

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: November 22, 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: OP Liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Tavern

Corporation and trade name of current license: Boris Tavern Inc o/b/a Gressroots Tavern

APPLICANT:

Premise address: 20 St. Marks Place

Cross streets: B/n Second and Third Avenues

Name of applicant and all principals: 20 St. Marks LLC
Robert Precious

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: 4 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? ^{LNO} Yes No What is maximum NUMBER of people permitted? 74

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): R8B

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) MON-FRI 4pm-4am SAT/SUN 1pm-4am

Number of tables? 23 Total number of seats? 416

How many stand-up bars/ bar seats are located on the premise? 1/17

(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): Approx 46'9", L shaped Rear right

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
Casual restaurant fare

What are the hours kitchen will be open? 3pm-2am

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

How many employees will there be? 15-18

Do you have or plan to install French doors accordion doors or windows? No

Will there be TVs/monitors? Yes No (If Yes, how many?) 1 (no sound)

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 live jazz performances to continue at the space

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: Juke box; iPod/turntable w/ 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? 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.")

1 Security guard and one employee will insure that pedestrians do not congest the sidewalk by helping patrons to their destinations and reminding them to be mindful of our neighbors - indoors music and conversation will be limited to background only.
Will there be security personnel? Yes No (If Yes, how many and when) 2 - Wednesdays to Saturday 8pm - close

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. - one security guard outside will be responsible to keep the patrons on the street, exiting, entering or smoking as well

Do you have sound proofing installed? Yes No
If not, do you plan to install sound-proofing? Yes No

as one employee performing the same function; inside the premises will never be loud as this will be an older crowd and management will insure that the premises are not loud at all

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: The Ginger Man plus others nationally, see attached

Address: 11 East 36th Street Community Board # 5

Dates of operation: 1995 - 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 Above

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? SEE ATTACHED

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

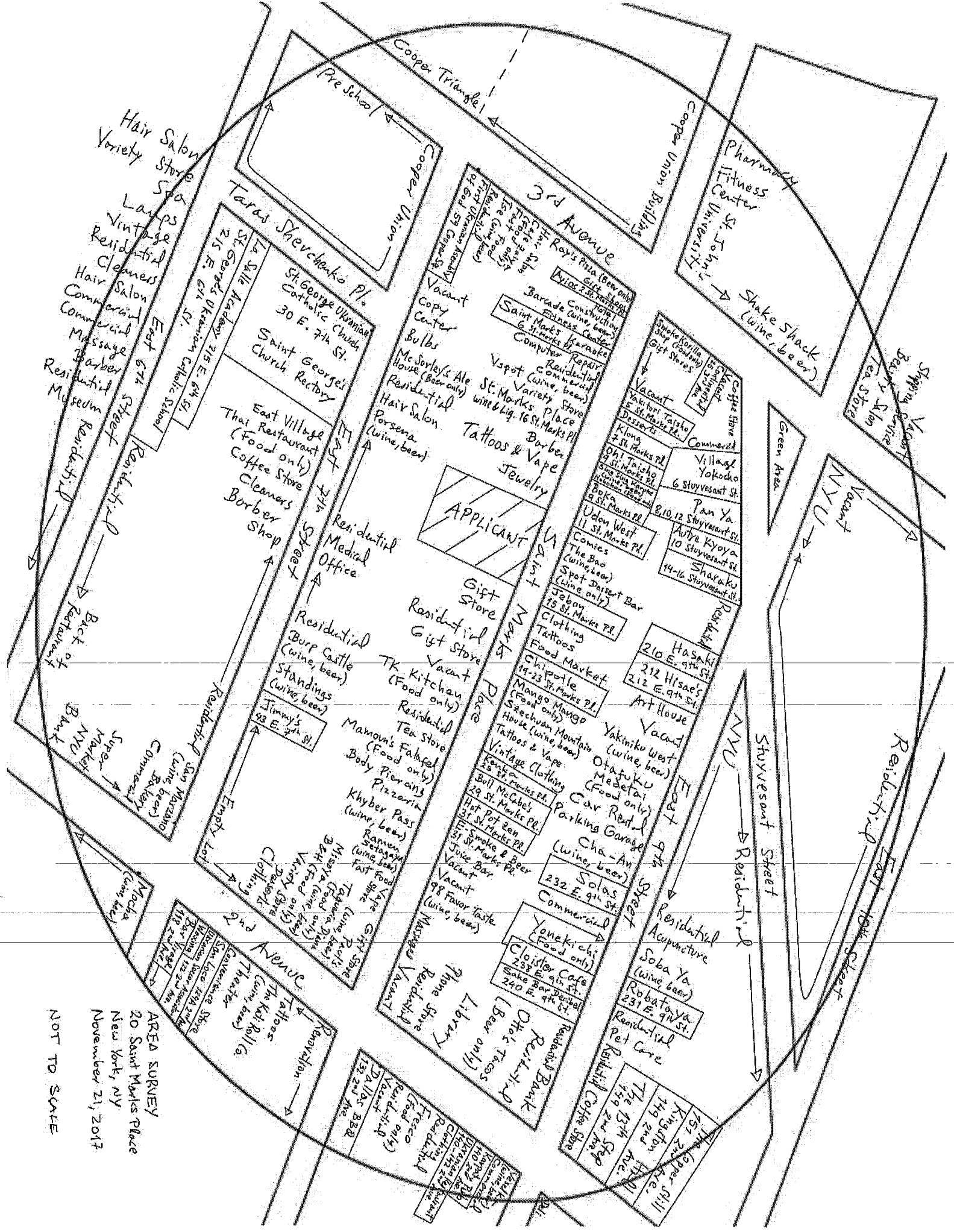
Is premise within 200 feet of any school or place of worship? Yes No

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) _____, 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 25 private parties per year.
4. I will play ambient recorded background music only.
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.
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
 20 Saint Marks Place
 New York, NY
 November 21, 2017

NOT TO SCALE

2141as B3B2
 Vacant
 Residential
 132 and Ave

151
 149 2nd Ave
 The Koper Still
 Kinadon
 149 2nd Ave
 The 13th Step
 159 2nd Ave

Cooper Avenue
 3rd Avenue
 Stuyvesant Street
 Residential
 Commercial
 Vacant
 Gist Store
 TK Kitchen
 Mamoun's Falafel
 Khyber Pass
 Ramen
 Fast Food
 Vape
 Gyrf Store
 Yanekichi
 Cloister Cafe
 Oho's Terrace
 The Koper Still
 Kinadon
 The 13th Step
 The Koper Still
 Kinadon
 The 13th Step

Re: 20 Saint Marks Place

1. The Copper Still - 151 2nd Avenue - (498')
2. Kingston Hall - 149 2nd Avenue - (488')
3. The 13th Step - 149 2nd Avenue - (482')
4. Robotaya - 231 East 9th Street - (343')
5. Karpaty Pub - 140 2nd Avenue - (459')
6. Ukrainian Restaurant - 140-142 2nd Avenue - (455')
7. Dallas BBQ - 132 2nd Avenue - (421')
8. Sake Bar Deibel - 240 East 9th Street - (345')
9. Cloister Cafe - 238 East 9th Street - (309')
10. Solas - 232 East 9th Street - (278')
11. 212 Hisae's - 212 East 9th Street - (267')
12. Hasaki - 210 East 9th Street - (270')
13. Sharaku - 14-16 Stuyvesant Street - (304')
14. Autre Kyoya - 10 Stuyvesant Street - (303')
15. Pan Ya - 8, 10, 12 Stuyvesant Street - (306')
16. Village Yokochi - 6 Stuyvesant Street - (312')
17. Continental - 25 3rd Avenue - (315')
18. Yakitori Taisho - 5 Saint Marks Place - (193')
19. Kloug - 7 Saint Marks Place - (171')
20. Oh! Taisho - 9 Saint Marks Place - (164')
21. Boka - 9 Saint Marks Place - (144')
22. Udon West - 11 Saint Marks Place - (133')
23. Jebon - 15 Saint Marks Place - (85')
24. Chipotle - 19-23 Saint Marks Place - (64')
25. Kenka - 25 Saint Marks Place - (98')
26. Bull McCabets - 29 Saint Marks Place - (145')
27. Hot Pot Zen - 31 Saint Marks Place - (157')
28. Saint Marks Karaoke - 6 Saint Marks Place - (183')
29. Ayios - 2 Saint Marks Place - (236')
30. Jimmy's - 43 East 7th Street - (289')
31. San Loco - 124A 2nd Avenue - (427')
32. Ukrainian Soccer Association - 122 2nd Avenue - (438')
33. Bar Virage - 118 2nd Avenue - (447')

Schools & Churches

1. La Salle Academy - 215 East 6th Street - (404')
2. Saint George's Ukrainian Catholic School - 215 East 6th Street - (438')
3. Saint George's Ukrainian Catholic Church - 30 East 7th Street - (263')

Ray's Pizza (Beer only)
 Gift Shops
 Ayias 2 St. Marks Pl.
 Hotel
 Construction
 Barcade (wine, beer)
 Fitness Center
 St. Marks Karaoke 6 St. Marks Pl.
 Computer Repair
 Residential
 Commercial
 Vspot (wine, beer)
 Variety Store
 St. Marks Pl. Wines & Lig. 16 St. Marks Pl.
 Barber
 Tattoos & Vape
 Jewelry
 APPLICANT
 Gift Store
 Residential
 Gift Store
 Vacant
 TK Kitchen (food only)
 Residential
 Tea Store
 Mamoun's Fatafel (food only)
 Body Piercing
 Pizzeria
 Khyber Pass (wine, beer)
 Ramen Setagaya (wine, beer)
 Fast Food
 Vape Store
 Gift Store

Saint Marks Place

BLOCK PLDT
 20 Saint Marks Place
 New York, NY
 November 21, 2017
 NOT TO SALE

3rd Avenue

Smoke Shop
 Gift Stores
 Vacant
 Yakitori 5 St. Marks Pl.
 Desserts
 Klong 7 St. Marks Pl.
 Oh! Taicho 9 St. Marks Pl
 Sing Sing Karaoke (wine, beer)
 Nohohon (Food only)
 Boka 9 St. Marks Pl.
 Udon West
 11 St. Marks Place
 Comics
 The Bao (wine, beer)
 Spot Dessert Bar (wine only)
 Jebon 15 St. Marks Pl.
 Clothing
 Tattoos
 Food Market
 Chipotle 19-23 St. Marks Pl.
 Mango Mango (Food only)
 Szechuan Mountain House (wine, beer)
 Tattoos & Vape
 Vintage clothing
 Kenka 25 St. Marks Pl.
 Bull McCabel's 29 St. Marks Pl.
 Hot Pot Zen 31 St. Marks Pl.
 E-Smoke & Beer 31 St. Marks Pl.
 Juice Bar
 Vacant
 Vacant
 98 Favor Taste (wine, beer)
 Massages
 Vacant

2nd Avenue

ROBERT PRECIOUS
LICENSE HISTORY

I. The Ginger Man

a) Houston, TX (Houston Pubs, Inc)
5607 Morningside Ave
Houston, TX
Filing Date: 3-1985
Disposition: Sold 04-2000

b) Dallas, TX (Dallas Pubs, Inc)
2718 Boll St
Dallas, TX
Filing Date: 11-1991
Disposition: Sold 4-2000

c) Austin, TX (Austin Pubs, Inc)
304 W 4th St
Austin, TX
Filing Date: 03-1994
Disposition: Sold 4-2000

d) New York, NY (New York Pubs, Inc)
11 E 36th Street
New York, NY
Filing Date: 11-95
Disposition: Operating

e) Greenwich CT, (Greenwich Pubs, Inc)
64 Greenwich Ave
Greenwich, CT
Filing Date: 12-2002
Disposition: Sold 9-2008

f) Norwalk CT, (Norwalk Pubs, Inc)
99 Washington Street
Norwalk, CT
Filing Date: 12-2006
Disposition: Sold 9-2008

g) Boston, MA (Boston Pubs, LLC)
148 State Street
Boston, MA
Filing Date: 8-2015
Disposition: Operating

II. Under the Volcano

a) Houston, TX (Ahogo, Inc)
2349 Bissonnet St
Houston, TX
Filing Date 3-1989
Disposition: Sold 9-1998

b) New York, NY (Ahogo, Inc)
12 E 36th St
New York, NY
Filing Date: 1-2000
Disposition: Sold 9-2008