

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
- ☐ 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: _____

8/26/19

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: Pizza Place

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 226 E 14TH ST

Cross streets: 2nd & 3rd Avenues

Name of applicant and all principals: Williamsburg Pizza 14TH ST LLC

John KUTINSKY, Aaron McCann, Dennis Eschenberg

Trade name (DBA): Williamsburg Pizza, Ashwin Dshmon

PREMISE:

Type of building and number of floors: 6 story mixed use

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? 6

Amended CO in process. Will get LNO if needed.
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): C1-6A

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) 11:30am - 2am 7 days a week

Number of tables? 9 Total number of seats? 24

How many stand-up bars/ bar seats are located on the premise? none

(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): 6' service bar in kitchen

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

Specialty Pizza

What are the hours kitchen will be open? Up to 1/2 hour before closing

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

How many employees will there be? 10

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

Possibly

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: IPod

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.")

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

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

as per landlord

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Williamsburg Pizza

Address: 277 Broome St Bklyn Community Board # 3

Dates of operation: 3/16 TO Present

Short Stories 355 Bowery 2/19 - Present
Two Boots - 558 Driggs Ave Bklyn - Present (CBI) 284 5TH Ave Bklyn 2115

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.

Ceremony
274 Manhattan Ave Bklyn CBI 6/16 TO Present

Short Stories

355 Bowery, New York

2/19-Present

OP Liquor

(CB3 Manhattan)

Two Boots

558 Driggs Ave, Brooklyn

5/14-Present

RW

(CB1 Brooklyn)

Two Boots

284 5th Ave, Brooklyn

2/15-Present

RW

(CB6 Brooklyn)

Ceremony

224 Manhattan Ave, Brooklyn

6/16-Present

OP Liquor

(CB1 Brooklyn)

LOCATION:How many licensed establishments are within 1 block? 13How many On-Premise (OP) liquor licenses are within 500 feet? 11Is 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) Specialty Pizza, 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 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.

John Kutinsky (917) 757-3532

Proximity Report for Location:

August 26, 2019

226 E 14 St, New York, NY, 10003

* 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
M J K LIQUORS INC.	161 3RD AVENUE	635 ft
TRADER JOES EAST INC	138 E 14TH ST	715 ft
MIAT LIQUORS INC	166 2ND AVE	990 ft
TASTE WINE LLC	50 3RD AVE	1050 ft
33 UNION SQUARE WEST INC	140 4TH AVE	1095 ft
CARMAD INC	224 226 1ST AVE	1165 ft
236 WINES & LIQUORS INC	279 1ST AVENUE	1240 ft

Churches within 500 Feet

Name	Approx. Distance
Saint Mary's Catholic Church of the Byzantine Rite	240 ft
Friends Meeting House and Seminary	345 ft

Schools within 500 Feet

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

Name	Address	Approx. Distance
K H T ENTERPRISES INC	222 EAST 14TH STREET	40 ft
JINX PROOF II LLC	231 E 14TH ST	130 ft
JINX PROOF I LLC	231 E 14TH STREET	135 ft
243 E 14TH CAFE INC	243 E 14TH ST	245 ft
HUZZAH LLC	221 2ND AVE	305 ft
HOST 213 LLC	213 2ND AVE	350 ft
DAIMYO GROUP LLC	207 2ND AVENUE	405 ft
EAST COUNTY LOUTH INC	103 3RD AVENUE	410 ft
99 THAI PLAYGROUND LLC	99 3RD AVE	440 ft
106 3RD AVE NYC INC	106 3RD AVE	455 ft
MJD BAR VENTURES I LLC	197 2ND AVE	495 ft
211 AVE A RESTAURANT INC	197 2ND AVE	495 ft
TWO GUIZE LLC	102 3RD AVE	510 ft
VINYL ENTERTAINMENT INC	100 3RD AVE	525 ft
LONGFORD INC	98 3RD AVE	535 ft
HAN DYNASTY NYU CORP	90 3RD AVE	595 ft

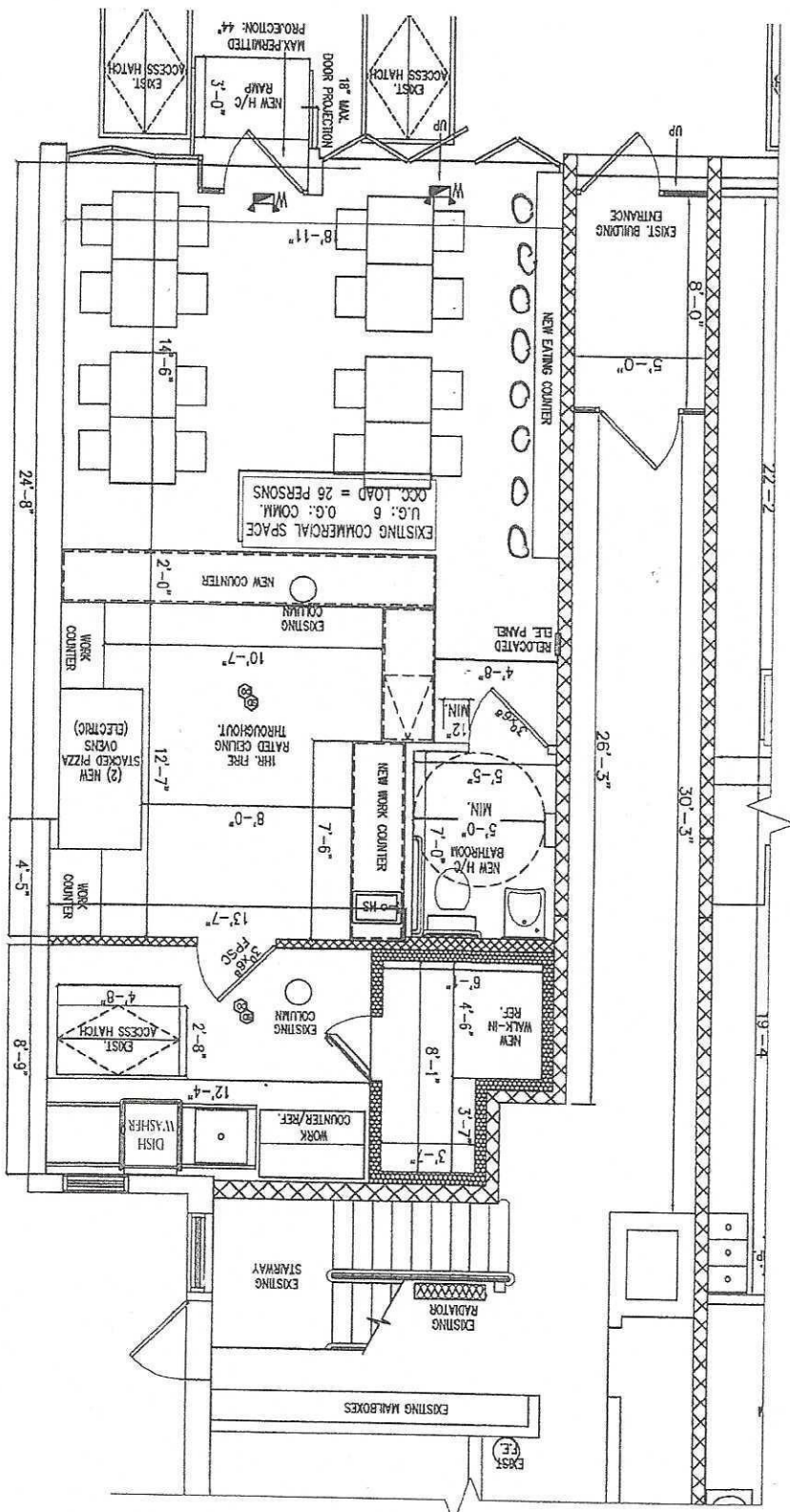
Name	Address	Approx. Distance
12TH ST ALE HOUSE LLC	192 2ND AVE	610 ft
31 ORCHARD ST REALTY INC	301 E 12TH ST	640 ft
BIZET LLC	150 E 14TH ST	645 ft
322 E 14TH STREET CORP	322 E 14TH ST	650 ft
325 E 14TH STREET CORP	325 EAST 14TH STREET	710 ft
PJ RESTAURANT INC	302 E 12TH ST	740 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
M CULINARY CONCEPTS INC	211 EAST 14TH STREET	140 ft
DELPHINUS RESTAURANT CORP	246 E 14TH ST	235 ft
RAY'S INC I	201 2ND AVE	465 ft

Unmapped licenses within zipcode of report location

Name	Address
239 ENTERTAINMENT LLC	114 116 E 16TH ST





ALT 103017012

CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: OCT 22 2002

NO. 103017012

This certificate supersedes C.O. NO

ZONING DISTRICT C1-6A

THIS CERTIFIES that the ~~XXX~~ altered ~~XXXXX~~ building premises located at
226 EAST 14TH STREET

Block 469 Lot 21

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,
RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR HOUSING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.						BOILER ROOM, STORAGE AND MECHANICAL ROOM
1ST FLOOR	100	6	3	7	6 2	COMM RES	3 STORES 3 APARTMENTS
2ND FLOOR	40		6	17	2	RES	6 APARTMENTS
3RD FLOOR	40		7	13	2	RES	7 APARTMENTS
4TH FLOOR	40		6	18	2	RES	6 APARTMENTS
5TH FLOOR	40		6	15	2	RES	6 APARTMENTS
6TH FLOOR	40		8	10	2	RES	8 APARTMENTS

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINEDTHIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE

ACTING BOROUGH COMMISSIONER

Commissioner

COMMISSIONER

☐ ORIGINAL☐ OFFICE COPY - DEPARTMENT OF BUILDINGS☐ COPY

MAKE YOUR OWN PIE

PER PIE \$3.50

TOPPINGS:

Apples, Artichokes, Basil, Cremini Mushrooms,
Crushed Walnuts, Garlic, Local Italian Sausage,
Oil Cured Black Olives, Parmigiano-Reggiano,
Pepperoni, Red Onions, Ricotta, Roasted Red Peppers,
Roma Tomatoes, Rosemary

PER PIE \$4.50

GOURMET TOPPINGS:

Anchovies, Bacon, Gorgonzola, Kale, Meatballs, Pine Nuts,
Smoked Chicken, Smoked Fresh Mozzarella, Sopressata,
Spinach, Taleggio Cheese, White Truffle Oil

SALADS

PARTY SIZE SALAD FEEDS 8-10 PEOPLE

HOUSE SALAD

Romaine, Olives, Cucumbers, Roma Tomatoes & Red Onions
\$7.75 / \$31.00

CAESAR SALAD

Romaine, Parmigiano-Reggiano & Croutons \$8.75 / \$35.00
WITH CHICKEN \$13.75 / \$55.00

KALE SALAD

Marinated Artichokes, Roma Tomatoes, Kale, Cucumbers,
Kalamata Olives, Pine Nuts & White Balsamic \$11.00 / \$44.00

HEROES & SIDES

MEATBALL HERO

Meatballs, Mozzarella, Pecorino-Romano,
Parmigiano-Reggiano, Basil & Marinara \$9.50

GARLIC KNOTS

Served with Marinara Sauce (4) \$3.00

BEVERAGES

CANS

Coke, Diet Coke, Sprite,
Canada Dry Ginger Ale \$2.00

PELLEGRINO

Orange, Blood Orange,
Grapefruit, Lemon \$3.00

BOYLAN

Black Cherry, Diet Black Cherry,
Root Beer, Diet Root Beer,
Orange, Cream,
Ginger Ale, Grape,
Seltzer, Lemon Seltzer \$3.00

LA CROIX SPARKLING BEVERAGES

Coconut, Cran-Raspberry,
Lime \$2.00

POLAND SPRING WATER \$1.50

MEXICAN COKE \$3.00

ORDER 5 PIES, GET 1 FREE!
Phone or In House Orders Only

PIZZA BY THE PIE

PICK YOUR CRUST:

BROOKLYN ROUND OR GRANDMA SQUARE

THE BROOKLYN

Grande Mozzarella & Tomato Sauce \$19.50

MARGHERITA

Parmigiano-Reggiano, Olive Oil, Basil,
Fresh Mozzarella & Tomato Sauce \$24.00

GRANDMA

Parmigiano-Reggiano, Olive Oil, Basil,
Fresh Mozzarella & Tomato Sauce \$25.00

TARTUFO

Fresh Mozzarella, Parmigiano-Reggiano, Rosemary
Cremini Mushrooms & White Truffle Oil \$27.00

BIANCO

Fresh Mozzarella, Ricotta, Parsley
& Parmigiano-Reggiano \$22.00

VEGAN

Tomatoes, Garlic, Red Onions, Spinach,
Roasted Red Peppers, Mushrooms & Olives \$26.00

SOPHIA LOREN

Fresh Mozzarella, Parmigiano-Reggiano,
Marinated Sliced Tomatoes, Garlic & Basil \$24.00

APPLE BACON

Smoked Fresh Mozzarella, Parmigiano-Reggiano,
Bacon, Crushed Walnuts, Gorgonzola & Apples \$29.00

CALABRESE

Sopressata, Imported Black Olives, Red Onions, Basil,
Parmigiano-Reggiano, Fresh Mozzarella
& Tomato Sauce \$28.00

PAESANO

Local Italian Sausage, Roasted Red Peppers,
Cremini Mushrooms, Basil, Parmigiano-Reggiano,
Fresh Mozzarella & Tomato Sauce \$27.00

*ANY PIE AVAILABLE ON A
14" GLUTEN-FREE CRUST:
add \$2.00

FRESH MOZZARELLA MADE DAILY