

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: 9/27/2017

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 premises

If alteration, describe nature of alteration: See attached

Previous or current use of the location: Restaurant

Corporation and trade name of current license: AGN Restaurant LLC / The fern

APPLICANT:

Premise address: 166 First Avenue

Cross streets: E 10th + E 11th Street

Name of applicant and all principals: AGN Restaurant LLC

Brian Mulvenhill, Michael Bailey + John Seisyn

Trade name (DBA): The Fern

Proposed alterations for AGN Restaurant LLC:

- Reconfiguring first floor seating from 13 tables 35 seats to 19 tables 47 seats
- Reconfiguring cellar from 8 tables, 26 seats and 3 barstools to 9 tables, 20 seats and 6 barstools
- Eliminate first floor server station
- Increase basement bar from 6' to 12' and install bar rail
- Replace food prep area with office

PREMISE:

Type of building and number of floors: 5 story brick

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? 175

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): B7A C1-5

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) Sunday - Wednesday 11:30 am - 2:00 am
Thur / Fri / Sat 11:30 am - 4:00 am

Number of tables? 28 Total number of seats? 67

How many stand-up bars/ bar-seats are located on the premise? 2 / 13

(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) 26' rectangle - first floor left center
Describe all bars (length, shape and location): 12' Straight Basement front.

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
American Comfort

What are the hours kitchen will be open? to within one hour of closing

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

How many employees will there be? 25 - 30

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

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: ipod / computer / small speakers

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? None

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.")

Security will move waiting vehicles + prevent sidewalk congestion
Will there be security personnel? Yes No (If Yes, how many and when) _____
3 - Thurs/Fri/Sat

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. These premises are currently

Soundproofed; security will insure that the outside of the premises is not noisy
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: KHT Enterprises Inc

Address: 222 East 14th Street Community Board # 3

Dates of operation: 2006 - 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 See above

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

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 will operate a full-service restaurant, specifically a (type of restaurant) American Comfort, with a kitchen open and serving food during all hours of operation OR I have less than full-service kitchen but will serve food all hours of operation.
2. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3. 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 _____.
4. I will play ambient recorded background music only. + live
5. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3. N/A
7. I will not participate in pub crawls or have party buses come to my establishment.
8. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by 8 PM.
9. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

AREA SURVEY: DIAGRAM #1
 166 1ST AVENUE
 NEW YORK, N.Y.
 MARCH 15, 2016:
 - NOT TO SCALE -

- RESIDENTIAL
- PUBLIC PARKING GARAGE
- RESIDENTIAL
- ANIMAL CLINIC - UNDER CONSTRUCTION
- RESIDENTIAL
- JEWELRY
- RUBBER STAMP COMPANY
- DRIVEWAY - PARKING
- RESIDENTIAL
- CLOTHING
- MENS CLOTHING
- CLOTHING & HATS
- CLOTHING & JEWELRY
- CLOTHING
- CLOTHING
- COFFEE
- CLOTHING
- GLUTEN FREE BAKERY
- ANIMAL CLINIC
- VERIERO'S PASTICCERIA & CAFE
 342 EAST 11th STREET
 FUL. LIQ. LIC. # 1122289
- CHEESE & PASTA

- SCHNITZ-CAFE RESTAURANT WINE LICENSE
- SMOKE SHOP & GALLERY
- LAUNDRY
- IGGY'S BOZA-RESTAURANT RESTAURANT WINE LICENSE
- MOMOFUKO NOODLE BAR RESTAURANT WINE LICENSE
- OPTICAL
- STORE FOR RENT
- HEW ASHIDA JAPANESE CUISINE RESTAURANT WINE LICENSE
- NATURAL FOOD MARKET
- FUKU-RESTAURANT
- 163 1ST AVENUE FUL. LIQ. LICENSE # 1223054

RESIDENTIAL

RESIDENTIAL

SCHOOL YARD

PUBLIC SCHOOL # 19

ASHER LEVY CAMPUS

185 1ST AVENUE

LAUNDRY - CLEANERS

EAST 12th STREET OSTERIA RESTAURANT WINE LICENSE

FIRST AVENUE

491'

- CONSIGNMENT BOUTIQUE
- BUILDING ENTRANCE
- DEPT. STORE
- RESIDENTIAL & COMMERCIAL BUILDING
- MARBLE & TILE
- BARBELS
- MUSIC SCHOOL - 2nd FLOOR
- MAI TARAS ESPRIMO RESTAURANT WINE LICENSE
- OFFICE - COMMERCIAL
- CHECK CASHING SERVICE
- LANZA'S 168 1ST AVENUE FUL. LIQ. LICENSE # UNAVAILABLE
- APPLICANT - ACTIVE FUL. LIQ. LICENSE # 1271936 AT THIS LOCATION

- SOUPS
- HEARTH RESTAURANT 403 EAST 12 STREET FUL. LIQ. LICENSE # 1144865
- DELI - GROCERY
- LAUNDRY
- NETTUNE RESTAURANT RESTAURANT WINE LICENSE
- JUICES & SMOOTHIES
- TERR BISTRO - CAFE RESTAURANT WINE LICENSE
- HAIR SALON
- ICHI-HONSHU CAFE RESTAURANT WINE LICENSE
- CANDY STORE
- COMPUTER REPAIRS
- AFRICAN WINGS - CHICKEN - (NO ALCOHOL)
- SAHARA EAST - RESTAURANT - RESTAURANT WINE LICENSE
- ISLAMIC COUNCIL OF AMERICA MADINA MASJID 401 EAST 11th STREET

- PRIVATE PARKING YARD
- TILE COMPANY
- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- CHRISTIAN ASSEMBLY PENTECOSTAL CHURCH 418 E. 11th STREET
- RESIDENTIAL YARD GARDEN
- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- CLOCKS & JEWELRY

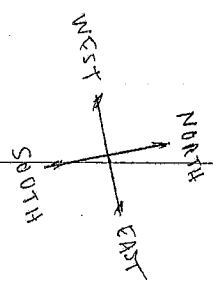
YARD - GARDEN

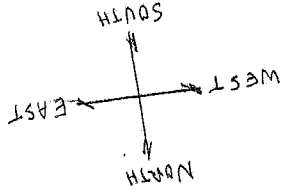
LOWER EAST SIDE

PLATGROUNO

EAST SIDE COMMUNITY HIGH SCHOOL & GIRLS PREP LOWER EAST SIDE MIDDLE SCHOOL 420 EAST 12th STREET

REAR DOOR WITH HARDWARE





AREA DIAGRAM-DIAGRAM #3
 166 1st AVENUE
 NEW YORK, N.Y.
 MARCH 15, 2016;
 - NOT TO SCALE -
 - EAST 9th STREET -
 - ST. MARKS PLACE -

1st AVENUE

- EAST 10th STREET -

THE TENTH STREET
 CHURCH OF CHRIST
 257 E. 10th STREET

APPLICANT

CHRISTIAN
 ASSEMBLY
 PENTECOSTAL
 CHURCH
 418 E 11th STREET

- EAST 11th STREET -

PUBLIC SCHOOL
 #19 -
 ASHER LEVY
 CAMPUS
 185 1st AVENUE

ISLAMIC COUNCIL
 OF AMERICA
 MADINA MAST ID
 401 EAST 11th
 STREET

EAST SIDE
 COMMUNITY
 HIGH SCHOOL &
 GIRLS PAFB
 LOWER EAST SIDE
 MIDDLE SCHOOL -
 420 E. 12th STREET

REAR DOOR
 WITH HARDWARE

FRONT
 DOOR

205'

325'

368'

531'

276'

275'

- EAST 12th STREET -

(1)

LOCATIONS WITH FULL ON PREMISES
LIQUOR LICENSES LOCATED WITHIN
500 FEET OF 166 FIRST AVENUE N.Y. N.Y.

(1)

LANZA'S : # UNAVAILABLE

168 FIRST AVENUE

30 FEET FROM APPLICANT

(2)

FUKU- RESTAURANT: # 1223854

163 FIRST AVENUE

101 FEET FROM APPLICANT

(3)

VENIERO'S PASTICCERIA & CAFE

1122289

342 EAST 11th STREET

234 FEET FROM APPLICANT

(4)

HEARTH RESTAURANT : # 1144865

403 EAST 12th STREET

495 FEET FROM APPLICANT

(5)

PINKS - # 1281253

242 EAST 10th STREET

195 FEET FROM APPLICANT

2

6

COYOTE UGLY: # 1024636

153 1ST AVENUE

205 FEET FROM APPLICANT

7

SABOR A MEXICO: # 1290480

160 1ST AVENUE

129 FEET FROM APPLICANT

8

PAQUITOS: # 1122200

143 1ST AVENUE

390 FEET FROM APPLICANT

9

CHEAPSHOTS: # 1149638

140 1ST AVENUE

431 FEET FROM APPLICANT

10

GOOD NIGHT SONNY: # 1205359

134 1ST AVENUE

498 FEET FROM APPLICANT

3

CHURCHES, TEMPLES & SCHOOLS
SHOWN ON SURVEY:

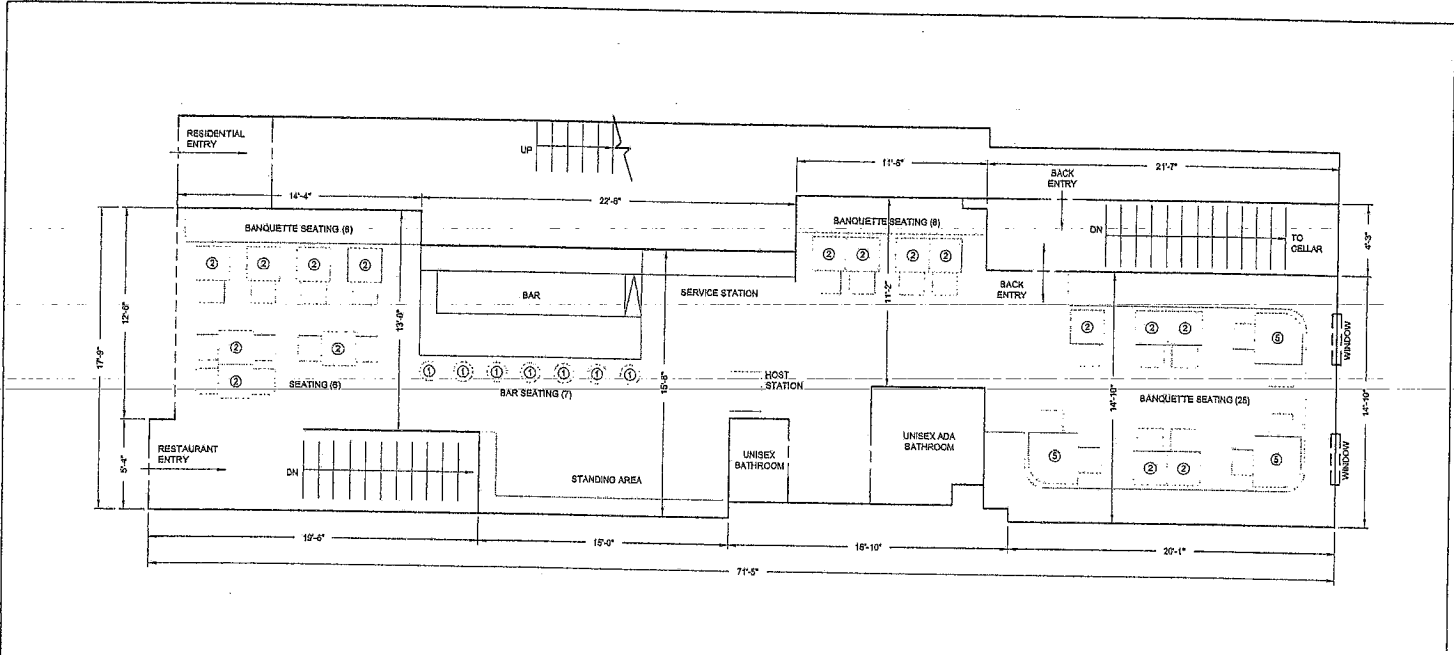
① THE TENTH STREET CHURCH OF CHRIST
257 EAST 10th STREET
205 FEET FROM APPLICANT

② ISLAMIC COUNCIL OF AMERICA - MADINA MASJID
401 EAST 11th STREET
226 FEET FROM APPLICANT

③ PUBLIC SCHOOL #19 - ASHER LEVY CAMPUS
185 1st AVENUE
275 FEET FROM APPLICANT

④ CHRISTIAN ASSEMBLY PENTECOSTAL CHURCH -
418 EAST 11th STREET
325 FEET FROM APPLICANT

⑤ EAST SIDE COMMUNITY HIGH SCHOOL &
GIRLS PREP LOWER EAST SIDE MIDDLE SCHOOL
420 EAST 12th STREET
REAR ENTRANCE ON EAST 11th STREET ± S
360 FEET FROM APPLICANT
FRONT ENTRANCE ON EAST 12th STREET ± S
531 FEET FROM APPLICANT



19 Tables
 47 Seats
 7 Barstools

PROJECT:
 CDSWORKS
 INTERIOR, PLLC
 80 5th Avenue, Suite 1201
 New York, NY 10011
 P 212 655 9112
 F 212 655 5387

PROJECT NAME:
 166 First Avenue
 New York, NY 10011

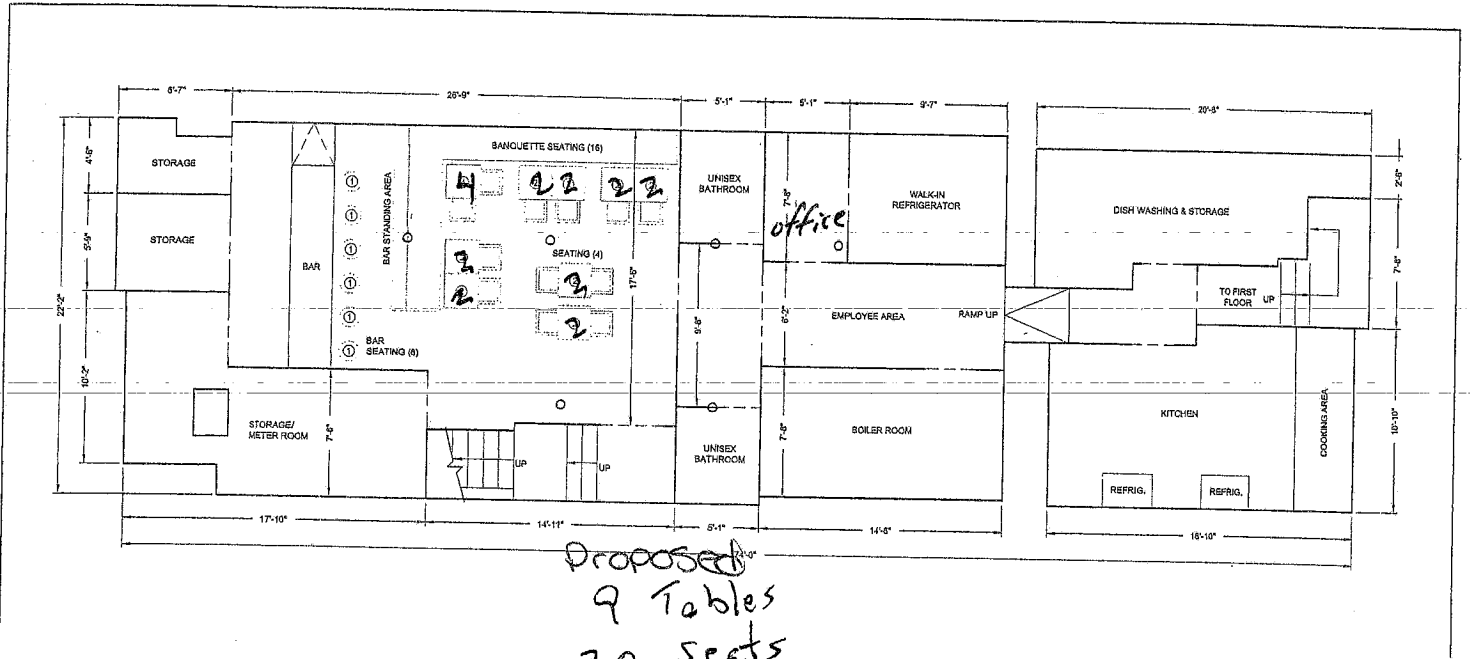
PROJECT #	166-01
DATE	04-15-18
SCALE	AS SHOWN
DRAWING SHEETS	

SK-01

SK-01 - PROPOSED FIRST FLOOR PLAN DIAGRAM
 SCALE: 3/8" = 1'-0"

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Proposed First floor
 166 First Floor
 MCM



Proposed
 9 Tables
 20 seats
 6 Bar stools

ARCHITECT:
CaseWorks
 ARCHITECT, P.L.C.
 80 5th Avenue, Suite 1201
 New York, NY 10011
 © 2012, 2014, 2015
 6312 685 9707

PROJECT NAME:
 166 First Avenue
 New York, NY 10011

PROJECT #: 166-02
 DATE: 04/14/14
 TITLE: AS NOTED
 DRAWING SHEET NO.:

SK-02

1 | SK-02 | PROPOSED CELLAR PLAN DIAGRAM
 SCALE: 3/16" = 1'-0"

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AGN Menu Sample

Small Plates

Wagu Beef Tartar. 10

Chicories salad with a Bagna dressing. 13

Charcuterie (in house smoke and salt curing meats). 18

Fried Pickles with Smoked Pepper Mayo 9

Jam board – fig jam, house cured pork, brie, baguette. 15

Pickle Jars – Sour Pickles, Hot Sour Pickles, Sour Green Tomatoes, Pickled String Beans,
Pickled Carrots, Jalapeño Olives, Okra 1 for 4/4 for 11

Plates

Quail with Romesco sauce. 22

Wild boar tacos. 18

Clams coconut cream sauce served with shoe string fries. 16

60/40 burger. 15

Hanger steak served with roasted potatoes. 23

Rabbit done for two. 47

Shrimp & Grits. 22

Short Ribs over Saffron Risotto. 25

Sides - 7

~~Petite Peas and smoke Ham parmigiano cheese.~~

Roasted Brussels

Mashed Potatoes with House Gravy

Mac & Chees

Deviled egg