



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Mark Lubell, as a qualified representative of International Center of Photography Corp
located at 79 Essex Street, New York, NY agree to the following stipulations:

- ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 9:30 am - 7 pm; Tue Closed; Wed 9:30 am - 7 pm;
Thu 9:30 am - 9 pm; Fri 9:30 am - 7 pm; Sat 9:30 am - 7 pm; Sun 9:30 am - 7 pm.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- ☒ I will not use outdoor space for commercial use.
- ☐ I will operate my sidewalk café no later than _____
- ☒ I will employ a doorman/security personnel on the following days: Mon, Wed, Thurs, Fri, Sat & Sun
- ☐ I will install soundproofing, _____
- ☒ 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. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
- 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 _____
- ☒ I will play ambient recorded background music only.
- ☒ 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.
- ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- ☒ I will not participate in pub crawls or have party buses come to my establishment.
- ☒ I will not have unlimited drink specials, including boozy brunches, with food.
- ☒ I will not have a happy hour or drink specials with or without time limitations OR ☐ I will have happy hour and it will end by _____. - Please indicate one of the above -
- ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
- ☒ 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.

Name: Jim O'Shea Phone Number: 212-857-0039

18. ☐ I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed _____

Sworn to this 22nd day of November 2019

11/22/2019

Dated _____

Notary Public

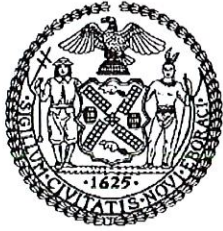
TAMA O'BRIEN

NOTARY PUBLIC-STATE OF NEW YORK

No. 02086230665

Qualified in Queens County

Commission Expires 11-1-2022



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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 11/19/2019

APPLICANT

1. Name of applicant and principle(s): International Center of Photography Corp
2. Premise address: 79 Essex Street, New York, NY 10002
3. Cross streets: Delancey Street and Broome Street
4. Trade name (DBA): TBD
5. Check which you are applying to: ☒ New liquor licence ☐ Alteration of an existing license ☐ Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: N/A
9. Previous or current use of the location: Photography Museum
10. Corporation and trade name of current location: International Center of Photography Museum
11. Type of building and number of floors: 79 Essex St. entrance: Multi Unit - 4 Floors
242 Broome St. entrance: Multi Unit - 14 Floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☐ Yes ☐ No **Pending** 12a. What is the permitted occupancy indoors and outdoors? Pending
13. Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No
14. 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): 12C
15. How many licensed establishments are within 1 block? 1
16. How many On-Premise (OP) liquor licenses are within 500 feet? 13
17. Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Small cafe serving some pastries, sandwiches, coffee.
19. Will any other business besides food or alcohol service be conducted at premise? ☒ Yes ☐ No
20. If yes, please describe what type: Museum, small bookstore
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):

Mon: 9:30 am - 7 pm, Tues: Closed,
Wed: 9:30 am - 7 pm, Thurs: 9:30 am - 9 pm,
Fri - Sun: 9:30 am - 7pm

22. Total number of table: 6 23. Total number of seats: 23

24. How many stand-up bars/ bar seats are located on the premise? 1 (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.)
25. Describe all bars (length, shape, and location): 10 ft. L-shaped counter in lobby
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? All operating hours
28. What type of food is available for sale? Sandwiches, pastries, muffins, croissants, cookies.
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager
30. How many employees will there be? 2 (1 employee, 1 manager)
31. Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?
32. Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) _____
33. Will premise have music? ☒ Yes ☐ No 33a. If Yes, what type of music? ☐ Live Music ☐ Juke box
☐ DJ ☒ Tapes/CDs/iPod
34. If other type, please describe: Spotify or Pandora
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Two small speakers
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? ☐ Yes ☒ No
38. If Yes, what type of events or performances are proposed and how often? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
The proposed method of operation is low impact with no anticipation of crowds.
40. Will there be security personnel? ☒ Yes ☐ No 40a. If Yes, how many and when? 1 during all open hours
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? No loud music
42. Do you have sound proofing installed? ☒ Yes ☐ No 43. If not, do you plan to install sound-proofing? ☐ Yes ☐ No

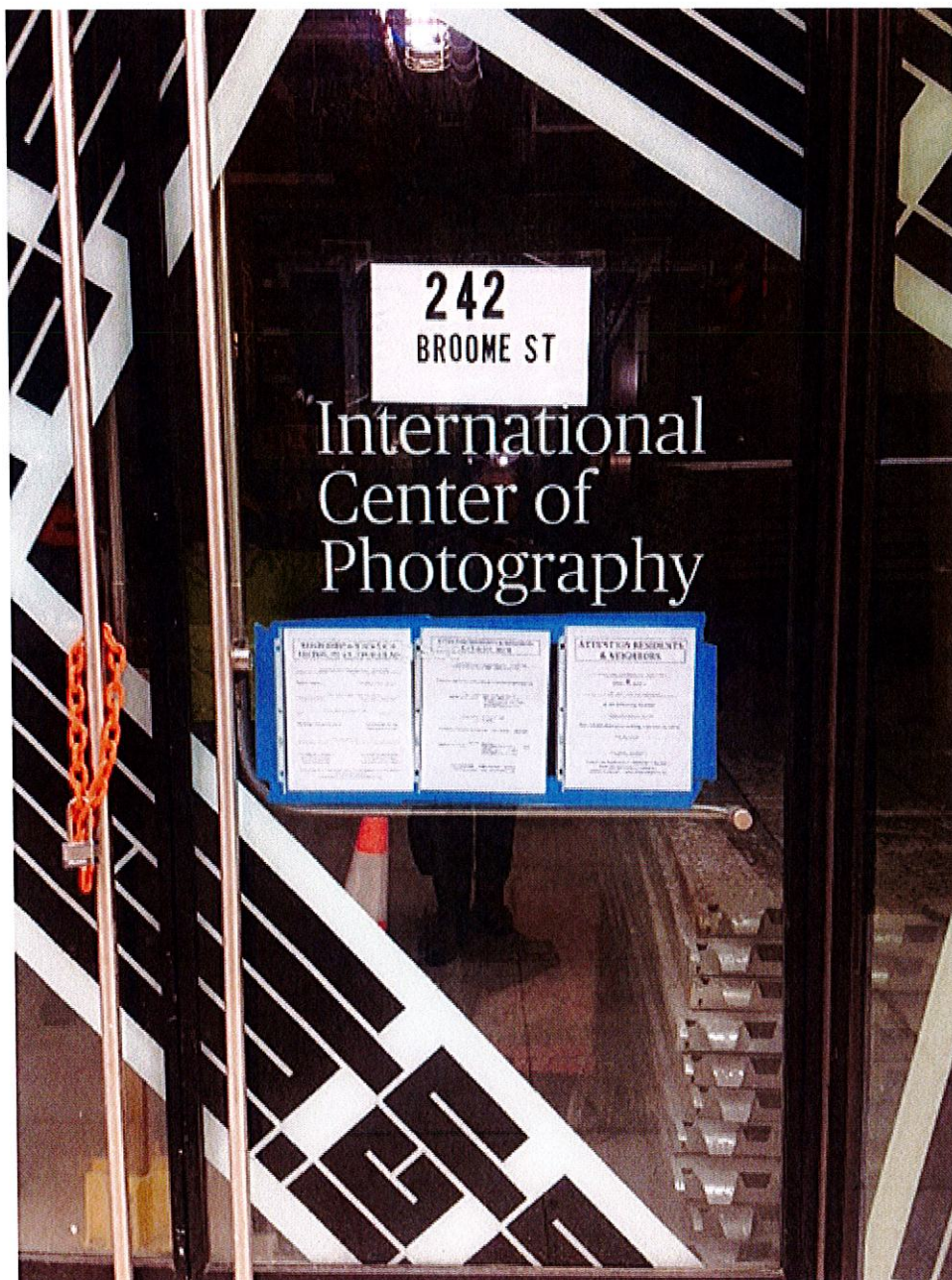
APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? ☒ Yes ☐ No If yes, please indicate name of establishment(s): International Center of Photography and Great Performances Artists as Waitresses, Inc.
45. Address: 250 BOWERY, NEW YORK, NY 10012 47. Community Board # 2
46. Dates of operation: 04/10/2017
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume.
48. Does any principal have other businesses in this area? ☐ Yes ☒ No If yes, give trade name and describe type of business: N/A
49. 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.

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.





ATTENTION RESIDENTS & NEIGHBORS

International Center of Photography Corp - (212)-857-0000

Company/DBA Name and Contact Number for Questions

plans to open a

CAFE - Tavern License with no sidewalk cafe

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

at the following location

79 Essex Street, New York, NY 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Wine, Beer and Cider

Beer & Wine or Beer

Tama O'Brien - (212)-857-0021

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

International Center of Photography Corp - (212)-857-0000
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)

CAFE - Tavern License with no sidewalk cafe
(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)

79 Essex Street, New York, NY 10002

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)

Wine, Beer and Cider
(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)

如有任何疑問或關注，請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

International Center of Photography Corp - (212)-857-0000

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

CAFE - Tavern License with no sidewalk cafe

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

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

79 Essex Street, New York, NY 10002

address

dirección

Seeking a license to serve

**En búsqueda de una
licencia para servir:**

Wine, Beer and Cider

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

**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**

**Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o
la Junta Comunitaria 3.**

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