



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: _____

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: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 57 2nd AVENUE

Cross streets: 3rd + 4th STREETS

Name of applicant and all principals: (A. GERSTEIN) - NOVO PARTNERS

Trade name (DBA): ~~NOVO~~ TBD

PREMISE:

Type of building and number of floors: RESIDENTIAL - 7

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? 100

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): _____

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) 7AM - 2AM 7 DAYS PER WEEK

Number of tables? 30 TABLES Total number of seats? 70 SEATS

How many stand-up bars/ bar seats are located on the premise? 10

(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

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

SMALL PLATES GREEK/ISRAELI Fusion

What are the hours kitchen will be open? 8AM - 1AM

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?) _____

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: SMALL FOR BACKGROUND MUSIC

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) SECURITY ON WKDS

FOR BUSY PERIOD DURING THE WEEK STAFF WILL MANAGE AND COMMUNICATE WITH CUSTOMERS TO RESPECT NOISE LEVELS FOR NEIGHBORS

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? 4How many On-Premise (OP) liquor licenses are within 500 feet? 20Is 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:

June 2, 2017

57 2 Ave, New York, NY, 10003

* 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
S & P LIQUOR & WINE CORP	89 2ND AVE	450 ft
JCCSM INC	45 1ST AVE	815 ft
MRN LIQUOR INC	16 SAINT MARKS PL	1125 ft
ELIZABETH & VINE INC	269 BOWERY	1150 ft
ASTOR WINES & SPIRITS INC	399 LAFAYETTE STREET	1155 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	1415 ft
FUNG SING INC	138 1ST AVENUE	1465 ft

Churches within 500 Feet

Name	Approx. Distance
Church of the Nativity	370 ft

Schools within 500 Feet

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

Name	Address	Approx. Distance
STUDIO CAFFE LLC	CHELSEA PIERS 59 2ND LEVEL	40 ft
MEATH TRAILS INC	61 2ND AVENUE	65 ft
LIGHT SIDE CORP	60 2ND AVE.	75 ft
CJFM LLC	84 E 4TH ST	135 ft
WATERING HOLE OF 2ND AVE CORP,THE	68 2ND AVENUE	145 ft
EAST THIRD RESTAURANT CORP	29 E 3RD ST STORE 2	155 ft
J B MAX INC	86 E 4TH STREET	185 ft
VANESSA REALTY CORP	87 E 4TH STREET	225 ft
KRAINE INTERNATIONAL INC	85 E 4TH ST	225 ft
EASTVILLE COMEDY CLUB INC	85 E 4TH STREET	240 ft
KRAINE GALLERY BAR INC	85 E 4TH STREET	240 ft
EAST VILLAGE 4TH STREET CAFE INC	78 80 E 4TH STREET	260 ft
PAPI LUIS CORP	32 E 2ND STREET	350 ft
BARE CITY TWO LLC	85 2ND AVE	375 ft
TRIM CASTLE CORP	87 2ND AVE AKA 239 E 5TH ST	415 ft
KITCHEN TABLE INC	88B 2ND AVE	420 ft
SECOND STREET RESTAURANT LLC	29 E 2ND ST	430 ft

Name	Address	Approx. Distance
88 2ND AVE FOOD CORP	88 2ND AVE	485 ft
KO EP LLC	8 EXTRA PL	485 ft
DAK 92 SECOND AVE CORP	92 2ND AVENUE	495 ft
PASTA SHOP LLC	325 BOWERY	515 ft
BOWERY F & B LLC AND E & S HOTEL OWNERS INC AS MGR	4 E 3RD ST	515 ft
THE BOWERY HOTEL LLC	335 BOWERY AKA 4 E 3RD ST	525 ft
LOCAL 92 INC	92 2ND AVE NORTH STORE	530 ft
EAST PUB INC	359 361 BOWERY	530 ft
575 PUB ON SECOND INC	93 2ND AVE	530 ft
POINT JUDITH LLC	96 2ND AVENUE	535 ft
355 WM RESTAURANT INC	355 BOWERY	545 ft
BOONSRI INC	95 2ND AVE	555 ft
BOWERY TECH RESTAURANT LLC	327 BOWERY	555 ft
ROSS KELLY INC	237 E 5TH ST	575 ft
WREN NEW YORK LLC, THE	344 BOWERY	595 ft
BLCH I LLC	99 2ND AVE	600 ft
BOWERY TIME LLC AND AGUILA & SOL LLC AS MANAGER	354 356 BOWERY	625 ft
HAVELI RESTAURANT INC	100 2ND AVENUE	625 ft
EMEMT INC	86 E 3RD ST	645 ft
M & R MEDITERRANEAN CORP	304 E 6TH STREET	660 ft
G D P ENTERPRISES INC	324 BOWERY	660 ft
BRICKLANE CURRY HOUSE INC	306 308 E 6TH ST	665 ft
FUN HAT LLC	308 E 6TH ST	680 ft
11 EAST 1ST ST LLC	11 E 1ST ST	700 ft
VON DESIGN LTD	3 BLEECKER STREET	710 ft
9 EAST FIRST STREET LLC	9 E 1ST ST	715 ft
SCRATCHER CAFE INC,THE	209 EAST 5TH ST	740 ft
316 BOWERY LLC	316 BOWERY	740 ft
GARDEN CAFE ASSOC LP SULCATA CORP GP & 3LPS	40 EAST 4TH ST	740 ft
BOWERY RESTAURANT LLC	299 BOWERY	740 ft
MACPER LLC	41 1ST AVE	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
HORSE TRADE MANAGEMENT GROUP	85 E 4TH ST	225 ft
FRESH PRESS CAFE LLC	77 2ND AVE	305 ft
MONOMONO INC	116 E 4TH ST	530 ft
GINO SORBILLO LLC	334 BOWERY	640 ft
CHERIN SUSHI N RAMEN CORP	306 308 E 6TH ST	645 ft
RSVP HOSPITALITY LLC	11 E 1ST ST	705 ft

DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF MANHATTAN, CITY OF NEW YORK

No. **26055**

Date **January 12, 1950**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~premises~~ located at

57-59 Second Avenue

Block **459** Lot **32**

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B.A. Alt. No.— **260-1948**

Construction classification— **Class 1 Fireproof**

Occupancy classification— **New Law Tenement** Height **Pent House** stories, **85** feet.
Class A Mult.Dwell. and **9**

Date of completion— **December 23, 1949** Located in **Business** Use District,

B Area **1B** Height, Zone at time of issuance of permit **915-1949**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar on ground					Boiler room and storage
1st story	100			152	store (restaurant)
2d to 9th story, incl.	40				four (4) apartments on each story.
Pent House	40				One (1) apartment
					Standpipe system approved by Fire Department August 31, 1949
					Fuel Oil system approved by Fire Dept. August 25, 1949

CERTIFICATE SHALL BE VALID FOR THE PERIOD OF

Borough Superintendent.

NEW YORK CITY DEPARTMENT OF HOUSING AND BUILDINGS
Borough of Manhattan

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL
BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing its height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent; and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.