



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: Full Beer, Liquor and Wine

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Sports Bar

Corporation and trade name of current license: 28 Ave. B Realty LLC and Cruxley Ave. B LLC

APPLICANT:

Premise address: 28/30 Avenue B, New York, NY 10009

Cross streets: 2nd and 3rd Streets

Name of applicant and all principals: Michael Brennan, Brian McCleskey and Gino Balvin

Trade name (DBA): Balvin LLC

PREMISE:

Type of building and number of floors: 5-Storey, Ground Commercial, Remainder Residential

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? 125

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):
R7A w/ commercial overlay C1-S

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 through Friday from Noon to 4am and
Saturday and Sunday from Noon to 4am

Number of tables? 28 Total number of seats? 89

How many stand-up bars/ bar seats are located on the premise? 1 Bar and 11 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): 26 Foot Marble-top Bar 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
Traditional American/Irish comfort food

What are the hours kitchen will be open? Mon - ~~12am~~ 12am - 1am, Fri 12am - 2am, Sat 11am - 2am, Sun 11am - 12

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

How many employees will there be? 10

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 20

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: Model: Electro-Voice, 17 Speakers, with a Pre-amp and 2 Crown Amps.

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.") See Attached

Will there be security personnel? Yes No (If Yes, how many and when) One Security From Thursday through Sat

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 Pre-Existing
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: Trionia's on Sullivan / Trionia's on Third

Address: 237 Sullivan St / 192 3rd Avenue Community Board # 2.6

Dates of operation: September 2009 - Present, December 2012 - 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. See Applicant History

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? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 16

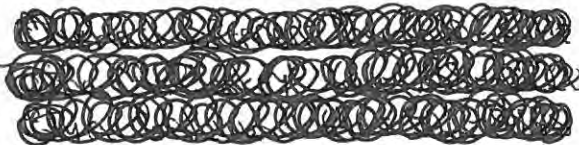
Is premise within 200 feet of any school or place of worship? Yes No

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 8PM.
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.



Petition to Support Proposed Liquor License

Date: 5/31/17

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) Full - Liquor

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

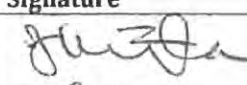

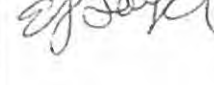
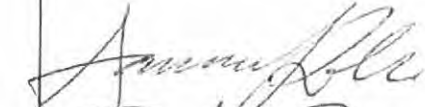


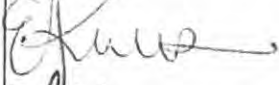

Address of premises: 28/30 AVENUE B

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: Monday through Friday 12PM-4am, Saturday & Sunday 11PM-4am

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

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Jordan Kizityka		171 E. 2nd St, Apt 5 NY, NY 10009
Paul Kim		171 E 2nd St, Apt 5 NY, NY 10009
Emily Doyle		176 E 3rd St NY, NY 10009
Samantha Rolli		539 E 6th Street NY, NY 10009
Timothy Rinek		89 Clinton St, NY NY 10002
Mark Sytsma		176 E 3rd St SE NY, NY 10009
Elvira Keeler		170 E 2nd St Apt 1F New York, NY 10009
Lisa Wright		200 Avenue C NY, NY 10009

Albany

Albany

Petition to Support Proposed Liquor License

Date: _____

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) Full-liquor

to the following applicant/establishment (company and/or trade name) Glyn Bahua, Michael Brown and Terence McCloskey of Galmac LLC

Address of premises: 28/30 Avenue B, New York, NY, 10009

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: Monday through Fri: Noon to 4am, Sat and Sun: Noon - 4am

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

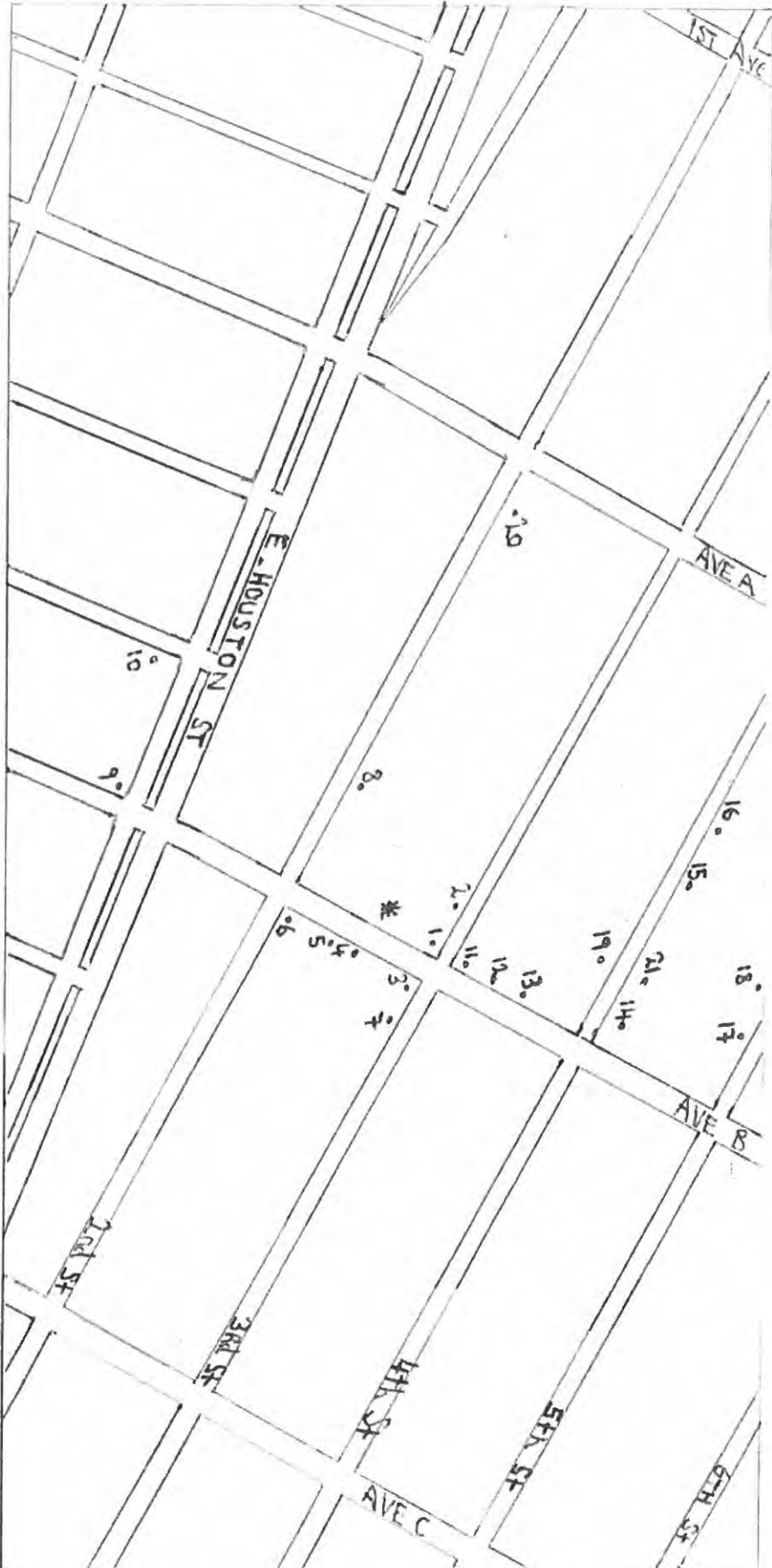
Other information regarding the license:

Name	Signature	Address and Apt # (required)
Edward Thompson		16 2nd AVE #6d 10003
Kyle Lamberty		23 AVENUE B #35, 10009
Franklin	Signature	2B 194 E 2nd Apt #10009
Guillermo	Signature	* " " "
Lauren Gray		* 194 East 2nd St 10009
Alana Alungin		* 181 East 2nd St
Almond Park		* 172 2nd St
Eric Ostrowski		* 166 East 2nd St 10004
Hasan Hodi		* 166 East 2nd St
Juan Escobar		* 157 E 2nd St 10003
Erwin Zaca		* 173 E 2ND St #
Angie Bell		* 166 E 2ND St 10009
Derrick Meteler		* 157 E 2nd St, Apt 3H
Nathan McCort		* 107 East 2nd St Apt 14
Veronica Michalsen		* 252 East 2nd Street Apt 1E
EDUARDO Bo. To		* AAV #20
Elon Guffin-Cahn		* 273 E 3rd #3E
Elyse VanPelt		* 273 E. 3rd #3E

11/10/09

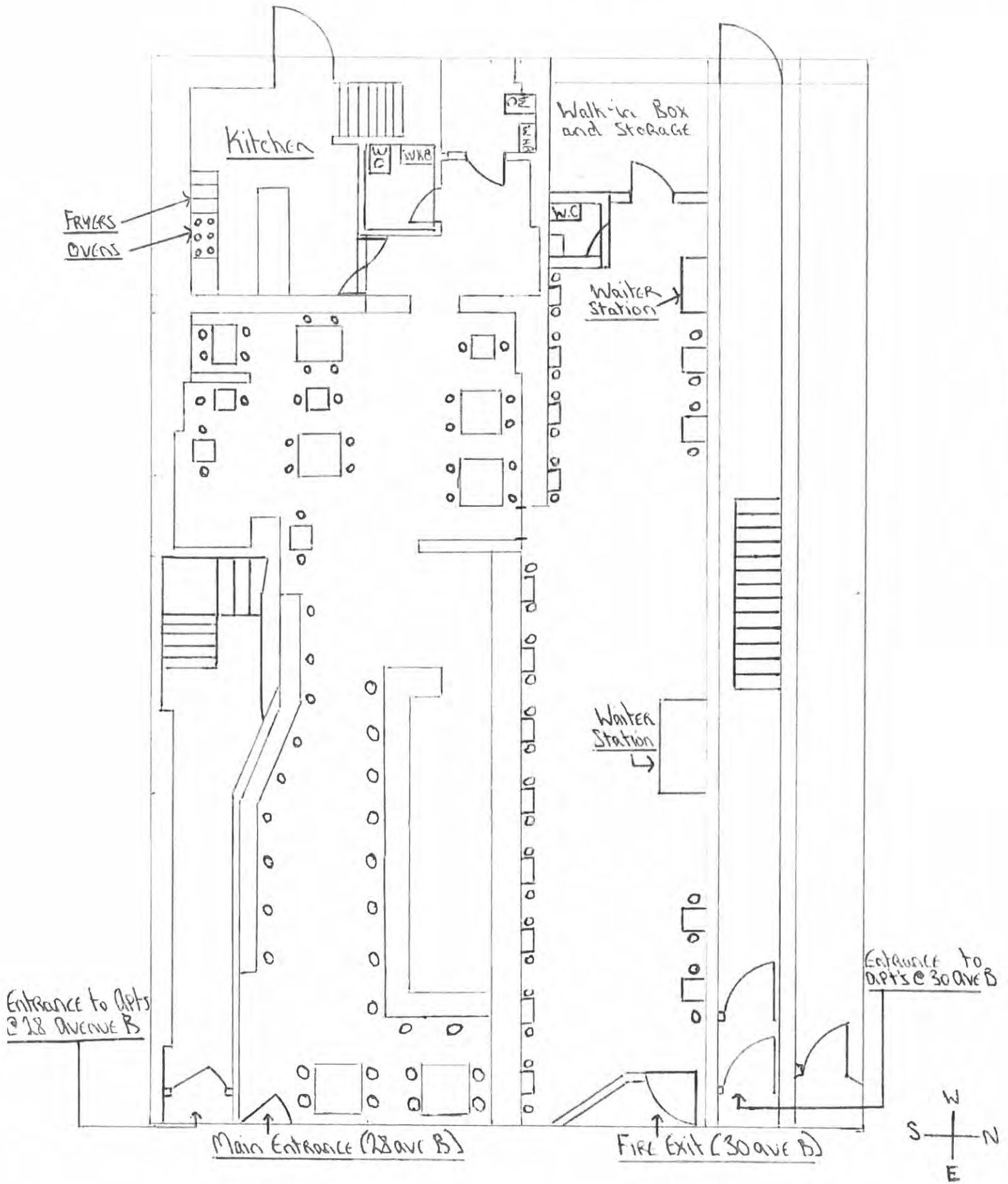
ALPHABET CITY

(See Legend For Details)

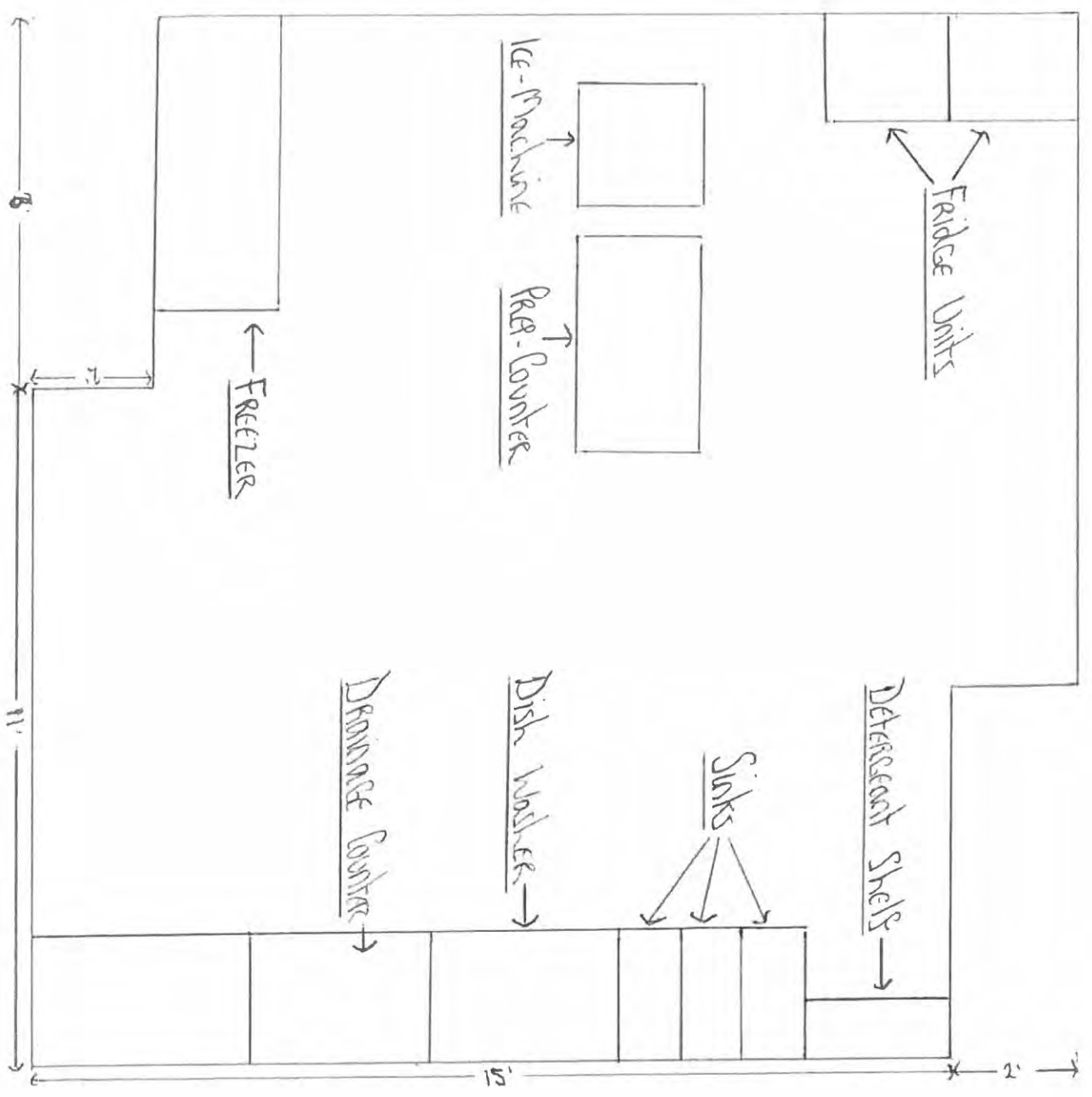


#	Name	Address	Use	License
*	Croxleys	28 Ave B	B & R	Full Liquor
1	Mama's Bar	34 Ave B	B	Full Liquor
2	Root & Bone	200 East 3rd st	B & R	Full Liquor
3	Poco-NYC	33 Ave B	B & R	Full Liquor
4	Avenida Cantina	25 Ave B	B & R	Full Liquor
5	The Mockingbird	25 Ave B	B	Full Liquor
6	Cornerstone Cafe	17 Ave B	R	Full Liquor
7	Cafe Cortadito	210 East 3rd st	R	Beer & Wine
8	Il Posto Accanto	190 East 2nd st	R	Beer & Wine
9	Ariels Latin Bistro	293 East Houston st	B & R	Full Liquor
10	Subject	188 Suffolk st	B & R	Full Liquor
11	Dojo Izakaya	38 Ave B	R	Full Liquor
12	Fonda	40 Ave B	B & R	Full Liquor
13	Love Craft	50 Ave B	B & R	Full Liquor
14	Turntable 5060	235 East 4th st	R	Beer & Wine
15	BiBi Winebar	211 East 4th st	B & R	Beer & Wine
16	Dorian Gray's	205 East 4th st	B & R	Full Liquor
17	Black Iron Burger	540 East 5th st	B & R	Beer & Wine
18	Minca	536 East 5th st	R	Beer & Wine
19	Gnoccheria by Luzzo's	234 East 4th st	R	Full Liquor
20	Supper	156 East 2nd st	R	Full Liquor
21	Nobody is Perfect	235 East 4th st	R	Full Liquor

FLOOR PLAN 28/30 Ave. B



FOOD PREP AREA FOR RESTAURANT @ 12/30 ONE B



Noise Management on inside/outside of Premises:

- Ensure all doors and windows are closed at or within approved times as permitted under Community Board 3 recommendations.
- Ensure that all door and windows are closed in the event or expectation that noise levels will exceed above the parameters laid out by community board 3.
- Keep music at appropriate levels at all times.
- Post “respect your neighbors and local residents” notices outside premises.
- Make phone numbers and/or contact information of principles available to neighbors and relevant community associations.

APPETIZERS & SNACKS

FRIED PICKLES	\$8
<i>w/ spicy aioli</i>	
MOZZARELLA STICKS	\$8
<i>w/ marinara sauce</i>	
HUMMUS	\$8
<i>w/ cucumber raita and pita</i>	
TOMATO SOUP	\$8
<i>w/ herb olive oil and croutons</i>	
CHILI	\$8
<i>w/ cheddar and sour cream</i>	
PRETZELS	\$8
<i>w/ cheddar sauce and wholegrain mustard</i>	
CHICKEN FINGERS	\$9
<i>w/ homemade honey mustard</i>	
MAC AND CHEESE	\$9
<i>w/ herb breadcrumbs</i>	
<i>add chicken / bacon / steak</i>	+\$4
NACHOS	\$12
<i>w/ chili, pickled jalapeño, guacamole, and creamy cheddar</i>	
CALAMARI	\$12
<i>w/ marina sauce</i>	
TACOS	
<i>w/ romaine, guacamole, sour cream</i>	
<i>fish / pulled pork</i>	\$12
<i>steak</i>	\$16
JUMBO CHICKEN WINGS **	
<i>mild / hot / spicy bbq</i>	10 for \$12
<i>w/ creamy blue cheese</i>	20 for \$20

SALADS

HOUSE SALAD	\$9
<i>mixed greens, cucumbers, tomatoes, red onion, carrot, and balsamic vinaigrette</i>	
BEET SALAD	\$12
<i>smoky almonds, oranges, arugula, and blue cheese</i>	
COBB SALAD	\$14
<i>chargrilled chicken w/ bacon, avocado, tomato, boiled egg, blue cheese, and balsamic vinaigrette</i>	
SHRIMP SALAD	\$16
<i>w/ sweetcorn, cucumber, cherry tomatoes, chickpeas, and citrus vinaigrette</i>	
CAESAR SALAD	\$12
<i>romaine, parmesan croutons, grated parmesan, and Caesar dressing</i>	
<i>add chicken / shrimp</i>	+\$4 / \$6

PANINI & SANDWICHES

GRILLED CHEESE	\$12
<i>cheddar on white pullman loaf w/ tomato soup</i>	
BLT	\$12
<i>mesclun, plum tomatoes, and bacon w/ choice of fries</i>	
PORTOBELLO MUSHROOM PANINI	\$12
<i>w/ taleggio cheese, onion, and potato chips</i>	
TRIONA'S PANINI	\$14
<i>bacon, brie, and pear w/ potato chips</i>	
PHILLY CHEESE STEAK	\$16
<i>ribeye, cheese, and sauteed onions w/ potato chips</i>	
CHICKEN PARM SANDWICH	\$16
<i>mozzarella, lettuce and tomato w/ fries</i>	
CUBAN SANDWICH	\$16
<i>ham, pork, mustard and pickle w/ fries</i>	
BUFFALO WRAP	\$16
<i>blue cheese, lettuce and tomato w/ fries</i>	

BURGERS & HOTDOGS

SERVED WITH FRIES

CLASSIC BURGER <i>w/ salad, red onion, tomato, and pickles</i>	\$11
CHICKEN BURGER <i>w/ red peppers, guacamole, tomato, and cheddar cheese</i>	\$14
CLASSIC DOGS <i>w/ ketchup and mustard</i>	\$12
CHILI DOGS <i>w/ creamy cheddar and pickled jalapeño</i>	\$14
CHICAGO DOGS <i>w/ mustard, relish, onion, tomato, and celery salt</i>	\$14
LAMB SLIDERS <i>3 sliders with swiss cheese, lettuce and onion</i>	\$15

+
CHEESE
BACON
GUACAMOLE
MUSHROOMS
CHILI
\$1

ENTREES

FISH AND CHIPS <i>beer battered fish w/ tartar sauce</i>	\$14
LOADED TOTS <i>tater tots, chili, and cheddar sauce, w/ sunny-side-up eggs</i>	\$14
SHEPHERD'S PIE <i>ground lamb, leeks, bacon, and peas, topped w/ mashed potatoes</i>	\$15
CHICKEN CURRY <i>w/ cilantro, rice, and veggies</i>	\$15
GRILLED SALMON <i>w/ cous cous salad and red pepper sauce</i>	\$16

SIDES

FRIES
WAFFLE FRIES
TATER TOTS
MASH
VEGGIES
MIXED GREENS
\$5

18 3RD AVY



Flynn Law <flynnandflynnpllc@gmail.com>

28 Avenue B Realty Ltd and Croxley Ave. B Inc.

1 message

Flynn Law <flynnandflynnpllc@gmail.com>
To: Susan Stetzer <sstetzer@cb3manhattan.org>, echan@cb3manhattan.org
Bcc: Terrence Flynn <trflynnjr@gmail.com>

Mon, Jun 12, 2017 at 2:47 PM

Please adjourn the matter regarding 28 Avenue B that is on tonight's Agenda. The client had an emergency and cannot attend.

We apologize for any inconvenience.

Thank you.

--

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Rockaway Park, New York 11694
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