



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

☒ *Change in method of operation*

Check if either of these apply:

- ☐ sale of assets ☐ upgrade (change of class) of an existing liquor license

Today's Date: December 18, 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 License

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: UKI Freedom LLC d/b/a Brasserie Saint Marc

APPLICANT:

Premise address: 136 2nd Avenue, New York, NY 10003

Cross streets: East 9th Street & St Marks Place

Name of applicant and all principals: UKI Freedom LLC; Greg Lebedowicz and Jerry Lebedowicz

Trade name (DBA): Brasserie Saint Marc

PREMISE:

Type of building and number of floors: Mixed Use, 6 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: _____

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? _____

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 Overlay: C1-5

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: DJ, Live Music (Acoustic), 12 or more private events, promoted event, any
event at which a cover fee is charged, scheduled performances, boozy brunches with food, extended happy hour, video/arcade games

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) Sunday to Saturday: 8am to 2am

Number of tables? 15 Total number of seats? 36

How many stand-up bars/ bar seats are located on the premise? 3

(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): 1st: 26FT, L-shaped, 1st floor; 2nd: 13 FT, Square, 1st Floor

Does premise have a full kitchen ☒ Yes ☐ No? 3rd: 15' X 7', Square, Basement

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
Ukrainian/American/French

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

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Greg/Jerry Lebedowicz

How many employees will there be? 20

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

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 scheduled performances, karaoke

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

Please describe your sound system: wireless speakers

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? _____

See attached rider

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: UKI Freedom LLC/Nitedreams LLC

Address: 1362nd Avenue, New York, NY 10003/259 Banker St., BKLYN, NY 11222 Community Board # MNCB3/BKCB1

Dates of operation: 10/2019-Present/2003-2008

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) Full-Service
Ukrainian/American/French, 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 ____.
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.

CB Questionnaire Rider: Proposed Method of Operation

Events being fundraisers, community events, ticketed events, with and or without live music and or “DJs,” celebratory events, weddings, christenings, etc., Ukrainian specific events, practice and or recitals from Ukrainian Chorus Dumka, Yara Arts group, Ukrainian Institute is Music and Art events, they are located upstairs. Orphans Aid Society events to raise money for orphans in Ukraine.

Proximity Report for Location:

December 18, 2019

136 2 Ave, 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
SAKAYA INC	324 E 9TH STREET (WEST STORE)	190 ft
MRN LIQUOR INC	16 SAINT MARKS PL	510 ft
MIAT LIQUORS INC	166 2ND AVE	540 ft
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	750 ft
S & P LIQUOR & WINE CORP	89 2ND AVE	810 ft
TASTE WINE LLC	50 3RD AVE	985 ft
WINESHOP LLC	438 A E 9TH ST	1275 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
UKI FREEDOM LLC	136 2ND AVE	0 ft
39 ST MARKS INC	41 ST MARKS PLACE	70 ft
TWO AND EIGHT GOURMET LTD	132 2ND AVENUE	95 ft
J & K RES ENTERPRISES INC	140 142 2ND AVENUE	105 ft
LOCO 124 INC	124A 2ND AVE	200 ft
149 SECOND AVE REST INC	149 2ND AVENUE	240 ft
29 ST MARKS PLACE REST INC	29 ST MARKS PLACE	240 ft
TOKYO MAMA INC	240 E 9TH STREET	250 ft
CLOISTER EAST INC,THE	238 E 9TH STREET	270 ft
HONEY RYDER LLC	147 149 2ND AVE	280 ft
BROTHERS KHYBER PASS CORP	34 SAINT MARKS PL	280 ft
M & Y CATERING INC	31 SAINT MARKS PL	280 ft
HINOMARU INC	25 ST MARKS PLACE	315 ft
MSB RESTAURANTS LLC	151 2ND AVE	325 ft
9TH STREET VENTURE LTD	232 E 9TH STREET	330 ft
ROBATAYA NY LLC	231 E 9TH ST	335 ft
MSD ENTERPRISES INC	118 2ND AVENUE	345 ft
TOKYO MAMA INC	230 E 9TH ST	345 ft

Name	Address	Approx. Distance
155 SECOND AVE REST INC	155 2ND AVENUE	345 ft
E&Y HOSPITALITY LLC	157 2ND AVE	355 ft
48 E SEVENTH STREET ASSOCIATES INC	48 E 7TH STREET	375 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	19-23 SAINT MARKS PLACE	420 ft
SOBAYA RESTAURANT INC	214 E 10TH ST	430 ft
E OCHI INC	218 E 9TH ST	470 ft
75 ST MARKS PLACE LLC	75 ST MARKS PL	525 ft
TSAMPA INC	212 E 9TH ST	530 ft
TOMKIN SQUARE KIDS INC	73 75 E 7TH STREET	540 ft
IMMIGRANT WINE BAR LLC, THE	341 E 9TH ST	540 ft
HASAKI RESTAURANT INC	210 E 9TH STREET	545 ft
IMMIGRANT TAP ROOM INC	341 E 9TH ST	550 ft
BARMAR LLC	77 ST MARKS PLACE	550 ft
KANAE INC	11 ST MARKS PLACE	570 ft
HOURLGLASS HOLDINGS INC	9 ST MARKS PL	570 ft
TAQUERIA SAINT MARKS PLACE INC	79 SAINT MARKS PL	580 ft
AUANTHAI INC	7 ST MARKS PLACE	580 ft
BLUE & GOLD BAR INC	79 E 7TH STREET	585 ft
SCHEIB S PLACE INC	80 ST MARKS PLACE	585 ft
JAMIE COFFEE LLC	81 E 7TH ST	600 ft
TAISHO INC	9 ST MARKS PLACE	605 ft
SHARAKU INC	14 STUYVESANT ST	620 ft
BARCADE DOWNTOWN LLC	6 SAINT MARKS PL	620 ft
BYTELOGICS INC	304 E 6TH ST	625 ft
HAVELI RESTAURANT INC	100 2ND AVENUE	640 ft
BRICKLANE CURRY HOUSE INC	306 308 E 6TH ST	640 ft
FUN HAT LLC	308 E 6TH ST	640 ft
PARMYS KABOB AND GRILL INC	125 127 1ST AVE	660 ft
CALEXICO CINCO LLC	99 2ND AVE	665 ft
STMARKS CAFE LLC	2 SAINT MARKS PL	675 ft
LEX 18 INC	5 ST MARKS PLACE BASEMENT	680 ft
YORI NYC CORP	119 1ST AVE	680 ft
LOVE PICIN INC	153 1ST AVENUE	695 ft
W C O U RADIO INC	115 1ST AVENUE	695 ft
A VENIERO INC	342 EAST 11TH STREET	700 ft
BOONSRI INC	95 2ND AVE	715 ft
LA MERIDIANA I LTD	176 2ND AVE	720 ft
POINT JUDITH LLC	96 2ND AVENUE	730 ft
575 PUB ON SECOND INC	93 2ND AVE	735 ft
LOCAL 92 INC	92 2ND AVE NORTH STORE	740 ft
INSIANG LLC	111 1ST AVE	740 ft
EAST VILLAGE HOSPITALITY LLC	242 E 10TH ST	745 ft
N Y RESTAURANT SUPPLIES INC	29 3RD AVE AKA 6 STUYVESANT ST	745 ft
LITTLE REBEL INC	134 1ST AVE	750 ft
JUDEX ENTERPRISES INC	178 2ND AVENUE	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
TOSCANA PIZZA INC	128 2ND AVE	170 ft
JHDHA INC	131 2ND AVE	185 ft
YPB CORP	125 2ND AVE	255 ft
ZHELI SHANGHAI INC	19 ST MARKS PL	425 ft
ZHELI SHANGHAI INC	19 ST MARKS PL	425 ft
LTS EAST LLC	201 E 10TH ST	435 ft
143 RESTAURANT CORP	143 1ST AVENUE	645 ft
SANPOU USA LLC	92 2ND AVE	740 ft

Unmapped licenses within zipcode of report location

Name	Address
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**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**

UKI Freedom LLC d/b/a Brasseur Saint Marc
Greg Lebedowicz @ 718-612-5804

Plans to file for a change in method of operation application

136 2nd Avenue

Currently holds a license to serve:
Beer/Wine/Liquor & Cider

Public meeting for comments

Monday, January 13, 2020 at 6:30pm
Perseverance House Community Room
535 East 5th Street (between Aves A & B)

LA JUNT A COMUNITARIA 3
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mon 12th-ny.gov - www.chi.commission.org

**ATTENTION RESIDENTS
& NEIGHBORS**

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Contact: Greg Lebedowicz @ 718-612-5804

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at the following location
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