



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: 03/30/2021

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: On-Premises Liquor

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Sports Bar

Corporation and trade name of current license: JHB ACQUISITION LLC d/b/a: PROFESSOR THOMS

APPLICANT:

Premise address: 219 2nd Avenue, New York, NY 10003

Cross streets: East 13th Street and East 14th Street

Name of applicant and all principals: K&L HOSPITALITY LLC

Principals: Dermot Lynch and Jarek Krukow

Trade name (DBA): LITTLE REBEL

PREMISE:

Type of building and number of floors: Mixed Residential & Commercial - 4 floors + Basement + Cellar

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: Outdoor sidewalk/street seating per rules for NYC Outdoor dining - Covid-19 pandemic.

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? Total: 250

(Basement: 150; First Floor: 100)

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): Primary Zoning: C1-6A

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) Monday - Wednesday: 11 AM - 12 AM; Thursday: 11 AM - 2 AM

Friday & Saturday: 11 AM - 4 AM; Sunday: 11 AM - 12 AM; No Change in closing hours

Number of tables? 22 Tables Total number of seats? 76 Seats at Tables

1 Countertop: 3-4 Seats

How many stand-up bars/ bar seats are located on the premise? 2; BASEMENT: 8 Seats; 1st FL: 23 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): 1st Floor: 30 ft Rectangular Shape; Basement: 10 ft Irregular 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

Gastropub-style food; see attached proposed menu

What are the hours kitchen will be open? Sun. - Wed.: Open - Close; Thurs. - Sat.: Open - 1 AM

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

How many employees will there be? 20

Do you have or plan to install ☐ French doors ☐ accordion doors or ☒ windows? Existing; No installation plans

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 6

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: Speakers through out bar

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? N/A

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.") See Attached Plans.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) _____
Thurs.: 1 bouncer from 8 PM - close; Fri. & Sat: 2 bouncers from 8 PM - close

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

Do you have sound proofing installed? ☐ Yes ☒ No

If not, do you plan to install sound-proofing? ☐ Yes ☒ No See Attached Plans

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: N/A

Address: _____ Community Board # _____

Dates of operation: _____

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

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? 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. 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)
neighborhood gastropub with locally-sourced food and beverage options _____ restaurant, or
☐ I will operate a _____,
☐ 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 11 AM - 12 AM ; Tue 11 AM - 12 AM ; Wed 11 AM - 12 AM ;
Thu 11 AM - 2 AM ; Fri 11 AM - 4 AM ; Sat 11 AM - 4 AM ;
Sun 11 AM - 12 AM . (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 sidewalk café hours will be 11 AM - 10 PM
5. ☒ I will employ a doorman/security personnel: 1 on Thurs., 8 PM-close; 2 on Fri. & Sat., 8 PM to close
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. N/A
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 7 pm.
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: Dermot Lynch (646-858-7661); Jarek Krukow (415-990-5739)

Phone Number: see above

ATTENTION RESIDENTS & NEIGHBORS

K&L HOSPITALITY DBA LITTLE REBEL

Dermot: 646-858-7661

Company/DBA Name and Contact Number for Questions

Plans to open a

GASTROPUB/BAR with Outdoor Sidewalk Cafe Seating

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

219 2nd Avenue, 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

Wednesday, April 14 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

Dermot: 646-858-7661

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

K&L HOSPITALITY DBA LITTLE REBEL

Dermot: 646-858-7661

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

GASTROPUB/BAR with Outdoor Sidewalk Cafe Seating

(請選擇/please choose)

酒吧(Bar)/餐館 (Restaurant)

戶外咖啡 (Sidewalk Café) or 或者

後院花園咖啡(Backyard Use)

219 2nd Avenue, New York, NY 10003

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

Beer/Wine & Liquor

(請選擇/please choose)

啤酒和酒牌照(Beer & Wine) or/或者

啤酒牌照 (Beer) or/或者

酒和烈酒牌照 (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

酒牌和紐約市消費局有關小商業牌照委員會

Wednesday, April 14 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

K&L HOSPITALITY DBA LITTLE REBEL

Dermot: 646-858-7661

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

GASTROPUB/BAR with Outdoor Sidewalk Cafe Seating

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

219 2nd Avenue, New York, NY 10003

address

dirección

Seeking a license to serve

**En búsqueda de una
licencia para servir:**

Beer/Wine & Liquor

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

**Public meeting
for comments**

**Reunión público
para comentarios**

Wednesday, April 14 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

**At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting**

**En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA**

mn03@cb.nyc.gov - www.cb3manhattan.org

Attachment to CB 3 Questionnaire

Establishment Currently Licensed

1. Prior to closure due to Covid-19, this establishment had been consistently licensed and will not overburden the neighborhood with traffic.
2. The approval of the current application would not add a new liquor license to the neighborhood.

Vehicular Traffic and Crowds

1. We expect most patrons coming to this area to use public transportation, rideshare, or already live in the area. The applicant's plan is for the establishment becomes a neighborhood local haunt for residents in the area to come enjoy a beverage and locally sourced dining in a gastropub relaxed atmosphere.
2. The location is easily accessible via mass transit that are all within ½ miles of the restaurant (New York MTA trains and buses: L, N, Q, R, W, F, 4, 5, 6 Trains and M15, M15-SBS, M14, M101, M102 and M103 Buses). There is metered street parking for those who want to endure NYC traffic.
3. Due to COVID-19 and city regulations prohibiting and/or restricting indoor dining capacity, the establishment will be utilizing outdoor dining and sidewalk/street café seating, as permitted and according to city rules and regulations. In the future non-pandemic course of business, our Front of House (FOH) staff will be trained to mitigate the situation respectfully should there be congestion due to overflow from neighboring bars and restaurants.
4. In addition, on weekend nights, security personnel will be hired and on hand to assist FOH staff to manage and disperse any additional congestion or formation of crowds outside the establishment.

Noise Management

1. The current location is in excellent condition in terms of being well soundproofed as a starting point. There have never been any noise complaints to the applicant's knowledge. There will be background ambient music only from an iPod or a laptop. We will be playing ambient and slower tempo music.
2. The noise level will be kept consistently at 70 to 80 decibels. Due to the neighborhood gastropub and restaurant concept, the noise level cannot be louder than patrons' ability to have a conversation.
3. Applicant will take active steps to mitigate noise levels, such as adding carpets in high-traffic areas, wooden and sound absorbent fixtures, drapes and curtains in order to reduce noise level. Front of House (FOH) staff will be trained to address any high noise situation respectfully should it arises.
4. Timely cut-off of all outdoor business activities, such as sidewalk/street café dining and closing windows will be strictly enforced at 10 PM, so as to further reduce noise levels.
5. The establishment will hire security personnel on Thursday, Friday and Saturday to control outside congestion and keep the sidewalk clear during peak hours.

K&L Hospitality LLC d/b/a Little Rebel
219 Second Avenue, New York, NY 10003

Public Interest Statement

K&L Hospitality LLC d/b/a Little Rebel is a neighborhood gastropub restaurant concept located at 219 Second Avenue in the heart of vibrant East Village. Little Rebel seeks to continue to hold the on-premises liquor license long held by the location's predecessor, Professor Thoms Bar. Unfortunately, numerous small businesses have been forced to close due to the COVID-19 pandemic hitting New York City, especially the restaurant and bar industry, especially hard. Little Rebel aims to bring back a much-needed respite and joy for the neighborhood and local community. Little Rebel is a gastropub concept catered towards East Village residents, employees, and other neighborhood small business owners to relax and catch up with each other over a handcrafted cocktail, glass of wine, locally brewed beer, and delicious food.

The concept would include locally sourced food offerings for its clientele, as well as local beer and wine, and hand-crafted specialty cocktails, with an eye towards sourcing beer, wine and liquor from New York-area companies. We request the support and recommendation of the Community Board for our On-Premises Liquor License application submission to the NY State Liquor Authority.

Positive Impact on Local Community

Little Rebel will continue being a long-established part of the neighborhood, as its predecessor was, getting to know the community through its customers. Given the closures in the immediate vicinity, Little Rebel's new business will contribute immensely to the neighborhood's selection of restaurant and bars. We know that our establishment will easily become the gathering place for our East Village patrons, where many lifelong friendships are made among the clientele. The staff will be known to the patrons and vice versa. Little Rebel offers patrons a relaxing and low-key environment, and the ambiance will be a mellow vibe, with an atmosphere that pays homage to the historic East Village neighborhood. Continuing to hold the on-premises liquor license under Little Rebel will enable us to build back the local community restaurant businesses that have been shuttered due to COVID-19.

There are approximately twelve on-premises licenses within 500 feet of Little Rebel. Unfortunately, in part or wholly due to the COVID-19 pandemic, the immediate block has experienced the temporary or permanent closures of 4 establishments, one of which Little Rebel will be replacing to open for business. Little Rebel is taking over the space that had an existing on-premises liquor license. As such, there will be no density or oversaturation of existing on-premises licenses in the proposed location. Further, given Little Rebel's predominantly local neighborhood clientele, it is extremely unlikely that the granting the requested on-premises liquor license will have any discernable impact on vehicular traffic and parking near to the establishment.

As the owners of Little Rebel, we have extensive experience in the restaurant and bar industry and are conscientious of the important impact that Little Rebel will have on the community. Little Rebel will bring back stabilization and growth to a local community that has experienced the negative impact of shuttered businesses. Little Rebel will be actively doing its part to revitalize the restaurant industry by providing friendly competition with the other local establishment, resulting in competitive pricing and community opportunities for neighborhood residents to choose. Little Rebel will also employ dozens of people that live in the area and plans

K&L Hospitality LLC d/b/a Little Rebel
219 Second Avenue, New York, NY 10003

to reach out to other East Village small businesses to foster collaborative relationships to help the East Village community rebuild and thrive. The business will bring much-needed economic stimulus to the East Village, benefiting the neighborhood directly, as well as New York City as a whole.

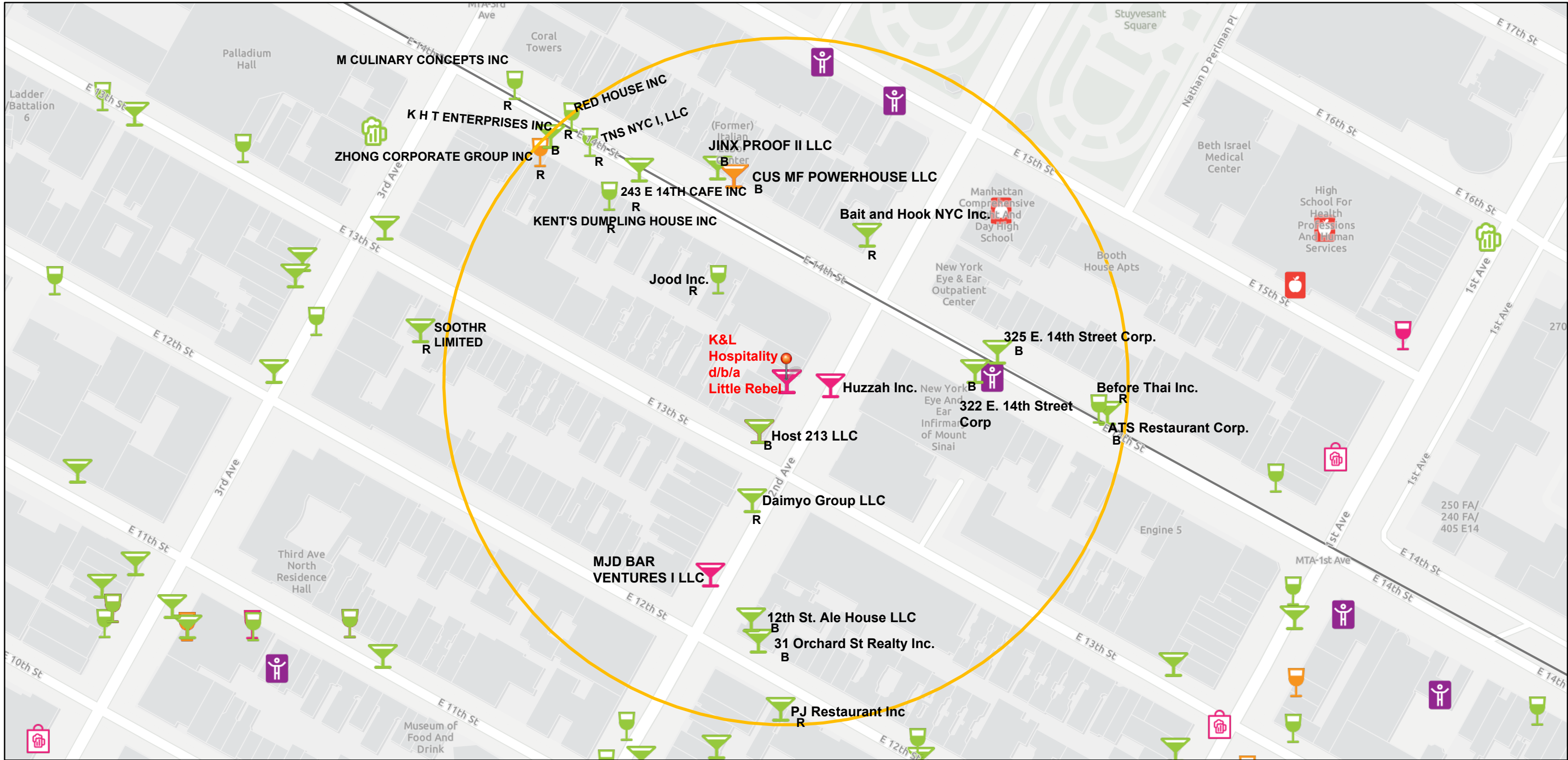
Little Rebel will always comply and abide by all local and state regulations applicable to the operations of such an establishment. Furthermore, Little Rebel shall always use reasonable efforts to reduce noise emanating from the premise to nearby neighbors, Music, when played, will be limited in volume to encourage patron conversation with each other and the staff. The noise level is intended to keep good relationships with neighbors and to prevent any disturbance. Any requests with regards to noise management will be dealt with immediately, in a respectful and understanding manner by our staff. No exterior speakers will be used. Little Rebel will maintain a clean and presentable storefront & sidewalk outside the property at all times. The business has no history of liquor violations nor reported criminal activity. There have been no complaints or issues with the community, the SLA or any other government agency. All necessary licenses and permits have either been obtained or are in the process of being obtained.

It is incredibly important to us to add to the quality of life in our neighborhood by creating a warm and welcoming gastropub restaurant location for neighbors and visitors alike. Therefore, we believe that the On-Premises License application is in the public interest and to the advantage and benefit of our community. We respectfully request the Community Board's support and recommendation for our application to the State Liquor Authority.

Thank you.

Dermot Lynch and Jarek Krukow
Owners, K&L Hospitality LLC d/b/a Little Rebel

Lamp Report_219 2nd Ave.



3/30/2021, 6:55:56 PM

☐ Cities and Towns

Active Licenses

 On Premises Liquor On Premises Wine On Premises Beer

Pending Licenses

 On Premises Liquor On Premises Wine

Inactive Licenses

 On Premises Liquor On Premises Wine

 Off Premises Beer

 Institution

 Public/Private Schools

1:2,257

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.02, 0.04, and 0.08. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.03, 0.07, and 0.13. There are 8 equal intervals between 0 and 0.08 miles, and 5 equal intervals between 0 and 0.13 kilometers. The tick marks are aligned such that 0.08 miles corresponds to 0.13 kilometers.

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NYS Liquor Authority

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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.

Proximity Report For:	
Location	219 2nd Ave, New York, 10003
Geocode	Latitude: 40.73203 longitude: -73.98543
Report Generated On	3/30/2021

8 Closest Liquor Stores		
Name	Address	Distance
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	783 ft
CARMAD INC Ser #: 1023546	224 226 1ST AVE NEW YORK, NY 10009	837 ft
M J K LIQUORS INC. Ser #: 1108514	161 3RD AVENUE 15TH STREET & 16TH STREET NEW YORK, NY 10003	902 ft
TRADER JOES EAST INC Ser #: 1161266	138 E 14TH ST IRVING PLACE & 3RD AVENUE NEW YORK, NY 10003	1,014 ft
236 WINES & LIQUORS INC Ser #: 1023535	279 1ST AVENUE NEW YORK, NY 10003	1,084 ft
TASTE WINE LLC Ser #: 1282743	50 3RD AVE NEW YORK, NY 10003	1,087 ft
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	1,199 ft
33 UNION SQUARE WEST INC Ser #: 1023536	140 4TH AVE NEW YORK, NY 10003	1,362 ft

Schools within 500 feet		
Name	Address	Distance
MANHATTAN COMPREHENSIVE NIGHT AND DAY HIGH SCHOOL	240 2ND AVE NEW YORK, NY 10003	402 ft

Churches within 500 feet	
Name	Distance
Town & Village Conservative Synagogue	302 ft
St Marys Catholic Church of The Byzantine Rite	437 ft
Missionary Sisters of The Immaculate Heart of Mary	468 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
CUS MF POWERHOUSE LLC Ser #: 1332873	233 E 14TH ST NEW YORK, NY 10003	309 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
HOST 213 LLC Ser #: 1315911	213 2ND AVE NEW YORK, NY 10003	82 ft
DAIMYO GROUP LLC Ser #: 1210975	207 2ND AVENUE 12 & 13 STREETS NEW YORK, NY 10003	182 ft
BAIT AND HOOK NYC INC Ser #: 1326960	231 2ND AVE AKA 245 251 E 14TH STREET NEW YORK, NY 10003	243 ft
322 E 14TH STREET CORP Ser #: 1136016	322 E 14TH ST 13TH & 15TH STREETS NEW YORK, NY 10003	276 ft
325 E 14TH STREET CORP Ser #: 1144074	325 EAST 14TH STREET 13TH & 15TH STREETS NEW YORK, NY 10003	311 ft
JINX PROOF II LLC Ser #: 1305108	231 E 14TH ST NEW YORK, NY 10003	325 ft
12TH ST ALE HOUSE LLC Ser #: 1314194	192 2ND AVE 2ND AVE & 12TH ST NEW YORK, NY 10003	351 ft
243 E 14TH CAFE INC Ser #: 1269715	243 E 14TH ST NEW YORK, NY 10003	376 ft
31 ORCHARD ST REALTY INC Ser #: 1313281	301 E 12TH ST NEW YORK, NY 10003	381 ft
ATS RESTAURANT CORP Ser #: 1167034	349 E 14TH ST 1ST & 2ND AVENUES NEW YORK, NY 10003	472 ft
PJ RESTAURANT INC Ser #: 1299503	302 E 12TH ST NEW YORK, NY 10003	477 ft
K H T ENTERPRISES INC Ser #: 1183615	222 EAST 14TH STREET NEW YORK, NY 10003	495 ft
SOOTHR LIMITED Ser #: 1324695	204 E 13TH ST NEW YORK, NY 10003	539 ft
PEPRICO INC Ser #: 1279139	182 2ND AVE NEW YORK, NY 10003	542 ft
DUCKS EATERY EV LLC Ser #: 1260834	351 E 12TH ST NEW YORK, NY 10003	585 ft
JUDEX ENTERPRISES INC Ser #: 1024266	178 2ND AVENUE NEW YORK, NY 10003	588 ft
LA MERIDIANA I LTD Ser #: 1298843	176 2ND AVE NEW YORK, NY 10003	598 ft
EAST COUNTY LOUTH INC Ser #: 1239837	103 3RD AVENUE NEW YORK, NY 10003	628 ft
EST RESTAURANT CORP Ser #: 1300345	349 E 13TH ST NEW YORK, NY 10003	700 ft
FT 245 CORP Ser #: 1144031	245 EAST 11TH STREET AKA 175 S NEW YORK, NY 10003	712 ft
TWO GUIZE LLC Ser #: 1276520	102 3RD AVE NEW YORK, NY 10003	728 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
VINYL ENTERTAINMENT INC Ser #: 1296281	100 3RD AVE NEW YORK, NY 10003	733 ft
HAN DYNASTY NYU CORP Ser #: 1287485	90 3RD AVE NEW YORK, NY 10003	748 ft

K&L HOSPITALITY LLC
d/b/a
LITTLE REBEL
219 2nd Ave, New York, NY 10003

BAIT & HOOK

MOUNT SINAI

EAST 14th STREET

EAST 14th STREET

KFC

RESIDENCE

FINNERTY'S (Closed)

K&L HOSPITALITY LLC
LITTLE REBEL

RESIDENCE

Ukrainian National
Federal Credit Union

JACKDAW

OPTYX

MOUNT SINAI

2nd AVENUE

EAST 13th STREET

EAST 13th STREET

MOMOFUKU SSAM BAR

RESIDENCE

JAREK R. KRUKOW

399 East 8th Street Apt 3C
New York, NY 10009
415-990 5739

Jakrukow@gmail.com

General Manager

Highly skilled people person that is detail oriented that has over 17 years of experience in the industry With a positive high energy personality

Super motivated, enthusiastic team player dedicated to providing quality service to customers along with maximizing efficiency and profitability for the company I am a part of.

Industry Experience

Pig and Whistle Group

Broadstone Bar and Kitchen

General Manager

New York City, NY August 2017- present

Started as Restaurant General Manager from the beginning. Hired a 54 employee team, 20 Back of House employees and 34 Front of House employees. Drove sales upwards by 30% every year since the opening. Managed a minimal turnover rate of employees, 72% of employees started when the restaurant opened and are still part of my team.

- Produced and managed payroll for 54 employees
- Created, maintained, ordered, and purchased a sustainable food menu that would pertain to all customers using 5 different vendors keeping food costs below 30%
- Hand picked all craft beers, wine, and liquor, along with seasonal cocktails that catered to high volume and guest happiness.
- Curated and developed relationships with all alcohol vendors. 8 different vendors were used to keep liquor costs at or below 16%
- Made sure the restaurant was compliant with all NYS and NYC codes , including brand new Covid-19 protocols with DOT , SLA, DOH.
- Oversaw and coordinated event bookings for multiple floors and spaces, three floors that had a capacity of 235 people • Conducting weekly meetings with head Chef and to staff to make sure team was working together and serving the best product possible to customers

Pig and whistle Group

Langan's Pub and Restaurant

Bar Tender

New York City, NY June 2014- August 2017 Utilized high levels of energy and superior multi-tasking abilities to quickly fill drink orders in an extremely fast paced environment. Mixed many fresh fruit ingredients to make delicious cocktails.

• Had a fine knowledge of the entire whiskey, bourbon, and scotch menu; which included over 55 different bottles. • Created several new drinks, which include many ingredients that would fit for fast paced environment Langan's Pub was located in the heart of Times square. This is a Irish Pub with a very diverse cocktail menu along with great bar food

Noir Lounge, San Francisco, CA

Bar Manager March 2011 - March 2014 Bar Manager oversaw special events, weddings, and big groups, inventory management and customer service. Supervised and motivated a high performing team of 8 bartenders

- Worked under Advanced Sommelier Chris Parks on weekly wine tastings and menu review that covered a 55 wine bottle list along with 30 wines by the glass. Very familiar with old world wines and California wines. • Knew and served over 20 beers by the bottle and 16 draught beers. .
- Came Up with Beer and Shot menu for happy hour, 8 draught beers paired with appropriate shot. • Put together and updated monthly Martini and fresh fruit cocktail list.
- Put together payroll weekly for all employees
- Maintained Noir's Facebook, Instagram, and website on a daily basis.

Noir Lounge is a 1950's film noir themed restaurant in the heart of Hayes Valley that serves a full menu along with a greatly respected wine, beer, and cocktail list. The space was set to accompany big parties in the back with a huge screening room along

with 2nd full bar.

Campus Bar,

Head Bartender October 2009-March 2011 San Francisco, CA

Maintained a courteous and professional demeanor, and demonstrated high levels of social etiquette. Skillfully served new comers along with a strong gathering of locals

- Worked Bar alone during the week and chose happy hour specials to accompany music that was played. •
- Continually found new methods to maximize sale, profit, and cost control.

Campus is a bar in the Marina District of San Francisco that has a Pub Feel and a great cocktail list. It caters to 25 and up crowd on the weekend and locals in the area enjoy Sports during the weekend. This is also a huge San Francisco 49er's bar on Sundays.

Don and Charlie's September 2004-May 2009 **Bar Tender and Server**

Scottsdale, AZ

Provided excellent service for up to 400 customers during a five-hour period in a fast paced environment. Problem-solved a diversity of customer service issues through effective listening, communication, hustle and sense of humor. • Had extensive knowledge of entire food and wine menu.

Don and Charlie's is a Chicago style steak house in the heart of Old-town Scottsdale that has been around for 43 years

Education

Bachelor of Arts, General Studies June 2006

Emphasis: Speech Communications, Health Ecology

University of Nevada at Reno, Reno, NV

Played Collegiate Baseball 5 years

Dermot Lynch
646.858.7661
dermot8o8lynch@gmail.com
32 Driggs Ave, BK 11222

PROFESSIONAL PROFILE

Professional individual with management experience in hotels, fine dining, restaurants, bars & clubs

SKILLS

- ❖ Coaching and staff Development, Training, Human Resource Compliance, Scheduling and Labor Control, VIP Services, Menu Development, Project Management

PROGRAMS

- ❖ Microsoft Outlook, Word, Excel, Opera, Micros, R Manager, Seven Rooms, workforce, Open Table, Adelo, Restaurant Manager Pro, Schedule Fly, Avero, Toast

EDUCATION

London Metropolitan University: 2004 Art & Design

CAREER EXPERIENCE

General Manager: Mar 2020 – Dec 2020

Sel Rose – Montauk & NYC

- ❖ 80 seat restaurant NYC / 90 seat restaurant MTK
Hiring for all FOH & BOH, Payroll, inventory management, f&b costs, budget management, sales forecasting, reservations / event coordination.

Beach Club General Manager: Mar 2019 – Oct 2020 (seasonal position)

Gurneys Sea Water Resort & Spa – Montauk, New York

- ❖ 850 seat restaurant, set up & break down, managed & trained 50 FOH staff members, 4 million in sales. Managed inventory, food & beverage costs, built labor standards, managed labor costs, developed culinary & beverage menus, critical paths for training of staff, budget management, cabana & lounge pricing / structure & refund policy's, ensured standards for Health and safety, set SOP's and operating procedures, set inventory and par levels for opening, scheduling, payroll, invoices, reservation management (1000 + guests), celebrity clientele, human resource compliance, coordinating events, brand partnerships, banquets, groups and buyouts.

General Manager: Jan 2017 – Feb 2019

49 Monroe – 49 Monroe St, Manhattan, New York

- ❖ 150 seat restaurant, scheduling & labor control, payroll, budget management, training & development of team members, pushed restaurant participation in local community, developed training manuals, day to day operations, reservations, inventory, buyouts / pricing for large group events, celebrity clientele, oversaw customer service, food service, day to day operations.

General Manager: March 2015 – 2017

Kiki's - 138 Division St, Manhattan, New York



115 seat restaurant, day to day operations, scheduling, service standards, reservations, celebrity clientele, staffing, training of staff, inventory, oversaw customer service, managed labor costs.

❖ Certifications, References & Previous employment upon request

K&L Hospitality LLC d/b/a Little Rebel

Proposed Menu

Small Bites

Mac and cheese balls 14\$

Served with siracha marinara sauce

Dry Rub chicken wings 15\$

Choice of

Mango habanero

Honey siracha

Buffalo

Po boy Sliders. 16\$

Choice of

Fried oyster

Crab

Shrimp

Bufallo Chicken Springrolls 15\$

House made blue cheese dip and buffalo sauce

Pulled Pork Croquettes 15\$

Taziki sauce

General Tso's Cauliflower 14\$

Brisket Tacos 16\$

Avocado, radish slices, and lime

Salads

Kale Ceasar Salad 15\$

Baby kale, thin sliced radishes and house made Caesar dressing

Steak Cobb Salad 18\$

Grilled new york steak chopped, blue cheese, tomatoes, purple onions, tomatoes, avocado, housemade parmesan crusted croutons

Entrees

Little Rebel Burger 19\$

Beef burger, 12 month aged Cheddar, billionaire bacon jam, garlic aioli, lettuce , tomato and onion

K&L Hospitality LLC d/b/a Little Rebel

Proposed Menu

Impossible Burger 17\$

Impossible 2.0 patty, vegan mozzarella cheese , avocado, lettuce, tomato, and onion on a gluten free bun

Salmon Club 18\$

Grilled atlantic salmon, watercress, thick cut bacon, pesto aioli, tomatoes, on toasted wheat bread

Drinks

Cocktails 14\$

Little Rebel Old Fashion

Woodford reserve bourbon, rich simple syrup, angostura bitters, orange bitters

FRose'

Svedka Rose Vodka, Dimi Botanical Liqueur , Rose wine, Strawberry puree, fresh lime juice

Chili Palmer

Altos Tequila, ancho reyes green chili liqueur, fresh squeezed grapefruit juice, fresh lime juice , hopped grapefruit bitters

Stardust GT

Empress Gin, fevertree elderflower tonic, ziggy's stardust, dehydrated pineapple

Drafts

Guinness 9\$

5 Boroughs Tiny Juicy IPA 9\$

Montauk Wavechaser IPA 8\$

Kona Big wave Golden ale 8\$

Bud Light 6\$

Heineken 8\$

Angry Orchard Cider 7\$

Brooklyn Lager 8\$

K&L Hospitality LLC d/b/a Little Rebel
Proposed Menu

Wine by the glass

La Crema Pinot Grigio 12\$

Matanzas Creek Sauvignon Blanc 12\$

Whispering Angel Rose 15\$

Cambria Chardonnay 13\$

Kendell Jackson Riesling 12\$

Murphy Goode Cabernet Sauvignon 11\$

Nielsen Pinot Noir 13\$

Diseno Malbec 13\$

Listel Sparkling Rose 12\$

Benvolio Prosecco 12\$

THE CITY OF NEW YORK

903/100



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Manhattan

DATE SEP 28 2000

NO. 102894209

This certificate supersedes C.O.No. 102306

ZONING DISTRICT C1-6A

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at
219 Second Ave.

Block 469 Lot 34

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ.FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.						Boiler room, Storage
Basement	120	150			6 (T)	F-4	Eating & Drinking Establishment/ musical entertain., no dancing 200 or less capacity.
1st	100	100			6 (T)	F-4	Eating & Drinking Establishment/ musical entertain., no dancing 200 or less capacity.
2nd	60		2	4	2	7B	Two (2) class "A" apartments.
3rd	60		2	4	2	7B	Two (2) class "A" apartments.
4th	60		2	4	2	7B	Two (2) class "A" apartments.
							Residential/ Commercial Old Code
THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.							

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Romy A. Linares, P.E.
BOROUGH SUPERINTENDENT

Richard Usinto, R.A.
Acting Commissioner

37

COMMISSIONER

☐ ORIGINAL☐ OFFICE COPY-DEPARTMENT OF BUILDINGS☐ COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IN BOUNDED AS FOLLOWS:

BEGINNING at a point on West side of Second Ave.
 distant 103'-3" South feet from the corner formed by the intersection of
 East 14th St. and 2nd Ave.
 running thence South 25'-9" feet; thence West 112'-6" feet;
 thence North 25'-9" feet; thence East 112'-6" feet;
 thence feet; thence feet;
 thence feet; thence feet;
 to the point or place of beginning.

N.B. or ALT. No. 102894209 DATE OF COMPLETION 9/27/00 CONSTRUCTION CLASSIFICATION N.F.P.
 BUILDING OCCUPANCY GROUP CLASSIFICATION Res/Com HEIGHT 8 & 4 STORIES 65 FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____

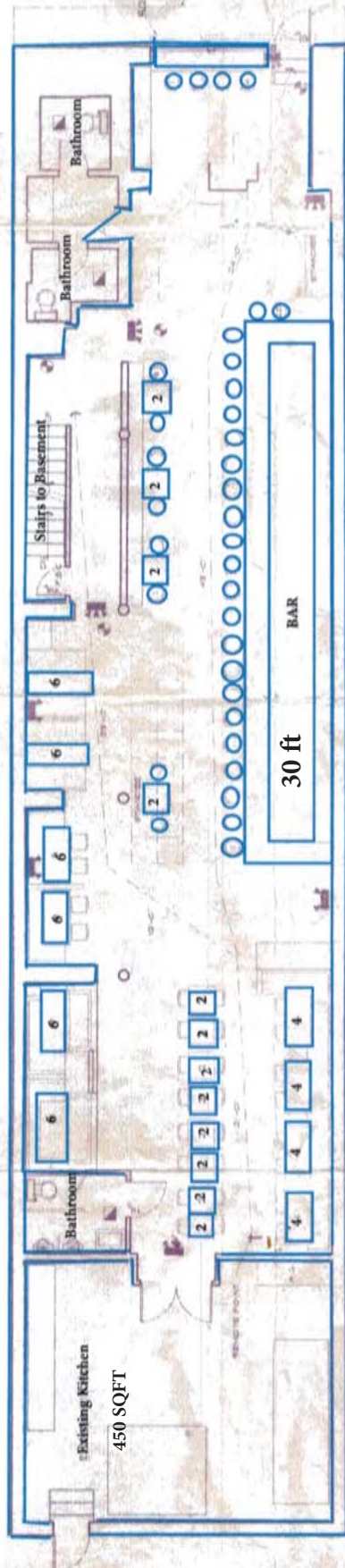
OTHERS: _____

FIRST FLOOR	
PRIMARY PATH	
FIRST LEG	12'-0"
SECOND LEG	12'-0"
TOTAL DISTANCE	24'-0"
SECOND PATH	
FIRST LEG	12'-0"
SECOND LEG	12'-0"
TOTAL DISTANCE	24'-0"

OCCUPANCY	
BASMENT FLOOR	
PATIENTS	6 PERSONS
BAR	25 PERSONS
BRANCH	24 PERSONS
EMPLOYEES	12 PERSONS
TOTAL CHAMBERMENT FLOOR	50 PERSONS

ESSAYS CALCULATIONS				
BASEMENT FLOOR				
ENTRY	SIZE	UNIT x UNITS	CAPACITY	
1	3'-0"	15 x 50	75 PERSONS	
2	3'-0"	15 x 50	75 PERSONS	
TOTAL				150 PERSONS

1st FLOOR 2,040 SQFT



BASEMENT FLOOR PLAN

6-10-2007

ORDER OF BIDDING ILLUMINATION & EMERGENCY LIGHTING FOR PLACES OF ASSEMBLY
LOCAL LAW NO. 4

TOTAL LAW NO. 4

PUBLIC ASSEMBLY NOTICE

the capacity of the system to handle the load. The system is designed to handle a load of 100,000 requests per second. The system is designed to handle a load of 100,000 requests per second.

REPLICATION OF THE ORIGINAL AND NOT SEND AT LEAST 100 BY 100
OF AT LEAST 5 1/4 HOLE WITH ALL REQUIREMENTS OF 200 ARCTIC 120-22 ONE
AND 220-220 + OF THE CODES

5. SMO SHALL BE NORMALLY LIGHTED TYPE IN ALL ASSEMBLY SPACES WHERE THE GENERAL ILLUMINATION IS LESS THAN 3 CANDLE POWER A FOOT CANCELED IN OCCUPANCY SMO SHALL BE POWERED AND LIGHTED AT ALL

THESE DATA OCCUPANCY ARE BY SECTION 120-60 OF THE ADMINISTRATIVE CODE.

IS BREASE FILTER SHALL BE DERIVED AND REPLACED REGULARLY BY A
PERSONS TO BE DETERMINED BY THE COMPANY. THE COMPANY SHALL BE RESPONSIBLE FOR THE
REPLACEMENT OF THE FILTERS AND SHALL BE RESPONSIBLE FOR THE PROPER
MAINTENANCE OF THE SYSTEM.

THE UNIVERSITY OF CHICAGO PRESS

AT LEAST TWICE A YEAR THE AUTOMATIC FIRE ALARMS LOCATED AT THE 401
STREET NO. 846 DEVICES AND RISER LINE IT EMPLOYED THERE.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

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OF THE FIRST CODE TO CORRESPOND TO THE RESTAURANT TO WHICH THE ADDRESS OF THE SUBMITTER IS APPLICABLE. (SEE INSTRUCTIONS TO PARTICIPANTS)

OF ALL SOLIDLY-BUILT MEN FOR THE POST
OF BOMBARDIER, CAPTAIN JACKSON, JAMES, JR., AT LEAST FIVE FEET

100-223

NOTES

- 2) FIRE SUPPRESSION APPLICATION 10.16.24-1.



EAST 13th ST.

MAE - 20

ZONE - C-6A

821.778

Approved For Use
Professional Certification
#123456789

7-50

2010年10月

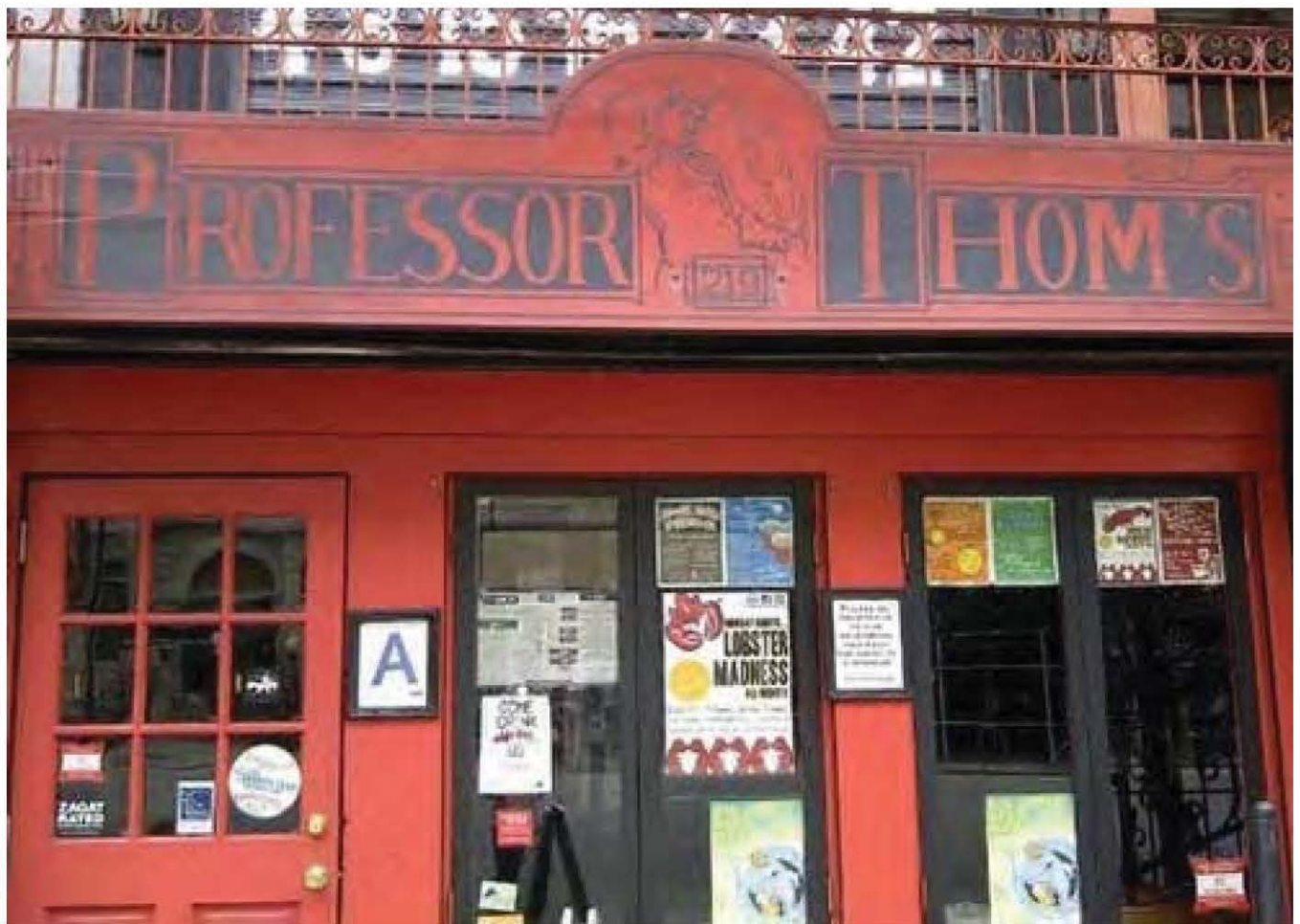
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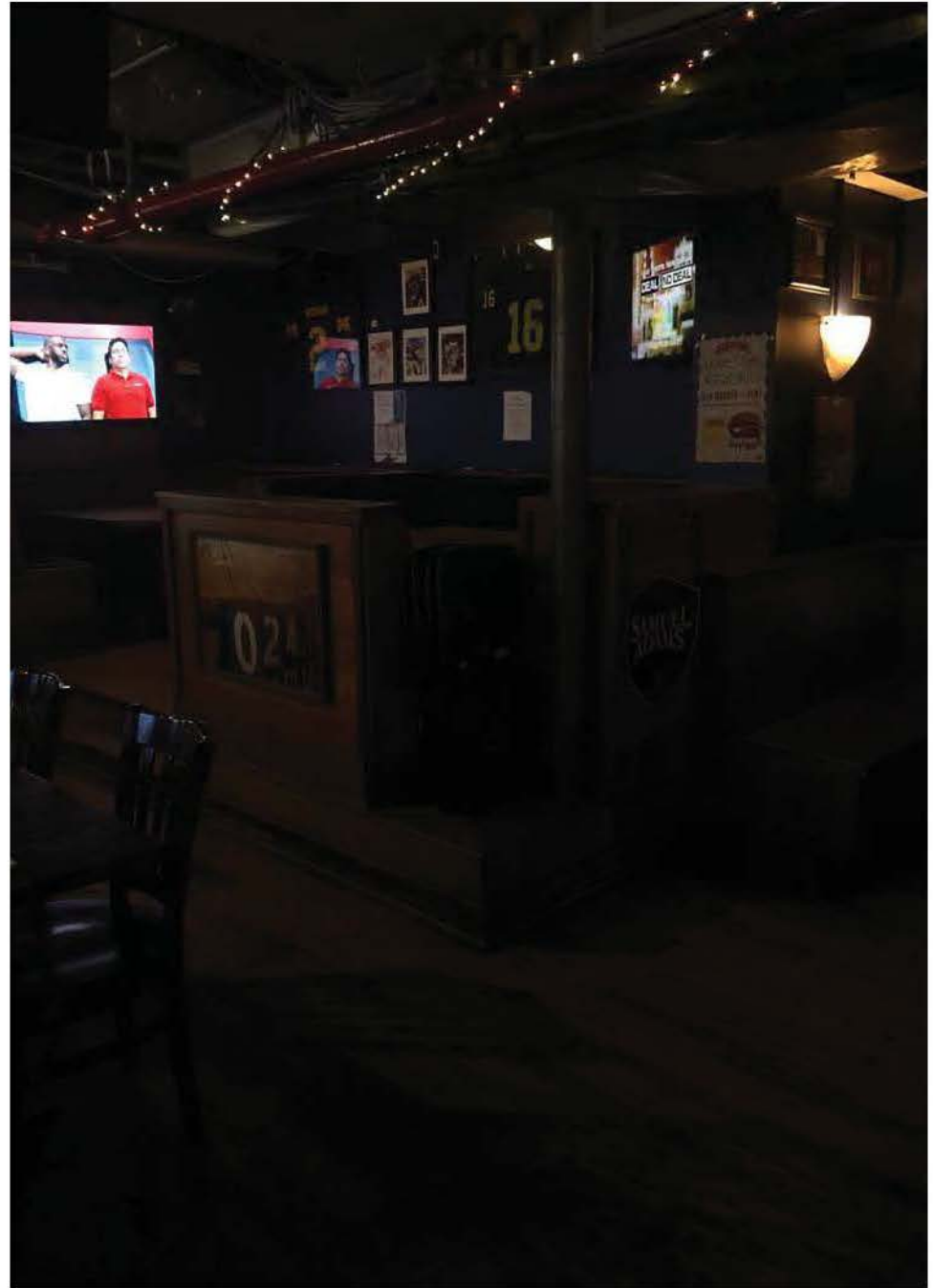
Chapter 10: Food Webs





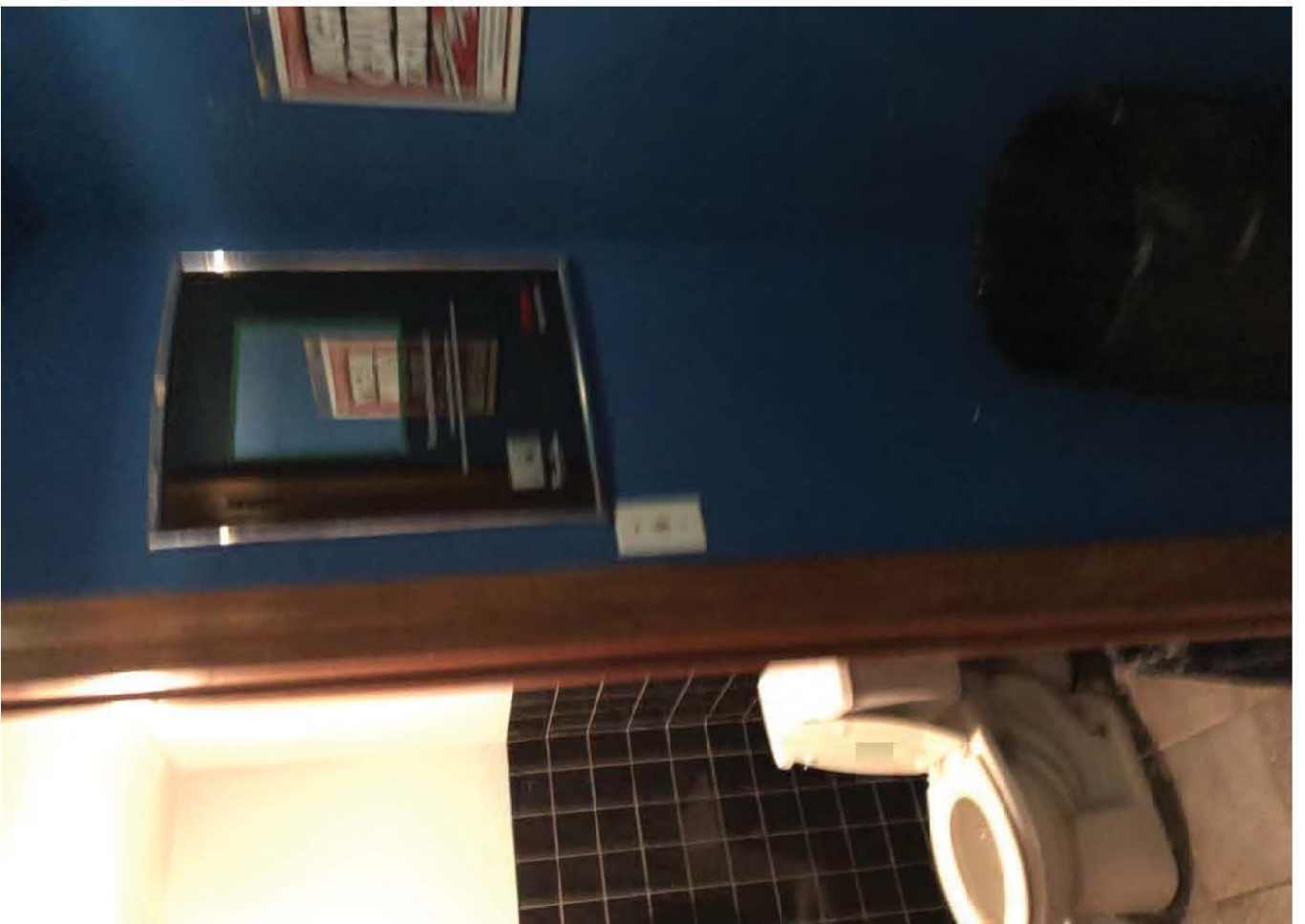


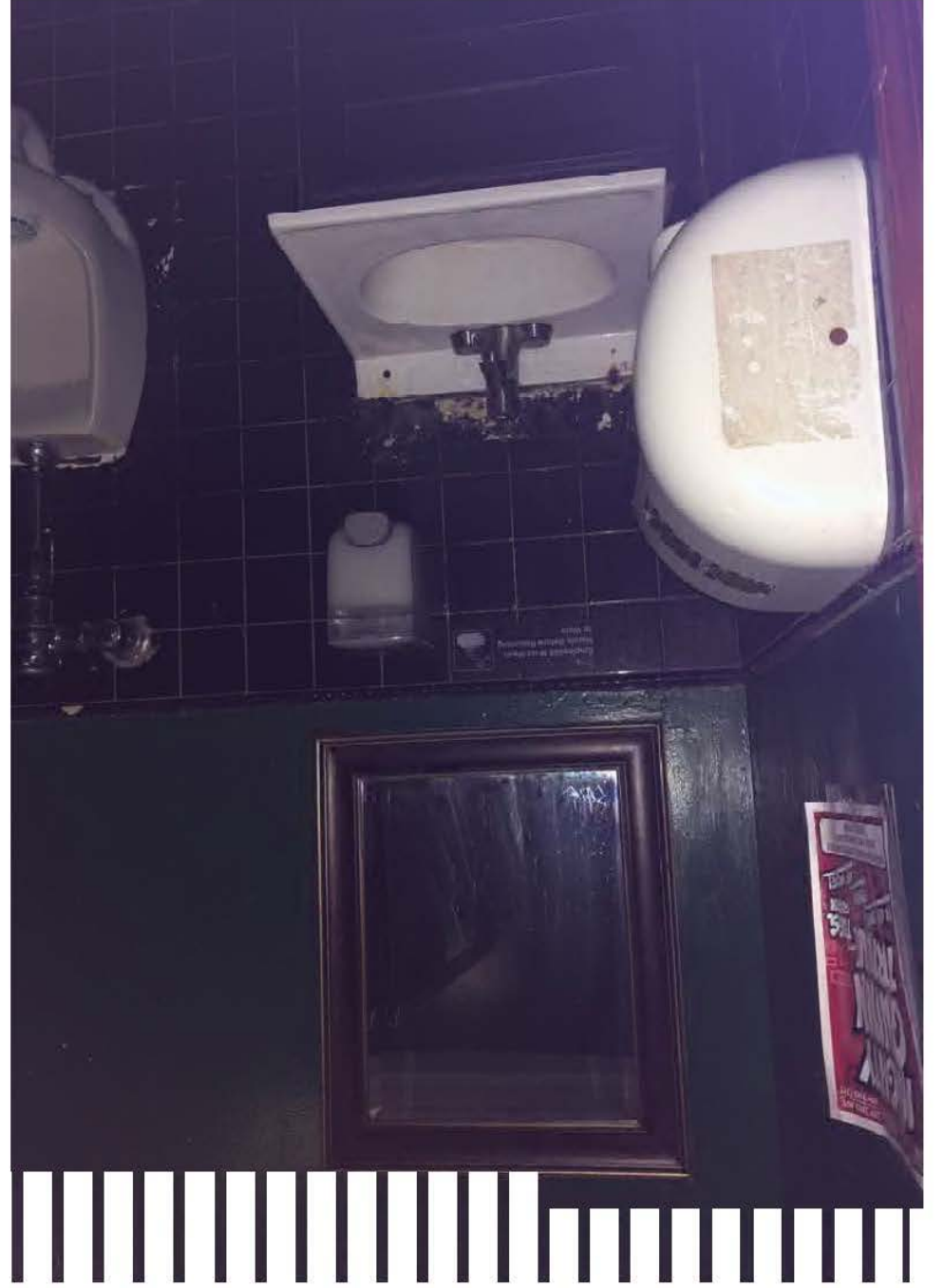
















Nydia Shahjahan <nydia@nslawnewyork.com>

504 Democratic Club: new business notice

1 message

Nydia Shahjahan, Esq. <nydia@nslawnewyork.com>

Fri, Mar 26, 2021 at 3:00 PM

To: michaeljschweinsburg@gmail.com

Bcc: Dermot Lynch <dermot808lynch@gmail.com>, Jarek Krukow <jakrukow@gmail.com>, Nydia Shahjahan <nydia@nslawnewyork.com>

Good Afternoon,

I am reaching out on behalf of our client, **K&L Hospitality LLC d/b/a Little Rebel**, a neighborhood bar concept, which will be located at **219 Second Avenue, New York, NY 10003**. My client is taking over the space formerly held by **Professor Thoms** bar, which has been licensed for over a decade. They plan on keeping the same method of operation while improving the establishment.

Our client is excited to be a part of the vibrant East Village neighborhood, especially as New York City communities come together to support each other during this historic COVID-19 pandemic. Please feel free to reach out if you wish to speak to our client to discuss any questions you may have, and/or see the space. We can arrange a mutually convenient time for everyone's schedule.

Your acknowledgement of receipt of this email is much appreciated.

Best,
Nydia

Nydia Shahjahan, Esq. P.C.

1450 Broadway, 39th Fl.

New York, NY 10018

E: nydia@nslawnewyork.com

T: (646) 450-8443

C: (703) 927-4046

www.nslawnewyork.com

CONFIDENTIAL AND PRIVILEGED COMMUNICATION OF COUNSEL



Nydia Shahjahan <nydia@nslawnewyork.com>

East Village Community Coalition: new business notice1 message

Nydia Shahjahan, Esq. <nydia@nslawnewyork.com>

Fri, Mar 26, 2021 at 3:03 PM

To: info@evccnyc.org

Bcc: Dermot Lynch <dermot808lynch@gmail.com>, Jarek Krukow <jakrukow@gmail.com>, Nydia Shahjahan <nydia@nslawnewyork.com>

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Nydia Shahjahan <nydia@nslawnewyork.com>

Loisaída United Neighborhood Gardens (LUNGS): new business notice

1 message

Nydia Shahjahan, Esq. <nydia@nslawnewyork.com>

Fri, Mar 26, 2021 at 2:56 PM

To: ck@wingflick.com

Bcc: Dermot Lynch <dermot808lynch@gmail.com>, Jarek Krukow <jakrukow@gmail.com>, Nydia Shahjahan <nydia@nslawnewyork.com>

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Nydia Shahjahan <nydia@nslawnewyork.com>

Lower East Side Preservation Initiative: new business notice

1 message

Nydia Shahjahan, Esq. <nydia@nslawnewyork.com>

Fri, Mar 26, 2021 at 2:59 PM

To: richard@lespi-nyc.org

Bcc: Dermot Lynch <dermot808lynch@gmail.com>, Jarek Krukow <jakrukow@gmail.com>, Nydia Shahjahan <nydia@nslawnewyork.com>

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Nydia Shahjahan <nydia@nslawnewyork.com>

Seven Loaves Inc. aka GOH Productions: new business notice

1 message

Nydia Shahjahan, Esq. <nydia@nslawnewyork.com>

Fri, Mar 26, 2021 at 2:55 PM

To: info@gohproductions.org, bonnie@gohproductions.org

Bcc: Dermot Lynch <dermot808lynch@gmail.com>, Jarek Krukow <jakrukow@gmail.com>, Nydia Shahjahan <nydia@nslawnewyork.com>

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