

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: 7/1/2019

**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 Liquor License (in safekeeping with SLA)

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Restaurant - Stanton Social

Corporation and trade name of current license: Stanton Surf Club LLC

**APPLICANT:**

Premise address: 99 Stanton Street

Cross streets: Orchard and Ludlow Streets

Name of applicant and all principals: Stanton BSB LLC - Bryan Zaslow, Jo Ellen Gabel

Trade name (DBA): Martine

**PREMISE:**

Type of building and number of floors: 4 (cellar, ground floor, mezzanine, 2nd floor)

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? 155

Do you plan to apply for Public Assembly permit? ☒ Yes ☐ No \*If a permit is not already in effect  
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):  
C4-4A

**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) 11AM to 2AM daily

Number of tables? 39 Total number of seats? 142

How many stand-up bars/ bar seats are located on the premise? One with 11 bar stools  
(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): Approximately 24'8"

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  
See menu attached

What are the hours kitchen will be open? During all hours of operation

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

How many employees will there be? approximately 90 (including part-time employees)

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?  
☒ Will install garage doors

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 2 behind the bar

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 \*occasional acoustic jazz for brunch

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

Please describe your sound system: JBL Speakers with laptop

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.")  
We will have staff on hand to assure there will not be any crowds or congestions and, from time to time will have security.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) As needed.

Will hire outside security company to provide personnel and assist with traffic.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. This was a previously operating restaurant. There is existing soundproofing and there will be staff on hand to manage noise.

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: \_\_\_\_\_

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Jo Ellen Gabel worked at Snitch Bar at 59 W 21st Street in 2003 and at Vela Restaurant at 55 W 21st Street in 2002.

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? Approx 12

How many On-Premise (OP) liquor licenses are within 500 feet? 43

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

**COMMUNITY OUTREACH:**

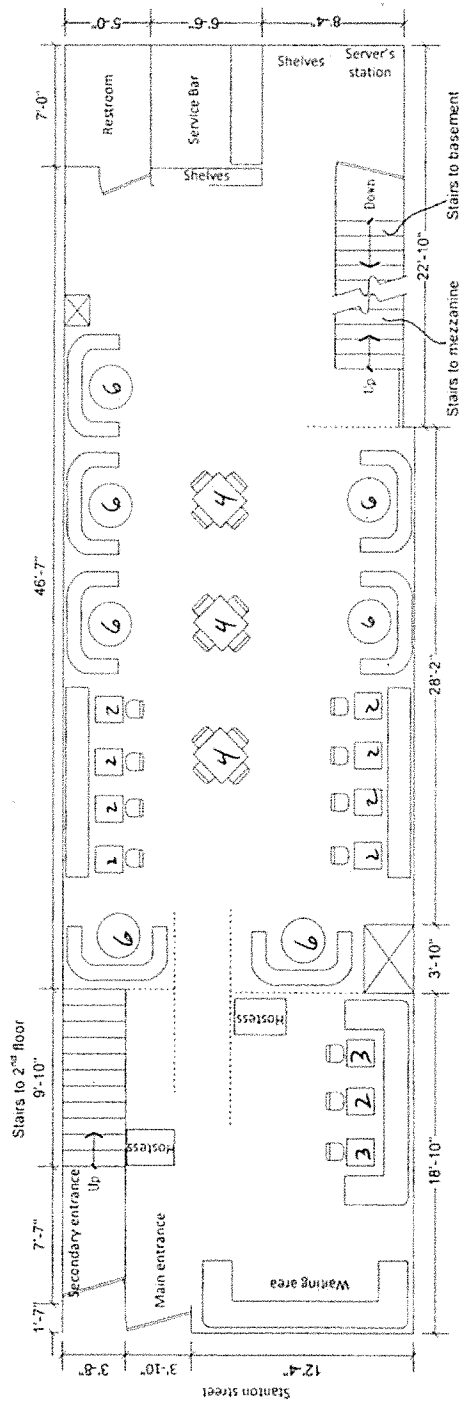
Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which 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.*

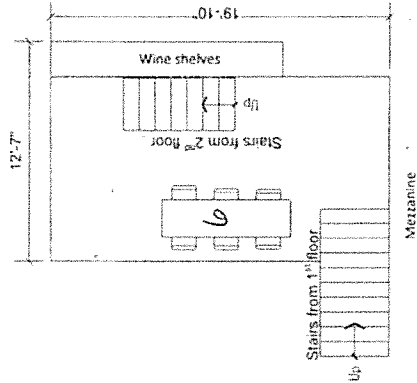
1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_, with a kitchen open and serving food during all hours of operation OR ☐ I have less than full-service kitchen but will serve food all hours of operation.
2. ☒ I will close any front or rear façade doors and 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 9PM.
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.

Bryan Zaslow - 917528-3570

# **FLOOR PLANS**

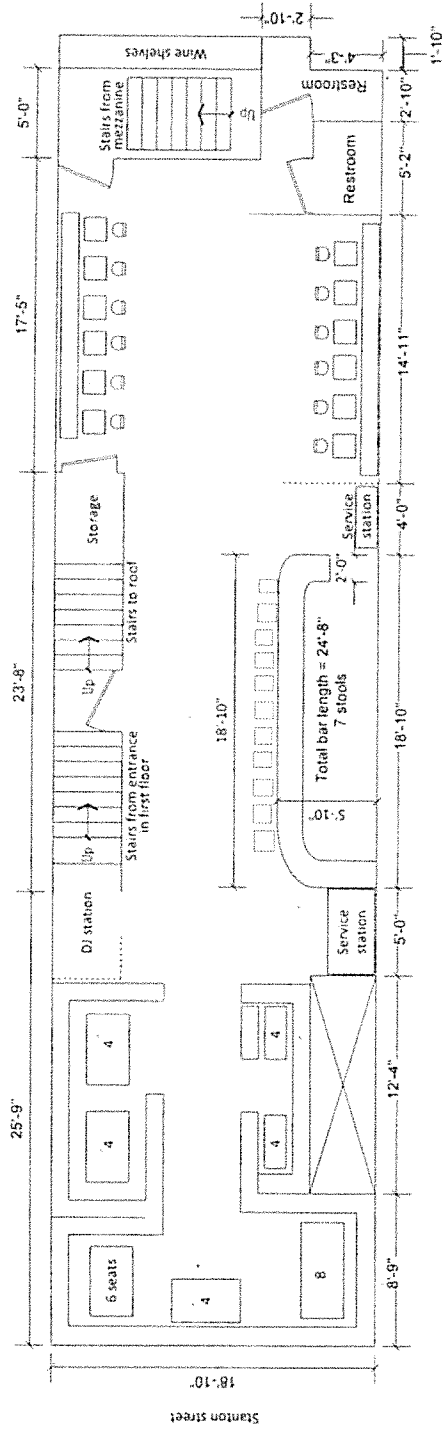


First Floor: 19 Tables/78 Seats  
Mezzanine: 1 Table/6 Seats



INTERIOR DIAGRAM - 1<sup>st</sup> Floor  
99 Stanton Street  
New York, NY

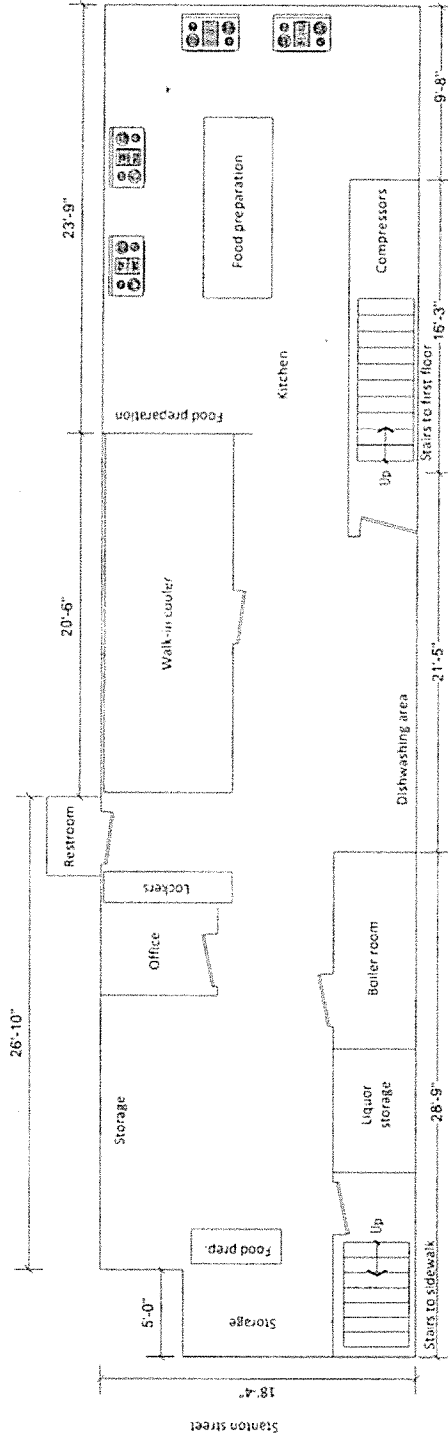
NOT TO SCALE



2nd Floor: 19 Tables/58 Seats  
11 Bar Stools

INTERIOR DIAGRAM – 2<sup>nd</sup> Floor  
99 Stanton Street  
New York, NY

NOT TO SCALE



INTERIOR DIAGRAM - Basement  
 99 Stanton Street  
 New York, NY

NOT TO SCALE



# MENU

# MARTINE

B . S . B

## SNACKS

Our bread and olive oil  
Selection of cheese  
Breakfast radishes, seaweed butter  
Olives  
Spiced almonds  
Salchichón  
Ibérico ham

## RAW

Oysters (½ dozen)  
Beef tartare, cheddar, horseradish, brazil nuts  
Top neck clams, xo, almond milk  
"Sicilian sashimi", winter citrus  
Scallop with cuttlefish and shiitake

## GREEN

Little gem lettuce, pistachio, chili, herbs  
Crispy grain salad, hearts of palm, tarragon  
Endive, walnuts, anchovy, and ubriaco rosso

## SMALL

Black maitake, stracciatella, chicken skin, tomatillo  
Celery with mint and formaggio di fossa  
Confit bacon toast, pickled pineapple, nduja butter  
Fried soft-shell crab, lemon, scallion  
Mussels escabeche on toast  
Burrata, salsa verde, and charred bread  
Grilled foie gras and grape leaf

## MED

Pork milanese, gribiche, mustard greens  
Fried arroz negro with squid and romesco  
Lamb ribs with charmoula and honey  
Ricotta dumplings with mushrooms and pecorino sardo  
Ibérico pork with favas and daikon  
Shrimp with english peas and wood ears  
Steak with white asparagus, oysters, and ramps

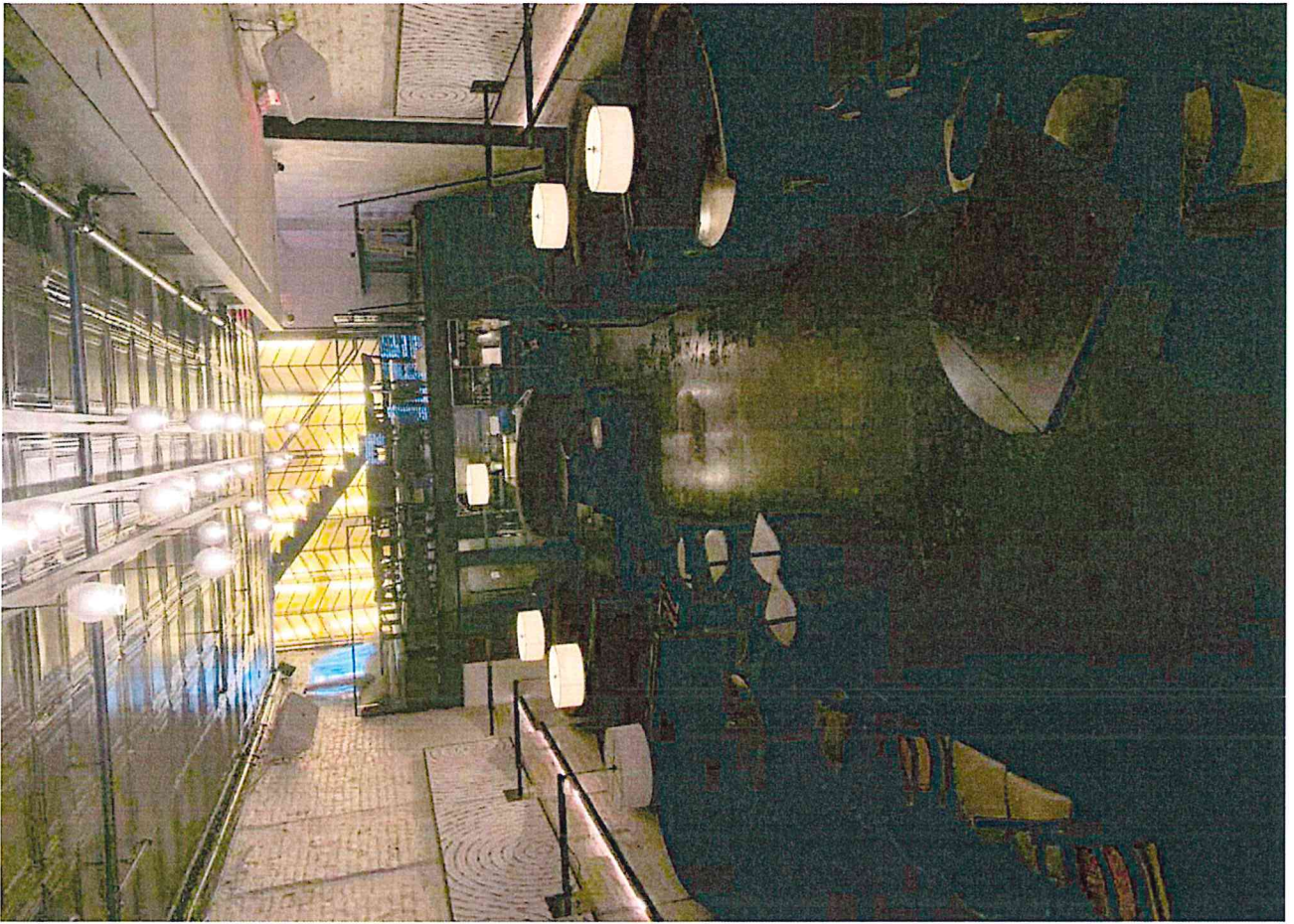
## BIG

Local dock to dish catch for two  
Maine lobster with buckwheat crepes  
Celery root shawarma with summer truffles  
Lone mountain wagyu cote de boeuf

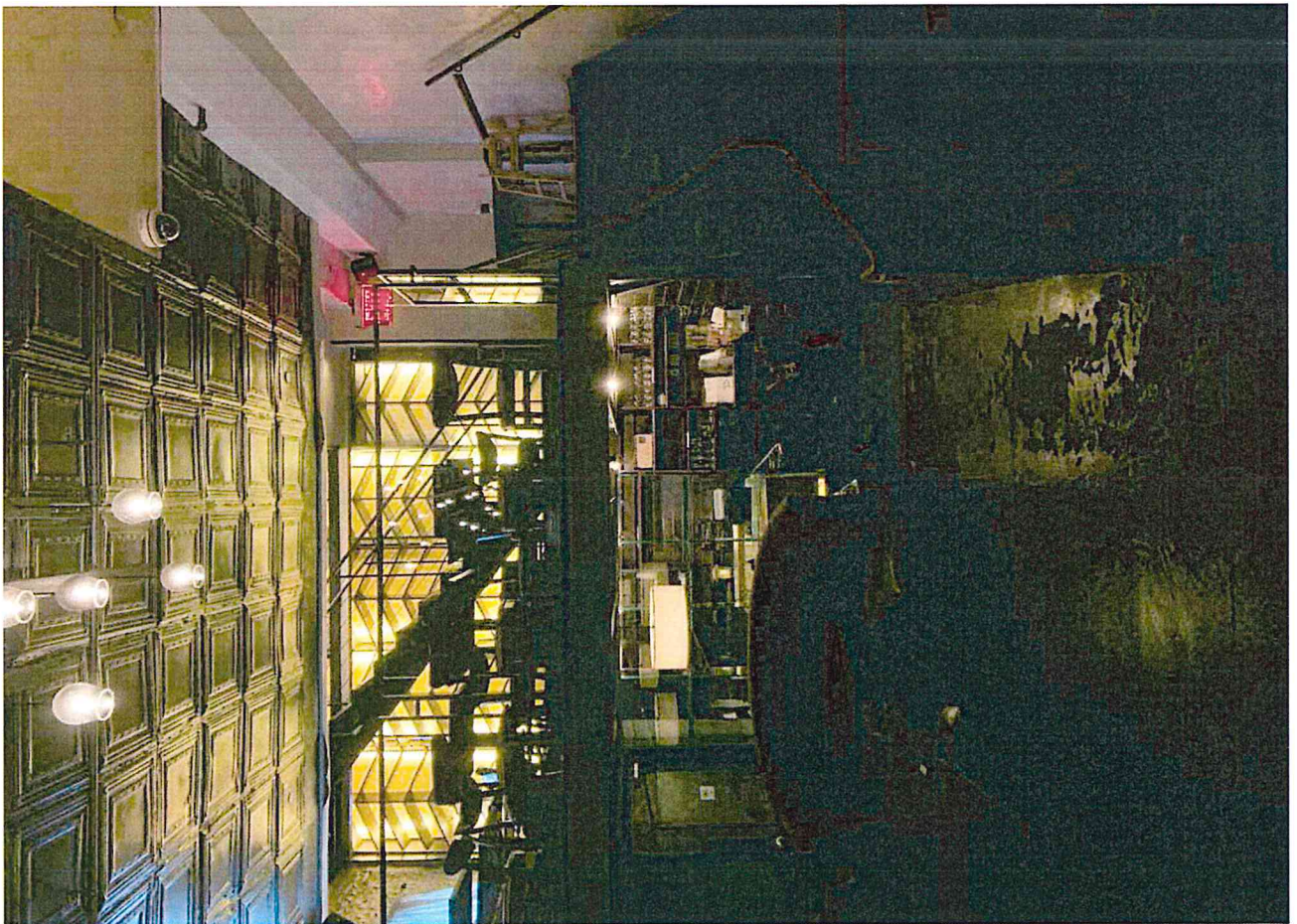
# PHOTOGRAPHS















# **SLA PROX REPORT/OASIS MAP/GOOGLE MAP**



## Proximity Report for Location:

June 12, 2019

99 Stanton St, New York, NY, 10002

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

### Closest Liquor Stores

Name	Address	Approx. Distance
FLYNN MCCLURE INC	100 STANTON ST	70 ft
SALGIRAH CORP	141 ESSEX ST	335 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	785 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1085 ft
E L PARTNERS LLC	101 ALLEN ST	1130 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	1200 ft
JCCSM INC	45 1ST AVE	1220 ft

### Churches within 500 Feet

Name	Approx. Distance
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### Schools within 500 Feet

Name	Address	Approx. Distance
PS 20 ANNA SILVER SCHOOL	166 ESSEX ST	405 ft

### On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
STANTON SURF CLUB LLC	99 STANTON ST	10 ft
161 LUDLOW FOOD LLC	161 LUDLOW ST	75 ft
95 STANTON STREET REST INC	95 STANTON ST	85 ft
SAKAMAI LLC	157 LUDLOW ST	85 ft
158 LUDLOW REST LLC	158 LUDLOW STREET	110 ft
168 ORCHARD ST PARTNERS	168 170 ORCHARD ST	130 ft
TWO ALMONTES CORP	108 STANTON ST	130 ft
ORCHID STREET ENTERPRISES LLC	174 ORCHARD STREET	135 ft
OWLINGS INC	152 LUDLOW STREET	135 ft
FORREST INTERNATIONAL INC	162 ORCHARD ST	160 ft
JETHOU LLC	167 ORCHARD ST	185 ft
GHVILLE INC	167 ORCHARD ST 2ND & 3RD FL	185 ft
THE MEATBALL SHOP	84 STANTON ST	205 ft
A CASA FOODS LLC	173 ORCHARD ST	205 ft
180 ORCHARD OWNER LLC, IHG MGMT MARYLAND LLC & GG	171 LUDLOW ST	215 ft
JERSEY BOYS LLC	173 LUDLOW ST	250 ft

Name	Address	Approx. Distance
EPSTEINS BAR LLC	82 STANTON ST	260 ft
SWEET CHICK LES LLC	178 LUDLOW ST	265 ft
SOUTH CENTRAL RESTAURANT LLC	151 ESSEX ST	270 ft
OSTERIA GRANO LLC	175 LUDLOW ST	270 ft
BLACK TAP LES LLC	177 LUDLOW ST	295 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL FOOD	180 184 LUDLOW ST	320 ft
ALEGRE ORCHARD LLC	146 ORCHARD ST	325 ft
PUB 138 INC	138 LUDLOW STREET	330 ft
ORCHARD STREET RESTAURANT LLC	187 ORCHARD STREET	360 ft
KELTIC LOUNGE INC	132 LUDLOW ST	365 ft
FOUNDATION LOUNGE CORP	137 ESSEX ST	370 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC	190 ALLEN STREET	380 ft
SERAFINA LUDLOW CORP	98 RIVINGTON ST	390 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	395 ft
KENROCK ENTERPRISES LLC	192 ALLEN ST	395 ft
GUAPO BODEGA LLC	146 ESSEX STREET	400 ft
DISH 165 INC	165 ALLEN STREET	410 ft
ROCKWOOD MUSIC CORP	194 ALLEN ST STORE B5, B6	410 ft
ROCKWOOD ENTERTAINMENT INC	196 ALLEN ST B4	420 ft
BARRAZA FOODS INC	198B ORCHARD STREET	420 ft
STEPS LLC	163 ALLEN STREET	420 ft
REBEL ALLEN LLC	163 ALLEN ST	440 ft
MFM BRANDY LLC	157 ALLEN ST	450 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	450 ft
KATZ DELICATESSEN OF HOUSTON STREET INC	205 E HOUSTON ST	455 ft
SAUCE MANAGEMENT LLC	78 84 RIVINGTON ST	455 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	485 ft
JMDR 127 LUDLOW LLC	127 LUDLOW ST	500 ft

# 99 Stanton Street



This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a Creative Commons Attribution-Noncommercial-Share Alike 3.0 United States License. Visit [www.oasisnyc.net](http://www.oasisnyc.net) for the latest information about data sources and notes about how the maps were developed. Contact [oasisnyc@gc.cuny.edu](mailto:oasisnyc@gc.cuny.edu) with questions or comments. OASIS is developed and maintained by the [Center for Urban Research](http://www.gc.cuny.edu), CUNY Graduate Center.

Transit, Roads, Reference Features

Roads, ferries, commuter rail, neighborhood names

Roads

Major Roads

Interstate Highways

Tunnels

NYC subway routes and stations

Neighborhood/Town Labels

County Boundaries

Ferry

Commuter Rail

Parks, Playgrounds, & Open Space

Parks & Public Lands

Forested Areas (NJ)

Community Gardens

School property with garden

Playgrounds

Green Spaces Along Streets

Golf Courses

Baseball/Soccer/Football Fields

Tennis/Basketball/Handball Courts &

Tracks

Cemeteries

Land Use

1 & 2 Family Residential

Multi-family Residential

Mixed Use

Open space & outdoor recreation

Commercial

Institutions

Industrial

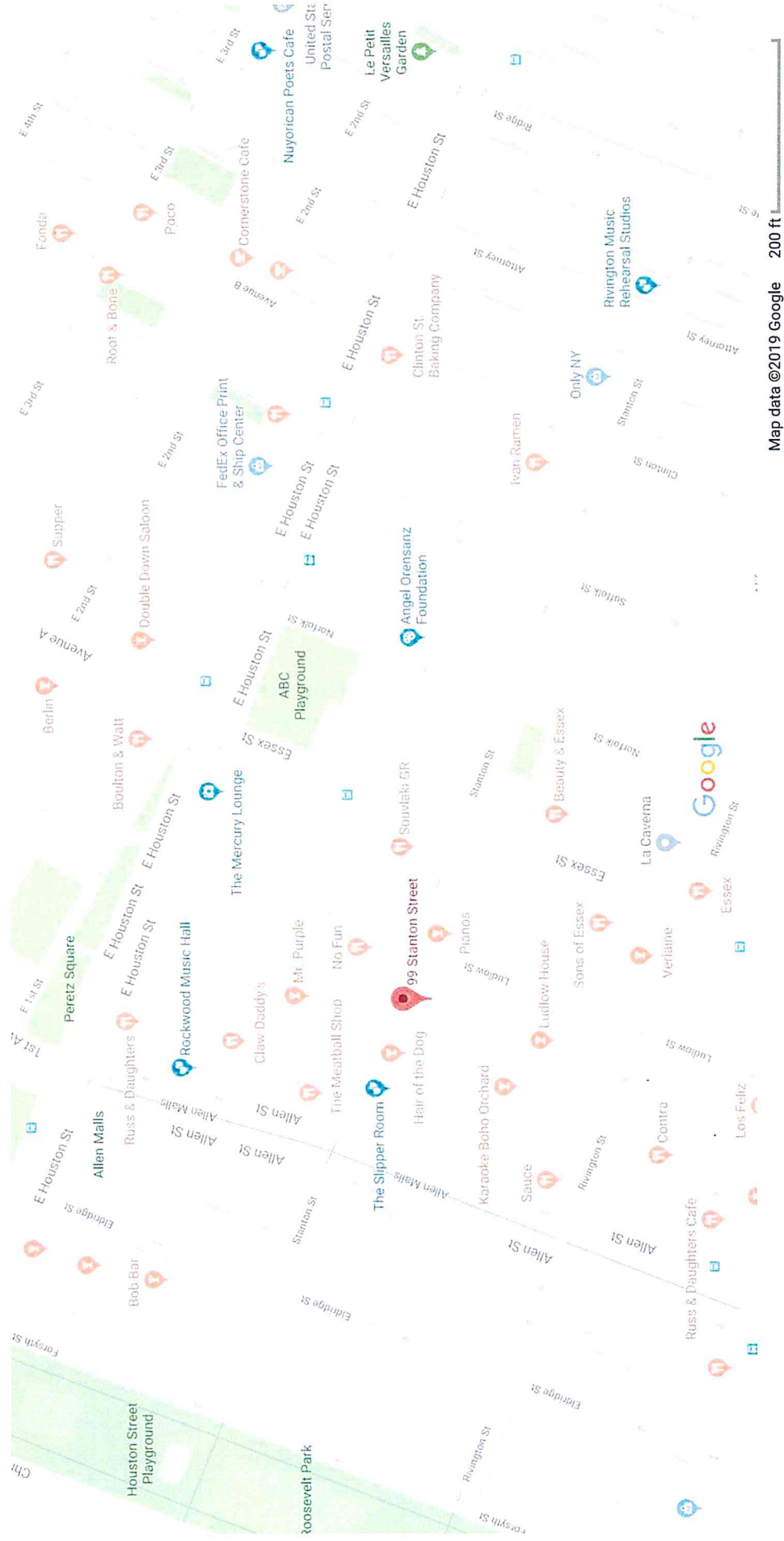
Parking

Transportation / Utilities

Vacant Lots

(Not all items in the legend may be visible on the map.)

99 Stanton St



## **NOTICES FOR POSTING/PETITION**

# **ATTENTION RESIDENTS & NEIGHBORS**

**STANTON BSB LLC**

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Company/DBA Name and Contact Number for Questions

**Plans to open a  
RESTAURANT**

---

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location  
99 STANTON STREET**

---

Building Number and Street Name (Address)

**This establishment is seeking a license to serve  
BEER/WINE & LIQUOR**

---

Beer & Wine or Beer/Wine & Liquor

**There will be an opportunity for public comment on**

**Monday, July 15, 2019 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)**

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Date/Time/Location

**BRYAN ZASLOW: 917-528-3570; BRYAN99STANTON@GMAIL.COM**

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Applicant Contact Information

**At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
info@cb3manhattan.org - www.cb3manhattan.org**

**ATTENTION RESIDENTS & NEIGHBORS**

**第 3 社區居民 請注意**

**STANTON BSB LLC**

**BRYAN ZASLOW: 917-528-3570; BRYAN99STANTON@GMAIL.COM**

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

**Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)**

**RESTAURANT**

(請選擇/please choose)

酒吧(Bar)/餐館 (Restaurant)

戶外咖啡 (Sidewalk Café) or 或者

後院花園咖啡(Backyard Use)

**99 STANTON STREET**

Address/生意地址

**seeking a license to serve(以上的店主想要請以下相關酒牌照)**

**BEER/WINE & LIQUOR**

(請選擇/please choose)

啤酒和酒牌照(Beer & Wine) or/或者

啤酒牌照 (Beer) or/或者

酒和烈酒牌照 (Wine & Liquor)

**Public meeting for comments**

第 3 社區的居民有權利提出自己的意見和建議。

**(CB3 SLA & DCA Committee Meeting)**

曼哈頓第 3 社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

**Monday, July 15, 2019 at 6:30pm**

**Perseverance House Community Room**

**535 East 5th Street (btwn Aves A & B)**

時間 (Time) 和地點 (Location)

**info@cb3manhattan.org - www.cb3manhattan.org**

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

## STANTON BSB LLC

BRYAN ZASLOW: 917-528-3570; BRYAN99STANTON@GMAIL.COM

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

**RESTAURANT**

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

Planifique abrir un/una:

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

**99 STANTON STREET**

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

**BEER/WINE & LIQUOR**

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting  
for comments

Reunión público  
para comentarios

**Monday, July 15, 2019 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)**

At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA

**info@cb3manhattan.org - www.cb3manhattan.org**



## Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) On-Premises Liquor License (beer/wine & liquor)

to the following applicant/establishment (company and/or trade name) STANTON BSB LLC  
d/b/a MARTINE

Address of premises: 99 Stanton Street

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:  
11AM to 2AM daily

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: There will be occasional live music (acoustic jazz at brunch) and in-house DJ (no outside DJ)

Name	Signature	Address and Apt # (required)