



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: 08/25/2019

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: OP

If alteration, describe nature of alteration: n/a

Previous or current use of the location: Restaurant

Corporation and trade name of current license: GRONK HTEY FAT CHOY LLC

APPLICANT:

Premise address: 245 BOWERY, NEW YORK, NY 10002

Cross streets: STANTON AND PRINCE STREET

Name of applicant and all principals: JIMMY RIZVI, ENCORE HOSPITALITY LLC

Trade name (DBA): CHOTE MIYAA

PREMISE:

Type of building and number of floors: COMMERCIAL AND OFFICE | 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? Pending

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):

CG-1

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) SUN TO WED: 8AM-2AM, THURS TO SAT: 8AM-3AM

Number of tables? 23 Total number of seats? 93

How many stand-up bars/ bar seats are located on the premise? 1 BAR WITH 14 BAR 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): LONG RECTANGULAR | MAIN ROOM | SMALL VENTED GRILL

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? ALL OPERATING HOURS

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

How many employees will there be? 12-15

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

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

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 BOLLYWOOD | JAZZ | PIANO | SPECIAL EVENTS | PRIVATE PARTIES

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

Please describe your sound system: STEREO AMP RECEIVER WITH SMALL SPEAKERS THROUGHOUT THE PREMISES

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 COVER CHARGE

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

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: GUPSHUP

Address: 113 E 18th Street, NEW YORK, NY 10003 Community Board # 4

Dates of operation: 7 days a week

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 SLA Proximity Report
How many On-Premise (OP) liquor licenses are within 500 feet? See attached SLA Proximity Report
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) all days menu featuring fresh ingredients, 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 1 DJs / promoted events per 12, ☒ more than 4 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 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.

ATTENTION RESIDENTS & NEIGHBORS

ENCORE HOSPITALITY LLC D/B/A CHOTE MIYAA

Company/DBA Name and Contact Number for Questions

Plans to open a

RESTAURANT & BAR

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

at the following location

245 BOWERY

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, September 9, 2019 at 6:30pm
Perseverance House Community Room
535 East 5th Street (btwn Aves A & B)

Date/Time/Location

JIMMY RIZVI, 113 E 18th Street, NEW YORK, NY

Applicant Contact Information

10003

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

ENCORE HOSPITALITY LLC D/B/A HOTEL MIYAN

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 & BAR

(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)

245 Bowery

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, September 9, 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

ENCORTE HOSPITALITY LLC D/B/A CHOTE MIYAA

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

RESTAURANT & BAR

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

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

245 BOWERY

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, September 9, 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

Proximity Report for Location:

MARCH 29, 2019

245 Bowery, 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
ELIZABETH & VINE INC	269 BOWERY	350 ft
WINE O INC	171 ELIZABETH ST	800 ft
NOLITA WINE MERCHANTS LLC	227 MULBERRY ST	900 ft
YOUNG NAM KANG	52 SPRING STREET	1050 ft
GROTTA AZZURRA IMPORTS INC	177 MULBERRY ST STORE 1A	1410 ft
FLYNN MCCLURE INC	100 STANTON ST	1455 ft
EL CORRAL SOHO INC	406 BROOME ST, STORE H AKA 199	1475 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

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

Name	Address	Approx. Distance
GONG HEY FAT CHOY LLC	245 BOWERY (ENTRANCE ON STANTO	55 ft
MANGIAMI INC	9 STANTON STREET	90 ft
241 BOWERY CORP	241 BOWERY	105 ft
INTERNATIONAL CENTER OF PHOTGRY&MAMAN TRIBECA LLC	250 BOWERY	190 ft
JBDP STANTON CORPORATION	17 STANTON ST	240 ft
19 STANTON RESTAURANT LLC	19 STANTON ST	275 ft
ICON TWO LLC	218 220 BOWERY	280 ft
JUNTOS INC	234 ELIZABETH STREET	315 ft
CAFE HABANA INC	229 ELIZABETH ST	330 ft
215 CHRYSTIE LLC IS CHRYSTIE ST MANAGEMENT LLC &VS	215 CHRYSTIE ST	340 ft
IS CHRYSTIE STREET MANAGEMENT LLC&VS CHRYSTIE LLC	215 CHRYSTIE ST	345 ft
RHI EQUITY LLC & ET AL 150710 LLC	191 CHRYSTIE ST	345 ft
FREEMAN HOLDINGS LLC	191 CHRYSTIE ST	350 ft
VARIETY ENTERTAINMENT GROUP LLC	189 CHRYSTIE STREET	355 ft
PAMDH ENTERPRISES INC	217 BOWERY	380 ft

Name	Address	Approx. Distance
PUBLIC REST,L.P AVROKO REST GRP LLC,G.P &27 LTD PT	206 210 ELIZABETH STREET	390 ft
SERVICE CORP	20 PRINCE ST	405 ft
MUSKET HOSPITALITY LLC	265 ELIZABETH ST	420 ft
TACOMBI NYC LLC	267 ELIZABETH ST	430 ft
LIGNORANTI LLC	24 PRINCE STREET	450 ft
BIERGARTEN AMERICA INC	7 RIVINGTON STREET	460 ft
ZHEN WEI FANG INC	207 BOWERY	525 ft
CANTALOUPE LLC	196 ELIZABETH STREET	535 ft
2B RESTAURANT CORP	194 ELIZABETH STREET	555 ft
SWISS WHITE INT'L LLC	177 CHRYSTIE ST	575 ft
UNCLE BOON'S LLC	7 SPRING ST	635 ft
5 SPRING STREET CORP	5 SPRING STREET GROUND FL	640 ft
AURORA CATERING INC	231 MOTT ST	645 ft
YN WINEBAR LLC	227 MOTT ST	655 ft
BOWERY HOSPITALITY ASSOCIATES LLC	199 BOWERY	670 ft
TOM & JERRYS BAR REST INC	288 ELIZABETH STREET	700 ft
LES BRASSEURS INC	1006 08 2ND AVENUE	705 ft
TWELVE SPRING ST REST CORP	12 SPRING ST AKA176ELIZABETHST	725 ft
14 SPRING STREET CAFE LLC	14 SPRING STREET	735 ft
18 FRONT INC	18 SPRING STREET	740 ft
ERJO COMPANY LLC	285 MOTT ST	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
KAL REALTY PARTNERS LLC,VNAA LLC,TLLULE LLC,ACE GP	223 225 BOWERY	295 ft
CANTINA 203 LLC	203 CHRYSTIE ST	315 ft

Unmapped licenses within zipcode of report location

Name	Address
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