

HELBRAUN || LEVEY

503 East 6th Street Cafe, LLC  
117 Ave A  
New York, NY

MANHATTAN COMMUNITY BOARD THREE  
Meeting Date: 12-10-2018



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](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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: 11-27-2018

**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: OP/on-premise

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Bar (Black Rose)

Corporation and trade name of current license: (former operations:) Cullen Restaurant Inc.

**APPLICANT:**

Premise address: 117 Avenue A, New York, NY, 10009

Cross streets: St Marks Place and 7th Street

Name of applicant and all principals: Eric Baker; Brendan McElroy; Leopold De Rothschild (formerly of Cullen Restaurant Inc. - relocating/changing name of entity owning co.)

Trade name (DBA): ST DYMPHNA'S

**PREMISE:**

Type of building and number of floors: Mixed Use, Five 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: N/A  
N/A

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? <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):  
R7A / C2-5 OVERLAY

**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: N/A  
N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 10am to 4am, 7 days a week

Number of tables? 14 Total number of seats? 53

How many stand-up bars/ bar seats are located on the premise? 1 BAR WITH 12 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): Approx 30', L-shaped, near front entrance.

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  
Pub, Irish, American

What are the hours kitchen will be open? 10am to 4am (all hours)

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

How many employees will there be? 10

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 3-5

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 N/A

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

Please describe your sound system: Series of small speakers, low max volume

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.")

**\*NOT ANTICIPATED TO BE AN ISSUE\***

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_

Weekends, and/or when and if needed.

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

**\*NOT ANTICIPATED TO BE AN ISSUE\***

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: St Dymphna's

Address: 118 St Marks Place; New York Community Board # M3

Dates of operation: Operating late 1990's to Oct 2018

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. **\*see below**

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business Operator of former St Dymphna's Bar at 118 St Marks Place

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) \_\_\_\_\_

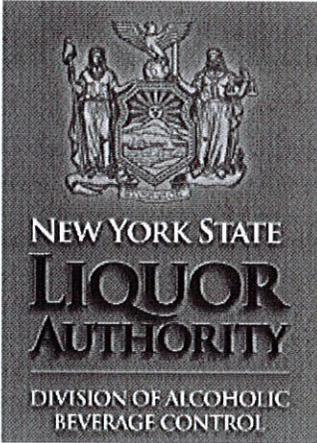
Is premise within 200 feet of any school or place of worship?  Yes  No

**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).

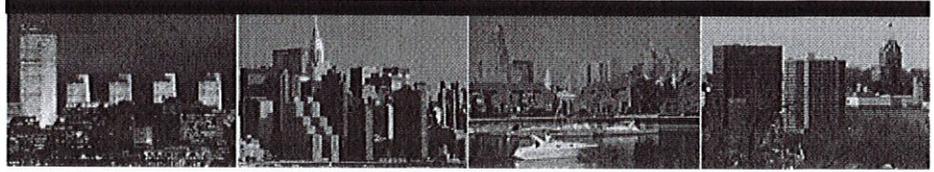
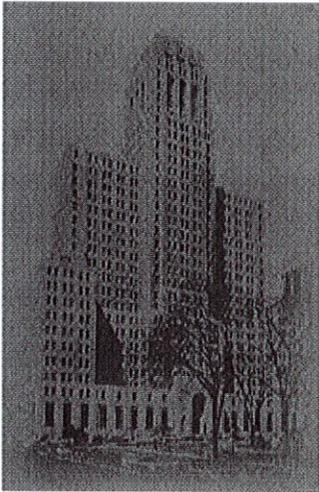
***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

1.  I will operate a full-service restaurant, specifically a (type of restaurant) Pub, Irish, \_\_\_\_\_ American \_\_\_\_\_, 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 20 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 8pm \_\_\_\_\_.
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.



Andrew M. Cuomo, Governor  
Vincent G. Bradley, Chairman  
Greeley T. Ford, Commissioner

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### Public Query - Results

#### License Information

Serial Number: 1024604  
License Type: ON-PREMISES LIQUOR  
License Status: License is Inactive  
Credit Group: 2  
Filing Date:  
Effective Date: 01/01/2018  
Expiration Date: 12/31/2019

#### Premises Information

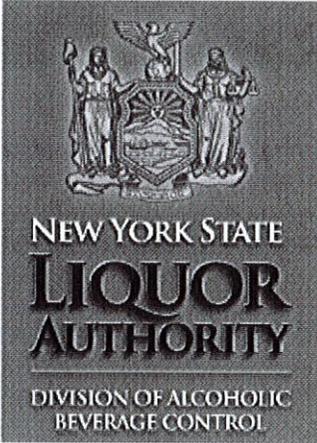
Principal's Name: NOZ FOOD SERVICES INC,  
BAKER, ERIC D  
Premises Name: CULLEN RESTAURANT INC  
Trade Name: ST DYMPHNA'S  
Zone: 1  
Address: 118 ST MARKS PLACE  
  
NEW YORK, NY 10009  
County: NEW YORK

You can select one of the following links to perform another search:

- [Search by Name](#)
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- [Advance Search](#)

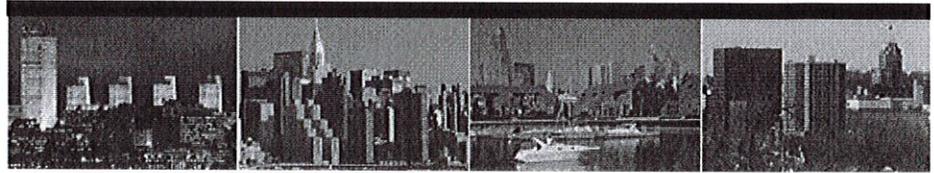
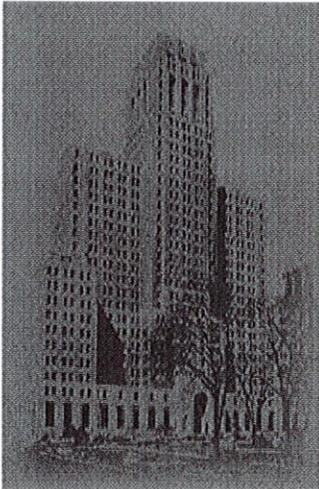
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FORMER ST. DYMPHNA'S



Andrew M. Cuomo, Governor  
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### Public Query - Results

#### License Information

Serial Number: 1274125  
License Type: ON-PREMISES LIQUOR  
License Status: License is Inactive  
Credit Group: 1  
Filing Date: 10/08/2013  
Effective Date:  
Expiration Date:

#### Premises Information

Principal's Name:  
Premises Name: 117 AVE A FOOD & DRINK LLC  
Trade Name:  
Zone: 1  
Address: 117 AVENUE A  
  
NEW YORK, NY 10009  
County: NEW YORK

You can select one of the following links to perform another search:

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FORMER PREMISES

**Churches within 500 Feet**

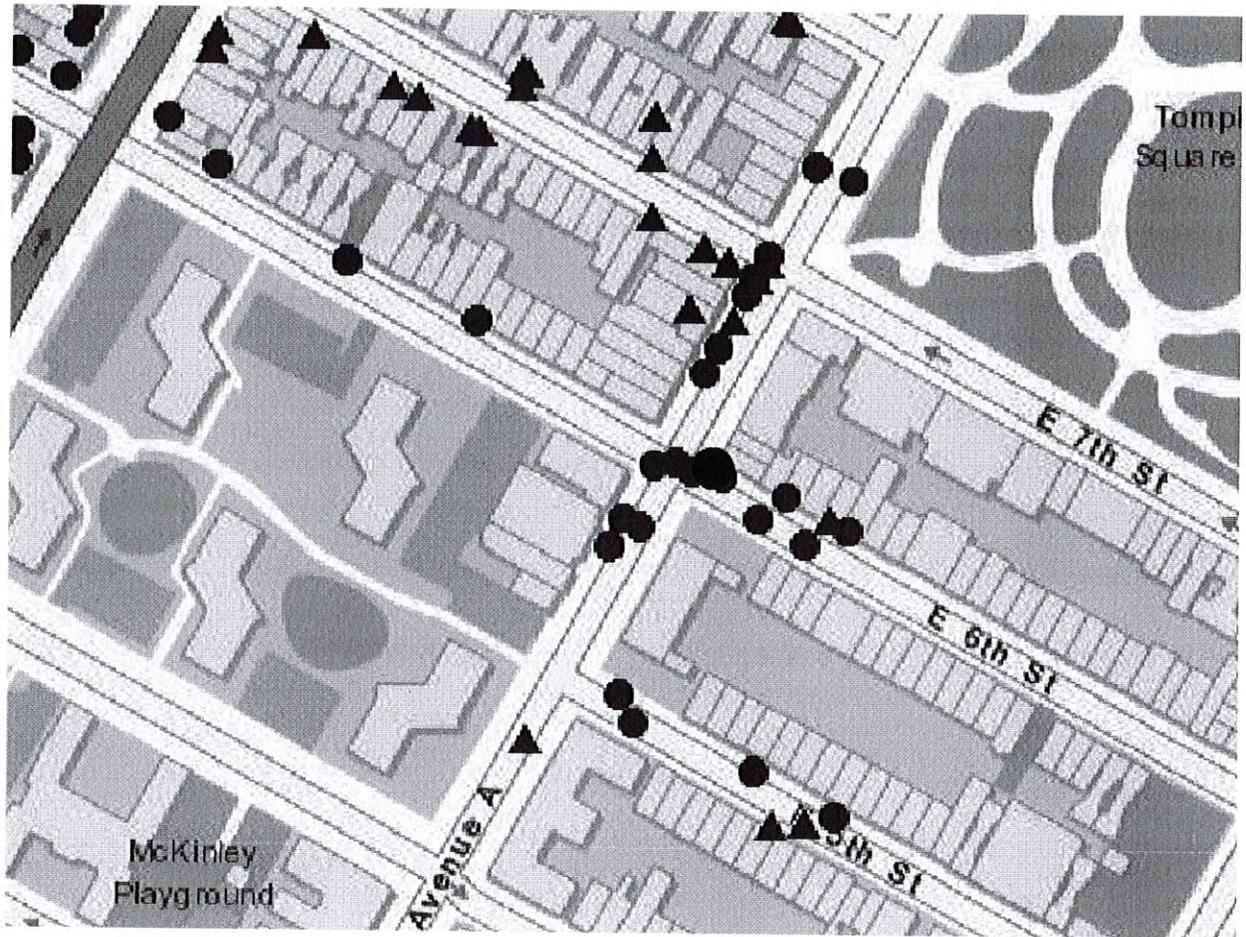
Name	Approx. Distance
Saint Mark's Memorial Chapel	420 ft

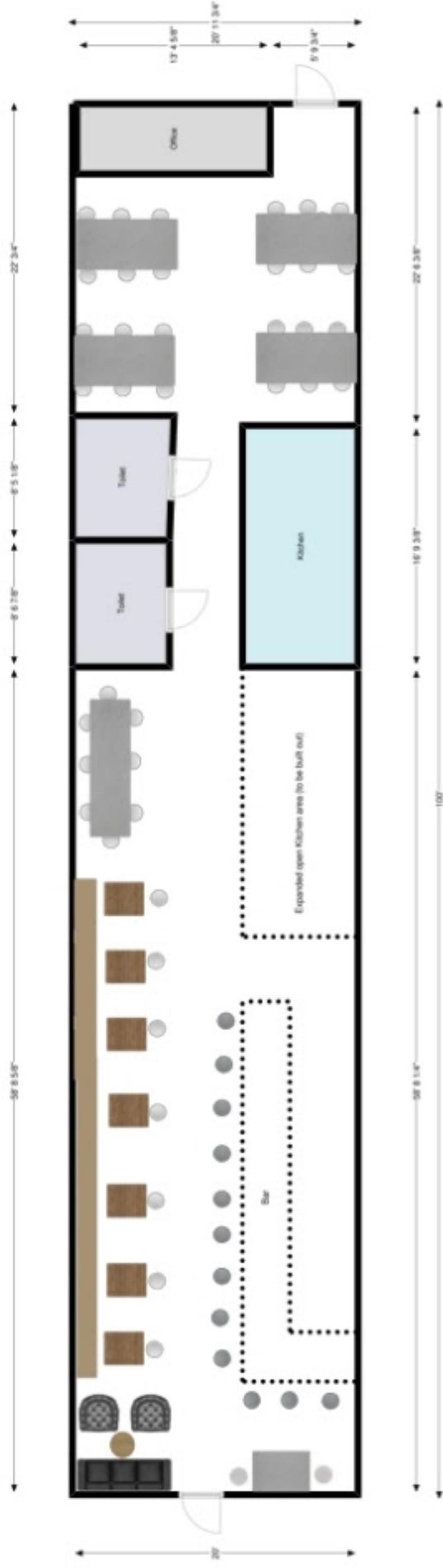
**Schools within 500 Feet**

Name	Address	Approx. Distance
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**On-Premise Licenses within 750 Feet**

Name	Address	Approx. Distance
119 AVENUE A RESTAURANT CORP	119 AVENUE A	30 ft
TOZZER LTD	112 AVENUE A	70 ft
YUCA BAR & RESTAURANT INC	111 AVENUE A	115 ft
SEVEN A CAFE INC	130 E 7TH STREET	140 ft
LE MIU CORP	107 AVE A	160 ft
TDDG INC	126 ST MARKS PL	175 ft
NEW STATFORD RESTAURANT INC	121 ST MARKS PLACE	205 ft
BUA NEW YORK LLC	122 SAINT MARKS PLACE	210 ft
KING ME KONG LLC	119 SAINT MARKS PL	215 ft
A H 103 CORP	103 AVENUE A	225 ft
BAC 115 CORP	115 ST MARKS PL	235 ft
ALOUETTE CORPORATION	131 AVENUE A	245 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	255 ft
CRIF DOGS ENTERPRISES INC	113 ST MARKS PLACE	270 ft
LUDWIKA MICKEVICIUS	135 AVE A	275 ft
CORSICA ENTERTAINMENT INC	505 E 6TH STREET	350 ft
WISHBONE PRODUCTIONS INC	141 AVENUE A	355 ft
CIEN FUEGOS LLC	95 AVENUE A	355 ft
EAE CORP	94 96 AVENUE A	355 ft
CHICANO GOTHAM LLC	503 E 6TH ST	365 ft
THREE BEANS INC	93 AVENUE A	365 ft
SADA THREE LLC	132 ST MARKS PL	375 ft
LITTLE HANDS PLAYCAFE INC	433 E 6TH ST	385 ft
BA VICTORY CORP	513 E 6TH ST	390 ft
CASUAL HOSPITALITY LLC	509 E 6TH ST	405 ft
ELLSFRED INC	520 E 6TH ST	415 ft
BOGGY DEPOT INC	85 AVENUE A	430 ft
CAFETASIA INC	85 AVENUE A	430 ft
CULLEN RESTAURANT INC	118 ST MARKS PLACE	455 ft
AVE A KARAOKE CORP	81 AVENUE A	460 ft
CHERRY TAVERN INC	441 E 6TH STREET	495 ft





**St Dymphnas**  
 117 Avenue A  
 New York, NY  
 10009

# SAINT DYMPHNAS

FOOD MENU SPRING 2019

## SHARES

<i>Bacon Wrapped Dates</i>	\$9.00
<i>Soft Boiled "Ramen eggs" with teacup of beef broth</i>	\$11.00
<i>Buffalo Wings</i>	\$8/\$16
<i>Murray's Cheese Platter</i>	\$18

## PLATES

<i>All day Irish Breakfast- eggs, beans, toast, tomatoes, mushrooms, bacon, sausage</i>	\$10.00
<i>Pub Burger - Pat Lafrieda blend with Irish cheddar</i>	\$12.00
<i>Dymphnas Pie - Classic chicken pot pie, topped with puff pastry</i>	\$13.00
<i>Grilled Hanger Steak - mashed potatoes and arugula salad</i>	\$24.00
<i>Grilled Root Vegetables - with herbed coconut milk yogurt and arugula salad</i>	\$17.00

## SALADS

<i>Classic Cobb Salad - blue cheese, bacon, egg, cucumbers, tomatoes, herbed mustard vinaigrette</i>	\$9.00
<i>Steakhouse Caesar</i>	\$8.00

## SIDES

<i>French Fries</i>	\$5.00
<i>Mashed Potatoes</i>	\$5.00
<i>Parker house rolls with bone marrow butter</i>	\$8.00
<i>Unpasteurized Greek olives</i>	\$8.00













