



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 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: FEBRUARY 24, 2020

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: RESTAURANT

Corporation and trade name of current license: PREMISES CURRENTLY CLOSED

APPLICANT:

Premise address: 157 EAST HOUSTON STREET

Cross streets: ELDRIDGE AND ALLEN STREETS

Name of applicant and all principals: BEATRICE RODRIGUEZ DE ARMAS
OR A CORPORATION TO BE FORMED

Trade name (DBA): COPPELIA

PREMISE:

Type of building and number of floors: 2 STORY COMMERCIAL

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? LESS THAN 75
LETTER OF NO OBJECTION TO BE SOUGHT FROM BUILDING DEPT.

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):
C6-2A

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) 24 HOUR DINER

Number of tables? 19 Total number of seats? 58

How many stand-up bars/ bar seats are located on the premise? ONE - 14 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): 38'6" FRONT FOOD COUNTER

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? 24 HOUR DINER

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

How many employees will there be? _____

Do you have or plan to install French doors accordion doors or windows? NONE

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: SPEAKERS ONLY

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.")

NO SPECIFIC PLAN AT THIS TIME.

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.

NO SPECIAL PLAN AT THIS TIME

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: DE ARNAS ENTERPRISES CORP. OLGA COPPELIA

Address: 207 WEST 14TH STREET Community Board # 4

Dates of operation: OPEN SINCE 2011 - 24 HOUR DINER

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. COPPELIA AS PER ABOVE

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business PART OF TOLONCHE CHAIN OF RESTAURANTS

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? _____

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

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

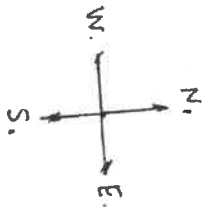
COMMUNITY OUTREACH:

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) 24 HOUR DINER _____, 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 0 DJs / promoted events per 0 more than 0 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.

AREA SURVEY - DIAGRAM # 1
 157 E. HOUSTON STREET
 NEW YORK, N.Y.
 - NOT TO SCALE -



CHINESE TAKE-OUT-FOOD
 PIZZA
 LAUNDRYMAT

RESIDENTIAL BUILDING

APPLIANCES
 DIVYA'S KITCHEN
 VEGAN CAFE
 YOGA-MEDITATION
 TATTOOS

INFO UNAVAILABLE
 INFO UNAVAILABLE
 LIL FRANKIES
 19-21 FIRST AVENUE
 FULL LIC. LIC.# 1142395
 INFO UNAVAILABLE
 LOCK & DOOR CO.
 LA LINEA 15 1ST AVE.
 FULL LIC. LIC.# 1024166
 BOILERMAKER
 13 1ST AVENUE
 FULL LIC. LIC.# 1271096

RESIDENTIAL
 COZY CAFE
 TAVERN WINE
 LICENSE
 SPA
 RESIDENTIAL
 RESIDENTIAL

RESIDENTIAL
 GARDEN-YARD
 RESIDENTIAL
 RESIDENTIAL
 PRUNE-RESTAURANT
 54 E. 1ST STREET
 FULL LIC. LIC.# 1100479
 ARTS- POETRY
 FOR RENT
 RESIDENTIAL
 RESIDENTIAL ENTRANCE
 MEDICAL OFFICE
 RESIDENTIAL
 BOILERS & WELDING
 BAKERY
 PINKY'S SPACE-
 FOOD-CAFE
 SMOOTHIES - JUICE
 COFFEE BAR
 RESIDENTIAL
 JUICE BAR & SMOOTHIES

APARTMENT BUILDING
 YARD

SPIEGEL BAA RESTAURANT
 26 1ST AVENUE
 FULL LIC. LIC.# 1290207
 PIZZA
 CONSTRUCTION SITE
 FUNERAL HOME
 BARBER SHOP
 V-NAM CAFE-
 SANDWICHES
 DELI

THE GRAYSON-16 1ST AVE
 FULL LIC. LIC.# 1280469
 MAIL SALES & SPA
 LUCIEN-14 1ST AVENUE
 FULL LIC. LIC.# 1024348
 ONE & ONE 76 E 1ST ST
 AKA 12 1ST AVENUE
 FULL LIC. LIC.# 1236229

FISH & CHIPS
 CAFE HIMALAYA
 RESTAURANT
 WINE LICENSE
 TAI THAI CAFE
 RESTAURANT
 WINE LICENSE

MELTZER PARK

YARD-TREES
 E. HOUSTON STREET
 FIRST PARK
 EAST 1ST STREET
 1ST AVENUE

FORSYTH ST
 SEE DIAGRAM # 2

BLADGEE STREET

APPLICANT

ALLEN STREET

PERETZ SQUARE- OUTDOOR AREA
 EAST 1ST STREET

ORCHARD STREET

E. HOUSTON STREET
 SEE DIAGRAM # 2

BARBLOW STREET

BUILDING

SARA D. ROOSEVELT PARK

E. HOUSTON STREET

SEE DIAGRAM #1

SEE DIAGRAM #1

E. HOUSTON STREET

FORSYTH STREET

CASCADES HIGH SCHOOL
198 FORSYTH STREET

- APARTMENT BUILDING
- ALLEYWAY
- OFFICE
- GALLERY
- GALLERY
- VINTAGE CLOTHING
- RESIDENTIAL ENTRANCE
- DELI-GROCERY

- THE GATSBY HOTEL
- FOR RENT
- BAKFRY-KNISHES
- CONSTRUCTION SITE
- FOOLS GOLD 159 E HOUSTON ST. FULL LIQ. LICENSE #1275992
- PIZZA PASTA
- UNDER CONSTRUCTION
- OFFICE
- RETAIL STORE
- OFFICE
- ART STUDIO
- FINE ARTS
- GARAGE
- RESIDENTIAL ENTRANCE
- CREATIVE SERVICES & PHOTOGRAPHY
- GALLERY
- VETERINARY CLINIC
- BAR GOTO 245 ELDRIDGE ST. FULL LIQ. LIC. #129375
- FLOWERS
- CLOSER- 247 ELDRIDGE ST. EXHIBIT HQ. LICENSE
- THE RUMPUS ROOM 249 ELDRIDGE ST. FULL LIQ. LIC #1024136

ELDRIDGE STREET

YARD- OUTDOOR AREA

THE RIDGE HOTEL

COMMERCIAL BUILDING

APPLICANT

- THE LATE LATE- 159 E. HOUSTON ST. FULL LIQ. LICENSE #1274965
- CONVENIENCE STORE
- MEZZETTO 154-161 E HOUSTON ST. FULL LIQ. LIC. #1262042

RESIDENTIAL BUILDING

RESIDENTIAL ENTRANCE

- TEA- FOOD- CAFE
- SPACE FOR LEASE
- UNDER CONSTRUCTION
- YOKOYA NAMIEN CAFE RESTAURANT WINE LICENSE
- SPACE FOR LEASE
- RESIDENTIAL ENTRANCE
- FOOD- FALAFEL CAFE

STANTON STREET

- APARTMENT BUILDING
- YARD- TREES
- OUTDOOR AREA
- PLAYGROUND

AREA SURVEY- DIAGRAM # 2
157 E. HOUSTON ST.
NEW YORK, N.Y.
-NOT TO SCALE-

ALLEN STREET

GROS & KEBABS
175-177 E. HOUSTON STREET
UNDER CONSTRUCTION
PENDING FULL LIQ. LIC. #1323501

PIZZA
ARMY- NAVY STORE
BAGELS- FOOD
APPETIZERS
GIFTS- CARDS- STATIONERY
COSMETICS

SMOOTHIES- CAFE- JUICE BAR
WAXING STUDIO
TREATMENT SPA
SPACE FOR LEASE
CLOSED- VACANT SPACE
SALON
STONE FOR RENT- BLUE RIBBON SUSHI 187 ORCHARD STREET FULL LIQ. LIC. #1219676

SKITY LES HOTEL
190 ALLEN STREET
HOTEL LIQUOR LICENSE #1192619

NEAR OR ROCKWOOD MUSIC CORP. CLAWDABBY'S- WYX. RESTAURANT WINE LICENSE

CHEESE GAULIE
188 ALLEN STREET
RESTAURANT WINE LICENSE

LOCAL 138
181 ORCHARD STREET
FULL LIQUOR LICENSE #1318189

SPACE FOR RENT
22 STANTON ST. STANTON ST. 2ND FLOOR
THE MEAT BALL SHOP- 84 STANTON ST. FULL LIQUOR LIC. #1277013

CONVENIENCE STORE
LES BARBURGER RESTAURANT WINE LICENSE
PIZZA

GOURMET DELI
ART GALLERY

UNDER CONSTRUCTION
RESIDENTIAL ENTRANCE

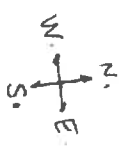
PHARMACY- VARIETY
G/M- FITNESS
RESIDENTIAL BUILDING
SPACE FOR LEASE
PIZZA
SWEETS- FRESHMAN- YOGURT
OFFICE
LE FRENCH DINER RESTAURANT WINE LICENSE
SMOKE SHOP
CLOTHING & TATTOOS

HOTEL INDIGO
180 ORCHARD ST AND 171 LUDLOW STREET
HOTEL LIC. LIC. #1286719

FOR RENT
FOR RENT
FOR RENT
VIRTUAL REALITY CENTER & ARCADE
THE SKINNY- BAA 174 ORCHARD STREET FULL LIQ. LIC. #1156178

STANTON STREET

LUDLOW STREET



UNDER
CONSTRUCTION

— ELDRIDGE STREET —

THE
RIDGE
HOTEL

COMMERCIAL
BUILDING

APPLICANT

THE LATE LATE
159 E. HOUSTON STREET
FULL LIQUOR LICENSE
1274965

CONVENIENCE
STORE

MEZETTO
159-161
E. HOUSTON STREET
FULL LIQUOR LICENSE
1262042

— ALLEN STREET —

GYROS & KEBABS

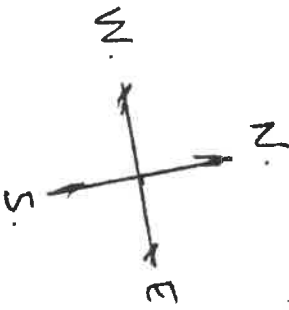
— E. HOUSTON STREET —

FIRST PARK

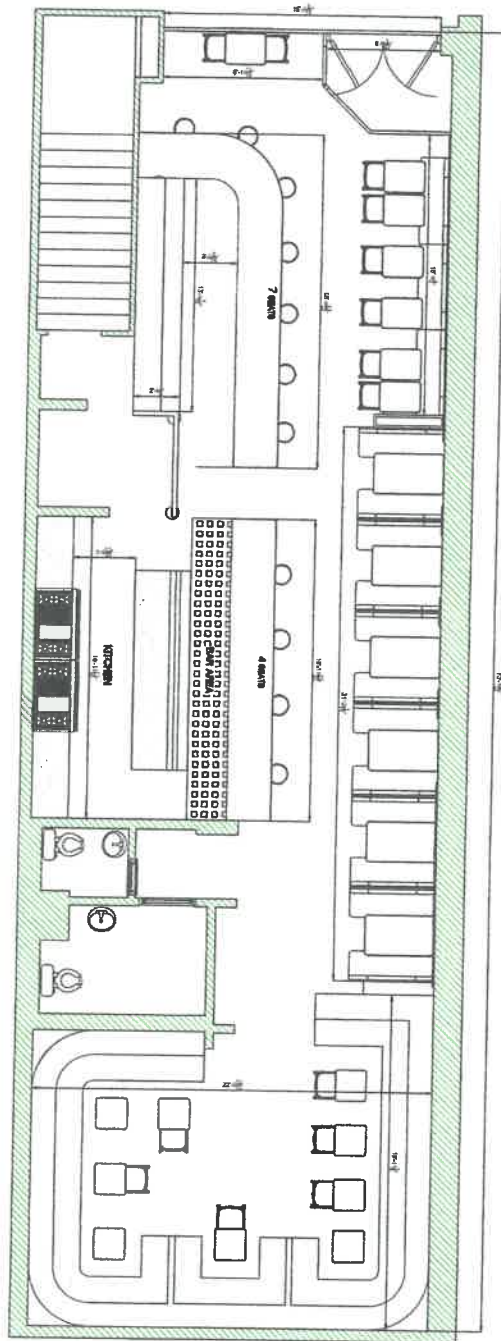
— E. 1ST STREET —

— 1ST AVENUE —

BLOCK PLOT DIAGRAM
159 E. HOUSTON STREET
NEW YORK, N.Y.
- NOT TO SCALE -



HOUSTON ST



NOT FOR CONSTRUCTION
FOR REVIEW PURPOSES ONLY

NO PARA LA CONSTRUCCION
Solo para fines de revision.

SPAZIODG

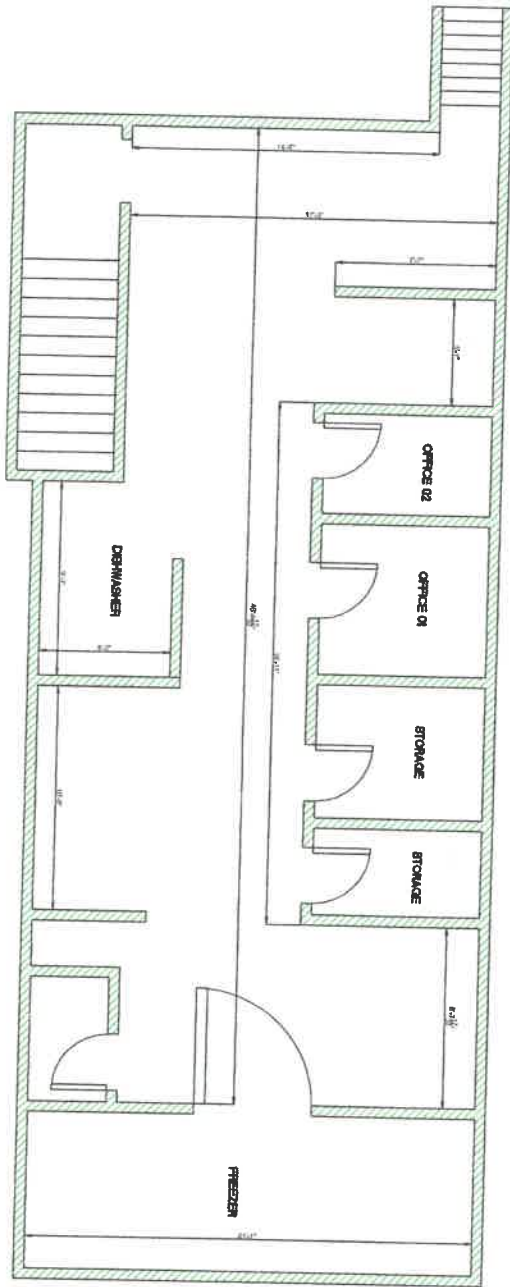
CLIENT:

SIGNATURE:

22 JAN 2020

Dinner Concept

1st floor plan



BASEMENT

NOT FOR CONSTRUCTION
FOR REVIEW PURPOSES ONLY

NO PARA LA CONSTRUCCION.
Solo para fines de revisión.

SPAZIODG

CLIENT:

SIGNATURE:

BASEMENT

22 JAN 2020

Dinner Concept

PAGE 2/2

Basement plan