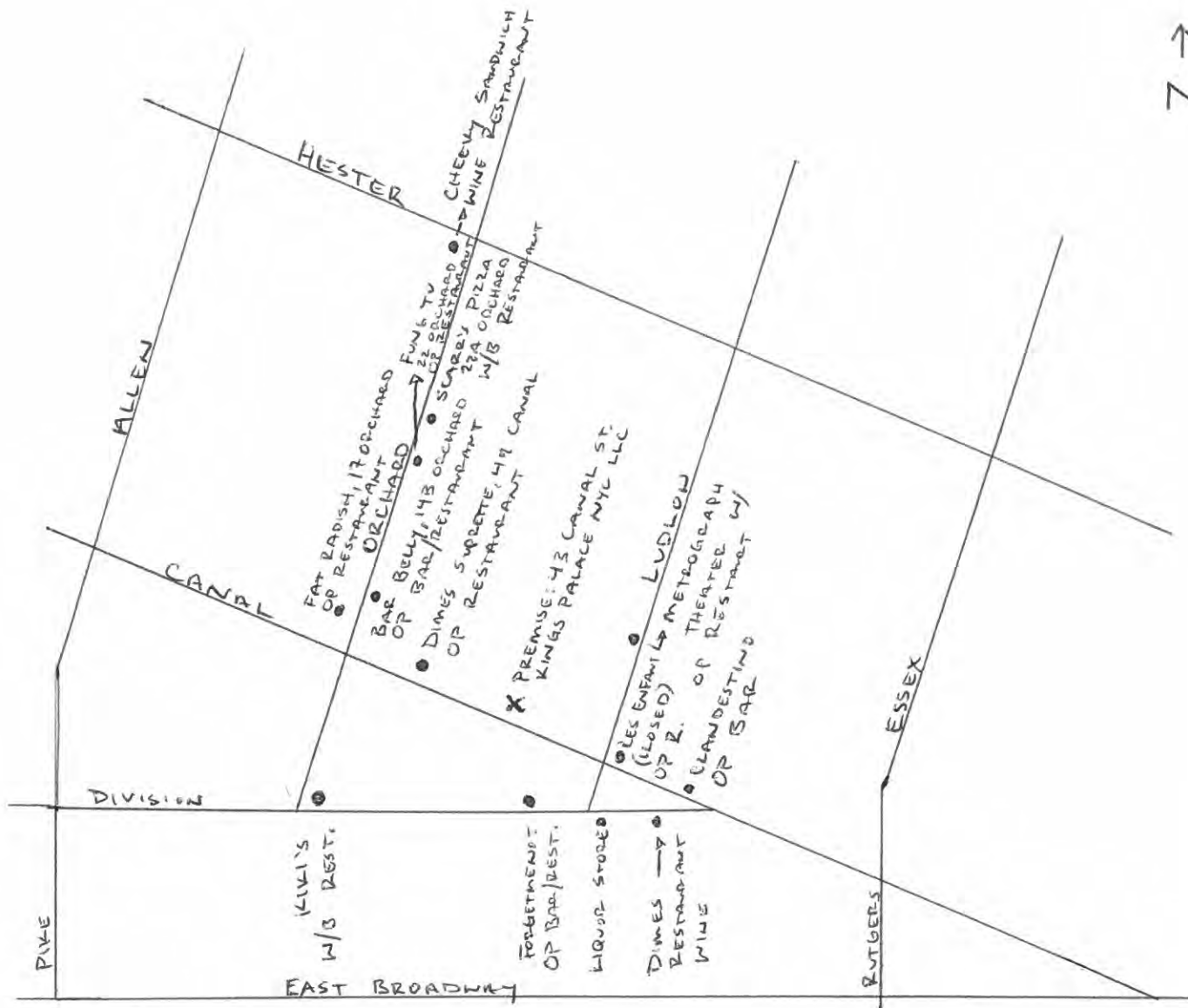
Name	Address	Approx. Distance
PIES 'N' THIGHS AT 43 CANAL LLC	43 CANAL ST	0 ft
DIMES BIG TIME LLC	49 CANAL ST	65 ft
ZVAH INC	37 CANAL STREET	95 ft
METROGRAPH LLC	7 LUDLOW ST	115 ft
BACARO NYC INC	136 138 DIVISION STREET	120 ft
SWEET RANGER INC	14B ORCHARD ST	140 ft
PLAN A GROUP LLC	138 DIVISION ST	145 ft
35 CANAL CAFE LLC	35 CANAL STREET	155 ft
SILKSTONEONE LLC	17 ORCHARD STREET	165 ft
FUNG TU LLC	22 ORCHARD ST	215 ft
OTFOTEOC LTD	21 ESSEX ST	435 ft
ESSEX CAFE GROUP LLC	21 ESSEX ST	450 ft
CAFE 169 INC	169 E BROADWAY	500 ft
MCFNY2 LLC	171 E BROADWAY	600 ft
KR & LEO INC	39 ELDRIDGE ST	670 ft
OLD MAN HUSTLE LLC	39 ESSEX ST	695 ft
DISHFUL INC	189 E BROADWAY	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
SWAT PRODUCTION INC	59 CANAL ST 2ND FL	205 ft
148 FOOD GROUP LLC	148 E BROADWAY	265 ft
RAISE HOSPITALITY LLC	162 E BROADWAY	370 ft

Unmapped licenses within zipcode of report location

Name	Address
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Job No.:	002-XX-00	Scale:	AS SHOWN
Drawn:	KC ES	Date:	XX.XX.20XX
DOB3 JOB LABEL			

Project:	43 Canal ST New York, NY 10002
Sheet Title:	FLOOR PLAN

No.:	Description	Date

Drawing No.: **A-01.2**
 0X of 0X

PLUMBING EQUIPMENT CELLAR

#	ITEM	MAKE	MODEL NO.	W	D	H	QTY	REMARKS
1	Water Pump	AMERICAN	DE H	7.0	10.88	10.88	1	INCLUDES RAM/SINK
2	Water Valve			7.0	2.5	3.5	1	
3	Water Meter			1.6	1.6	3.0	1	
4	Water Filter							
5	Water Softener							

GENERAL EQUIPMENT

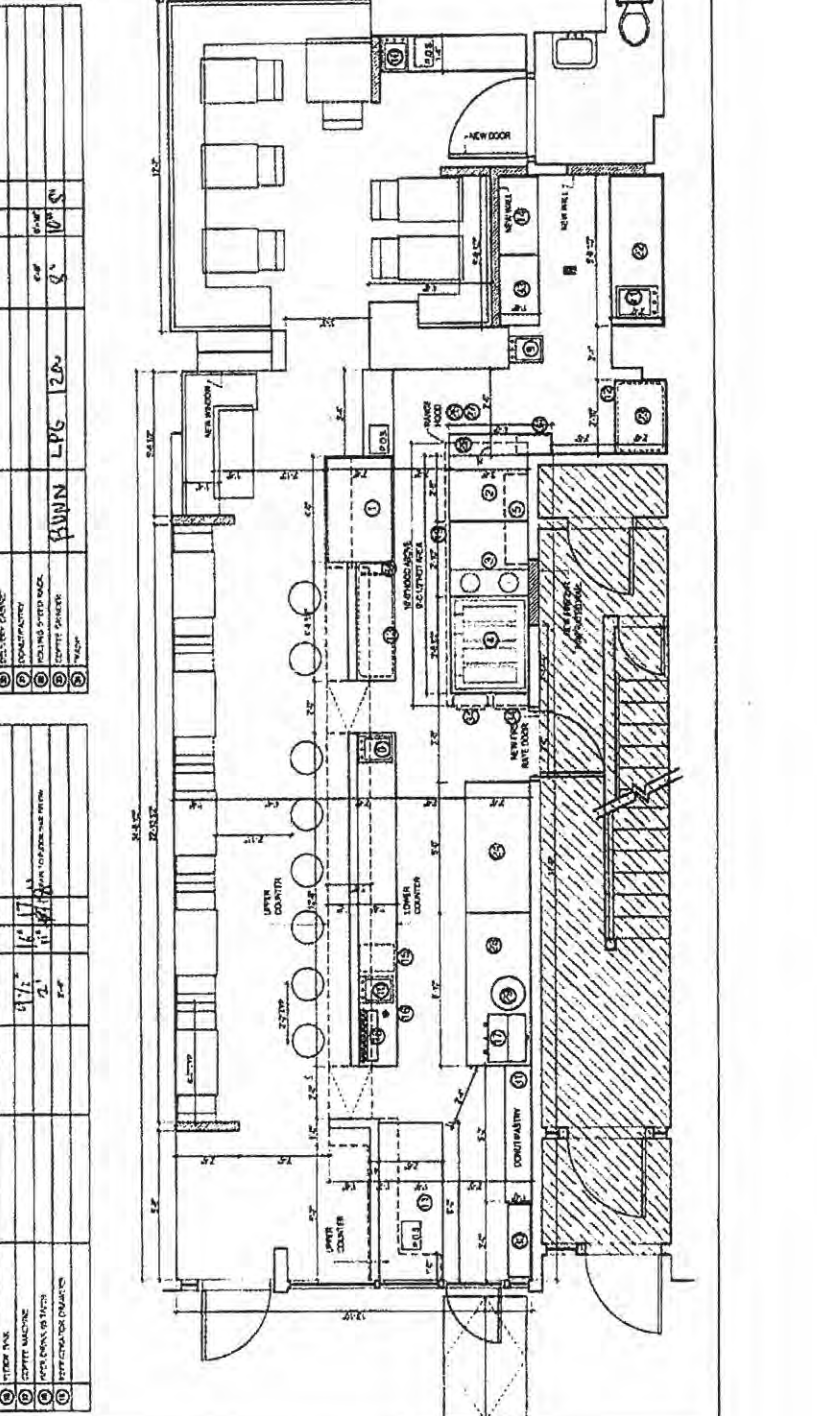
#	ITEM	MAKE	MODEL NO.	W	D	H	QTY	REMARKS
1	Water Pump	AMERICAN	DE H	7.0	10.88	10.88	1	INCLUDES RAM/SINK
2	Water Valve			7.0	2.5	3.5	1	
3	Water Meter			1.6	1.6	3.0	1	
4	Water Filter							
5	Water Softener							

GAS EQUIPMENT

#	ITEM	MAKE	MODEL NO.	W	D	H	QTY	REMARKS
1	Gas Valve							
2	Gas Meter							
3	Gas Appliance							
4	Gas Vent							
5	Gas Piping							

PLUMBING EQUIPMENT GROUND FLOOR

#	ITEM	MAKE	MODEL NO.	W	D	H	QTY	REMARKS
1	Water Valve							
2	Water Meter							
3	Water Filter							
4	Water Softener							
5	Water Pump							



MENU FOR 43 CANAL

Moonrise oysters \$3
Wellfleet oysters \$3
St. simon oyster \$3
Countneck clams \$2

Fried smelt with aioli \$10
Marinated sardines cured with olives and celery \$9
Chicory salad with fennel and citrus \$12
Fingerling potatoes with olives and salsa verde \$10
Beef tartare with littleneck clams \$15
Head-on shrimp with chili and garlic \$13

Monkfish with gigante beans and squid \$24
Octopus with chickpeas and chorizo \$26
Braised chicken with mussels and clam rice \$32

Pasteis de nata \$7

BEVERAGE

A selection of 30 natural Portuguese and Spanish wines with an emphasis on coastal regions, including 4 house wines on draft.

Beers to include classic Portuguese and Spanish beers, a total of 4 on draft.

Full spirits program with a simple cocktail list that compliments the food.









