



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

THIS IS A TRANSFER APPLICATION WITH AN ASSET PURCHASE

Check if either of these apply:

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

Today's Date: 11/25/2020

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: OP

If alteration, describe nature of alteration: N/A

Previous or current use of the location: BAR

Corporation and trade name of current license: MAMA BAR LLC/MAMA'S BAR SERIAL 1147150

APPLICANT:

Premise address: 34 AVENUE B NEW YORK, NY 10009

Cross streets: EAST 2ND AND EAST 3RD STREETS

Name of applicant and all principals: HAREESHA BOYAGODAGE, AJITH ABEYKOON

Trade name (DBA): MAMA'S BAR

PREMISE:

Type of building and number of floors: MIXED USE, TWO 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? 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): _____

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) INDOOR SPACE: MONDAY - FRIDAY 11AM - 4 PM
SATURDAY - SUNDAY 11AM - 4 PM

Number of tables? 12 Total number of seats? 32

How many stand-up bars/ bar seats are located on the premise? 1 BAR, 13 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): L SHAPED BAR

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

AMERICAN FOOD

What are the hours kitchen will be open? MONDAY - FRIDAY 11AM - 4 PM, SATURDAY - SUNDAY 11AM - 4 PM

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

How many employees will there be? APPROX 7

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 4

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 BACK GROUND

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

Please describe your sound system: 4 SPEAKERS IN THE CORNERS OF THE ESTABLISHMENT.

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

PRIVATE & CORPORATE 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.")

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) FRIDAY NIGHTS & SATURDAY NIGHTS. ONE SECURITY PERSON.

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: BLUE RUIN

Address: 538, 9TH AVENUE, NEWYORK, NY 10018 Community Board # 4

Dates of operation: 2008 - PRESENT

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. OWNS & RUNS BLUE RUIN BAR SUCCESSFULLY SINCE 2008

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? 8

How many On-Premise (OP) liquor licenses are within 500 feet? 12

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 1 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 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.

Mama's Bar Drink Specials

Drafts (\$Pint/Pitcher)

- Bronx Pilsner (\$7/26)
- Bud Light (\$5/18)
- Coney Island Lager (\$7/26)
- Lagunitas IPA (\$7/26)
- Guinness (\$8/30)

BOTTLES (all \$5)

- Budweiser
- Bud Light
- Mich Ultra
- Miller Lite
- High Life

CANS (all \$4)

- Stella
- Corona
- Tecate

WINE (all \$9)

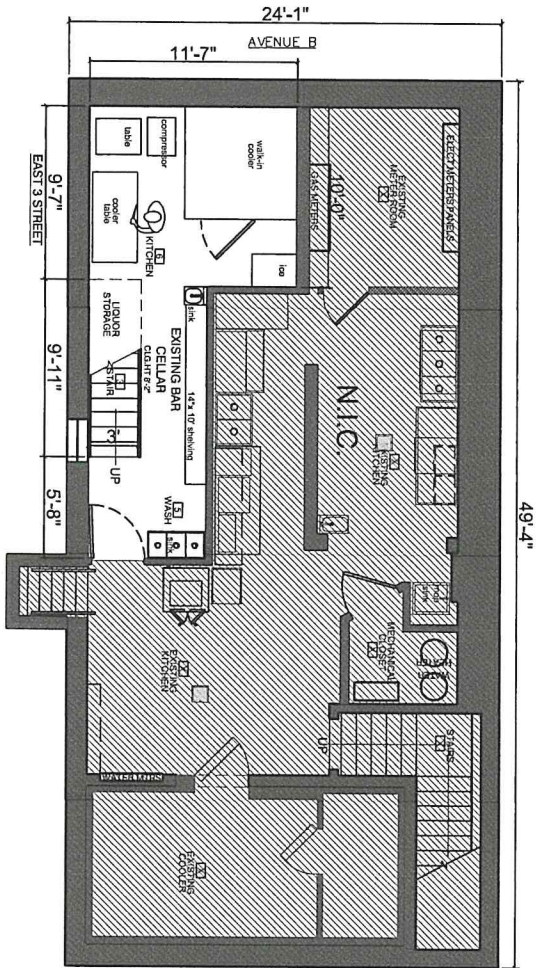
- Rose
- Pinot Grigio
- Sauv Blanc
- Cab Sauv
- Malbec
- Bubbles

COCKTAILS (all \$15)

- Spicy Margarita
- The Mistress
- Avenue B
- Village Spritz
- Bar Fight
- Tu Madre
- Spicy Mama

FOOD MENU

- Hot dogs (\$3)
- Empanadas (\$3)
- Fries (\$5)
- Fish/Chicken rolls (\$3)
- Hamburgers (\$6)



CELLAR PLAN

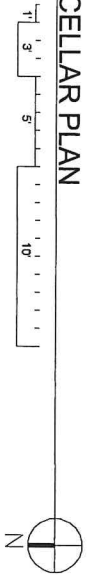


DIAGRAM TOTALS:
CELLAR FLOOR NO SEATING
EXISTING COOLER, STORAGE, KITCHEN, & WASH

Drawing Info		Drawing Issue / Revision	
Project: 1043.03	no.	date	
Scale: 3/32" = 1'-0"	1	Owner Review	03/03/20
Drawn by: JM	2	SLA Review	03/04/20
Checked by:	3		
JOHN McINNIS	4		
Page size: 8X11	5		

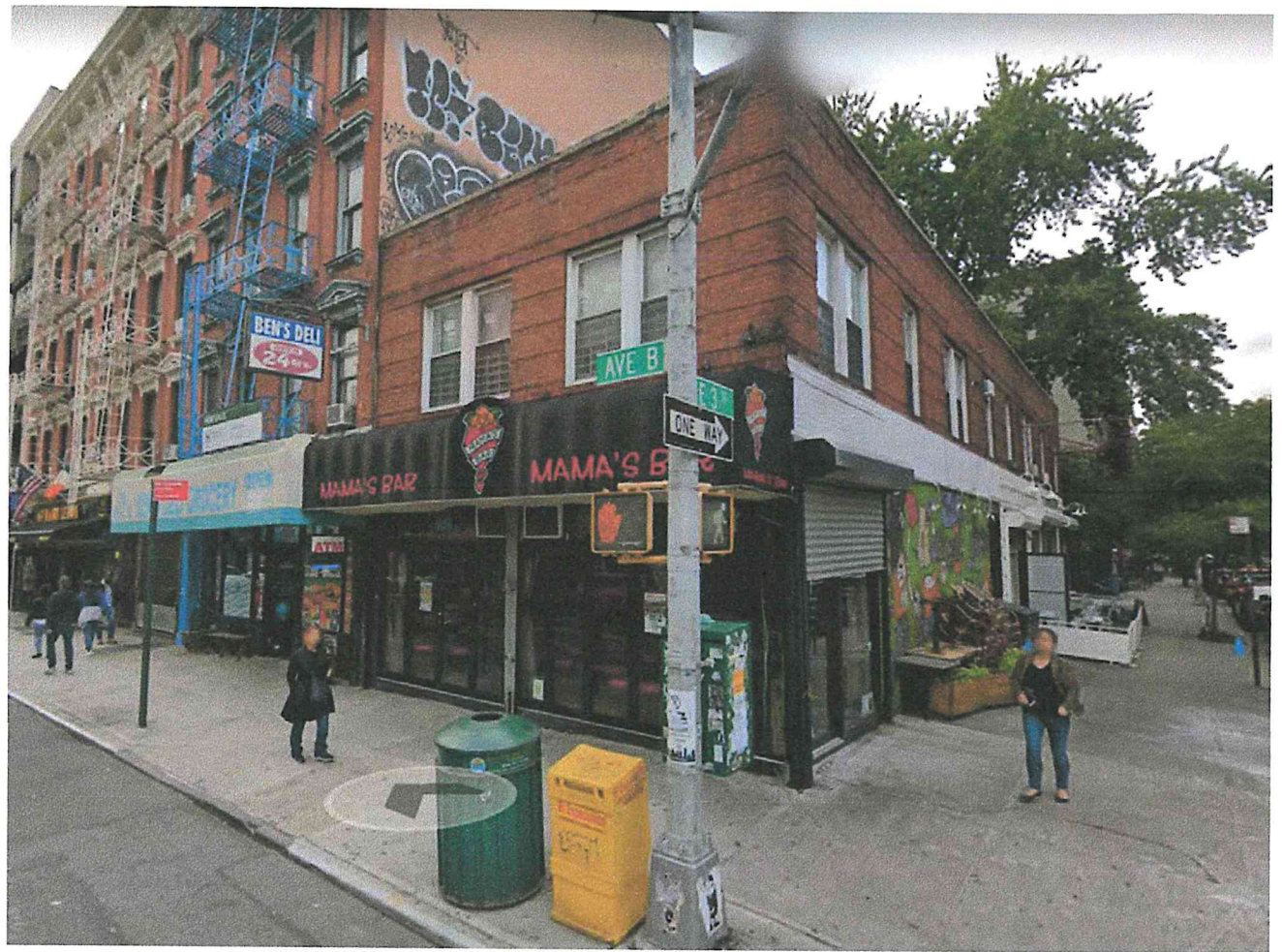
The Runaway Bar
SLA Bar Plan
34 Avenue B
New York, NY 10009

Tenant / Bar Owner
Brothers & Mothers LLC
1198 Venetian Way #201
Miami, FL 33139

Architect
Sustainable Architecture Initiative, llc.
14521 Harris Place
Miami Lakes, Florida 33014
Ph: 766.338.0902
E: jmcinnis@sai-designs.com
Lic #: AA26002352



DATE: 3/4/2020
OCCUPANCY
PLAN
SK-2







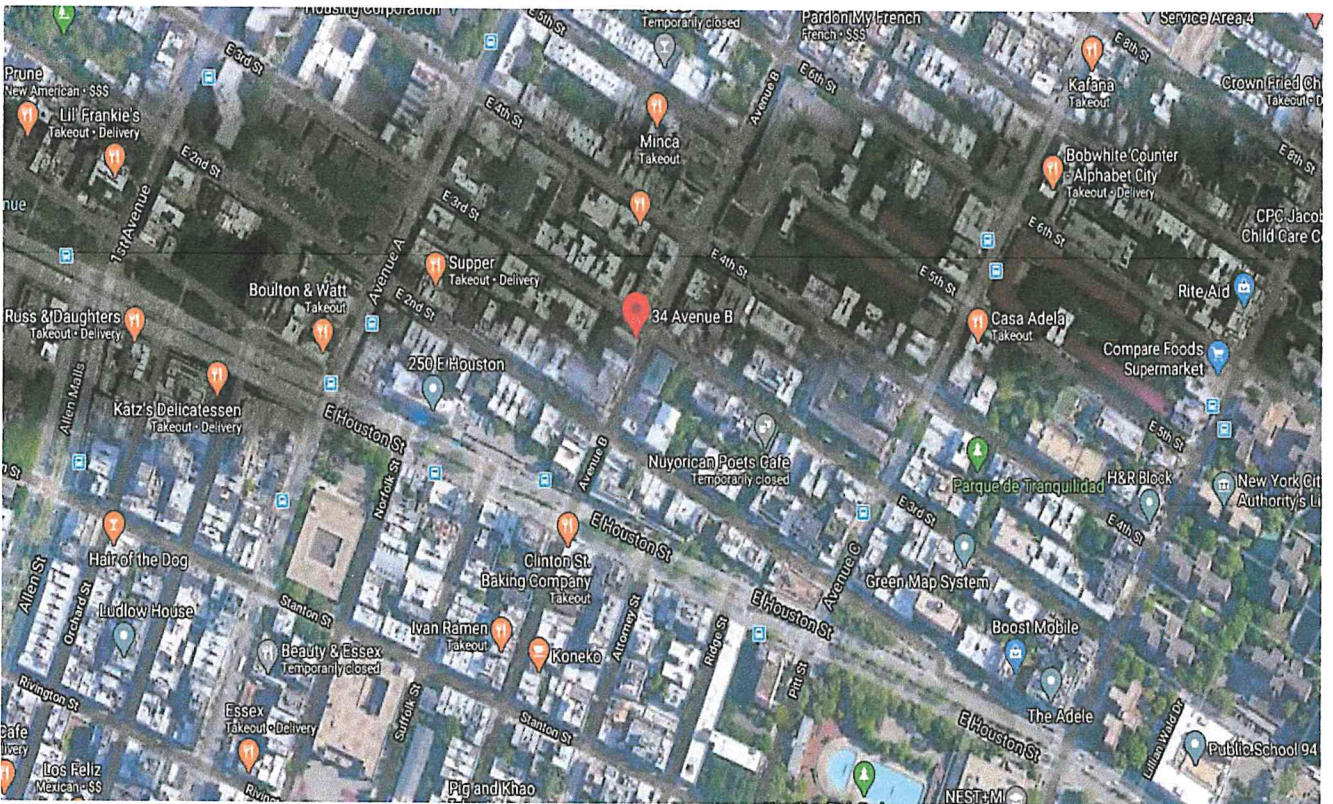
Block Map

**AH Business Management LLC
Mama's Bar**

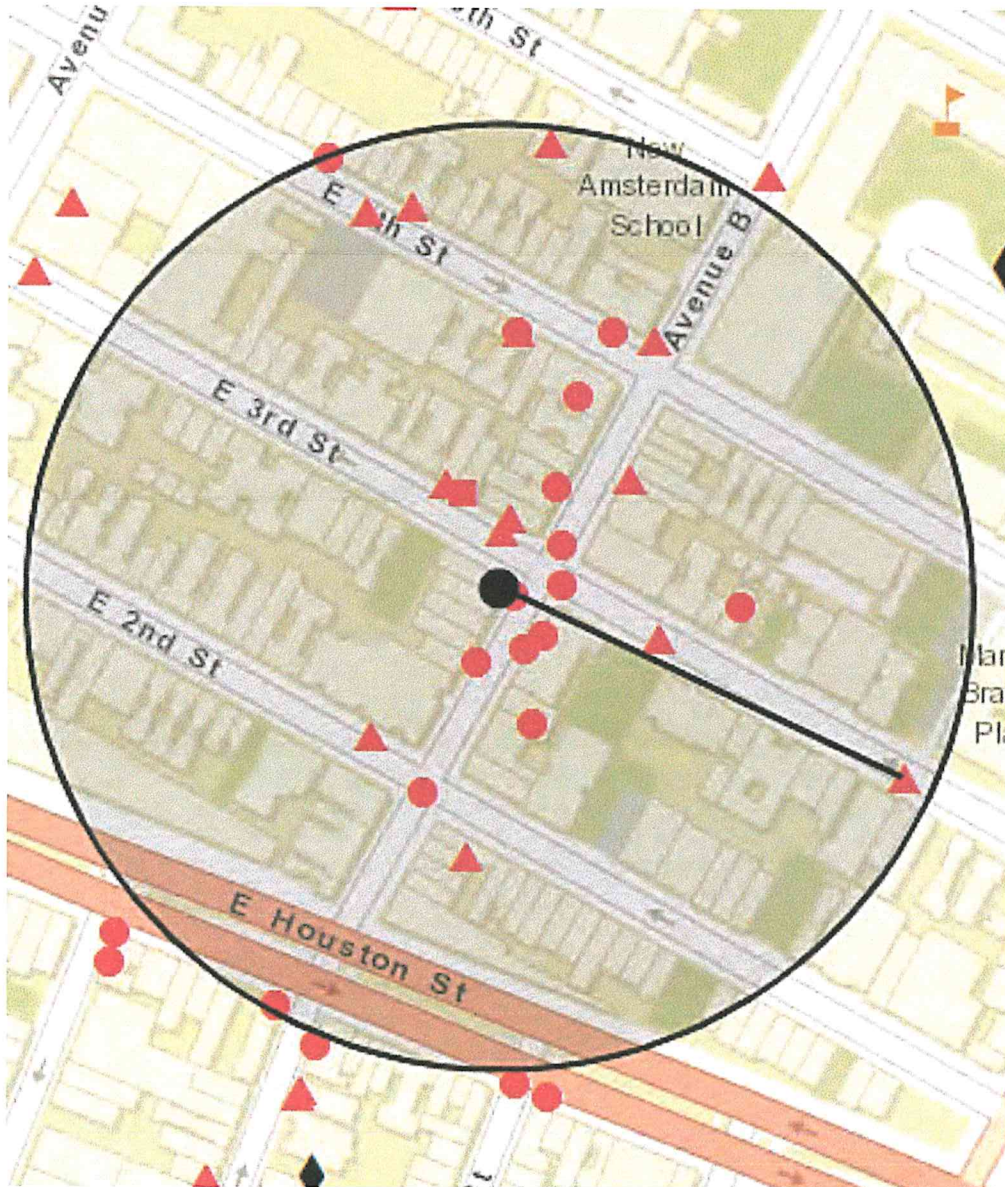
34 Ave B New York, NY 10009

	Fonda Mexican		LES Credit Union	
	My Spicy Red		LES Credit Union	
	Hot Dumpling			
	Balls			
Secchu Yokato	China Wok	Avenue B	LES Credit Union	
E 3 rd Street			E 3 rd Street	
Root & Bone	The Runaway		Poco	Café
	El Hansel Deli		29B Tea House	Cordadito
	The Hairy		Solo Pizza	
	Lemon			

Satellite Map of the Area



500' Map of the Area



RED TRIANGLE = RW/TW LICENSE
RED CIRCLE = OP LICENSE
RED SQUARE = EB LICENSE

Proximity Report for Location:

December 2, 2020

34 Avenue B, New York, NY, 10009

* 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
DISCOVERY WINES LLC	16 AVE B	240 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	670 ft
NIZGA CORP	58 AVENUE A	745 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	815 ft
TURTLE DOVE LLC	28 30 CLINTON ST	880 ft
DARA LIQUORS INC	110 AVENUE I	1190 ft
EAST VILLAGE WINE CORP	100 AVENUE C	1250 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
MAMA BAR LLC	34 AVENUE B	20 ft
TD AB LLC	29 AVENUE B	70 ft
BECAF LLC	29 AVENUE B A/K/A 33 AVE 3	70 ft
ROOT & BONE LLC	200 E 3RD ST	75 ft
FONDA AVENUE B LLC	40 AVENUE B	85 ft
STACKLEATHER LLC	42 AVENUE B	135 ft
25 B GROUP REST AVE LLC	25 AVENUE B	150 ft
SUNRISE SHADOW LLC	50 AVENUE B	235 ft
A O CAFE AND RESTAURANT LLC	17 AVENUE B	240 ft
217 BAR CORP	217 E 3RD ST	270 ft
GOSLING INC	234 E 4TH ST	290 ft
235 EAST 4TH INC	235 - 237 E 4TH ST	315 ft
GREAT CABIN LLC, THE	205 E 4TH ST	515 ft
PINALITO CITY RESTAURANT INC	c	525 ft
MAPLE VIEW HOLDINGS CORP	2-4 CLINTON ST	545 ft
STERLING PARKSIDE CORP	317 E HOUSTON STREET	550 ft
EL MAGUEY Y LA TUNA LTD	321 E HOUSTON ST	565 ft
GRC RESTAURANT PARTNERS INC	269 E HOUSTON ST	575 ft

Name	Address	Approx. Distance
TTBK INC	188 SUFFOLK ST	600 ft
RAGUBOY CORP	156 EAST 2ND STREET	625 ft
DESMO 916 CORP	545 E 5TH ST AKA 76 AVE B	670 ft
ROLO REST LLC	32 AVENUE A	680 ft
A & P RESTAURANT CORP	245 E HOUSTON ST	715 ft
ADARP INC	244 E HOUSTON ST	715 ft
THUNDERBOLT CORP	531 E 5TH STREET	730 ft
DOUBLE DOWN NYC LLC	14 AVENUE A	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
ETHIOPIAN MESKEL INC	199 E 3RD ST	65 ft
B M POST LLC	217 E 3RD ST	255 ft
YOUR DESIRE IN FOOD CORP 2	53 AVENUE B	265 ft
AVE B BUON GUSTO CORP	76 AVENUE B	550 ft
CAVAN SLIGO NYC INC	269 E HOUSTON ST	570 ft
20 AVENUE A INC	20 AVENUE A	715 ft
244EH TENANT LLC	244 E HOUSTON ST	720 ft

Unmapped licenses within zipcode of report location

Name	Address
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