



# 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](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: 03/31/2021

**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: Restaurant and bar

Corporation and trade name of current license: 106 3rd Ave NYC Inc d/b/a Brazen Fox Kitchen & Craft Beer

### APPLICANT:

Premise address: 106 3rd Avenue, New York, NY 10003

Cross streets: East 13th and 14th Streets

Name of applicant and all principals: Entity to be Formed by Curt Huegel:

Curt Huegel, Ronan Carter, Paul McDaid

Trade name (DBA): TBD

**PREMISE:**

Type of building and number of floors: 2 Story, attached commercial 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: \_\_\_\_\_

Sidewalk cafe on 13th Street (10 Tables, 20 seats) and 3rd Avenue (8 tables, 16 seats)

Second floor terrace (4 Tables, 10 seats)

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? 150

\*Pending

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): C1-9A

**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) 10am-4am (Mon-Sun); Outdoor area: 10am-11pm (Mon-Sun)

Number of tables? 23 Total number of seats? 100

How many stand-up bars/ bar seats are located on the premise? 2 Bars, 30 Stools

(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): Ground floor: rectangular, 20' long (exclusive of sides)

Does premise have a full kitchen  Yes  No? Second floor: rectangular, 20' long (exclusive of sides)

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

Full food menu of Mexican cuisine; see menu attached

What are the hours kitchen will be open? 10am-12am (Mon-Sun)

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

How many employees will there be? 30

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: Standard bar/restaurant sound system installed throughout the restaurant to disburse sound evenly at a comfortable level throughout the store.

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.")

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_  
Two to three; 8pm-4am (Friday & Saturday)

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Applicant will not have late night loud music. Music will be played at a consistent level. If there are noise complaints, applicant will work with the persons to ensure the problems are dealt with. Any concerned neighbors can have our direct cell phone number.

Do you have sound proofing installed?  Yes  No  Unknown

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: See attached

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

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business See attached

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? 9

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 \_\_\_\_\_,

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 10:00am-4:00am ; Tue 10:00am-4:00am ; Wed 10:00am-4:00am ;

Thu 10:00am-4:00am ; Fri 10:00am-4:00am ; Sat 10:00am-4:00am ;

Sun 10:00am-4:00am . (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 10:00am-11:00pm (Mon-Sun)

5.  I will employ a doorman/security personnel: Two to three; 8pm-4am (Friday & Saturday)

6.  I will install soundproofing, If not installed already

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 7:00 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: Ronan Carter

Phone Number: (917) 600-3096

## **Curt Huegel's New York Liquor Licenses:**

### **Local West LLC d/b/a Local West**

One Penn Plaza, West Store Roof  
New York, NY 10019  
10/2004-present  
Manhattan Community Board 5

### **Red One Plaza LLC d/b/a Lucy's Cantina Royal**

One Penn Plaza (NW)  
New York, NY 10019  
03/2008-present  
Manhattan Community Board 5

### **LDV 23 LLC d/b/a Barchetta**

461 West 23<sup>rd</sup> Street  
New York, NY 10011  
08/2011-08/2017  
Manhattan Community Board 4

### **PH Cafe LLC and Corso Coffee 46 Management**

235 West 46<sup>th</sup> Street  
New York, NY 10036  
02/2013-  
Manhattan Community Board 5

### **Camp 1382 LLC**

1382 1<sup>st</sup> Avenue  
New York, NY 10021  
10/2014-present  
Manhattan Community Board 8

### **Host RG 40 LLC d/b/a Printers Alley**

215 West 40<sup>th</sup> Street  
New York, NY 10018  
10/2015-present  
Manhattan community Board 8

### **45 Mercer Restaurant LLC d/b/a Galli**

45 Mercer Street  
New York, NY 10013  
04/2012-present  
Manhattan Community Board 2

**Host RG 54 LLC d/b/a Bill's**  
57 East 54<sup>th</sup> Street  
New York, NY 10022  
03/2016-present  
Manhattan Community Board 5

**Host 1373 LLC d/b/a Sefton**  
1373 1<sup>st</sup> Avenue  
New York, NY 10021  
03/2019-present  
Manhattan Community Board 8

**Curt Huegel, Ronan Carter and Paul McDaid's New York Liquor License:**

**Host 213 LLC d/b/a Jackdaw**  
213 2<sup>nd</sup> Avenue  
New York, NY 10003  
01/2019-present  
Manhattan Community Board 3



## HOST RESTAURANTS



# SUMMARY

Host Restaurants is a Manhattan-based hospitality company with varied restaurant concepts throughout the city. From a bar to a white tablecloth dining experience, Host Restaurants offers something for any patron. Host Restaurants is led by Mr. Huegel, who has over 25 years' experience in the Hospitality Industry including having opened numerous bars and restaurants. Host Restaurants has grown from The Mill and Dakota on the Upper East Side and growing Lenny's, an NYC-based Fast Casual concept, from two to ten locations. Additionally, Mr. Huegel was a founding member of LDV Hospitality, a nationally recognized hospitality company with brands such as Scarpetta, American Cut, and Corso Coffee. Simply put, he and his team have operated any and everything

## LOCATIONS

Lucy's Cantina Royale | 1 Pennsylvania Plaza

Local | 1 Pennsylvania Plaza

Bill's Townhouse | 57 East 54th Street

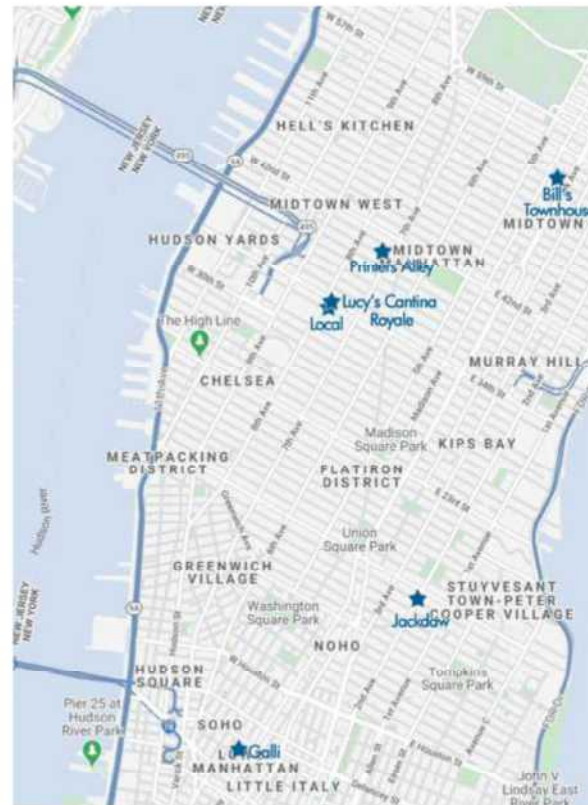
Campagnola | 1382 1st Avenue

Galli | 45 Mercer Street

Printers Alley | 215 West 40th Street

Jackdaw | 213 2<sup>nd</sup> Avenue

Sefton | 1373 1<sup>st</sup> Avenue



# LUCY'S CANTINA ROYALE

[www.lucyscantinaroyale.com](http://www.lucyscantinaroyale.com)

Mexican bar and restaurant next to Madison Square Garden



KATZ & ASSOCIATES

# LOCAL

[www.localbeergardennyc.com](http://www.localbeergardennyc.com)

Sports bar with a roof deck located next to Madison Square Garden



KATZ & ASSOCIATES

# BILL'S TOWNHOUSE

[www.billstownhouse.com](http://www.billstownhouse.com)

Vintage upscale American eatery set in a renovated townhouse



KATZ & ASSOCIATES

# CAMPAGNOLA

[www.campagnola-nyc.com](http://www.campagnola-nyc.com)

Old school, white tablecloth Italian restaurant on the Upper East Side



KATZ & ASSOCIATES

# GALLI

[www.gallirestaurant.com](http://www.gallirestaurant.com)

Modern Italian restaurant and cocktail bar in Soho



KATZ & ASSOCIATES

# PRINTERS ALLEY

[www.printersallemnyc.com](http://www.printersallemnyc.com)

Country themed craft beer and cocktail sports bar located in Times Square



KATZ & ASSOCIATES

# JACKDAW

[www.jackdawnyc.com](http://www.jackdawnyc.com)

Craft beer and hand-crafted cocktail neighborhood hangout with an elevated



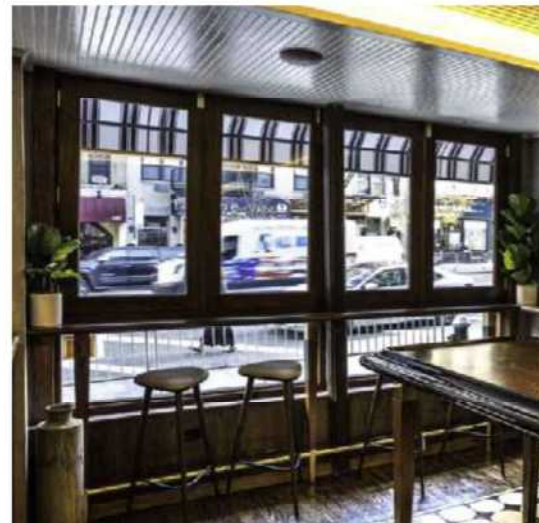
KATZ & ASSOCIATES



# SEFTON

[www.thesefton.com](http://www.thesefton.com)

Neighborhood bar with craft beer and cocktail menu serving small plates



KATZ & ASSOCIATES

## RETAIL REAL ESTATE ADVISORS REPRESENTING TENANTS AND LANDLORDS ACROSS THE EASTERN UNITED STATES FOR 25 YEARS

When clients want a trusted partner to help secure a site or tenant, they come to Katz & Associates. Katz is an independent retail real estate brokerage and advisory firm with over 25 years of experience. Our in-depth **Knowledge** enables us to provide clients with the most current market information. Our **Experience** helps us guide clients through the challenging and ever-changing landscape of the retail real estate industry. Our brokers always act in the client's best interest and put their **Integrity** above everything else. With offices in Boca Raton, Charlotte, New Jersey, Nashville and Orlando, we have **Reach** across the eastern United States. We value **Collaboration** – constantly working together to provide clients with best-in-class service and opportunities. At Katz & Associates, we build long-term relationships, creating long-standing connections that benefit our clients. Our internal database has been curated over time to give our team the ability to deliver customized, timely and detailed information to clients to make educated real estate decisions. Our agile work environment makes us nimble and able to maintain quality for our clients without corporate red tape or unnecessary bureaucracy.

**30**  
retail  
advisors

**6**  
office  
locations

**150+**  
retailers  
represented

**190+**  
landlord  
listings

**13M+**  
square feet  
represented



**KATZ & ASSOCIATES**  
RETAIL REAL ESTATE ADVISORS

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katzassociates.com

## FOR YOU AND YOUR AMIGOS

<b>Homemade Guacamole &amp; Chips</b>	<b>13</b>
<b>Chips-n-Salsa</b>	<b>7</b>
Lucy's Homemade Salsa	
<b>Nachos</b>	<b>12</b>
w/queso fresco, jack cheese, pico de gallo, sour cream, guacamole	
<b>add chicken +3 chili +3 chorizo +4 steak +5</b>	
<b>Chipotle Chicken Tenders</b>	<b>11</b>
<b>Chipotle Wings</b>	<b>13</b>
<b>Buffalo Wings</b>	<b>13</b>
<b>Baja Sliders</b>	<b>12</b>
w/ jack cheese, chipotle mayo	
<b>Tostada</b>	<b>7</b>
w/ chicken, lettuce, queso fresco, refried beans, sour cream, chipotle sauce	
<b>Chili</b>	<b>10</b>
w/sour cream, jack cheese, tortilla chips	
<b>Quesadillas</b>	
w/ sour cream and salsa	
<b>Cheese</b>	<b>9</b>
<b>Steak</b>	<b>14</b>
<b>Chicken</b>	<b>11</b>
<b>Shrimp</b>	<b>14</b>
<b>Smoked Chicken</b>	<b>13</b>
<b>Pork</b>	<b>11</b>
<b>Chorizo</b>	<b>12</b>
<b>Spinach and Mushroom</b>	<b>11</b>

## TACOS

## BURRITOS

	soft flour tortilla, refried beans, mex jack cheese, sour cream, guac
<b>Grilled Skirt Steak</b>	<b>15</b>
<b>Grilled Chicken</b>	<b>15</b>
<b>Pork Carnitas</b>	<b>13</b>
<b>Chorizo</b>	<b>14</b>
<b>Fish</b>	<b>15</b>
<b>Shrimp</b>	<b>15</b>
<b>Vegetarian</b>	<b>12</b>

## SALADS

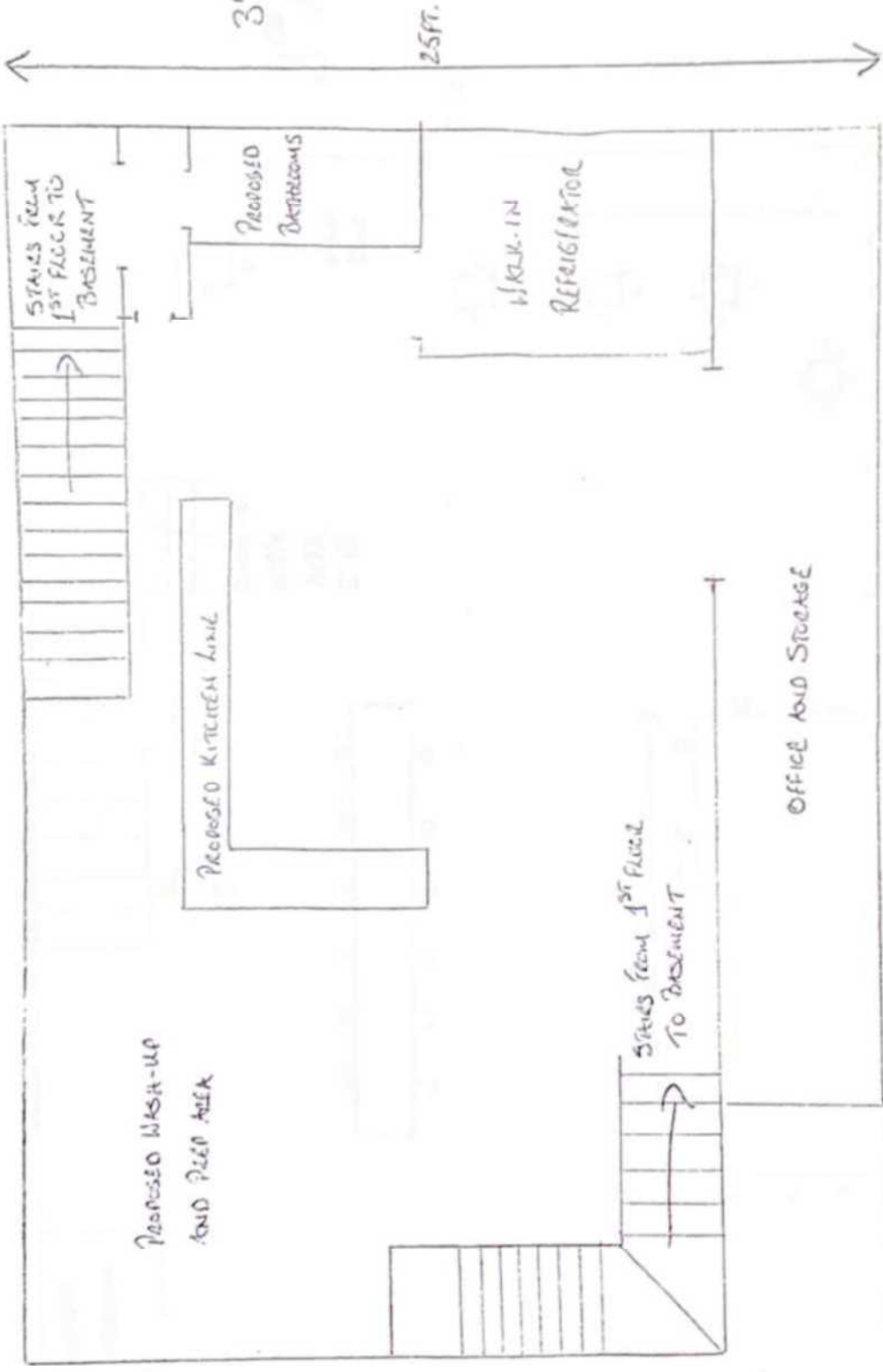
<b>Taco Salad</b>	<b>17</b>
flour tortilla bowl, grilled chicken, org black beans, corn, pico de gallo, jack c sweet jalapeño vinaigrette	
<b>Ranchero Salad</b>	<b>16</b>
grilled chicken, organic greens, roaste black beans, tomato, served with lemo	
<b>La Casa Salad</b>	<b>14</b>
organic greens, avocado, black beans, tortilla croutons, served with chile vin w/ grilled skirt steak or shrimp +6 w/ fish +6 w/ chorizo +4 w/grilled chicken or pork carnitas +3	

## Y MAS

<b>Taco Taco</b>	<b>13</b>
(3) hard shell tacos, seasoned ground cheese, lettuce & pico de gallo wrappe flour tortillas sub grilled skirt steak or fish +5 sub chorizo +4 sub pork carnitas +3	

106 THIRD AVE. (LOWER LEVEL)  
CELESTIA

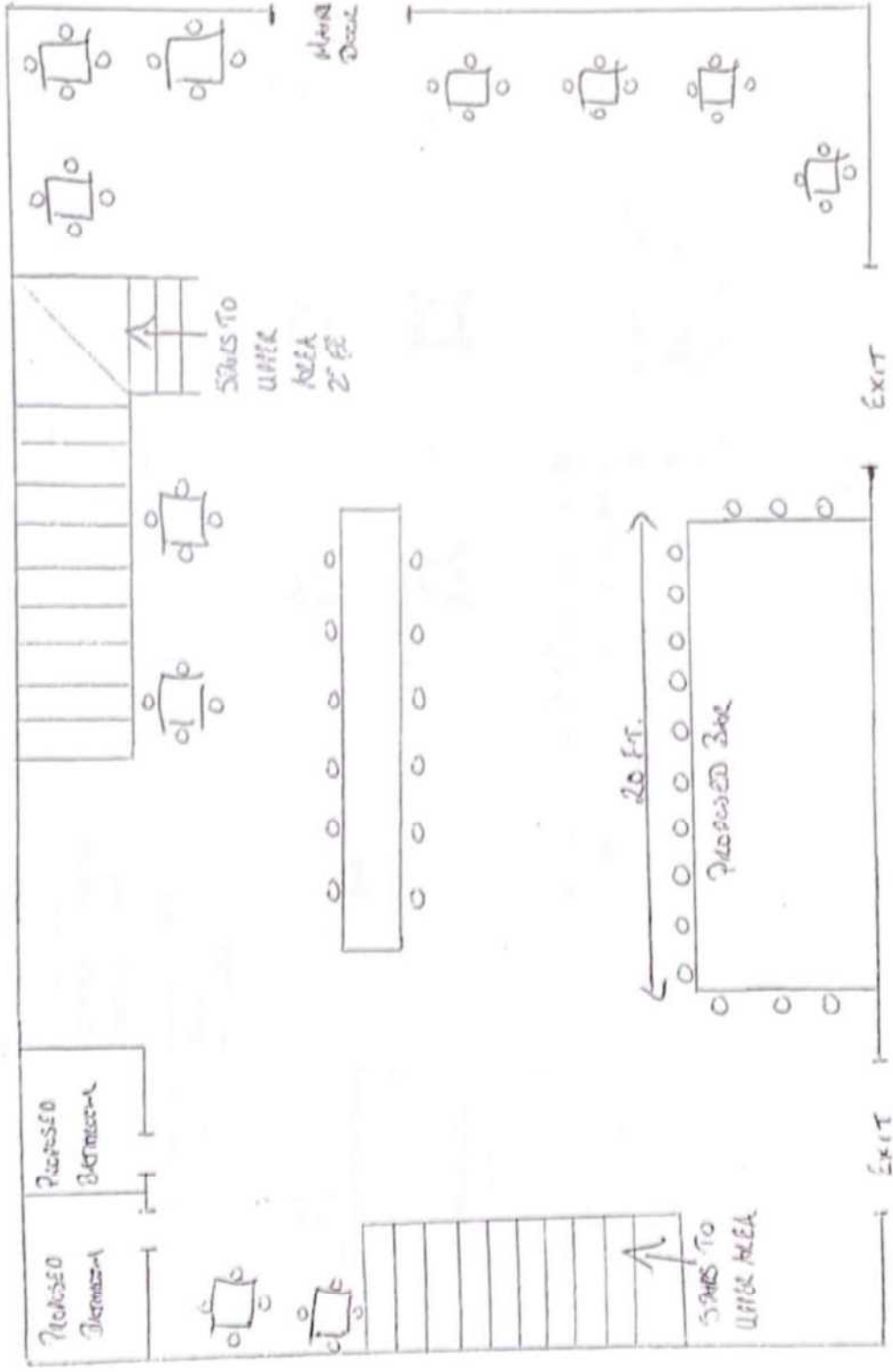
60 FT.



13th STREET

106 THIRD AVE. (1<sup>ST</sup> FLOOR)

60 FT.



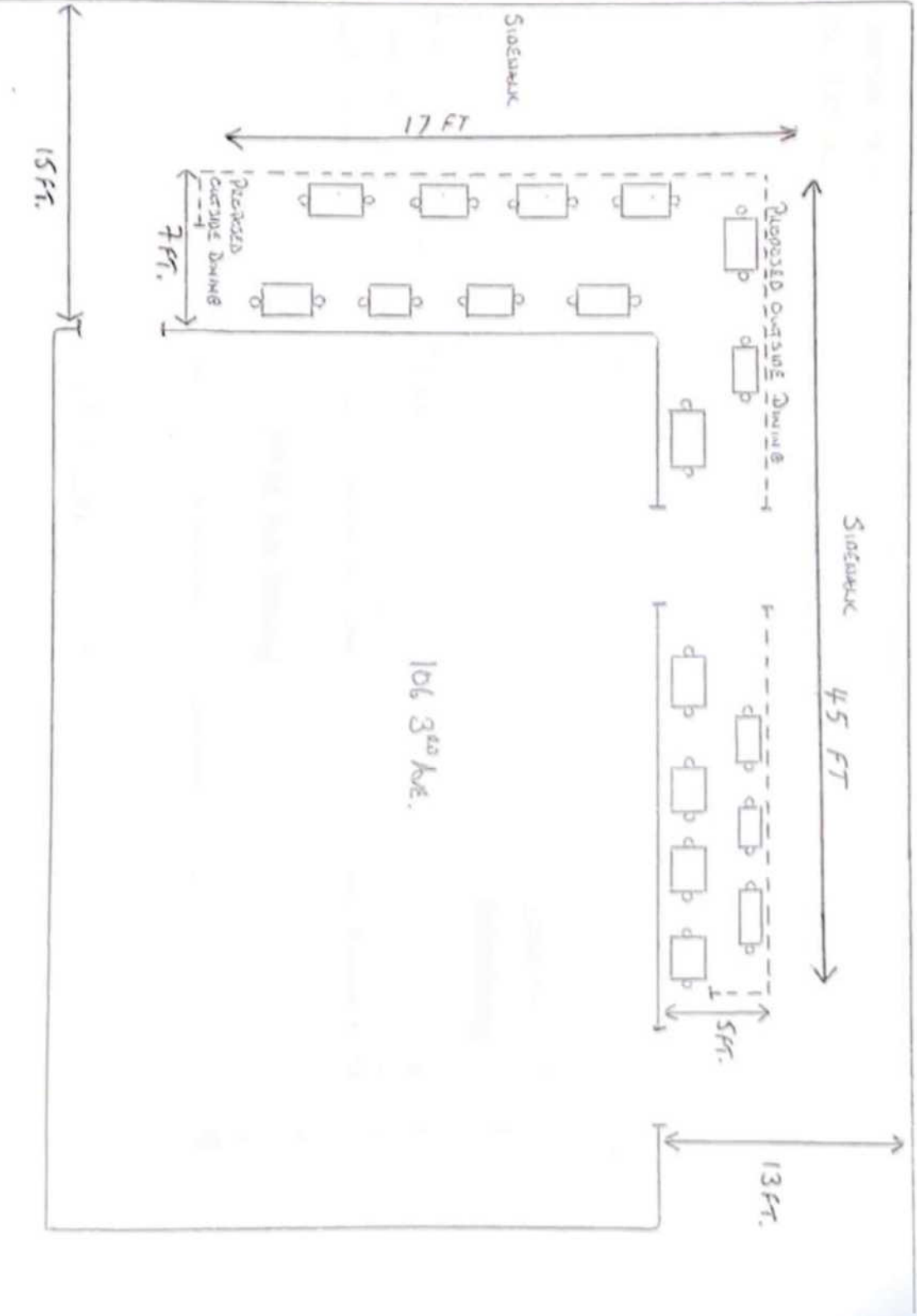
3<sup>RD</sup> AVE.

25 FT.

13<sup>TH</sup> STREET

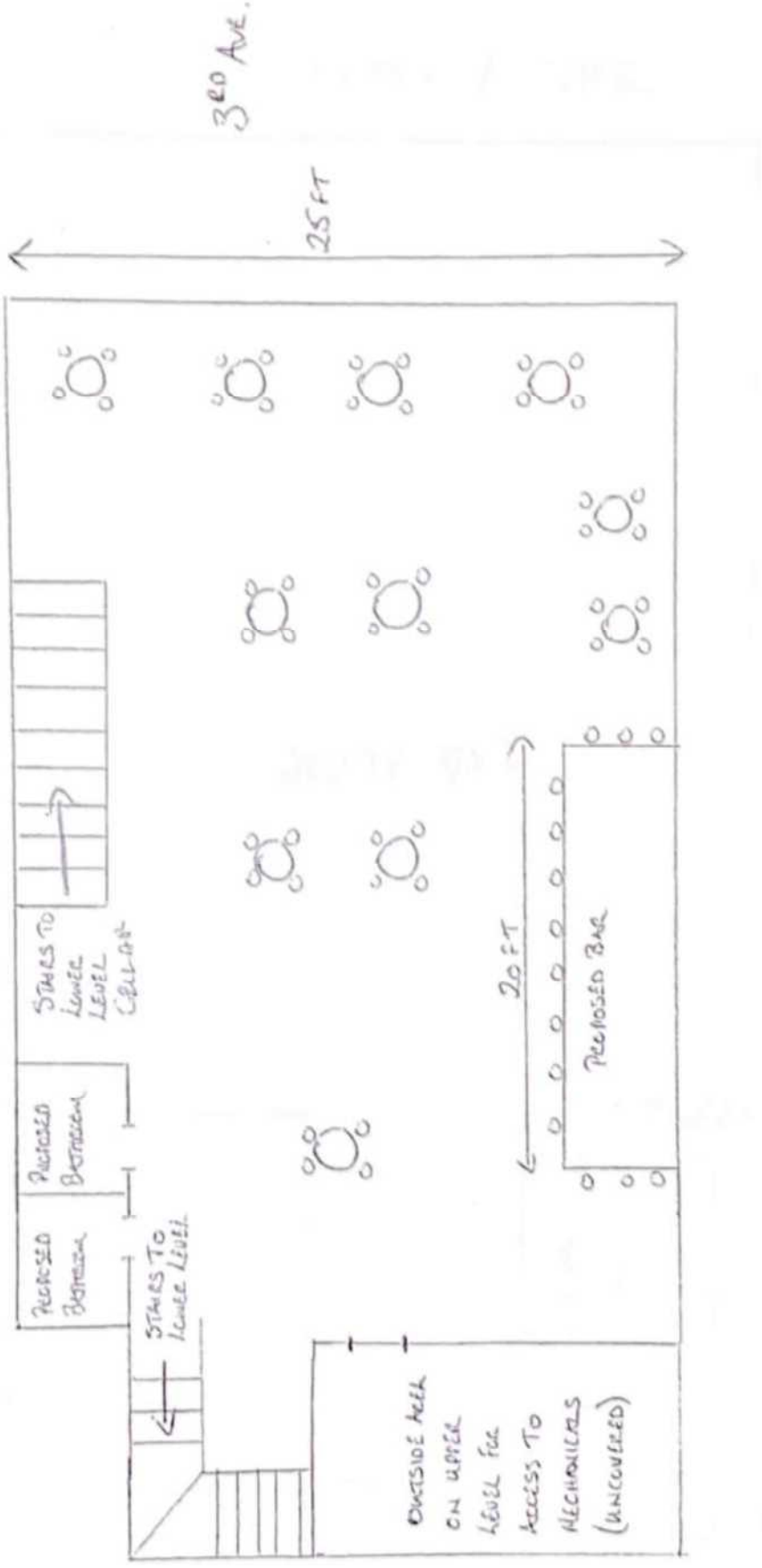
← EAST — 13<sup>TH</sup> STREET — WEST →

3<sup>RD</sup> AVE  
SOUTH  
NORTH



106 THIRD AVE. (UPPER FLOOR)  
5<sup>TH</sup> FLOOR

40 FT



3<sup>RD</sup> AVE.

25 FT

13<sup>TH</sup> STREET.

20 FT

PROPOSED BAR

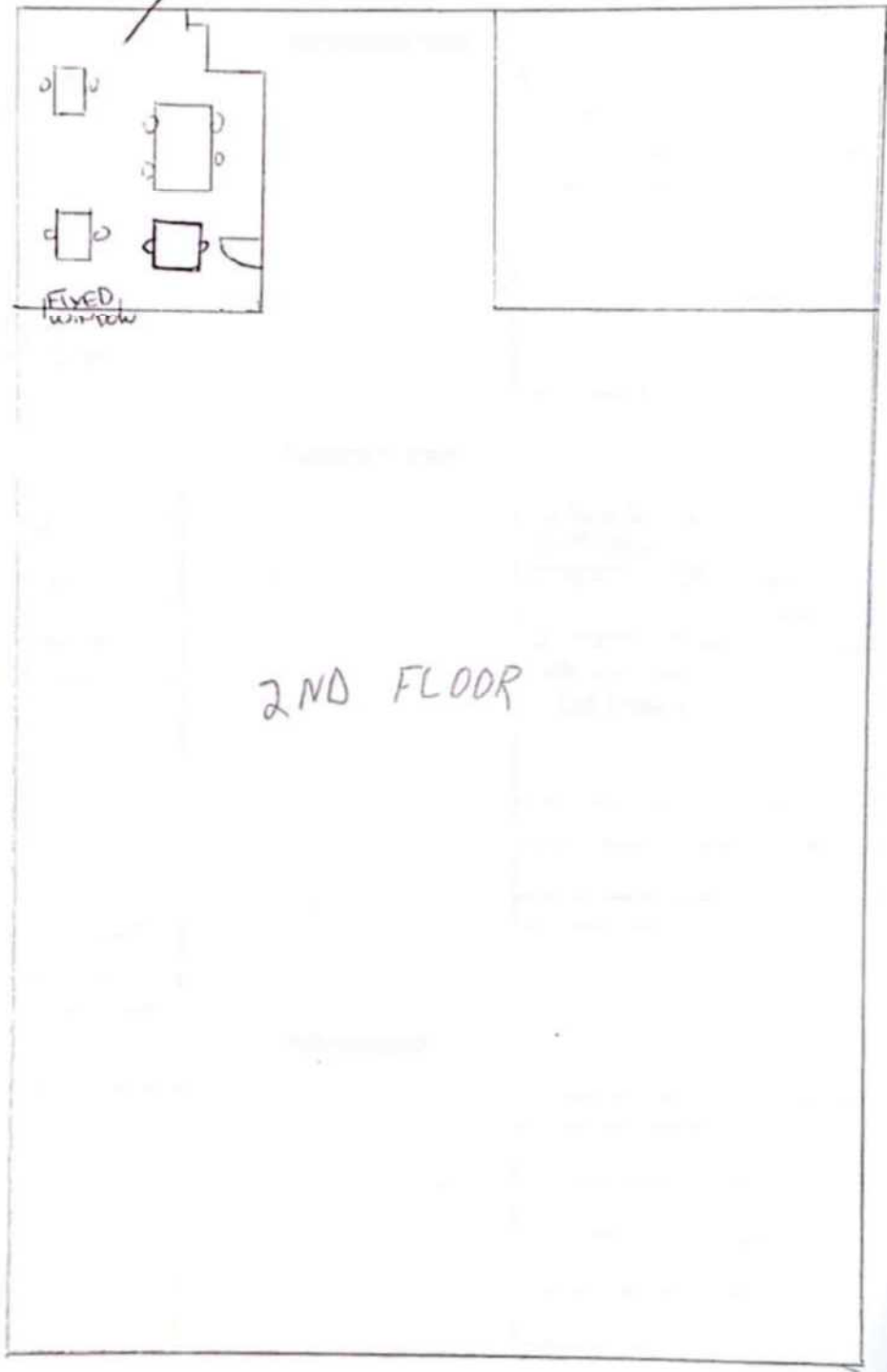
STAIRS TO LOWER LEVEL

PROPOSED BREAKROOM

STAIRS TO LOWER LEVEL

OUTSIDE AREA ON UPPER LEVEL FOR ACCESS TO MECHANICALS (UNCOVERED)

OUTDOOR  
TERRACE

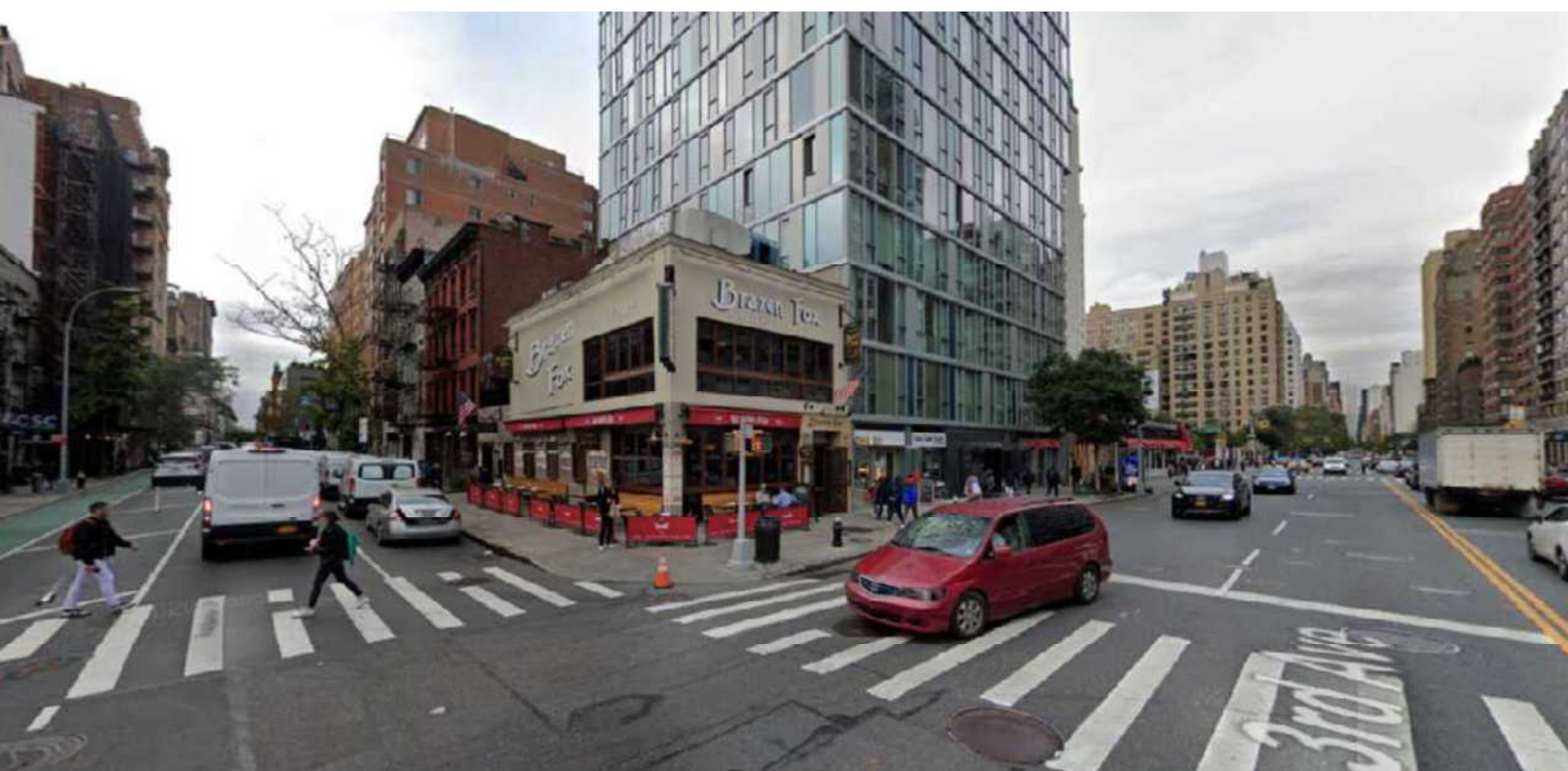


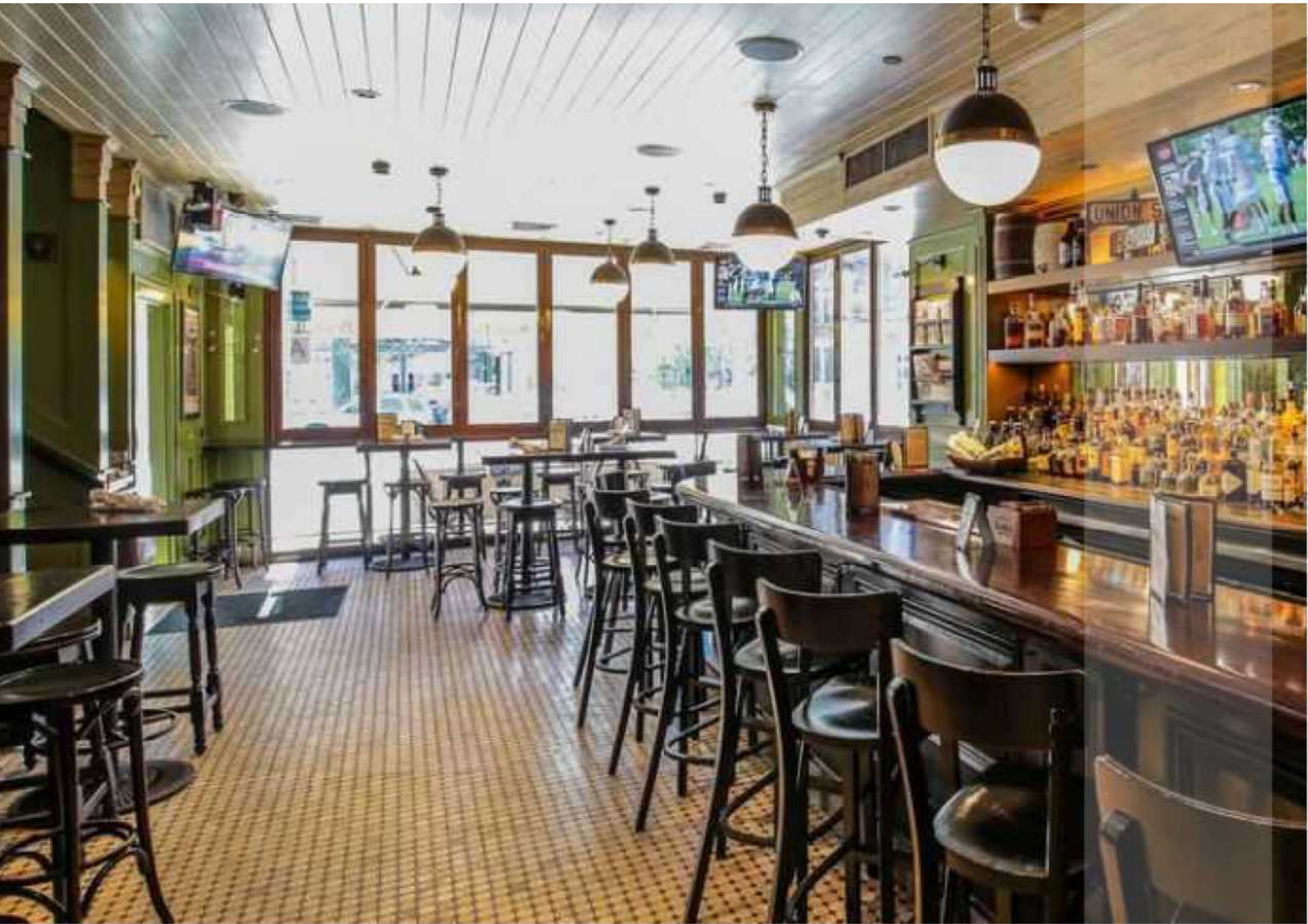
13TH  
STREET

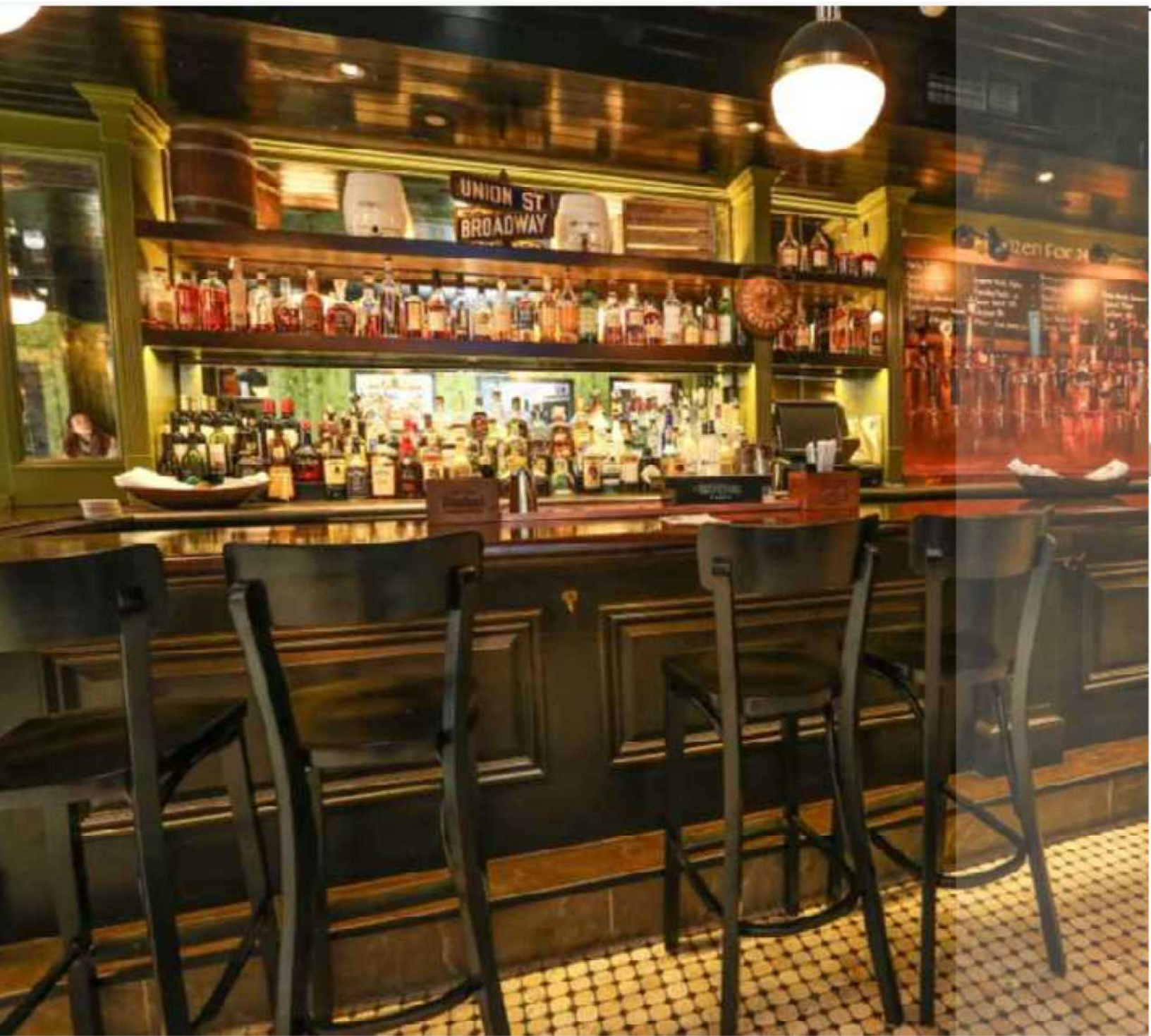
2ND FLOOR

3RD AVENUE









## Alexandra Calderwood

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**From:** Michael Paleudis  
**Sent:** Sunday, March 28, 2021 9:12 PM  
**To:** 'info@evccnyc.org'  
**Subject:** 106 3rd Avenue; Application for Liquor License

Dear Ms. Sewell:

Our law firm represents an entity that will be formed by Curt Huegel. Mr. Huegel is the owner of Host Hospitality, a Manhattan based restaurant group that operates a number of longstanding New York City restaurants including Lucy's Cantina Royal, Campagnola, and Galli. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) of its intention to file an application to the New York State Liquor Authority for a liquor license to be sited at 106 3<sup>rd</sup> Avenue. As you may know, this location has been a bar / tavern since at least as early as 2012 and was mostly recently operated as the Brazen Fox. Our client is scheduled to meet with CB3 on April 19. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with my client to discuss the project in advance of its meeting with CB3.

Thank you.

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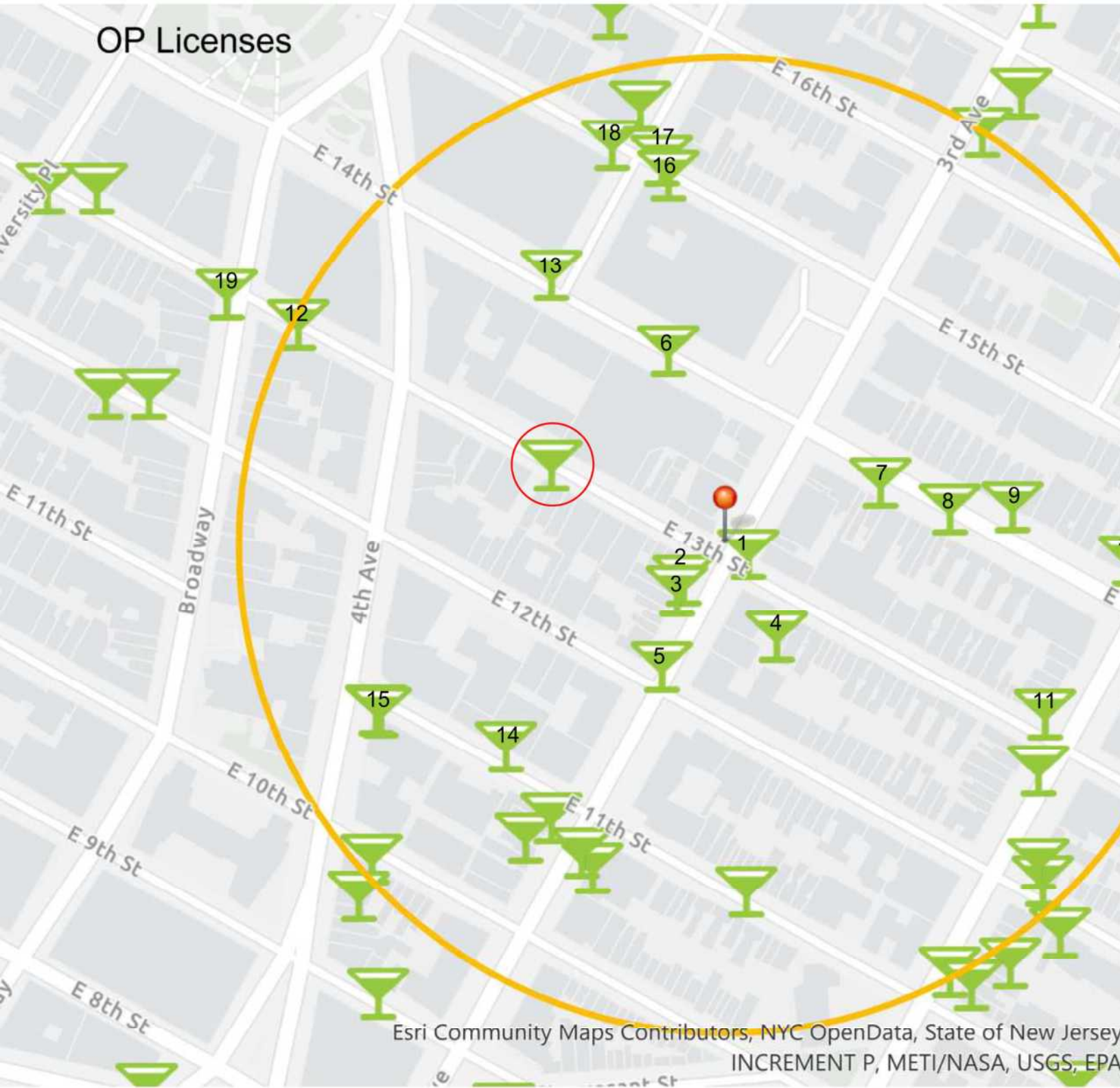
Michael J. Paleudis, Esq.  
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# OP Licenses

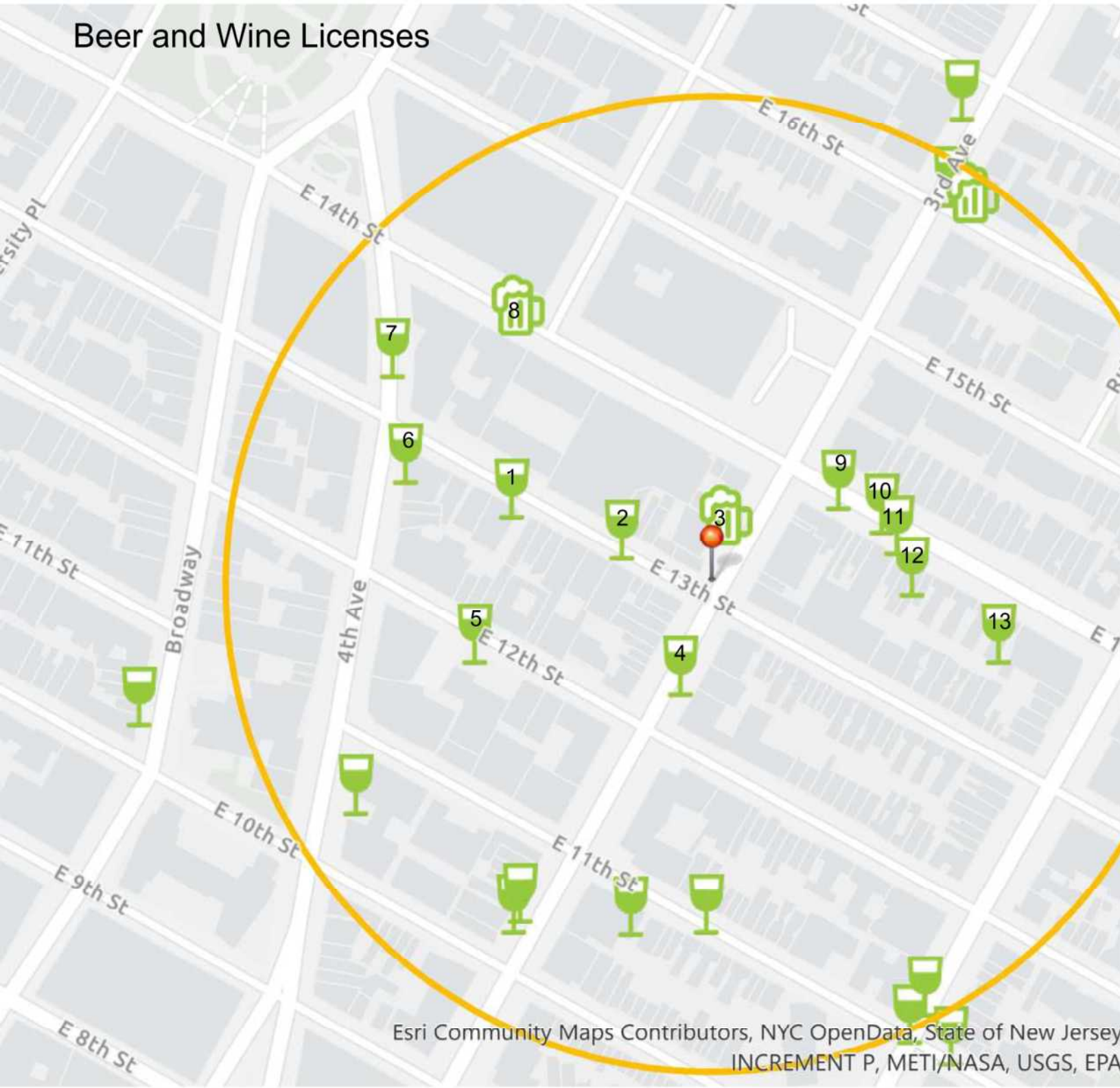


Esri Community Maps Contributors, NYC OpenData, State of New Jersey INCREMENT P, METI/NASA, USGS, EPA

## **On Premises Liquor Licenses**

1. THE PENNY FARTHING, 103 3RD AVENUE NEW YORK, NY 10003
2. YELLOW ROSE, 102 3RD AVE NEW YORK, NY 10003
3. THE VNYL, 100 3RD AVE NEW YORK, NY 10003
4. SOOTHR, 204 E 13TH ST NEW YORK, NY 10003
5. HAN DYNASTY, 90 3RD AVE NEW YORK, NY 10003
6. 5 NAPKIN BURGER, 150 E 14TH ST NEW YORK, NY 10003
7. KINGS HEAD TAVERN, 222 EAST 14TH STREET NEW YORK, NY 10003
8. THE WINSLOW, 243 E 14TH ST NEW YORK, NY 10003
9. BEAUTY BAR, 231 E 14TH ST NEW YORK, NY 10003
10. BAIT AND HOOK NYC, 231 2ND AVE, NEW YORK, NY 10003
11. JACKDAW, 213 2ND AVE NEW YORK, NY 10003
12. HYATT UNION SQUARE, 76 E 13TH ST, NEW YORK, NY 10003
13. CHIPOTLE MEXICAN GRILL, 117 E 14TH STREET, NEW YORK, NY 10003
14. SPECTRUM CATERING AND CONCESSIONS, 119 125 E 11TH ST, NEW YORK, NY 10003
15. AMSTERDAM BILLIARDS & BAR, 110 E 11TH ST, NEW YORK, NY 10003
16. HIDDEN LANE, 129 E 15TH ST NEW YORK, NY 10003
17. SHADES OF GREEN LLC, 125 E 15TH STREET NEW YORK, NY 10003
18. THE HEADLESS HORSEMAN & ICHABODS, 119 E 15TH ST, NEW YORK, NY 10003
19. MAX BRENNER UNION SQUARE LLC, 841 BROADWAY, NEW YORK, NY 10003

# Beer and Wine Licenses



Esri Community Maps Contributors, NYC OpenData, State of New Jersey  
INCREMENT P, METI/NASA, USGS, EPA

## **On Premises Beer & Wine Licenses**

1. EVERYMAN ESPRESSO LLC, 136 E 13TH ST NEW YORK, NY 10003
2. SILKY KITCHEN, 137 E 13TH ST NEW YORK, NY 10003
3. BAGEL BELLY, 114 3RD AVE NEW YORK, NY 10003
4. HUNAN BISTRO, 96 3RD AVE NEW YORK, NY 10003
5. ISOUVLAKI, 139 E 12TH ST NEW YORK, NY 10003
6. DIG INN 127 FOURTH AVE LLC, 127 4TH AVE SPACE 3 NEW YORK, NY 10003
7. DOS TOROS, 145 4TH AVE, NEW YORK, NY 10003
8. BRAVO PIZZA, 115 E 14 STREET NEW YORK, NY 10003
9. BITE, 211 EAST 14TH STREET, NEW YORK, NY 10003
10. FRIEND HOUSE II, 225 E 14TH STREET NEW YORK, NY 10003
11. THE NUGGET SPOT, 230 E 14TH ST NEW YORK, NY 10003
12. KENT'S DUMPLING HOUSE INC, 220 E 14TH ST NEW YORK, NY 10003
13. CITY GOURMET, FALAFEL CAFÉ, 238 240 E 14TH ST, STORE#3 NEW YORK, NY 10003