



HELBRAUN & LEVEY LLP
ATTORNEYS AT LAW

**JDI Group Partners Inc
158 Avenue C
New York, NY 10009**

On Premises License



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: December 1st, 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: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: East Village Tavern (OP license expired on 6/20/2016)

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 158 Avenue C, New York, NY 10009

Cross streets: Corner of 10th & Avenue C

Name of applicant and all principals: JDI Group Partners INC

Jordon Dreyer

Trade name (DBA): The Snow Leopard

PREMISE:

Type of building and number of floors: Mixed Use - 4 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? <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):
R7A with a Commercial Overlay: 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: This establishment will have Live Jazz to accompany their service. For certain musical groups, a cover fee will be charged.

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Monday - Friday: 4pm to 2am; Saturday & Sunday 11am to 2am

Number of tables? 7 Tables Total number of seats? 38 Seats

How many stand-up bars/ bar seats are located on the premise? 1 Bar with 13 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): One Bar, L-shaped, ~18 feet

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
Menu submitted

What are the hours kitchen will be open? All hours of operation

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

How many employees will there be? 8 to 10 employees

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

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

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: Acoustic Live Jazz/ Speaker System

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? _____

Live Jazz with cover, one to two times per week

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) _____

One security door man, every night

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? 2

How many On-Premise (OP) liquor licenses are within 500 feet? 11

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

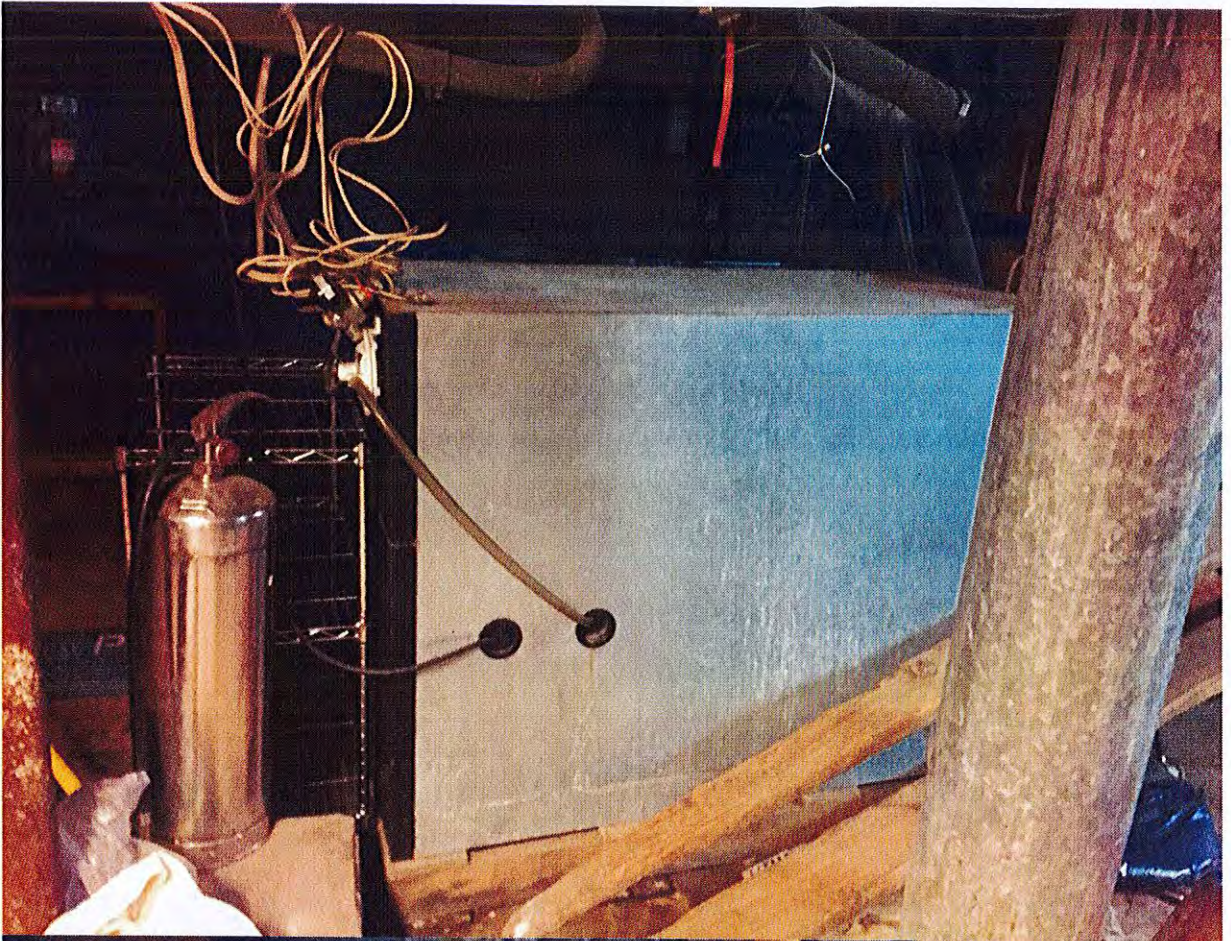
COMMUNITY OUTREACH:

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 4 DJs / promoted events per month more than 2 private parties per month.
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 7PM.
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.

Jordan Dreyer: 201-655-0101











Las alergias a los alimentos pueden ser graves

Para más información sobre las alergias a los alimentos, visita www.americanallergy.org

Las 8 alergias más comunes que producen síntomas son:

Siempre hay un signo de advertencia:

- Prurito (picazón) en la boca y garganta
- Hinchazón de la boca y garganta
- Dificultad para respirar
- Erupción de la piel
- Vómitos
- Pérdida de conciencia
- Pérdida de aliento
- Pérdida de control de esfínteres
- Pérdida de consciencia
- Pérdida de consciencia

Siempre hay un signo de advertencia:

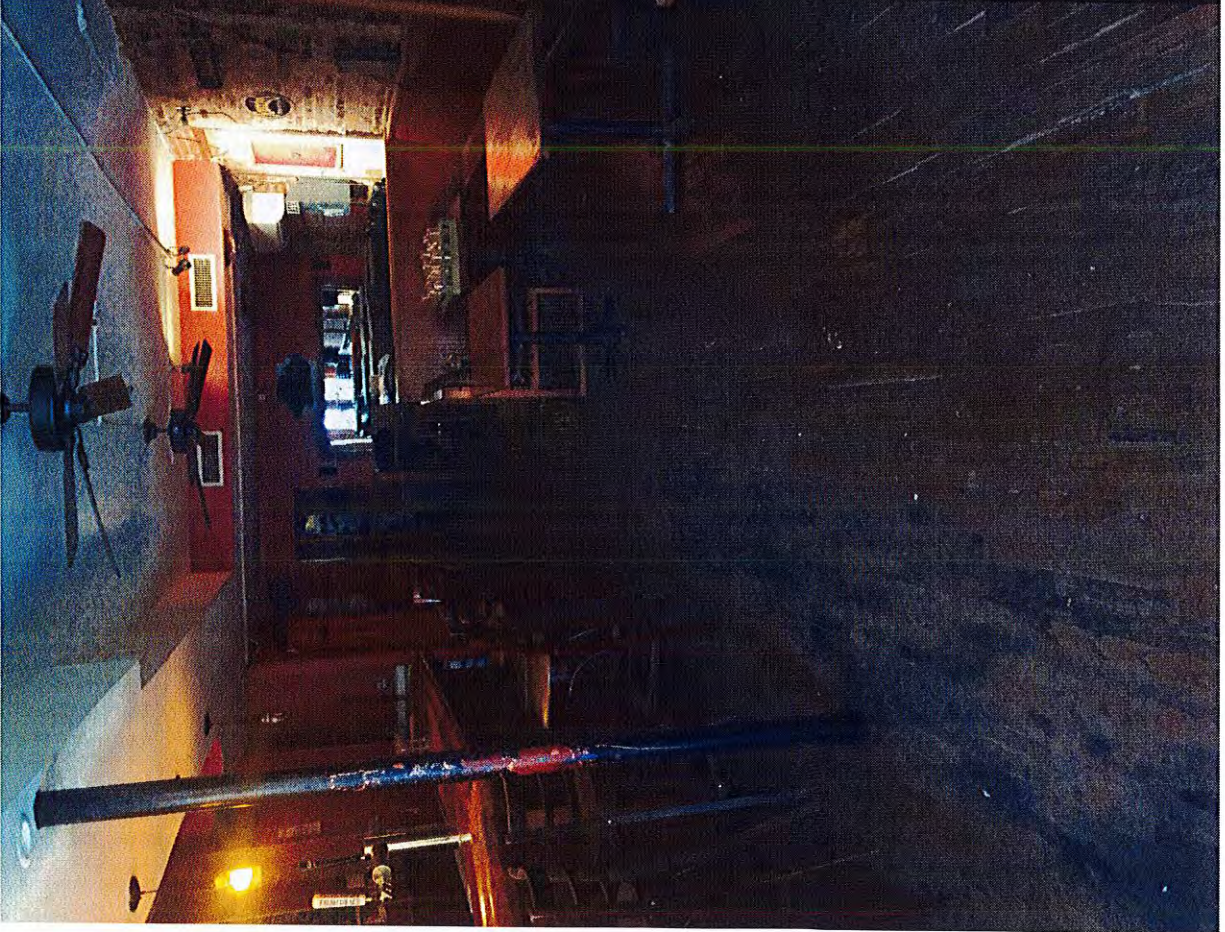
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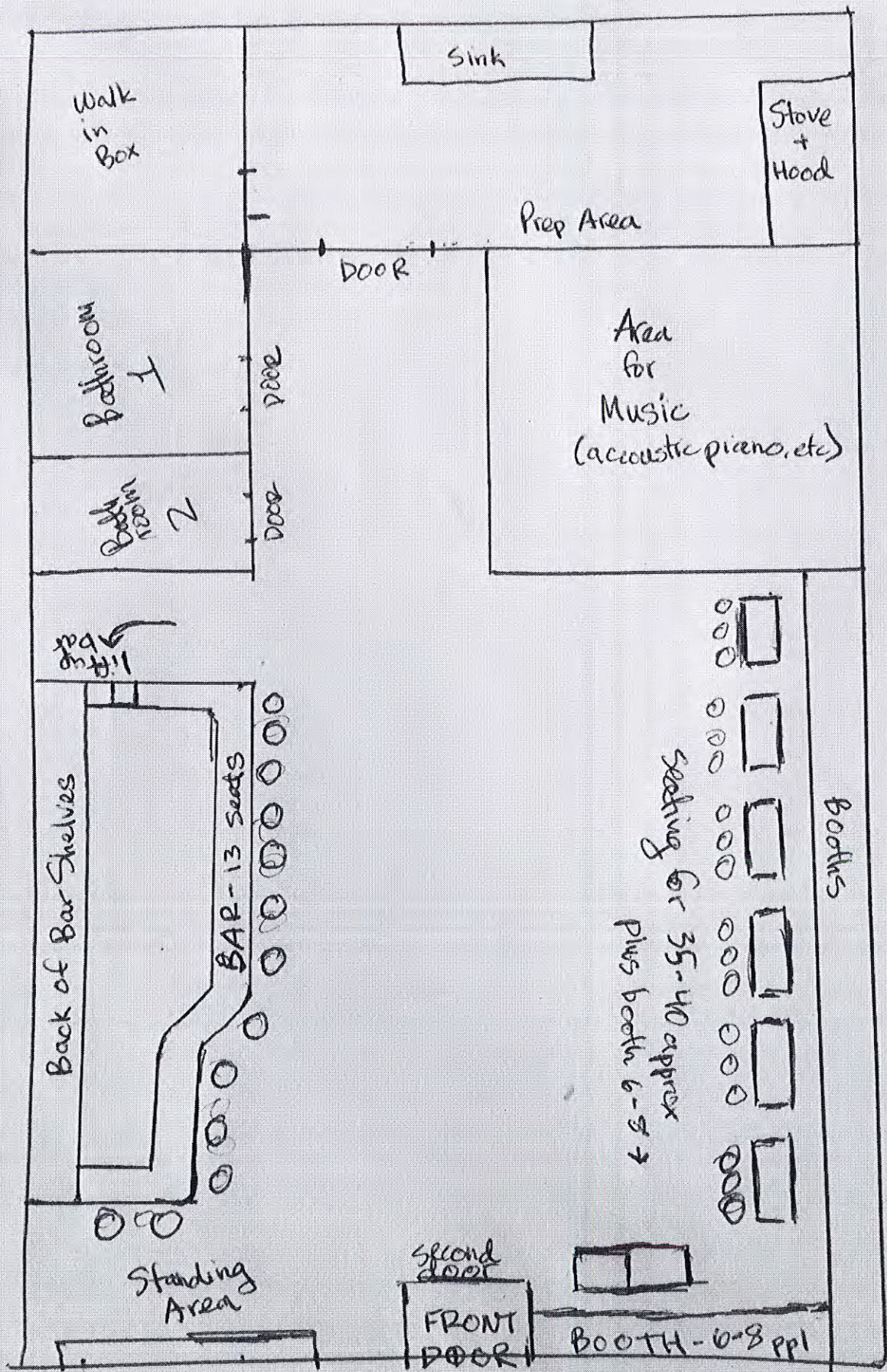
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Half size
framing
for stairs

Cooler
Gas logs
Warm
system
Heat +
compressor

Storage

Internal
Staircase
up to
gar



REAR
DOOR
WITH
STEPS TO
SIDEWALK
BASEMENT

SDR's
BASES
FOR
FRAMING

BAR MENU

FULL BAR SERVING NYC STANDARD COCKTAILS/WINE/BEER
MIXED DRINKS \$10-12
SPECIALTY COCKTAILS \$12-16
WINE \$9-16
BEER \$7-12

FOOD MENU

ITALIAN STYLE TAPAS

FOCACCIA BIANCA \$6

PIZZA POMODORO \$6

PIZZA PATATE \$6

PIZZA ZUCCHINI \$6

ADD FRESH BUFFALO MOZZARELLA TO ANY PIZZA \$3

DECADENT BREAD BASKET \$12
(AN ASSORTMENT OF BRIOCHE/OLIVE ROLLS/FOCACCIA/STRECCI
BREADSTICKS)

CHEESE PLATE \$14
ASSORTMENT OF CACIOCAVALLO/SCAMORZA/PARMIGIANO/OTHER
ITALIAN CHEESES

BURRATA \$18
(FRESH CHEESE WITH CREAMY RICOTTA CENTER)

DRIED MEAT PLATE \$18
SOPPRESSATA/PROSCIUTTO/HARD SALAMI/OTHER SELECTIONS

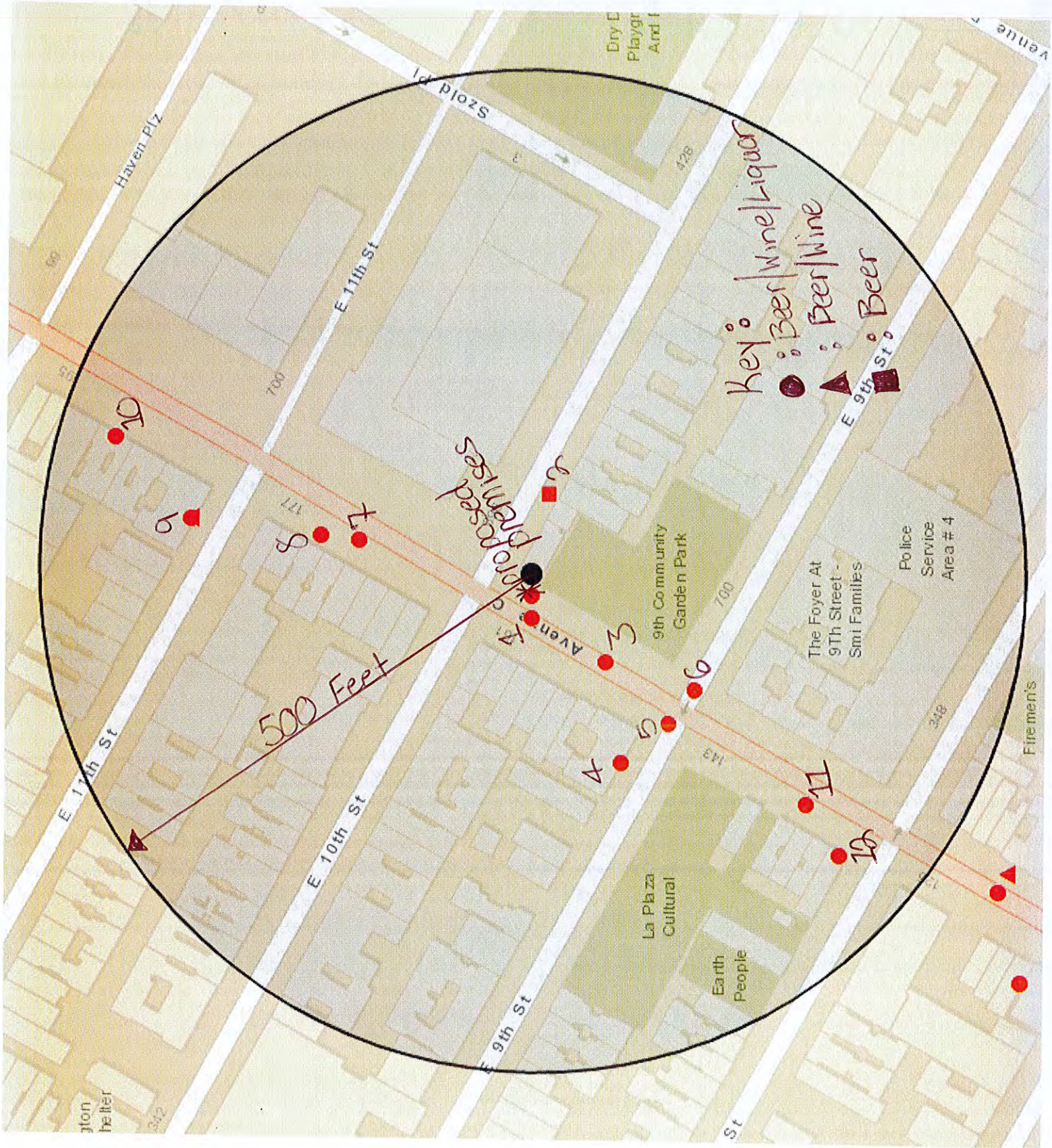
PROSCIUTTO WITH MELON \$18

ARANCINI(RICE BALLS WITH PEAS/HAM/CHEESE) \$10

FRESH VEGETABLE PLATE \$12
FRESH FENNEL/STUFFED PEPPERS/CAULIFLOWER/WHITE
BEANS/OLIVES

DESSERT

ITALIAN RICOTTA CHEESECAKE \$8
CHOCOLATE MOUSE \$8
PANNA COTTA \$8
MILLE FOILLE CAKE \$8
CASSATA CAKE \$8



Key:
● : Beer/Wine/Liquor
▲ : Beer/Wine
■ : Beer

Proposed premises

500 Feet

10

9

8

7

2

3

6

4

5

11

10

1

2

E 11th St

E 10th St

E 9th St

E 11th St

E 9th St

9th Community Garden Park

The Foyer At 9th Street - Smi Families

Police Service Area # 4

La Plaza Cultural

Earth People

Firemen's

Haven Plz

Sold Plz

Dry D Playgr And

venue

JDI Group Partners Inc

158 Avenue C

New York, NY

Number	Establishment	DBA	Address	License Type
1	Jeflo & Co LTD	Royale	157 Avenue C	OP
2	Pedro J Rodriguez	El Rinconcito Restaurant	408 E 10th Street	EB
3	Tatu LLC	Nublu	151 Avenue C	OP
4	Lzerini Jazz LLC	Mace	649 East 9th Street	OP
5	177 Chritie Inc	Esperanto	145 Avenue C	OP
6	Eldridge Bistro LLC		700 E 9th street	OP
7	1011 Tavern Corp		171 Avenue C	OP
8	Seaside Beach Inc	The Drift Inn	171 173 Avenue C	OP
9	Oyster City LLC	Virginia's	647 E 11th Street	OP
10	TBI Manhattan Corp	Kaz	185 Avenue C	OP
11	Parallel Bar Inc	The Summit Bar	133 Avenue C	OP
12	Mos Eisley LLC	Loverboy	127 Avenue C	OP

Jordan Dreyer (Principal)

jordanldreyer@gmail.com

EXPERIENCE

Pharmaceutical Sales Representative, 01/2015 to 03/2017

JMJ Consulting Associates — Hoboken, New Jersey

- Developed and implemented medical programs or health services that promoted research, rehabilitation, and community health.
- Demonstrated proficiency in networking and building up medical accounts in the trip-state.
- Collected patient samples in a safe, sanitary manner for diagnostic testing with partner lab/pharmacy.

Media Production, 05/2012 to 08/2014

NBA Entertainment — Secaucus, New Jersey

- Logging specialist responsible for identifying star plays editing game footage for the Boston Celtics and the Oklahoma City Thunder.
- Responsible for finding and recording all player/game/arena violations within the NBA regulations with intent of sending violations to superiors for further review.
- Creating playlists for digital media regarding highlights/bloopers for youtube and other media outlets on a weekly basis.

Production Assistant - The NFL Today Show, 04/2009 to 02/2012

CBS Sports — Manhattan, New York

- Highlighting specialist for identifying and queuing footage based on broadcast objectives.
- Traffic coordinator for raw footage between editing departments to sister networks and final production.
- Member of Production team to host the most watched television event in history at the time. Super Bowl XLIV.

EDUCATION AND TRAINING

Bachelor of Arts: Communitions , 08

College of Mount Saint Vincent — Bronx, New York, United States

John Iannuzzi (Manager/Booking Agent)

71 Sullivan Street 4B

New York NY 10012

551. 999. 2861

Jlannuzzi.Drum@gmail.com

Experience: Jazz Drummer/Booking Agent New York, NY
Performed/Booked at various venues in New York City 2006 - present
Lead a jazz trio playing at various functions and events such as the Django, The Roxy Hotel, The Standard Hotel, Events for Toll Brothers, Columbia University, Smalls Jazz Club, Smoke Jazz Club, Little Branch, as well as others.
Book gigs for the trio, hire the musicians, and handle travel arrangements
Performed at the House of Blues in Shanghai, China from February through May of 2010
Worked with Jazz luminaries such as Johnny O'Neal, Curtis Lundy, Craig Handy, The Curtis Brothers, Ralph Peterson, Joseph Wiggan, as well as many others.

Iannuzzi Investments, LLC. Fairview, NJ
Property Manager 2009- present
Manage all operational aspects of mixed-use building
Acquire Tenant/Sign Lessee Contracts
Oversee and manage maintenance staff
Maximize NOI (Net Operating Income) by maximizing rent roll/improving cost efficiency

Scala Bread Company New Brunswick, NJ
Sales and Operating Manager 2010-2014
Responsible for 88% sales growth in time there
Promoted the company and its products and acquired new accounts on a consistent basis
Served as liaison between company and existing accounts insuring customer satisfaction
Managed distribution team
In the four years held 30% of company book
Developed new products/lines including higher end gourmet line

Operations New York, NY
Sales Manager 2008-2010
Built up and maintained clientele
Individual Sales of \$500,000 each year
Organized all events including Haiti Relief Party, Fashion Night Out
Managed Inventory

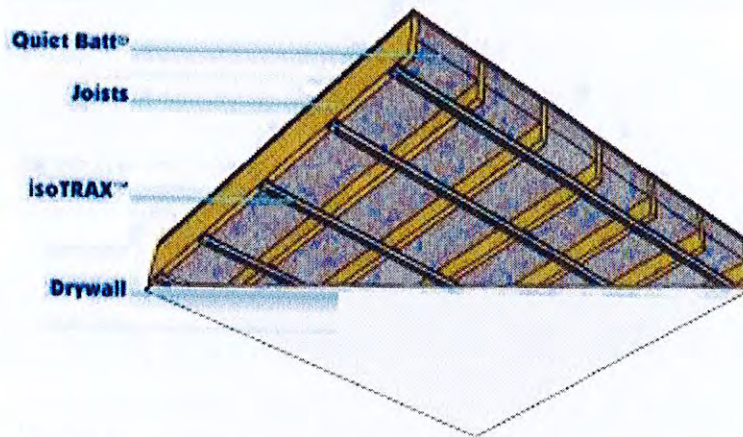
New Jersey Performing Arts Center Newark, NJ
Music Instructor/Drummer 2008 - 2011
Instructor for youth ensembles interacting with students in the program
Taught private lessons to students giving them the proper tools to succeed in the music industry
Communicated the history of jazz to students explaining the many nuances of the music
Recruited potential students

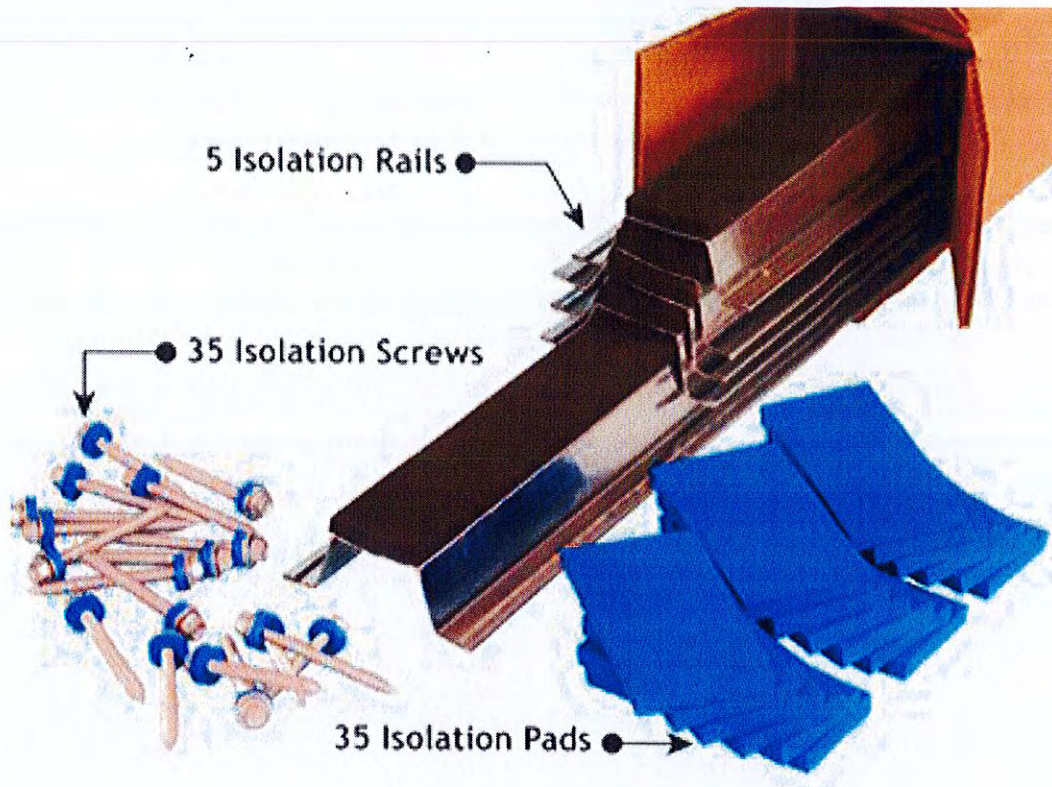
Education BFA, School of Performance Jazz, New School University, May 2008

Soundproofing Plan

We plan to install soundproofing systems in the ceiling. We have consulted with an audio professional who will be selling us the materials as well as dealing with the general contractor to insure maximum effectiveness.

In addition to this we will be sealing up the accordion doors and installing curtains both at the entrance of the bar as well as around the music area. We plan to have door security at all times to ensure safety/as well as orderliness both outside of our establishment. See soundproofing systems diagram.





5 Isolation Rails ●

● 35 Isolation Screws

35 Isolation Pads ●

Security

This establishment is within close proximity to public transportation options, such as subways and buses for people to use. Additionally, the applicant will employ a security professional all nights of the week. This person will be outside to monitor sidewalk crowds and ensure there is no loitering. There will be a principal and/or manager on the premises at all times to make sure that the security personnel, as well as employees of the establishment are aptly monitoring all patrons.