

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 26, 2021

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: Tavern

Corporation and trade name of current license: VYSK INC d/b/a Bar Alaska

APPLICANT:

Premise address: 174 Rivington Street

Cross streets: Clinton & Attorney Sts

Name of applicant and all principals: Joey Roses LLC
Paolo Italia, Joseph De Rosa

Trade name (DBA): Joey Roses

PREMISE:

Type of building and number of floors: 5 story mixed use

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: AS permitted by NYC due to COVID-19

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? NO - 74 persons

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: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) SUNDAY - WED 11AM - 12AM Thurs/Fri/Sat 11AM - 2AM
Delivery and take out available during all hours of operation

Number of tables? 7 Total number of seats? 16

How many stand-up bars/ bar seats are located on the premise? 1/7

(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): Approx 21'5" L shape Front Left

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

Comfort Food

What are the hours kitchen will be open? All hours of operation

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

How many employees will there be? 4-6

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

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: Computer generated with small 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? 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.") ONE EMPLOYEE WILL BE DESIGNATED TO INSURE TRAFFIC AND CROWDS ON THE SIDEWALK ARE NOT A PROBLEM FOR THE NEIGHBORS
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. ONE EMPLOYEE WILL BE DESIGNATED TO INSURE THAT NEIGHBORS WILL NOT BE AFFECTED; THE INTERIOR OF THE SPACE WILL BE CONTROLLED BY MANAGEMENT TO INSURE THAT THE INTERIOR OF THE PREMISES VOLUME WILL NEVER EXCEED CONVERSATIONAL LEVEL
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: 239 Entertainment LLC (two locations) LIC Comedy LLC
Address: 239 3rd Ave NYC 114 E. 16th St NYC 4739 Vernon Blvd LIC Community Board # 6/5 Qns 02
Dates of operation: 2012-2018 2011-2019
1A) 2018-Present

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

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? SEE ATTACHED

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

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. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider

2. I will operate a full-service restaurant, specifically a (type of restaurant)

_____ restaurant, or

I will operate a comfort food restaurant serving food during all hours of operation

with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

3. My hours of operation will be:

Mon 11AM-12AM; Tue 11AM-12AM; Wed 11AM-12AM;

Thu 11AM-2AM; Fri 11AM-2AM; Sat 11AM-2AM;

Sun 11AM-12AM. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

4. I will not use outdoor space for commercial use OR

My ^{COVID} sidewalk-café hours will be COVID HOURS AS PER THE CITY OF NY

5. I will employ a doorman/security personnel: _____

6. I will install soundproofing, _____

7. 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, or during unamplified live performances or televised sports.

I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.

8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____, _____ number of TVs.
9. I will play ambient recorded background music only.
10. 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.
11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. 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 _____.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. 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.

Name: Paolo Italia

Phone Number: (917) 415-0530



















































Clinton Street

Cibao (Food only)

Residential

Hardware Store

Residential

Pizzeria

Residential

Vacant

Residential

Black Cat LES
(wine, beer)

APPLICANT

Residential

Cleaners

Couriers

Residential

Vacant

Nathan Straus Playground

P.S. 140

Nathan
Straus

School
123 Ridge St.

Ridge Street

Rivington Street

Black Crescent
76 Clinton St.

Residential

Dental Office

Residential

Beauty Salon

Residential

Hair Salon

Commercial

Residential

Commercial

Pawn Shop

Residential

Attorney Street

P.S. 142

Amalia
Castro

Manhattan
Charter
School

100 Attorney St.

NOT TO SCALE

BLOCK PLOT
174 Rivington Street
New York, NY
March 1, 2021

Landess-Simon, Inc.

Legal & Commercial Photography

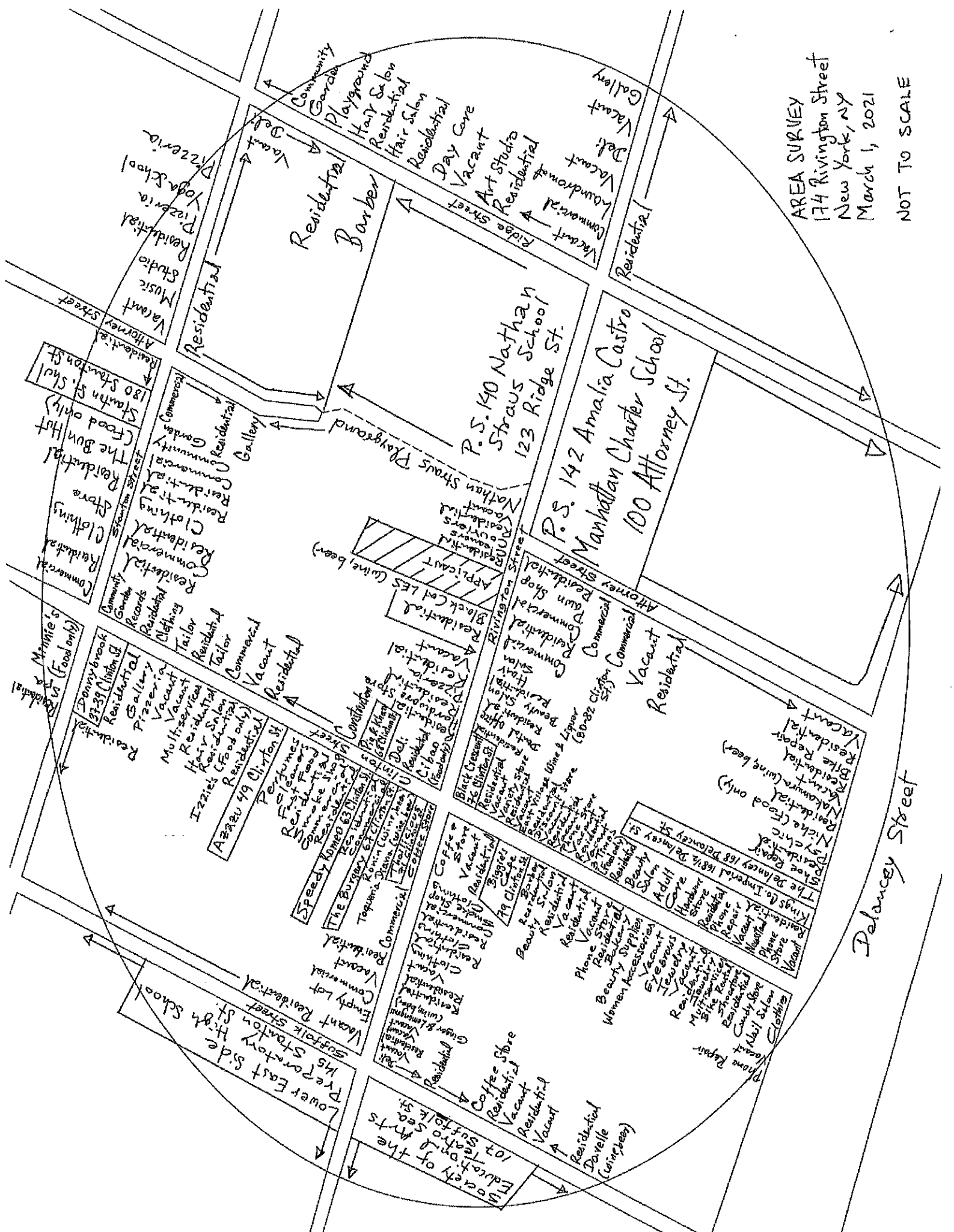
45 Lawliss Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 174 Rivington Street

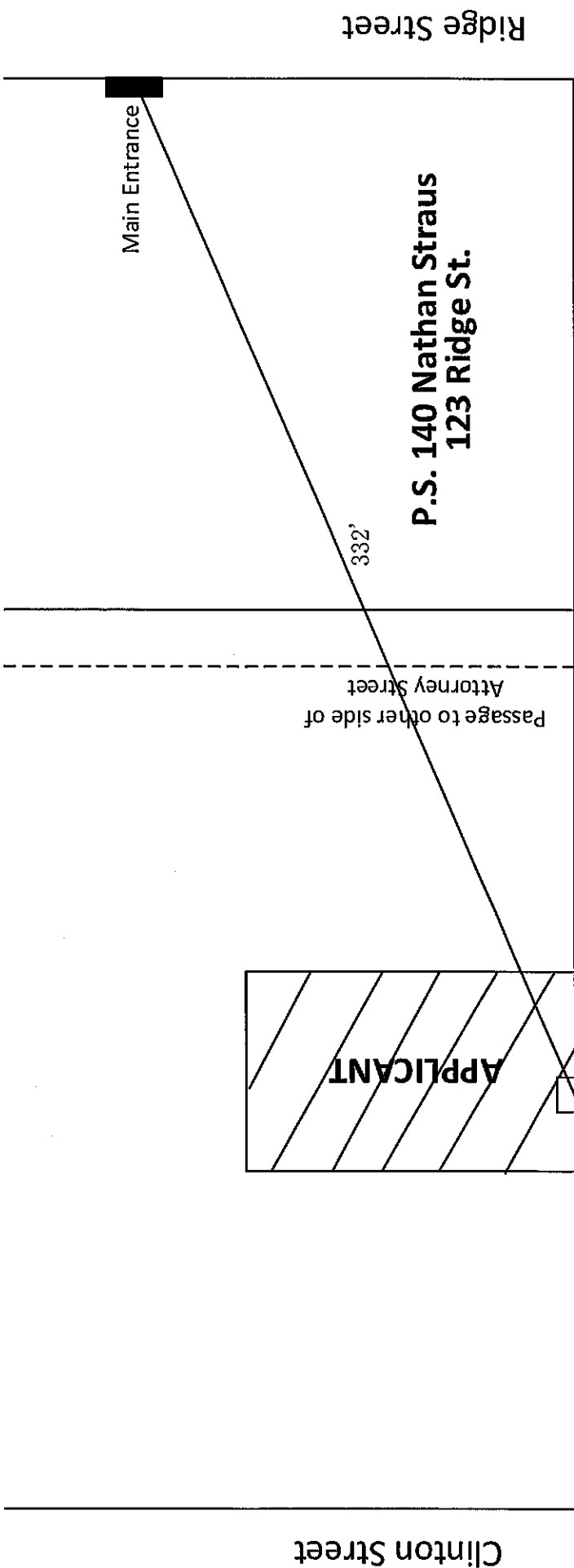
1. Pig & Khao - 68 Clinton St. - (157')
2. Donnybrook - 37-39 Clinton St. - (445')
3. Azazu - 49 Clinton St. - (289')
4. Speedy Romeo - 63 Clinton St. - (218')
5. The Burgary - 67 Clinton St. - (210')
6. Thaiicious - 71 Clinton St. - (192')
7. Biggie's Cafe - 79 Clinton St. - (220')
8. Black Crescent - 76 Clinton St. - (143')
9. King Co. Imperial - 168 1/2 Delancey St. - (461')
10. The Delancey - 168 Delancey St. - (455')
11. Society of the Educational Arts (Teatro Sea) - 107 Suffolk St. - (449')

Schools & Churches

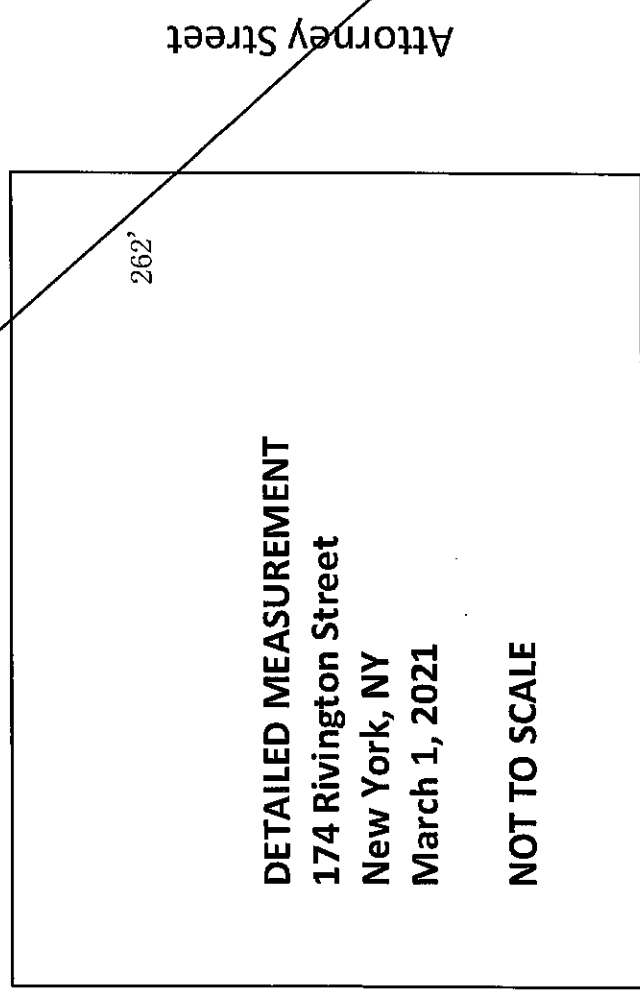
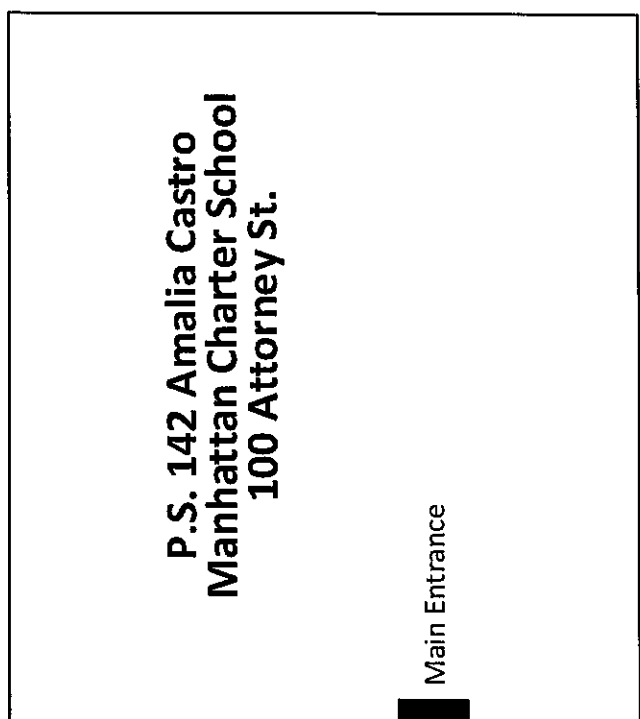
1. P.S. 140 Nathan Straus School - 123 Ridge St. - (332')
2. P.S. 142 Amalia Castro Manhattan Charter School - 100 Attorney St. - (262')
3. Lower East Side Preparatory High School - 145 Stanton St. - (451')
4. Stanton St. Shul - 180 Stanton St. - (450')

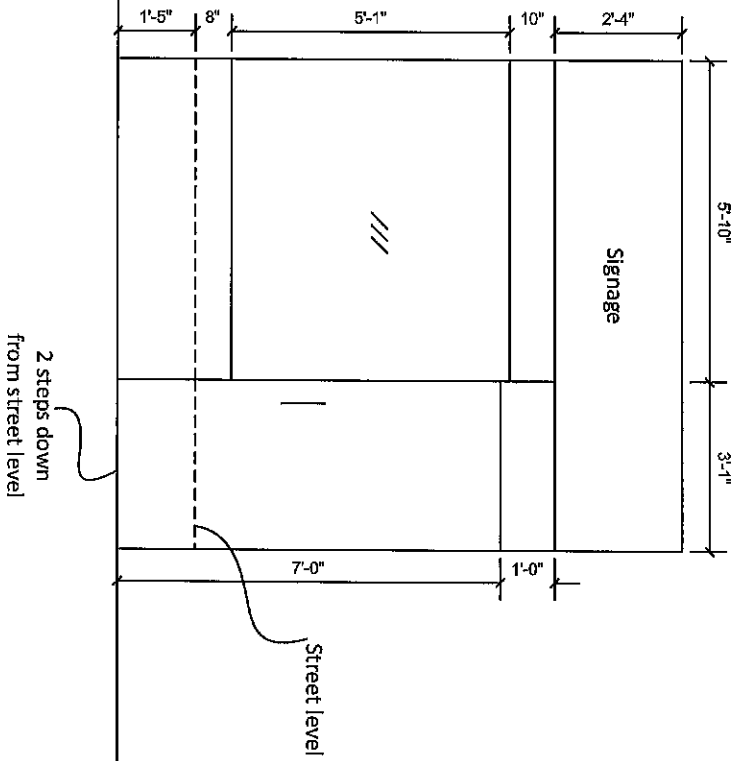


AREA SURVEY
 174 Rivington Street
 New York, NY
 March 1, 2021
 NOT TO SCALE

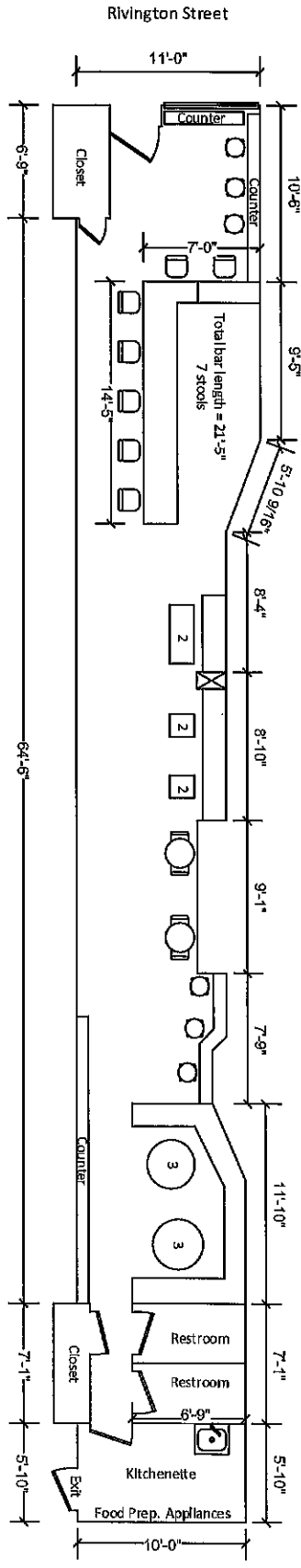


Rivington Street





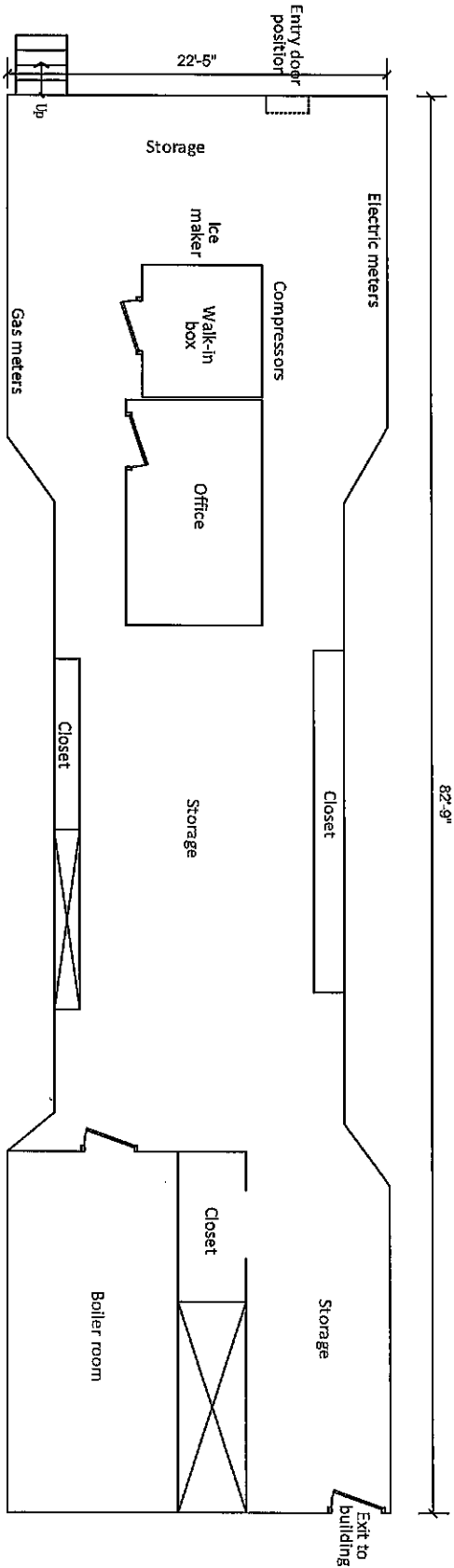
FRONT ELEVATION
 174 Rivington Street
 New York, NY
 March 1, 2021
 NOT TO SCALE



7 tables/15 seats
6 seats by counters

INTERIOR DIAGRAM - 1st Floor
 174 Rivington Street
 New York, NY
 March 1, 2021
 NOT TO SCALE

Rivington Street



*Note: Access to the basement is through a hatch on the sidewalk, which is 12' to the right of the entry door.

INTERIOR DIAGRAM - Basement
174 Rivington Street
New York, NY
March 1, 2021
NOT TO SCALE

APPETIZERS

Mozzarella n' Salami Sticks w/ Homemade Marinara sauce - \$7

Homemade Chips w/ Spicy Ketchup - \$5

Tater Tots w/ Homemade Cajun Mayo - \$6

Fried Dill Pickles w/ Homemade Buttermilk dipping sauce - \$6

Mac n' Cheese Balls - \$6

Italian Salad (Arugula, Grape Tomatoes, Parmesan, Vinaigrette) - \$5

SANDWICHES - All served on our signature Homemade Bread

The Hard Eight – Cold Sandwiches, \$8 each

The Eastie

Prosciutto, Genoa Salami, Asiago, Peppadews, Olive Oil

The Rosie

Mortadella, White American, Tomato, Hot Cherry Peppers, Mayo, Salt, Pepper, Oregano

The 'Ami

Beef Salami, Genoa Salami, Provolone, Asiago, Beefsteak Tomato, Vidalia Onion, Olive Oil, Salt, Pepper, Oregano

The Local

Turkey, Roast Beef, White American, Hot Cherry Peppers, Beefsteak Tomato, Vidalia Onion, Mayo, Salt, Pepper, Oregano

The Slim Kid

Homemade Tuna Salad (White Albacore, Celery, Vidalia Onion), Provolone, Beefsteak Tomato, Dill Pickle Chips, Salt, Pepper, Oregano

The Fat Kid

Triple-decker Peanut Butter and Grape Jelly with Ruffled Potato Chips (on the sandwich!)

The Dad

Mortadella, Genoa Salami, Cappy Ham, Provolone, Asiago, Beefsteak Tomato, Vidalia Onion, Olive Oil, Salt, Pepper, Oregano

The Beefie

Homemade Roast Beef, Provolone, Sweet Cherry Peppers, Horseradish, Mayo, Salt, Pepper, Oregano

The Hot Eight – Hot Sandwiches, \$11 each

The Petey

Scrambled Eggs (w/Hot and Sweet Cherry Peppers & Romano Cheese), Hash Brown Patty, Coarse Ground Black Pepper, Toasted Roll

The Super

Genoa Salami, Cappy Ham, Turkey, Provolone Cheese, Sweet Cherry Peppers, Tomato, Coarse Ground Black Pepper, Toasted Roll

The Way Back

Provolone Cheese, Asiago Cheese, White American Cheese, Cappy Ham, Pressed Roll

The Really Fat Kid

Peanut Butter, Grape Jelly, Hash Brown Patty, Salt, Pressed Roll

The Beefier

Homemade Roast Beef, White American Cheese, Cheesy Horseradish, Hot Cherry Peppers, Toasted Roll

The Meld

Tuna Salad (w/Chopped Sweet Onion, Celery, & Hot Cherry Peppers), Provolone Cheese, Coarse Ground Black Pepper, Toasted Roll

The Mom

Breaded Steak Cutlets, Dill Pickle Chips, Ketchup, Toasted Roll

The Street Kid

Sweet and Hot Italian Sausage, Sautéed Sweet Onion, Romano Cheese

ENTREES and PLATTERS

Big Damn Chopped Salad - \$12

A LARGE blend of Romain lettuce, Grape Tomatoes, cured Italian Meats, and Parmesan, nicely chopped and tossed w/ Vinaigrette

The Mom at Home - \$14

Breaded Steak w/ Italian Salad and Tater Tots

The Home Kid - \$14

Hot & Sweet Italian Sausage with Fried Onions w/ Italian Salad and Tater Tots

Fisherman's Holiday - \$14

Traditional Fish n' Chips w/ Fried Mac n' Cheese Balls

Poor Man's Holiday - \$14

Half Fried Chicken n' Chips w/ Fried Mac n' Cheese Balls

The Old Stuff - \$13

Italian Anti-pasta featuring assorted in-house cured Meats & aged Cheeses with Pickled Vegetables and Castelvetrano Olives

The Blue Plate - \$18

Strip Steak n' Chips w/ Italian Salad