

**City Orchard Brewing Company**

**174 First Avenue**

**NY, NY 10003**

**Application to CB# Manhattan for TW-Tavern Wine License**

**Full Kitchen/Retail Sales**

**Date: 5/26/2020**

Contacts:

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646-515-3599

Juan Chris Pena, 646-733-6434

# CITY ORCHARD BREWING COMPANY

BEER AND CIDER ON THE GO

174 FIRST AVENUE  
NEW YORK, NEW YORK





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](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: May 26, 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: TW

If alteration, describe nature of alteration: FEE / Furniture / Fixtures

Previous or current use of the location: RETAIL / FOOD

Corporation and trade name of current license: -

**APPLICANT:**

Premise address: 174 1<sup>st</sup> Ave, NY NY 10003

Cross streets: 10<sup>th</sup> / 11<sup>th</sup>

Name of applicant and all principals: City Orchard Brewing Company LLC  
JUAN CHRIS Pena, Brian Crawford.

Trade name (DBA): City Orchard.



**PREMISE:**

Type of building and number of floors: CLASS A, Mix Use, Business/Residential  
4/5 w/ cellar (CO Attached)

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: \_\_\_\_\_

NOT AT THIS TIME

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? 74

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

**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: UNIQUE NEW AMERICAN CUISINE

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) (M-FRI) OPEN 10AM.

Sunday to WED CLOSE 1AM, THURS - SAT CLOSE 2AM

Number of tables? 17 Total number of seats? 39

How many stand-up bars/ bar seats are located on the premise? 1 / 6

(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): L SHAPE

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

FRESH NEW AMERICAN CUISINE, ORTHODOX FARE

What are the hours kitchen will be open? ALL HOURS

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

How many employees will there be? 12

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

Existing, Blowgrade

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) 5 (2 for Retail Pricing)

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 Acoustic Guitar, Piano

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

Please describe your sound system: 6 small speakers for background music  
NO Amplification

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 fee  
we will host singers + piano players

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.")

THE SPACE HAS ample space for in store waiting, Reservation System to limit wait times

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) 1 identification checker, 8 PM to close.

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 Acoustic Ceiling

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: LOSIDE DINER, BLAKESLY INN

Address: 157 EAST HOUSTON N.E., Blakesly, PA Community Board # 3

Dates of operation: 2006 - 2008 2004 + 2016

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 604/ 7 BW

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

PS 19, + Mading Masjid

**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) CASUAL  
NEW American/Brewery 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 2 DJs / promoted events per 2, ☐ more than 2 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 8 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.

Brian Crawford  
646.515.3599



# DEPARTMENT OF BUILDINGS

## BOROUGH OF MANHATTAN, CITY OF NEW YORK

**CERTIFICATE OF OCCUPANCY No. 23917 1937**

Supersedes Certificate of Occupancy No. 12777

To the owner or owners of the building:

New York Nov. 12, 1937.

THIS CERTIFIES that the building located on Block 438 , Lot 6 & 7

known as 174-6 First Avenue

under a permit, Application No. 1745 Alt of 1935 conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of nonfireproof construction within the meaning of the building code and may be used and occupied as a business and residence building as hereinafter qualified, in a business district under the building zone resolution, subject to all the privileges, requirements, limitations and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
		#174			Multiple Dwelling Class A
Cellar					Storage
Basement	120			5	Store
1st Story	120			5	Store
2nd "	40				One (1) Apartment
3rd "	40				One (1) Apartment
		#176 First Avenue			
Cellar				2	Storage
Basement	120			10	Store
1st Story	60			2	Storage
2nd to 4th Story	60 on each				One (1) Apartment on each floor

This certificate is issued to De Rose & Cravallieri, Architects  
370 East 149th Street, City. , for the owner or owners.

The superimposed, uniformly distributed loads, or their equivalent concentrated loads in any story shall not exceed the live loads specified above; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

Unless specifically stated above, the building or any part thereof, if certified as a public building, shall not be used as a building in which persons are harbored to receive medical, charitable or other care or treatment, such as a hospital, asylum, etc., or in which persons are held or detained under legal restraint, such as a police station, jail, etc.; nor shall it be used as a motion picture theatre as defined in section 30, chapter 3, Code of Ordinances; nor as a theatre or opera house or other building intended to be used for theatrical or operatic purposes, or for public entertainment of any kind, for the accommodation of more than 300 persons.

Unless specifically stated above, the building or any part thereof, if certified as a residence building, shall not be used as a tenement house as defined in the tenement house law; nor shall it be used as any form of residence building having more than 15 sleeping rooms; nor shall it be used as a lodging house within the meaning of Sec. 1305 of the Greater New York Charter.

Unless specifically stated above, the building or any part thereof, if certified as a business building, shall not be used as a garage, motor vehicle repair shop or oil selling station as defined in section 1, chapter 10, Code of Ordinances; nor shall it be used for the generation or compression of acetylene; nor as a factory building as defined in the labor law; nor as a grain elevator; nor as a coal pocket.

Except as otherwise noted above, the building, or any part thereof, if located elsewhere than in an unrestricted district, shall not be used for any of the purposes enumerated in paragraph (a) of section 4 of the building zone resolution; nor for any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; nor for any kind of manufacturing not already prohibited, except that, if located in a business district, not more than twenty-five per cent. of the total floor space may be so used, or space equal to the area of the lot in any case.

Except as otherwise noted above, the building, if certified as a garage, may not be used for more than five cars on any portion of a street between two intersecting streets, in which portion there exists an exit from or an entrance to a public school, or in which portion there exists any hospital maintained as a charitable institution; and in no case within a distance of 200 feet from the nearest exit from or entrance to a public school; nor within two hundred feet of any hospital maintained as a charitable institution.

If the building has, at any time previous to the issuance of this certificate, been the subject of an appeal to the board of appeals or of a petition to the board of standards and appeals resulting in modification or variation of law or any lawful requirement, the construction and arrangement of the building as specified in the resolution granting such modification or variation, must be maintained, and all conditions imposed by either board must be observed.

No change or re-arrangement in the structural parts of the building, or affecting the lighting or ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located, until an approval of the same has been obtained from the commissioner of buildings.

This certificate supersedes each and every previously issued certificate of occupancy for this building or any part thereof, and each and every such previously issued certificate shall be null and void; and this certificate in turn becomes null and void upon the issuance of any new lawful certificate.

This certificate does not in any way relieve the owner or owners, or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits or licenses as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

This certificate does not authorize the use or operation of any elevator in the building without the special certificate required by section 563 of the building code.

If the building is or is required to be equipped with standpipes or other fire extinguishing or gas shut off appliances, this certificate is not complete until such standpipes or other appliances have been inspected by the fire department (or by the Tenement House Department in the case of a gas shut off in a tenement house) and approved in writing, either in a separate certificate or by endorsement upon this certificate. (Space for such endorsement is provided on page 4 of this certificate.)

If this certificate is marked "Temporary," it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to a tenement house unless also approved by the tenement house commissioner; and it must be replaced by a full certificate as soon as the entire building is completed according to law and ready for occupancy.

The word "class" as used in this certificate refers to the classification of buildings in the building code (section 70).

This certificate is issued in accordance with the provisions of section 411-a of the Greater New York Charter and of section 5 of chapter 5 (Building Code) of the Code of Ordinances of the City of New York.

Examined. *JB*

Commissioner of Buildings, Borough of Manhattan.

Additional copies of this certificate will be issued, upon written request, to persons having a proprietary interest in the building.





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NYC Department of Buildings  
Actions

Page: 1

Premises: 174 1 AVENUE MANHATTAN

NUMBER

CO 23017

LNO 1479

LNO Use: APPROVED LNO

LNO Floor: FRONT BUILDING-EATING AND DRINKING ESTABLISHMENT IN BASEMENT

Comments: USE GROUP 6

V\* 32778ES10M1

CLOSURE DATE: 09/28/2011

V\* 010606LL629101691

V\* 100115LBLVIO01112

V\* 062619AEUHAZ100397

VEC\* 101499CB3RS1

VEC\* 111819CE03GM01

VEC\* 060419CE03SK01

VEC\* 110818CC08DT02

VEC\* 110818CC02DT05

VEL\* 082197CB3SI01

VEL\* 060898CB3GJ04

VEL\* 110818CC03DT01

VEL\* 110818CC03DT03

VEC\* 031219CE03CV03

VEC\* 112019CE03GM01

VEC\* 110818CC03DT04

VEL\*

VEC\* 060419CE03SK02

VEC\* 10312019CE03PK01

VEC\* 10312019CE03PK02

(PDF)

TYPE

CERTIFICATE OF OCCUPANCY

LETTER OF NO OBJECTION

BIN: 1082526

Block: 438 Lot: 6

FILE DATE

11/12/1937

05/28/2010

DOB VIOLATION - CLOSED

00/00/0000

DOB VIOLATION - DISMISSED

01/06/2006

DOB VIOLATION - DISMISSED

10/01/2015

DOB VIOLATION - DISMISSED

06/26/2019

ECB VIOLATION DISMISSED

10/14/1999

ECB VIOLATION DISMISSED

11/18/2019

ECB VIOLATION DISMISSED

06/04/2019

ECB VIOLATION DISMISSED

11/08/2018

ECB VIOLATION DISMISSED

11/08/2018

VIOLATION ECB LIEN DISMISSED

08/21/1997

VIOLATION ECB LIEN DISMISSED

06/08/1998

VIOLATION ECB LIEN DISMISSED

11/08/2018

VIOLATION ECB LIEN DISMISSED

11/08/2018

ECB VIOLATION DISMISSED

03/12/2019

ECB VIOLATION DISMISSED

11/20/2019

ECB VIOLATION DISMISSED

11/08/2018

VIOLATION ECB LIEN DISMISSED

11/05/2019

ECB VIOLATION DISMISSED

06/04/2019

ECB VIOLATION DISMISSED

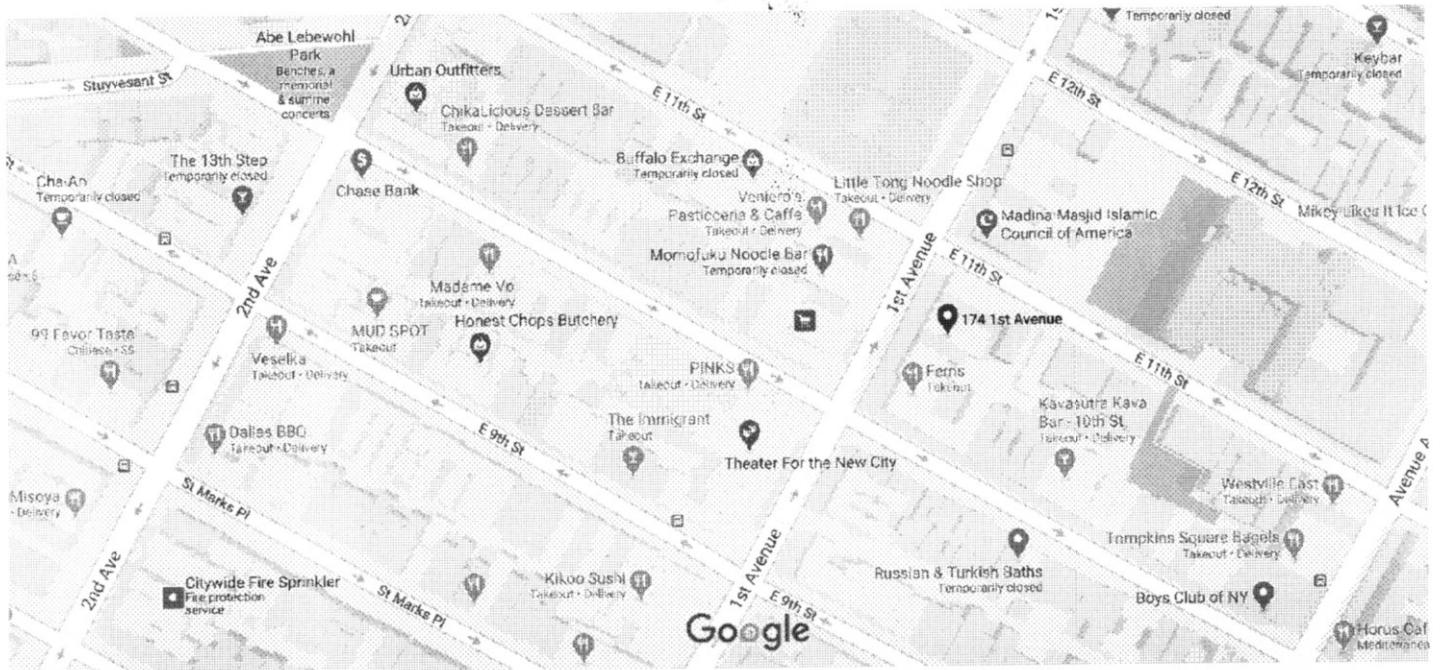
10/31/2019

ECB VIOLATION DISMISSED

10/31/2019

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

## Google Maps wine near 174 1st ave



Map data ©2020 Google 100 ft

*"near 174 1st ave"***174 1st Avenue**

New York, NY 10009



Don't see what you're looking for?  
Try Google Search instead

Should this place be on  
Google Maps?  
Add a missing place



174 1st AVE

CO-RETAIL  
1937

CITY ORCHARD BREWING

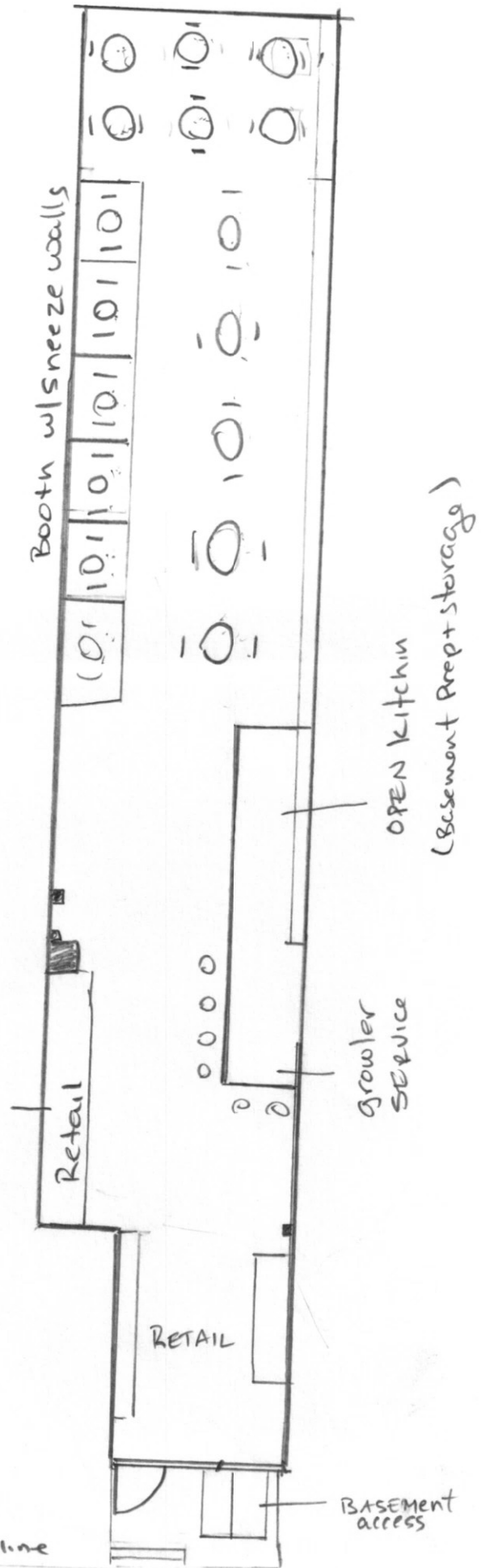
LNO • EAT/DRINK  
2010

SPACE 1671 SQ FT

6 BAR SPACE 17 TABLES/39 SEATS

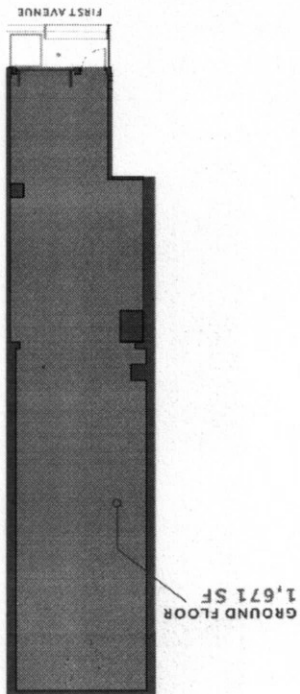
REST ROOMS EXISTING • BASEMENT

2 STEP incline









# City Orchard Brewing Company

Hand Craft Beers and Ciders

## Full Kitchen Menu

### Starters

Oysters by the Dozen \$18

Shrimp Ceviche 12

Yellowtail Sashimi \$16

Tuna Poke Bowl \$16

Cheese and Charcuterie (pick 2) \$10

Salumi-Coppa-Prosciutto

Aged Cheddar/Stilton Blue/French Triple Cream

### Quick Bite

Avocado Tartine, fresh greens, pickled onions \$12

Salad of Hierloom Tomatoes, Agugula and shaved Parmesan

The Orchard Green Apple Salad, watercress, chashew, sweet cider

House Pretzels with Beer cheese and mustard \$8

### Soups:

Ginger/Shitake Miso/Vegal Chili \$8 (crusty bread)

### Plates

Maine Lobster Roll, house chips \$16

Alpine Cheese Crisp, Miche Boule , House Chips \$12

House Dogs 2 for \$10, House Chips

Classic NY-Krout, Spicy Mustard White Bras(chicken) Corn salsa

Spicy Pork w kimchi Tofu Italian with hot peppers & onions.

Fresh Pasta of day-hand rolled (vegan) 12