



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: October 28, 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: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Prior: Cafe; Bar Cipriano Inc.-Serial # 1311507 -Tavern Wine License

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 19-21 Clinton Street, NYC 10002

Cross streets: E. Houston and Stanton Street

Name of applicant and all principals: Maestro Coffee Roaster LLC

1) Myktybek Azhimatov-LLC Member 2) Kevin A. Herrera-LLC Member

Trade name (DBA): Ooh La La Cafe

PREMISE:

Type of building and number of floors: six (6) story multi-use building

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: N/A
(Temporary COVID emergency relief exterior seating to be utilized if still permitted)

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? 15

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 Commercial 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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 7AM-1AM 7 days a week

NO OUTDOOR SPACE

Number of tables? 5 Total number of seats? 12

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)

Describe all bars (length, shape and location): Rectangular; 8'-10" X 4'-10"

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
cafe/coffee shop food

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

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

How many employees will there be? 2

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?
(none of the above)

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 1

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 N/A

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

Please describe your sound system: ipod

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.")
PLAN ATTACHED

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) N/A

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. PLAN ATTACHED

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: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. PLEASE SEE ATTACHED

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name and describe type of business N/A

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? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 14

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

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 N/A DJs / promoted events per N/A, ☐ more than N/A private parties per N/A.
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 7 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.

October 29, 2020

The City of New York
Manhattan Community Board 3
59 E. 4th Street
New York, NY 10003
Attn: SLA & DCA Licensing Committee

**Re: Maestro Coffee Roaster LLC
19-21 Clinton Street
New York, NY 10002**

NOISE MITIGATION/OUTSIDE TRAFFIC STATEMENT

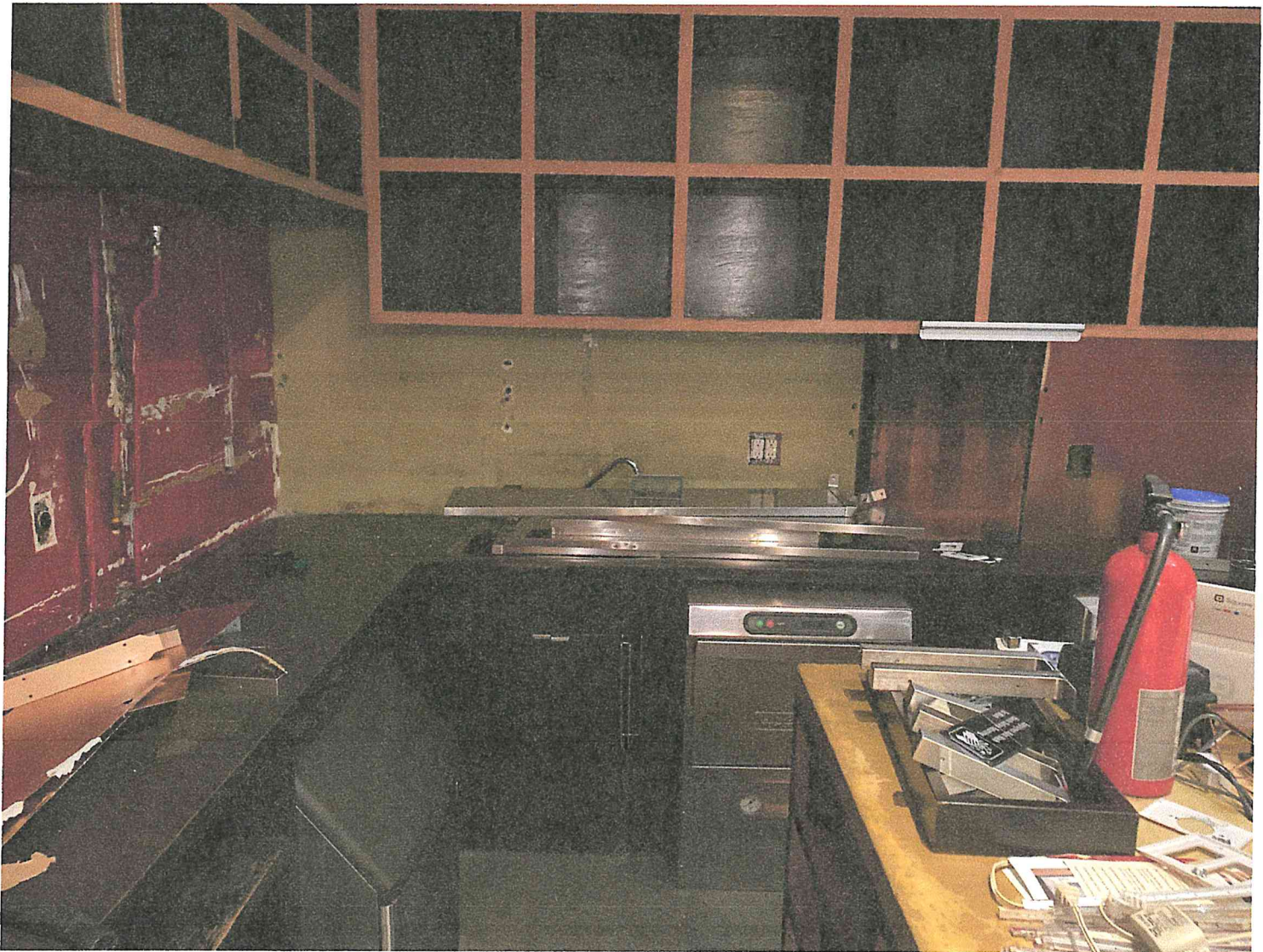
Please be advised that the premises will only have background dining music only. This music will always be played at level whereby cafe patrons can hear their conversations. Given the above the applicant does not anticipate any issues whatsoever with noise in his establishment.

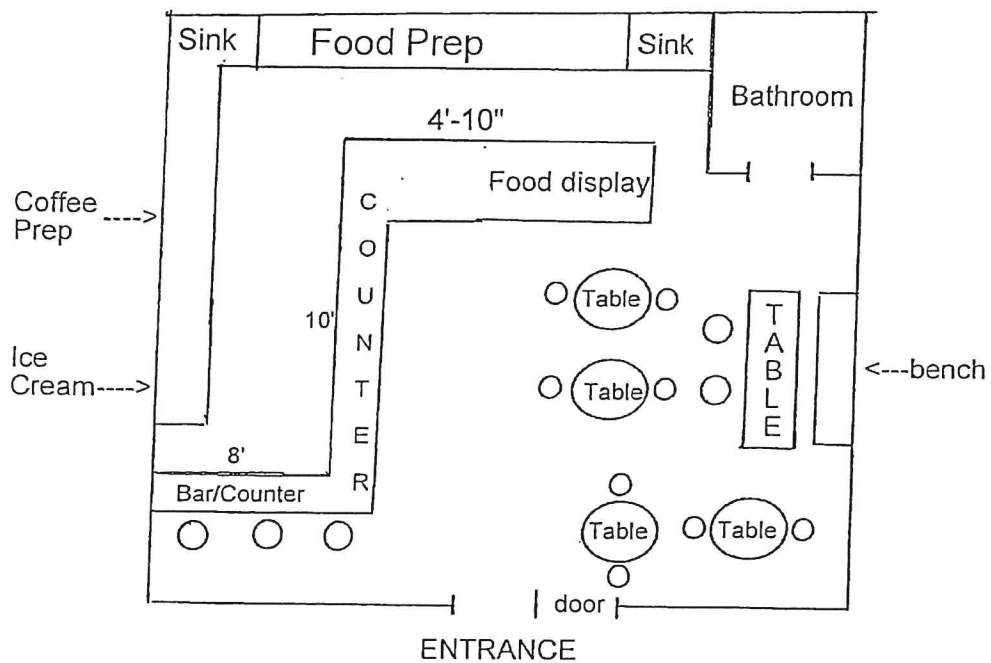
Please be advised that the establishment will not have wait lines outside. There will be a staff person, or one of the owners, responsible for ensuring that there will be no loitering, noise or crowds outside.











INTERIOR DIAGRAM
 Maestro Coffee Roaster LLC
 DBA Ooh La La Café
 19-21 Clinton Street, Store C
 New York, NY 10002

Ool la la Café

APPETIZERS

Fish Tacos (oven cooked fish/ spicy
caw slaw)

Guacamole and Chips
Avocado Toast with cherry
tomatoes

Caprese (Mozzarella, Tomato and
Basil)

Salad Nicoise (Potato, cucumber,
tomato, olives, hard boiled eggs, green
beans and anchovy)

Seasonal Fruit Salad

Check for
available season's toppings

SOUP OF THE DAY

(Carrot Soup / Gazpacho / Tomato Soup /
Clam Chowder/ Chicken Minestrone)

SANDWICHES AND PANINIS

Sandwiches and Paninis / Cold cut
Sandwiches

Grilled Chicken – Pesto, basil, EVOO, Tomato
and grilled chicken fillet on filone

Chipotle Chicken – Chipotle mayo, Lettuce,
cheddar, tomato on ciabatta

Pesto Mozzarella – Melted mozzarella, pesto
and tomato on filone

Turkey club – Arugula, cheddar cheese with
cranberry sauce on Filone

Grilled Cheese – Mozzarella, cheddar on a
crisp toast

Brie Tomato – Melted Brie with tomato on a
farmer's bread

Veggie Delight – Avocado, spinach, tomato,
goat cheese, red onion, EVOO on multigrain
bread

Spicy Chicken Cut – Aioli, Chicken, Cheddar
cheese, Lettuce, Tomato on a farmers bread

SALADS

Burrata Salad with fresh greens (ask your
server)(EVOO)

Greek Salad (romaine,
tomato, cucumber, Feta cheese, olives,
EVOO)

Avocado Salad(Avocado, romaine,
tomato and shaved cheese, Lemon juice)

Caesar (romaine, garlic croutons,
parmesan, Caesar dressing)



Ool la la Café

SWEETS

Banana Bread with choice of Ice cream
Sorbet (3 spoons of
your choice)
Soft serve ice cream
(Wisconsin Style)
Classic NY cheese cake
with raspberries)

PASTRIES

Croissant
Chocolate croissant
Scone
Blueberry Muffin
Peach Tart
Apple Tart
Brownie

BREAKFAST/BRUNCH (ASK FOR SERVING TIME)

Egg and Cheese on a bagel/toast
French Toast with berries and chocolate
sauce
Waffles with apple sauce and ice cream
3 egg omelet(your choice)
Pancakes with Blueberries
Crepes with seasonal fruits and fresh
cottage cheese

DRINKS

Regular coffee Sm/Lg
Iced Cold brew coffee Sm/lg
Cold brew Latte
Cappuccino
Chai Latte
Espresso
Espresso Macchiato
Tea (Earl Grey/ Oolong/ Jasmin/ Green/
raspberry/ Lemon
ginger/ English Breakfast/ Hibiscus)
Iced Tea (Sweetened Green Tea/ Rose hip
Honey)

FRESH SQUEEZED JUICES

Fresh squeezed Juices and signature
fruit fresh
Orange Juice
Apple Juice
Carrot Juice with a drop of cream
Mango - kiwi
Water melon - Strawberry

Aqua Panna / San Pellegrino / soda/
Orangina)



Ool la la Café

WHITE WINE

Pinot Grigio (Italy) gl/bt
Chardonnay(California) gl/bt
Sauvignon Blanc(France) gl/bt
Vermentino (Italy) gl/bt
Verdejo(Spain) gl/bt
Campolagro (Portugal) gl/bt

SPARKLING WINE

Prosecco, Zardetto (Italy) gl/bt
Cava Rose (Spain) gl/bt
Moet Chandon (France) bt
Lambrusco (Italy) bt

RED WINE

Pinot Noir (Italy) gl/bt
Cabarnet Sauvignon(California) gl/bt
Cotes Du Rhone (France) gl/bt
Malbec (Argentina) gl/bt
Rioja(Spain) gl/bt
Douro (Portugal) gl/bt

ROSE WINE

Isle Saint Pierre (Provence) gl/bt

DRAFT AND BOTTLES

Brooklyn Lager
Stella
Peroni
Amstel Light
Budwiser
Alagash White
Angry Orchard Cider
Victoria





ATTENTION RESIDENTS & NEIGHBORS
第3社區居民 請注意

Maestro Coffee Roaster LLC DBA Ooh La La Cafe
公司名字 (Company) and/或聯繫人姓名 (Contact Info)
Plans to open a (以上地址主要是在第3社區申請生食加餐咖啡館生意)
Coffee shop/cafe

(請選擇/please choose) 咖啡館 (Restaurant) 戶外咖啡館 (Sidewalk Cafe) or 其他 (Other) (Please specify Other)
19-21 Clinton Street, NYC 10002

Address/地址
seeking a license to serve (以上地址主要是在第3社區申請生食加餐咖啡館生意)
Beer & Wine Only

(請選擇/please choose) 啤酒和葡萄酒 (Beer & Wine) 啤酒 (Beer) 葡萄酒 (Wine) 或兩者 (Both) (Please specify Other)
Public meeting for comments
第3社區居民在咖啡館開會討論自己的意見和建議
(CB3 SLA & DCA Committee Meeting)
時間地點：3月28日委員會
請到第3社區居民在咖啡館開會討論自己的意見和建議
Monday, November 16, 2020 at 6:30pm
Online: <https://zoom.us/j/92199317942>
see www.cb3manhattan.org for zoom meeting details

NYC (City) and State (State)
m0010@chay.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

Maestro Coffee Roaster LLC DBA Ooh La La Cafe
Company/DBA Name and Contact Resident (if applicable)
Plans to open a
Coffee shop/cafe
at the following location
19-21 Clinton Street, NYC 10002

(Please choose) Beer, Wine, or Both (Please specify Other) (Please specify Other)
This establishment is seeking a license to serve
Beer & Wine Only

Beer & Wine or Beer/Wine & Liquor
There will be an opportunity for public comment on
Monday, November 16, 2020 at 6:30pm
Online: <https://zoom.us/j/92199317942>
see www.cb3manhattan.org for zoom meeting details

Michael Azhmatov Maestrocoffee@roaster@gmail.com
NYC (City) and State (State)
M COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
m0010@chay.gov - www.cb3manhattan.org

**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**

Maestro Coffee Roaster LLC DBA Ooh La La Cafe
Company Name/Contact Info
Maestrocoffee@roaster@gmail.com
Plans to open a:
COFFEE SHOP/CAFE

(Please choose) Beer, Wine, or Both (Please specify Other) (Please specify Other)
19-21 Clinton Street, NYC 10002

Seeking a license to serve
Beer & Wine Only

En búsqueda de una licencia para servir
Beer & Wine Only
Public meeting for comments
Reunión pública para comentarios
Monday, November 16, 2020 at 6:30pm
Online: <https://zoom.us/j/92199317942>
see www.cb3manhattan.org for zoom meeting details

M COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
La reunión del Comité de Licencias del SLA y del DCA
m0010@chay.gov - www.cb3manhattan.org





Anthony Caraballo <anthony@cblservices.com>

19-21 Clinton Street

Stetzer, Susan (CB) <SStetzer@cb.nyc.gov>

Wed, Oct 28, 2020 at 12:29 PM

To: Anthony Caraballo <anthony@cblservices.com>, "Chan, Edwin (CB)" <echan@cb.nyc.gov>

Cc: Maestro Coffee Roasters <maestrocoffeeroaster@gmail.com>

The community group page on CB 3 website does not show any groups on clinton

Susan Stetzer
District Manager
Community Board 3, Manhattan
212-533-6015

ssetzer@cb.nyc.gov

www.cb3manhattan.org

[Quoted text hidden]

Proximity Report for Location:

September 3, 2020

21 Clinton St, New York, NY, 10002

* 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
TURTLE DOVE LLC	28 30 CLINTON ST	110 ft
DISCOVERY WINES LLC	16 AVE B	550 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	580 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	700 ft
SALGIRAH CORP	141 ESSEX ST	860 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	1020 ft
FLYNN MCCLURE INC	100 STANTON ST	1020 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Chasam Sopher	145 ft

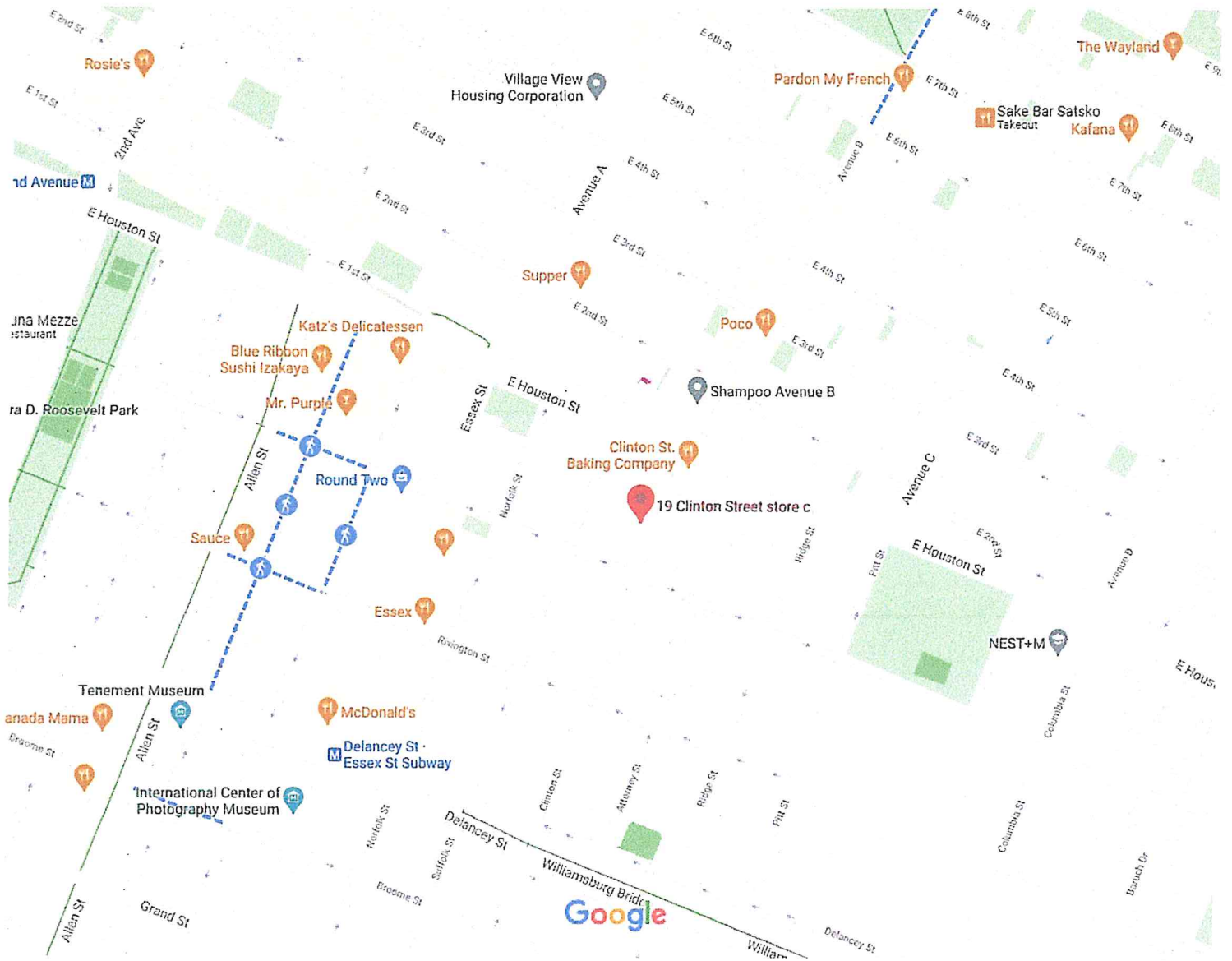
Schools within 500 Feet

Name	Address	Approx. Distance
LOWER EAST SIDE PREP SCHOOL	145 STANTON ST 4TH FL	375 ft
CHANCELLOR'S MODEL SCHOOL PROJ	145 STANTON ST	375 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
CLINTON STREET RESTAURANT LLC	29 CLINTON ST	95 ft
CLINTON EAST CORP	29 CLINTON ST	100 ft
AVIR LLC	29 CLINTON ST AKA168STANTON ST	100 ft
BETA CLINTON CORP	37 39 CLINTON STREET	185 ft
MAPLE VIEW HOLDINGS CORP	2-4 CLINTON ST	245 ft
PINALITO CITY RESTAURANT INC	c	265 ft
PETER WINDMILL ENTERPRISES LLC	43 CLINTON ST	295 ft
TTBK INC	188 SUFFOLK ST	310 ft
GRC RESTAURANT PARTNERS INC	269 E HOUSTON ST	335 ft
AZASU INC	49 CLINTON ST	370 ft
STERLING PARKSIDE CORP	317 E HOUSTON STREET	395 ft
EL MAGUEY Y LA TUNA LTD	321 E HOUSTON ST	425 ft
J SALT LLC	63 CLINTON ST	465 ft
BLACK ROSE HOSPITALITY GROUP LLC	67 CLINTON ST	500 ft
A & P RESTAURANT CORP	245 E HOUSTON ST	515 ft

Google Maps 19 Clinton St store c



Map data ©2020 200 ft