



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

Alysha Lewis-Coleman, 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.

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: August 3, 2018

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: Tavern

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 197 East 3rd Street

Cross streets: Between Avenue A and Avenue B

Name of applicant and all principals: Down and Out Brooklyn LLC

Joshua Richholt; Shailesh Vishawedia

Trade name (DBA): Down and Out

PREMISE:

Type of building and number of floors: 3 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? LNO

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 R8B C 1-5

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 12:00 pm - 12:00 am; Monday - Saturday 12:00 pm - 2:00 am

Number of tables? 9 Total number of seats? 32

How many stand-up bars/ bar seats are located on the premise? 2/16

(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 19'/U Shape/Front; Approx 18'/Irregular/Center

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

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? _____

How many employees will there be? 25 - 30 (emphasis on local hires)

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: Computer generated with small speakers hung approx. 12" front ceiling

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.")
one employee as well as security will insure that the sidewalk does not become noisy and congested
Will there be security personnel? Yes No (If Yes, how many and when) _____

1 - Thursday/Friday/Saturday

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Interior - Volume kept to conversational background level.

Exterior - one employee + one security guard will insure that neighbors will not be disturbed by any noise generated by patrons
Do you have sound proofing installed? Yes No
If not, do you plan to install sound-proofing? Yes No
(supplement)

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Brooklyn Well, LLC

Address: 272 Meserole Street, Brooklyn Community Board # BK 1

Dates of operation: 2014-Present

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? See attached

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

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).

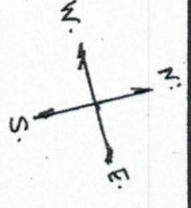
We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

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 ___ private parties per _____.
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 7:00 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.

LAUNDROMAT
 UCB THEATER
 TAVERN WINE LICENSE
 FITNESS CENTER
 RESIDENTIAL
 MOST HOLY REDEEMER
 & NATIVITY CHURCH
 173 E 3RD STREET
 MOST HOLY REDEEMER
 RECTORY
 173 E. 3RD STREET
 RESIDENTIAL
 RESIDENTIAL
 GUITARS & MUSIC
 FOR RENT
 FOR RENT
 RESIDENTIAL
 RESIDENTIAL
 CLOSED RESTAURANT VACANT
 OFFICE
 RESIDENTIAL ENTRANCE
 CLOTHING- USED & VINTAGE
 WILD PROJECT-
 ART GALLERY
 TAVERN WINE LICENSE
 RESIDENTIAL ENTRANCE
 APPLICANT
 STORE FOR RENT
 CLEANERS
 SECCHU YOKOTA
 199 E. 3RD STREET
 RESTAURANT WINE LICENSE
 BUILDING ENTRANCE
 RESTAURANT WINE LICENSE
 CHINESE TAKE-OUT-
 FOOD

COMMERCIAL
 BUILDING GARAGE
 PRIVATE
 PARKING
 LOT
 CORNELIA CONNELLY
 CENTER FOR EDUCATION
 220 E 4TH STREET
 METROPOLITAN PLAYHOUSE THEATRE
 RESIDENTIAL BUILDING
 234 E. 4TH STREET
 FULL LIQUOR LICENSE
 PERMITS: # 1309866
 GNOCCHERIA BY LUZZO'S
 RESTAURANT WINE LICENSE
 RESIDENTIAL BUILDING
 PIZZA
 SPACE FOR LEASE
 VACANT STORE
 RESIDENTIAL ENTRANCE

RESIDENTIAL BUILDING
 DORIAN GRAY- 205 E 4TH ST FULL LIQUOR
 LIC. # 1249243 &
 FULL LIQ. LIC. PEN# 131376
 RESIDENTIAL ENTRANCE
 HAND PAINTED FABRICS
 LAW OFFICE
 RESIDENTIAL BUILDING
 RESIDENTIAL BUILDING
 BIBI-
 TAVERN WINE LICENSE
 RESIDENTIAL BUILDING
 CHOU-CHOU
 RESTAURANT
 WINE LICENSE
 RESIDENTIAL BUILDING
 RESIDENTIAL BUILDING
 RESIDENTIAL BUILDING
 RESIDENTIAL BUILDING
 CLOSED
 MATCHA CAFE WART
 (NO ALCOHOL)
 NOBODY IS PERFECT
 235-237 E 4TH ST.
 FULL LIQUOR
 LICENSE # 1298830
 RESIDENTIAL ENTRANCE



MINCA
 RESTAURANT
 WINE
 LICENSE
 RESIDENTIAL ENTRANCE
 TUOME- CAFE
 RESTAURANT
 WINE
 LICENSE
 RESIDENTIAL ENTRANCE
 BLACK IRON
 BURGER
 RESTAURANT
 WINE LICENSE

ODA HOUSE RESTAURANT
 RESTAURANT WINE LICENSE
 EAST 5TH STREET

INFO UNAVAILABLE
 VAPOR & SHOE SHOP
 LAUNDROMAT
 50 AVENUE B
 FULL LIQUOR LICENSE
 # 1278312
 LOVERCRAFT
 SPARE FOR LEASE
 BELL-WANS- GAIL
 S PAIN- SPA
 POST CAFE- 42 AVE B
 FULL LIQUOR LICENSE #
 1304786
 FONDA- CAFE
 40 AVENUE B
 FULL LIQUOR LICENSE
 # 1258887
 DOSO MIDDLE HOUSE
 RESTAURANT WINE LICENSE

NEW
 AMSTERDAM
 SCHOOL
 62 AVENUE B
 OUT DOOR
 COURTYARD
 CLEANERS- LAUNDROMAT
 TURN TABLE 50' & 60'
 RESTAURANT
 WINE LICENSE
 EAST 5TH STREET

AVENUE B

EAST 3RD STREET
 UNDER CONSTRUCTION
 UNDER CONSTRUCTION
 RESTAURANT WINE
 LICENSE PENDING
 GOLD MATERIAL
 MONTROSE SCHOOL
 CHILD DAY CARE CENTER
 41 AVENUE B
 RESIDENTIAL ENTRANCE
 FEDERAL CREDIT
 UNION
 RESIDENTIAL ENTRANCE
 N.Y.C. COUNCIL WOMAN'S
 DISTRICT OFFICE
 RESIDENTIAL BUILDING
 LOWER EAST SIDE
 FAMILY UNION OFFICES
 CLOSED- VACANT
 YARD
 1 STORY COMMERCIAL SHOP BUILDING
 LOS AMIGOS- GARDEN- YARD
 RESIDENTIAL BUILDING
 FAMILY UNION OFFICES
 RESIDENTIAL BUILDING
 RESIDENTIAL BUILDING
 RAISAS DEL CARIBE YARD GARDEN
 OUTDOOR SWIMMING PARKING LOT
 WALKWAY
 RESIDENTIAL BUILDING

GOURMET DELI
 INFO
 UNAVAILABLE
 CLOSED
 UNDER CONSTRUCTION
 UNDER CONSTRUCTION
 RESTAURANT WINE
 LICENSE PENDING
 GOLD MATERIAL
 MONTROSE SCHOOL
 CHILD DAY CARE CENTER
 41 AVENUE B
 RESIDENTIAL ENTRANCE
 FEDERAL CREDIT
 UNION
 RESIDENTIAL ENTRANCE
 N.Y.C. COUNCIL WOMAN'S
 DISTRICT OFFICE
 RESIDENTIAL BUILDING
 LOWER EAST SIDE
 FAMILY UNION OFFICES
 CLOSED- VACANT
 YARD
 1 STORY COMMERCIAL SHOP BUILDING
 LOS AMIGOS- GARDEN- YARD
 RESIDENTIAL BUILDING
 FAMILY UNION OFFICES
 RESIDENTIAL BUILDING
 RESIDENTIAL BUILDING
 RAISAS DEL CARIBE YARD GARDEN
 OUTDOOR SWIMMING PARKING LOT
 WALKWAY
 RESIDENTIAL BUILDING

EAST 4TH STREET
 THE EARTH
 SCHOOL
 AKA
 P.S. 64-
 ROBERT SIMON
 SCHOOL
 600 E. 6TH STREET
 SCHOOL-YARD
 BALL COVATS
 GEORGE DALY
 HOUSE
 269 E. 4TH STREET
 HOUSING & SOCIAL SERVICES
 FOR THE
 HOMELESS
 RESIDENTIAL BUILDING
 RESIDENTIAL BUILDING
 AREA SURVEY: DIAGRAM # 1
 199 E. 3RD STREET
 NEW YORK, N.Y.
 JUNE 25, 2018: NOT-TO- SCALE

APPLICANT

EAST 3RD STREET

BARBER SHOP

JEWELRY-ANTIQUES-ELECTRONICS

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

OUTDOOR AREA

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

MARTIAL ARTS

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

MIRACLE GARDEN-YARD

ROOT & BONE
200 E 3RD STREET
FULL LIQ. LIC # 1275698

MAMA'S BAR
34 AVENUE B
FULL LIQ. LIC # 1197150

BELL GROCERY
OFFICE

THE HARD LEMON
28-30 AVENUE B
FULL LIQ. LIC # 1304609

M & G FOODSTUFF
FOOD SERVICE-CATERING
RESIDENTIAL ENTRANCE

COMMERCIAL-RESIDENTIAL

RETAIL

RESIDENTIAL BUILDING

PHARMACY-VARIETY

EAST 2ND STREET

RESIDENTIAL BUILDING

YARD GARDEN

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

DISCOVERY WINES-LIQUOR STORE

HAIR SALON

RESIDENTIAL BUILDING

LOCKSMITH & SECURITY CAMERAS

INFO UNAVAILABLE

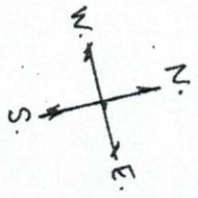
AREA SURVEY: DIAGRAM # 2

191 E. 3RD STREET

NEW YORK, N.Y.

JUNE 25, 2018:

-NOT TO SCALE-



EAST HOUSTON STREET

AVENUE B

DOCO-RESTAURANT-BAR-24-33 AVE B
FULL LIQ. LIC # 1188094

24-B-CAFE

TAVERN WINE LICENSE

RESIDENTIAL ENTRANCE

SOLO PIZZA RESTAURANT WINE LIC.

AVENIDA CANTINA
25 AVENUE B
FULL LIQ. LIC # 1295111

CLEANERS

SHOP-BOUTIQUE

SPACE FOR LEASE

CORNERSTONE
17 AVENUE B
FULL LIQ. LIC # 1258142

RESIDENTIAL ENTRANCE

RESIDENTIAL BUILDING

YARD GARDEN

PARKING LOT

N.Y.F.D. BUILDING

CAFE CORTADITO
RESTAURANT WINE LICENSE
GARDEN-YARD

RESIDENTIAL BUILDING

HAIR SALON

RESIDENTIAL

HOUSING ASSOCIATION

RESIDENTIAL BUILDING

MUYORICAN POETS CAFE

TAVERN WINE LICENSE

BUILDING ENTRANCE

INFO UNAVAILABLE

ROSSI'S BAKERY & CONFEY SHOP

POST OFFICE

PARKING LOT

RESIDENTIAL BUILDING

ALLEYWAY

WAFFLES & DINERS

TAVERN WINE LICENSE

LAW OFFICE

BARBER SHOP

VACANT STORE

ALT SCHOOL #1 AVENUE B

BANK

BUILDING ENTRANCE

RESIDENTIAL & COMMERCIAL BUILDING

GARAGE

RESIDENTIAL BUILDING

— AVENUE A —

DELI-MARKET-
GROCERY

RESIDENTIAL
BUILDING

BARBER SHOP

JEWELRY-
ANTIQUES-
ELECTRONICS-

RESIDENTIAL
BUILDING

RESIDENTIAL
BUILDING

OUTDOOR
AREA

RESIDENTIAL
BUILDING

RESIDENTIAL
BUILDING

RESIDENTIAL
BUILDING

MARTIAL ARTS

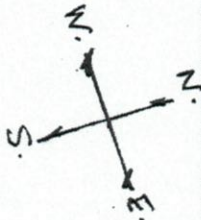
RESIDENTIAL
BUILDING

RESIDENTIAL
BUILDING

MIRACLE GARDEN-
YARD

ROOT & BONE
200 E 3RD STREET
FULL LIQ. LIC.# 1275698

MAMA'S BAR
34 AVENUE B - FULL
LIQOR LIC.# 1147150



566'

353'

314'

— EAST 3RD STREET —

TWO BOOTS
PIZZA

RESTAURANT WINE
LICENSE

BUILDING ENTRANCE

LAUNDROMAT

UCB THEATER

TAVERN WINE LICENSE

FITNESS CENTER

RESIDENTIAL

MOST HOLY REDEMER
& NATIVITY CHURCH
173 E. 3RD STREET

MOST HOLY REDEMER
FACTORY
173 E. 3RD STREET

RESIDENTIAL

RESIDENTIAL

GUITARS & MUSIC

FOR RENT

FOR RENT

RESIDENTIAL

RESIDENTIAL
CLOSED RESTAURANT-
VACANT

OFFICE

RESIDENTIAL
ENTRANCE

CLOTHING-
USED & VINTAGE

WILD PROJECT-
ART GALLERY

TAVERN WINE LICENSE

RESIDENTIAL ENTRANCE

APPLICANT

STORE FOR RENT

CLEANERS

SECCHU YOKOTA
199 E. 3RD STREET
RESTAURANT
WINE LICENSE

BUILDING
ENTRANCE

CHINESE
TAKE-OUT FOOD

BLOCK PLOT DIAGRAM: DIAGRAM #3
199 E. 3RD STREET
NEW YORK, N.Y.

JUNE 25, 2018: NOT-TO-SCALE

— AVENUE B —

①

LOCATIONS WITH FULL ON PREMISES
LIQUOR LICENSES LOCATED WITHIN
500 FEET OF 197 EAST 3RD STREET
NEW YORK, N.Y.

①

FONDA-CAFE-# 1258887
40 AVENUE B
101 FEET FROM APPLICANT

②

POST CAFE # 1304706
42 AVENUE B
112 FEET FROM APPLICANT

③

LOVECRAFT : # 1278312
50 AVENUE B
149 FEET FROM APPLICANT

④

NOBODY IS PERFECT: # 1298830
235-237 E. 4TH STREET
245 FEET FROM APPLICANT

⑤

DORIAN GRAY: # 1249243
205 E. 4TH STREET
396 FEET FROM APPLICANT

(2)

(6) ROOT & BONE: # 1275698
200 E. 3RD STREET
64 FEET FROM APPLICANT

(7) MAMA'S BAR: # 1147150
34 AVENUE B
115 FEET FROM APPLICANT

(8) THE HAIRY LEMON: # 1304609
28-30 AVENUE B
182 FEET FROM APPLICANT

(9) POCO-RESTAURANT-BAR: # 1188694
29-33 AVENUE B
163 FEET FROM APPLICANT

(10) AVENIDA CANTINA: # 1245111
25 AVENUE B
227 FEET FROM APPLICANT

(11) CORNERSTONE: # 1268142
17 AVENUE B
302 FEET FROM APPLICANT

(3)

SCHOOLS & CHURCHES SHOWN ON SURVEY:

(1)

ALT SCHOOL -
1 AVENUE B
432 FEET FROM APPLICANT

(2)

THE EARTH SCHOOL AKA
P.S. 64 ROBERT SIMON SCHOOL
600 EAST 6TH STREET
CLOSEST SCHOOL DOOR TO APPLICANT
IS 319 FEET AWAY

(3)

NEW AMSTERDAM SCHOOL:
62 AVENUE B
362 FEET FROM APPLICANT

(4)

IGLESIA BAPTISTA EMMANUEL
256 E. 4TH STREET
378 FEET FROM APPLICANT

(5)

MOST HOLY REDEEMER & NATIVITY CHURCH
173 E. 3RD STREET
357 FEET FROM APPLICANT

(6)

MOST HOLY REDEEMER RECTORY
113 E. 3RD STREET
314 FEET FROM APPLICANT

SEE
NEXT PAGE →

4

7

GOLD MATERIAL

MONTESSORI SCHOOL -

CHILD DAY CARE CENTER

41 AVENUE B

161 FEET FROM APPLICANT
