



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.
- ☐ 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

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: 10/02/2020

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: RW 341

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Williamsburg Vegan Corp.

APPLICANT:

Premise address: 12 St. Marks Place

Cross streets: 2nd Avenue & 3rd Avenue

Name of applicant and all principals: Williamsburg Vegan Corp.

Steven Simicich, Daniel Carabano, Nathan Smith, Christopher Giannotti

Trade name (DBA): V-Spot Express

PREMISE:

Type of building and number of floors: Commercial Building, 5 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: Portion of sidewalk on private property, open restaurant program to the extent permissible.

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):
R8B

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: Vegan Outreach/Community Events.

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Monday- Sunday 12pm - Midnight

Number of tables? 13 Total number of seats? 52

How many stand-up bars/ bar seats are located on the premise? 1 Stand-up bar, 6 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): Front Bar- 10 x 6 Ft/ Back Service Bar- 3 Ft

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
Vegan Food - see menu attached

What are the hours kitchen will be open? 12pm - Midnight 7 days a week

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

How many employees will there be? 5

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

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) TV's with menu

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 Occasional Acoustic Jazz

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

Please describe your sound system: Wall Mounted 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? Yes

Vegan Theme Fundraising and Community Events

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.")
Change in class

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

Existing Soundproofing, commercial tenants upstairs.

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Vegan Wholesale Foods Corp. d/b/a VSPOT

Address: 156 5th Avenue, Brooklyn, NY 11217 Community Board # 6, Brooklyn

Dates of operation: 7 days a week- 12pm-10pm

*Williamsburg Vegan Corp /d/b/a VSPOT Express, 12 St Marks Place, New York, NY 10003, Manhattan CB No.3 7 days a week - 12pm - Midnight

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 In operation 2015

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? ¹⁶ _____

How many On-Premise (OP) liquor licenses are within 500 feet? ²⁴ _____

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) _____, 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.



NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Williamsburg Vegan Corp.
Company Name / Contact Info: _____
Nombre de la Compañía / Información de contacto: _____

Plans to open a: _____ Planifique abrir un/a: _____
Restaurant _____
(Please check) (Por favor marque) _____
Indicate if changes to Restaurant / Restaurantes
indicate with "Backyard Live" _____
Indique si cambios a Restaurantes
indique con "Backyard Live" _____

12 St Marks Place, New York, NY 10003
Address _____
Dirección _____

Seeking a license to serve _____ En búsqueda de una
Beer/Wine & Liquor _____ licencia para servir:
Beer & Wine or Beer/Wine & Liquor _____
Cerveza o vino o cerveza/vino o bebidas alcohólicas _____

Public meeting _____ Reunión pública
for comments _____ para comentarios
Monday, October 19 at 6:30 PM
Online: <https://room.us/j/92199317942>
By Phone: +1 646 518 9805, +1 929 205 6099
Meeting ID: 921 9931 7942

At COMMUNITY BOARD 3 En la JUNTA COMUNITARIA 3
SLA & DCA Licensing La reunión del Comité
Committee Meeting de Licencias del SLA y del DCA

mn03@ch.nyc.gov - www.ch3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民 請注意

Williamsburg Vegan Corp.
公司名字 (Company) and / 聯繫人的資料 (Contact Info): _____

Plans to open a (以上酒店主想開第 3 社區中酒店業的業務) _____
Restaurant _____
(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Cafe) or 後院
後院花園咖啡 (Backyard Live) _____

12 St Marks Place, New York, NY 10003
Address/地址 _____

seeking a license to serve (以上酒店主想開以下相關業務) _____
Beer/Wine & Liquor _____
(請選擇/please choose) 啤酒和酒類 (Beer & Wine) or / 或酒
啤酒 (Beer) or / 或酒
酒和酒類 (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
酒類和咖啡的消費均有關小商業牌照委員會
Monday, October 19 at 6:30 PM
Online: <https://room.us/j/92199317942>
By Phone: +1 646 518 9805, +1 929 205 6099
Meeting ID: 921 9931 7942
密碼 (Pass) 和號碼 (Number) _____

mn03@ch.nyc.gov - www.ch3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

Williamsburg Vegan Corp.
Company/DBA Name and Contact Number for Operations _____

Plans to open a _____
Restaurant _____
(Please check) (Por favor marque) _____
Indicate if changes to Restaurant / Restaurantes
indicate with "Backyard Live" _____
Indique si cambios a Restaurantes
indique con "Backyard Live" _____

at the following location
12 St Marks Place, New York, NY 10003
Building Number and Street Name (Address) _____

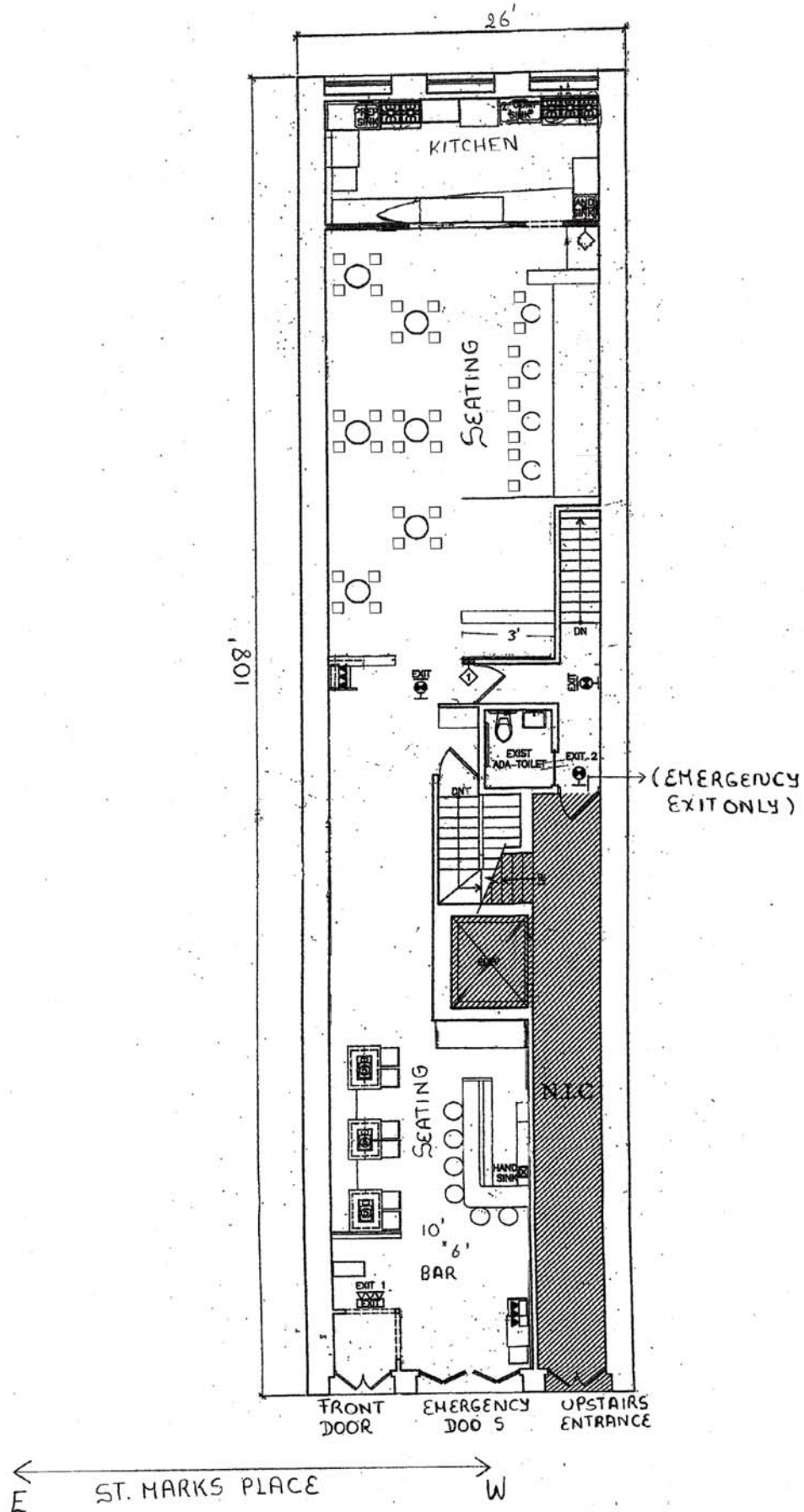
This establishment is seeking a license to serve _____
Beer/Wine & Liquor _____
Beer & Wine or Beer/Wine & Liquor _____

There will be an opportunity for public comment on
Monday, October 19 at 6:30 PM
Online: <https://room.us/j/92199317942>
By Phone: +1 646 518 9805, +1 929 205 6099
Meeting ID: 921 9931 7942
密碼 (Pass) 和號碼 (Number) _____

Steven Simicich (212) 739-0874
Neighborhood Liaison Information

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mn03@ch.nyc.gov - www.ch3manhattan.org

1ST FLOOR PLAN
 WILLIAMSBURG VEGAN CORP.
 12 ST. MARKS PLACE, NEW YORK, NY 10003



WILLIAMSBURG VEGAN CORP
12 ST MARKS PL
NEW YORK, NY 10003

BASEMENT

ST. MARKS PLACE
E W

108'

STORAGE

BOILER ROOM

KITCHEN

WALK IN

WALK IN

BATHROOM

BATHROOM

CLOSET

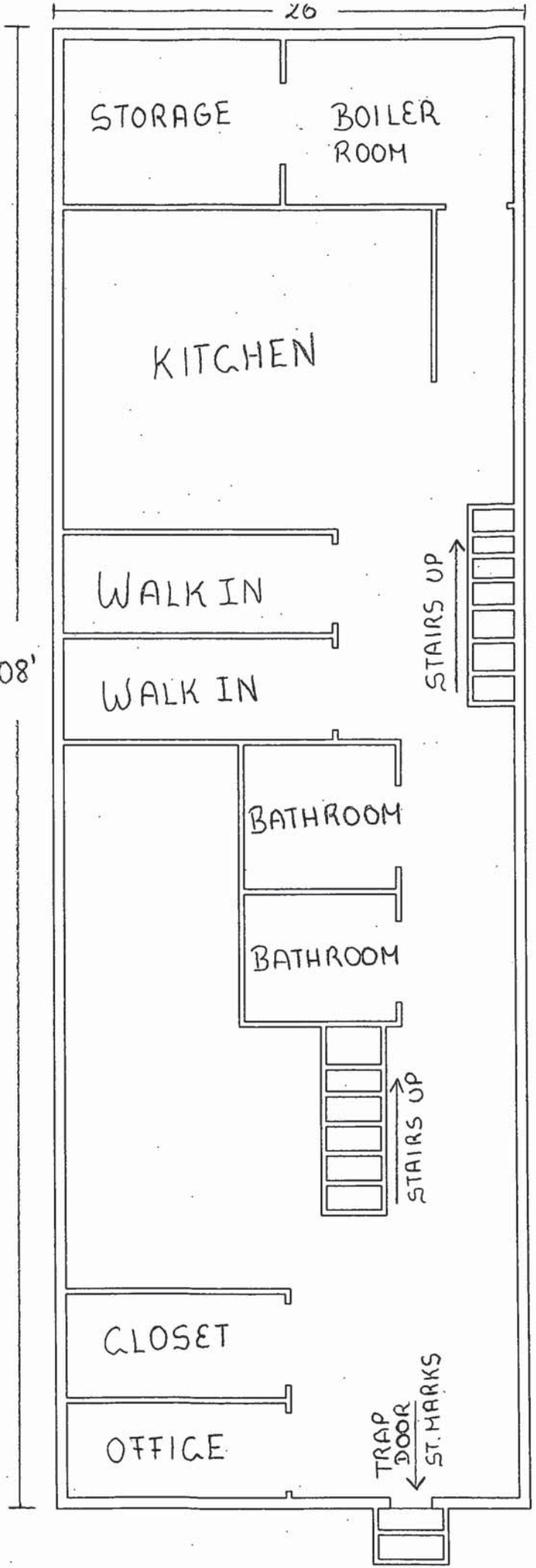
OFFICE

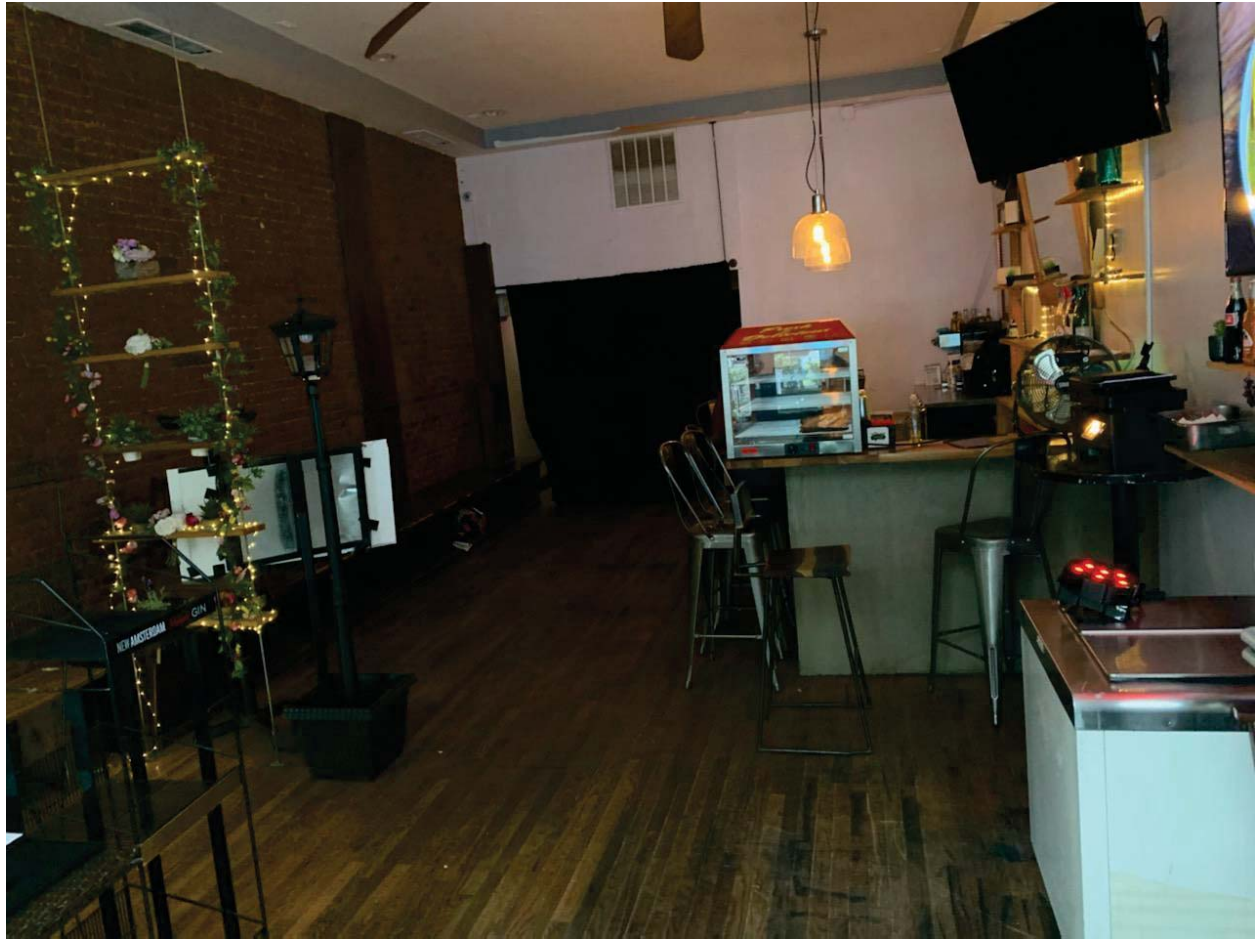
TRAP DOOR
ST. MARKS

STAIRS UP

STAIRS UP

26













Rick D. Chandler, PE
Commissioner

Joseph Bruno, RA.
Interim Deputy
Borough Commissioner
jbruno@buildings.nyc.gov

280 Broadway, 3rd Fl.
New York, NY 10007
www.nyc.gov/buildings
212-393-2019
646-500-6170

September 22, 2015

Dana E. Christian, Director
Licensing Issuance Division
New York State Liquor Authority
317 Lenox Avenue, 4th floor
New York, NY 10027

RECEIVED

SEP 28 2015

LICENSING BY _____

Re: **12 St. Mark's Place**
Block 463
Lot 15
Zoning R8B
Manhattan

To Whom It May Concern:

This is in response to your request dated July 27, 2015, for Letter of No Objection for **12 St. Mark's Place**. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicate that on the 1st floor there is a commercial space.

Therefore, this Department has **No Objection** to an **Eating and Drinking Establishment**, Use Group #6, Non-Place of Assembly, for less than seventy-five (75) persons on the **1st floor** of the above referenced premises.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a Certificate of Occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

Sincerely,

JOSEPH BRUNO, RA

Joseph Bruno, RA
Deputy Borough Commissioner
Manhattan

JB/alw

Cc: Martin Rebholz, RA, Borough Commissioner
Ginio Topino, Plan Examiner
Premises File
LNO Files



Drinks

Red or White Sangria
Sake Mojito
Cucumber Lemonade Soju
Spiked Iced Tea

House White, Red or Rose Wine

Corona Beer Bottle
1664 French Beer (Pint can)
White Claw
Samuel Smith Cider
Goose IPA

Turmeric Apple Cider Kombucha
Mexican Coca-Cola
Jarritos Soda Bottle
Fruit Smoothies
Lemonade, Iced Tea & More!



@vspotexpress

100% PLANT BASED

SPECIALIZING IN LATIN COMFORT FOOD, EST 2006 IN BROOKLYN.



ORDER NOW!

Tacos Burritos

refried beans, cabbage, pico de gallo, avocado, vspot salsa, grilled

seasoned rice, black beans, guacamole, pico de gallo, salsa, sour cream, toasted wheat wrap

Quesadillas

melted cheddar, mozzarella, refried beans, sweet plantains, pico de gallo, salsa, scallions, grilled wheat wrap

ADD YOUR PROTEIN:

Crispy Breaded Fish, Crispy Chicharron,
Gluten-Free Ground Seitan Molida, GF Colombian Breakfast Scramble,
or GF Sautéed Veggies (kale, corn & sweet potato)

Nachos

Tri-flavored Crispy VSPOT Chips or GF Corn Chips

WITH MILD OR SPICY SALSA

WITH SALSA & HOUSE-MADE GUACAMOLE

SUPREME

cheddar, beans, guac, pico, sour cream, carne molida & salsa

Belgian Fries

Hand Cut Twice Fried GF Potatoes

PLAIN W/ SEA SALT

CHEESE FRIES

NACHO FRIES cheddar, beans, pico de gallo, guac & sour cream

LOADED FRIES cheddar, smoked temppeh bacon, scallion & mayo

SAUCES

Zesty Mayo, Salsa Roja,
Spicy Salsa Verde, Mayonnaise,
Special Sauce, Sour Cream,
Melted Cheese, Caesar Dressing,
Guacamole

EMPANADAS



Flavors:
Cheeseburger,
Black Bean, Potato,
Philly Mushroom,
or Jamaican Jerk

Breaded Avocado Fries

served w/ a lime wedge & zesty mayo

Sweet Plantain Supreme GF

topped w/ ground carne molida, beans, pico de gallo & sour cream

Avocado BLT Wrap

Smoked temppeh bacon, lettuce, tomato, onion

Crispy Chicharron

Latin seasoned fried seitan w/ salsa roja & lime

Lentil Avocado Soup GF

w/ sweet potato & garden veggies

Kale Caesar Salad

smoked temppeh bacon, red onion, cabbage, avocado, lettuce & croutons

Bandeja Paisa

South American variety plate w/ crispy chicharron, ground seitan, seasoned rice, black beans, Colombian scramble, sweet plantain, corn arepa & fresh avocado

ASK YOUR SERVER FOR OUR DESSERT OPTIONS!

Proximity Report for Location:

September 24, 2020

12 Saint Marks Pl, 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
MRN LIQUOR INC	16 SAINT MARKS PL	115 ft
TASTE WINE LLC	50 3RD AVE	660 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	730 ft
S & P LIQUOR & WINE CORP	89 2ND AVE	845 ft
MIAT LIQUORS INC	166 2ND AVE	880 ft
ASTOR WINES & SPIRITS INC	399 LAFAYETTE STREET	1060 ft
735 BROADWAY WINES INC	735 BROADWAY	1130 ft

Churches within 500 Feet

Name	Approx. Distance
Saint George's Ukrainian Catholic Church	425 ft
Saint George's Ruthenian Greek Church	425 ft
First Ukrainian Assembly of God Church	450 ft
First Ukrainian Evangelical Pentecostal Church	450 ft

Schools within 500 Feet

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

Name	Address	Approx. Distance
KANAE INC	OP 11 ST MARKS PLACE	40 ft
BARCADE DOWNTOWN LLC	OP 6 SAINT MARKS PL	60 ft
TAISHO INC	OP 9 ST MARKS PLACE	65 ft
HOURGLASS HOLDINGS INC	OP 9 ST MARKS PL	65 ft
AUANTHAI INC	OP 7 ST MARKS PLACE	110 ft
STMARKS CAFE LLC	OP 2 SAINT MARKS PL	115 ft
LEX 18 INC	OP 5 ST MARKS PLACE BASEMENT	130 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	OP 19-23 SAINT MARKS PLACE	145 ft
SHARAKU INC	OP 14 STUYVESANT ST	230 ft
N Y RESTAURANT SUPPLIES INC	OP 29 3RD AVE AKA 6 STUYVESANT ST	235 ft
TSAMPA INC	OP 212 E 9TH ST	240 ft
HASAKI RESTAURANT INC	OP 210 E 9TH STREET	240 ft
N Y RESTAURANT SUPPLIES INC	OP 29 3RD AVE 2ND FL	250 ft
HINOMARU INC	OP 25 ST MARKS PLACE	250 ft

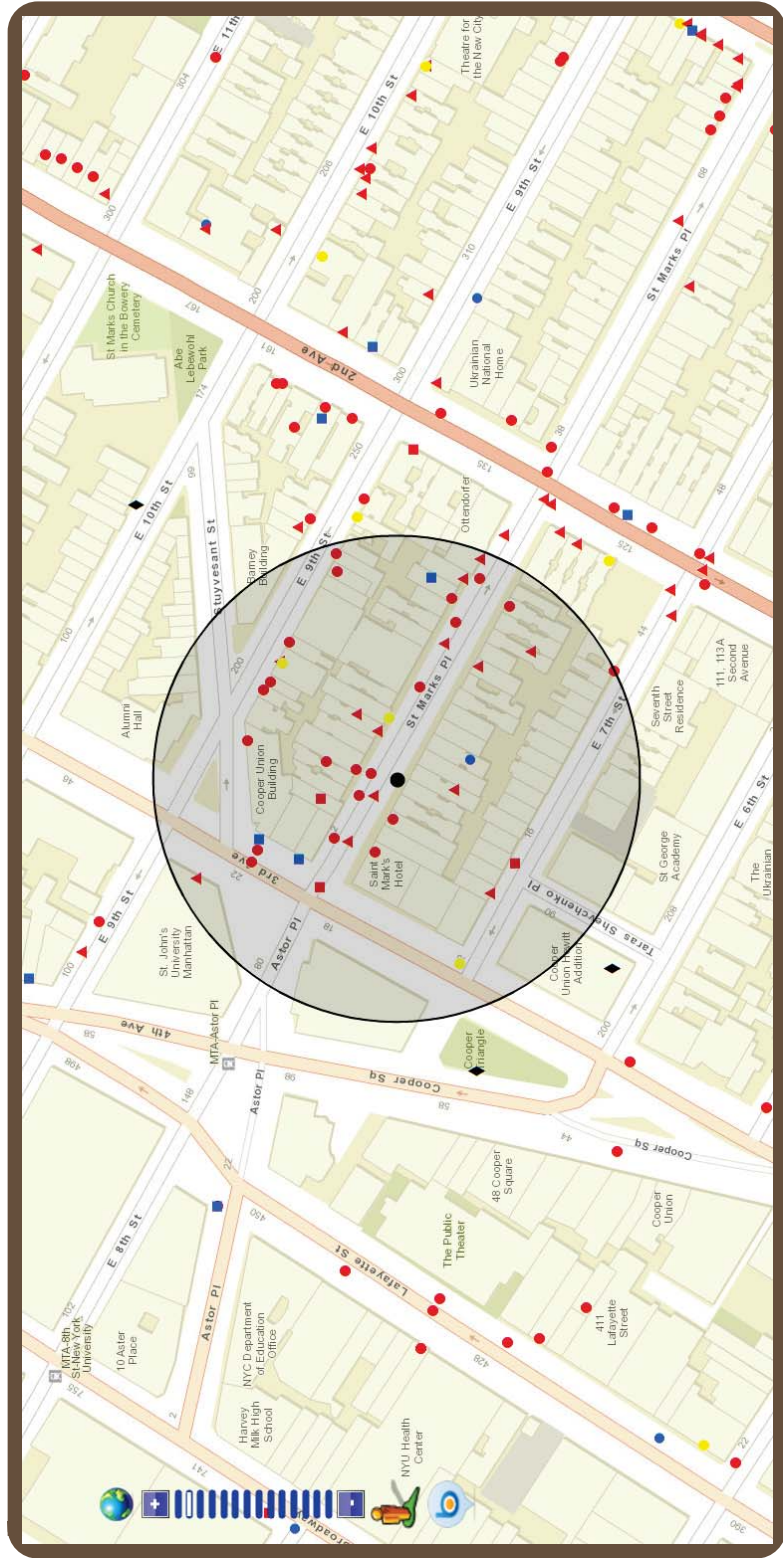
Name	Address	Approx. Distance
E OCHI INC	218 E 9TH ST	260 ft
M & Y CATERING INC	31 SAINT MARKS PL	285 ft
BROTHERS KHYBER PASS CORP	34 SAINT MARKS PL	310 ft
TOKYO MAMA INC	230 E 9TH ST	325 ft
29 ST MARKS PLACE REST INC	29 ST MARKS PLACE	325 ft
9TH STREET VENTURE LTD	232 E 9TH STREET	350 ft
CLINTON CRAFT LLC	41 43 E 7TH ST	360 ft
ROBATAYA NY LLC	231 E 9TH ST	415 ft
TOKYO MAMA INC	240 E 9TH STREET	425 ft
JIM GILES CORP	109 E 9TH STREET	490 ft
TWO AND EIGHT GOURMET LTD	132 2ND AVENUE	515 ft
LOCO 124 INC	124A 2ND AVE	520 ft
48 E SEVENTH STREET ASSOCIATES INC	48 E 7TH STREET	540 ft
COOPER AB LLC	25 33 COOPER SQ	545 ft
149 SECOND AVE REST INC	149 2ND AVENUE	545 ft
39 ST MARKS INC	41 ST MARKS PLACE	550 ft
MSB RESTAURANTS LLC	151 2ND AVE	550 ft
J & K RES ENTERPRISES INC	140 142 2ND AVENUE	550 ft
MSD ENTERPRISES INC	118 2ND AVENUE	560 ft
UKI FREEDOM LLC	136 2ND AVE	565 ft
HONEY RYDER LLC	147 149 2ND AVE	570 ft
155 SECOND AVE REST INC	155 2ND AVENUE	620 ft
E&Y HOSPITALITY LLC	157 2ND AVE	620 ft
REINS INTERNATIONAL NEW YORK INC	34 COOPER SQUARE	645 ft
IPPUDO NY LLC	65 4TH AVE	670 ft
COMPASS GROUP USA INC	51 ASTOR PL	690 ft
CALEXICO CINCO LLC	99 2ND AVE	695 ft
3RD AVENUE HOSPITALITY LLC	55 3RD AVE	715 ft
82ND STREET CAFE INC	1453 57 3RD AVE	720 ft
732 BELLA INC	86 E 10TH ST	725 ft
BOONSRI INC	95 2ND AVE	735 ft
SCRATCHER CAFE INC,THE	209 EAST 5TH ST	735 ft
MEXCHESTER LLC	60 3RD AVE	735 ft
ROSS KELLY INC	237 E 5TH ST	735 ft
SOUTH CHINA SEA REST CO INC	430 LAFAYETTE STREET	735 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
MI-NE FOODS GROUP INC	15 ST MARKS PL	95 ft
DUMPLING LAB INC	214 E 9TH ST	245 ft
SHIN RESTAURANT INC	63 69 COOPER SQUARE	290 ft
CLOISTER EAST INC,THE	238 E 9TH STREET	400 ft
YPB CORP	125 2ND AVE	455 ft
DOLAR SHOP 55 3RD AVE LLC	55 3RD AVE	700 ft

Legend

Legend	
On-Premises Licenses	
On Premises Liquor	●
On Premises Wine and Beer	▲
On Premises Beer	■
Off-Premises Licenses	
Off Premises Liquor	●
Off Premises Wine	▲
Off Premises Beer	■
Wholesale Licenses	●
Pending Licenses	●
All Licenses	●
On Premises Liquor	●
On Premises Wine and Beer	▲
On Premises Beer	■
Off Premises Liquor	●
Off Premises Wine	▲
Off Premises Beer	■
Wholesale	●
Pending	●
Churches	⛔
Schools	🎓
Zones	▤
Community_Bords	▭
Police_Precincts	▭
Counies	▭
	▭



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.