



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: March 12, 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: _____

Previous or current use of the location: Loverboy (bar/restaurant)

Corporation and trade name of current license: Mos Easley LLC d/b/a Loverboy

APPLICANT:

Premise address: 127 Avenue C NYC, NY

Cross streets: Corner of E 8th & Avenue C

Name of applicant and all principals: Two Perrys LLC

Michael Perry III

Trade name (DBA): Two Perrys

PREMISE:

Type of building and number of floors: 5 story brick

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: _____

TEMPORARY COVID AS PERMITTED BY NYC

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? LNO Pending - less than 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): R7A C1-5

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) SUN - TUES 7AM - 12AM

WED - SAT 7AM - 2AM

Number of tables? 4 Total number of seats? 13

How many stand-up bars/ bar seats are located on the premise? 1/10

(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 28' 11" / L shape / 1st floor

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 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? currently exists

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

Will premise have music? Yes No

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

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

Please describe your sound system: Small speakers suspended from ceiling
internet generated music

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.") Security will monitor

the front of these premises to insure that crowds do not form and that

Will there be security personnel? Yes No (If Yes, how many and when) vehicles do not

1 security personnel Wed-Saturday 9pm-close linger in front
of the restaurant

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

Please attach plans. Security and management will insure that at all times

both the inside and the outside of these premises will not become a nuisance
to the neighbors

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: _____

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.

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. N/A

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? Please see attached

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

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 7am - 12am; Tue 7AM - 12AM; Wed 7AM - 2AM;
 Thu 7am - 2am; Fri 7am - 2am; Sat 7am - 2am;
 Sun 7am - 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 COVID ONLY
- My sidewalk café hours will be _____

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.

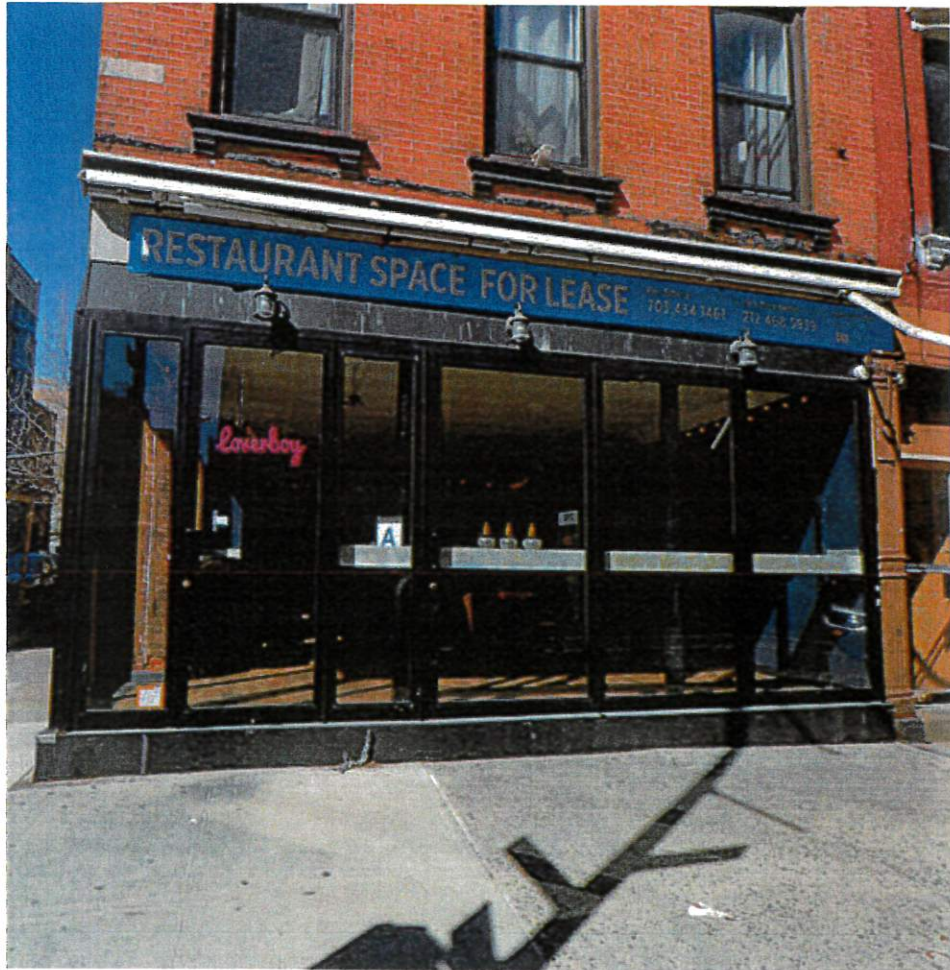
8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than 6 private parties per month, 1 number of TVs.
9. I will play ambient recorded background music only.
10. I will not apply for an alteration 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 7pm.
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: _____

Phone Number: _____

Michael Perry III

(917) 817-6058



Two Perrys LLC
127 Avenue C
New York, NY 10009



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127 Avenue C
New York, NY 10009



Two Perrys LLC
127 Avenue C
New York, NY 10009



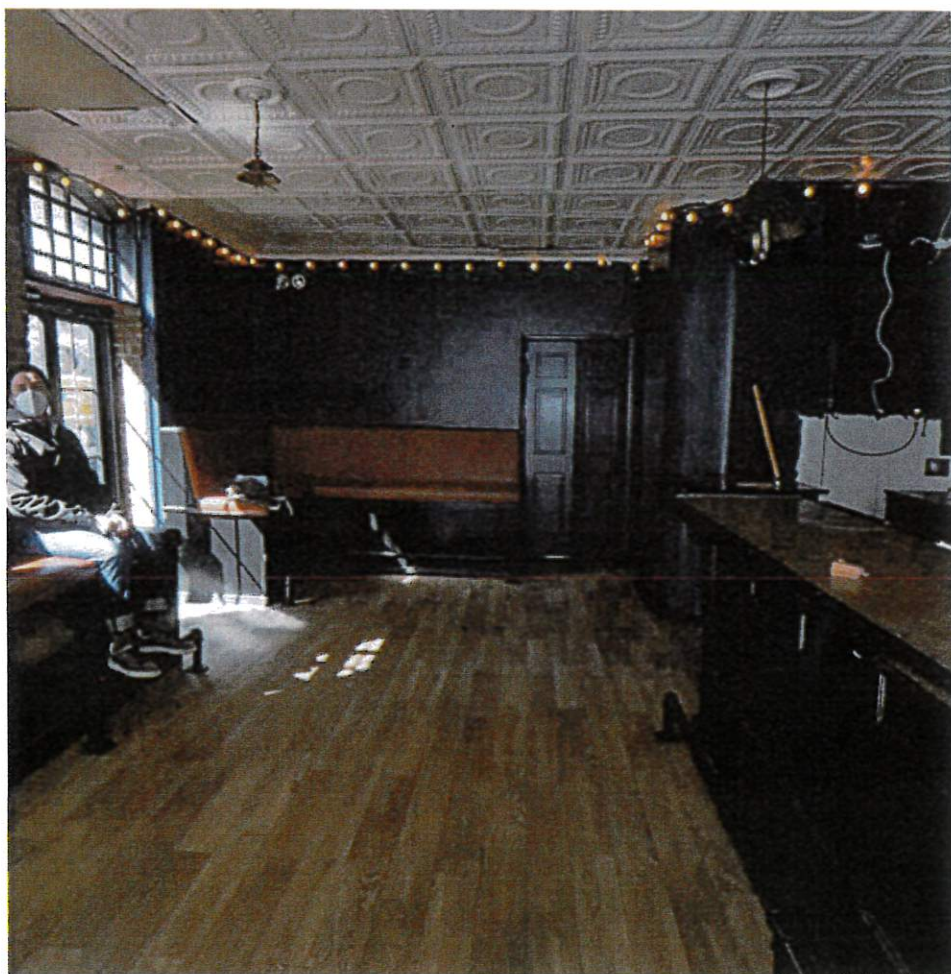
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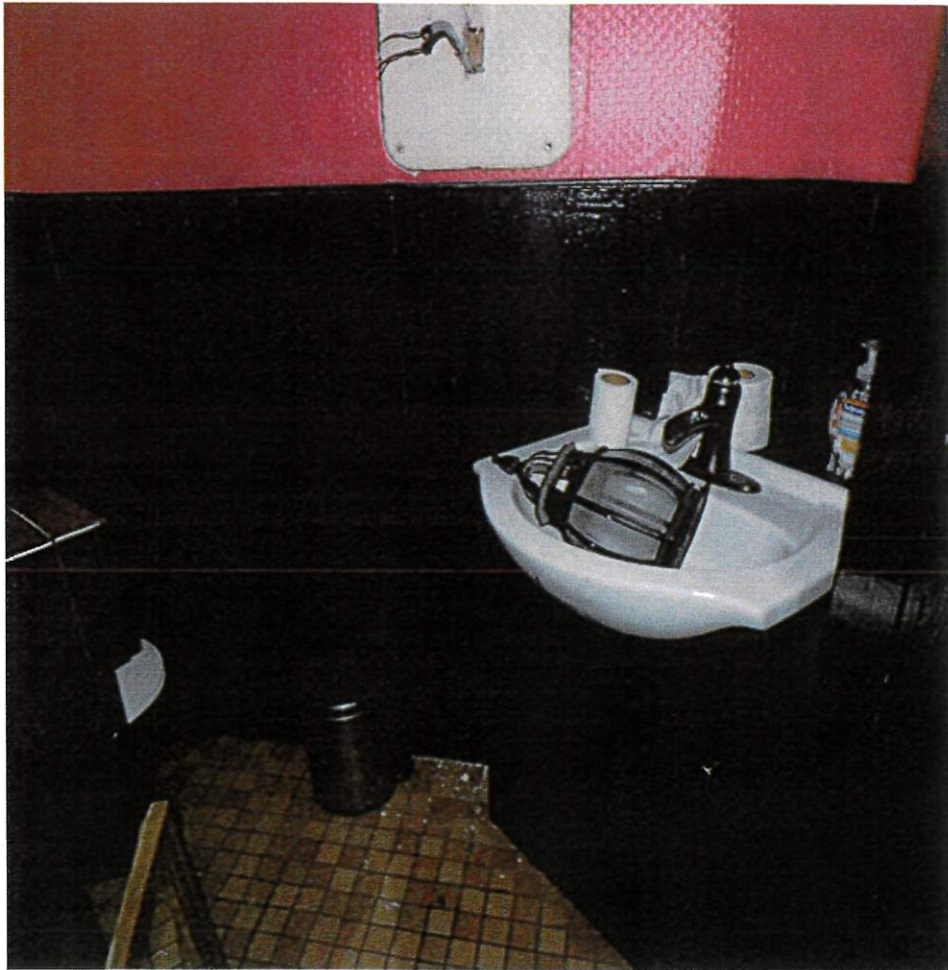
Two Perrys LLC
127 Avenue C
New York, NY 10009



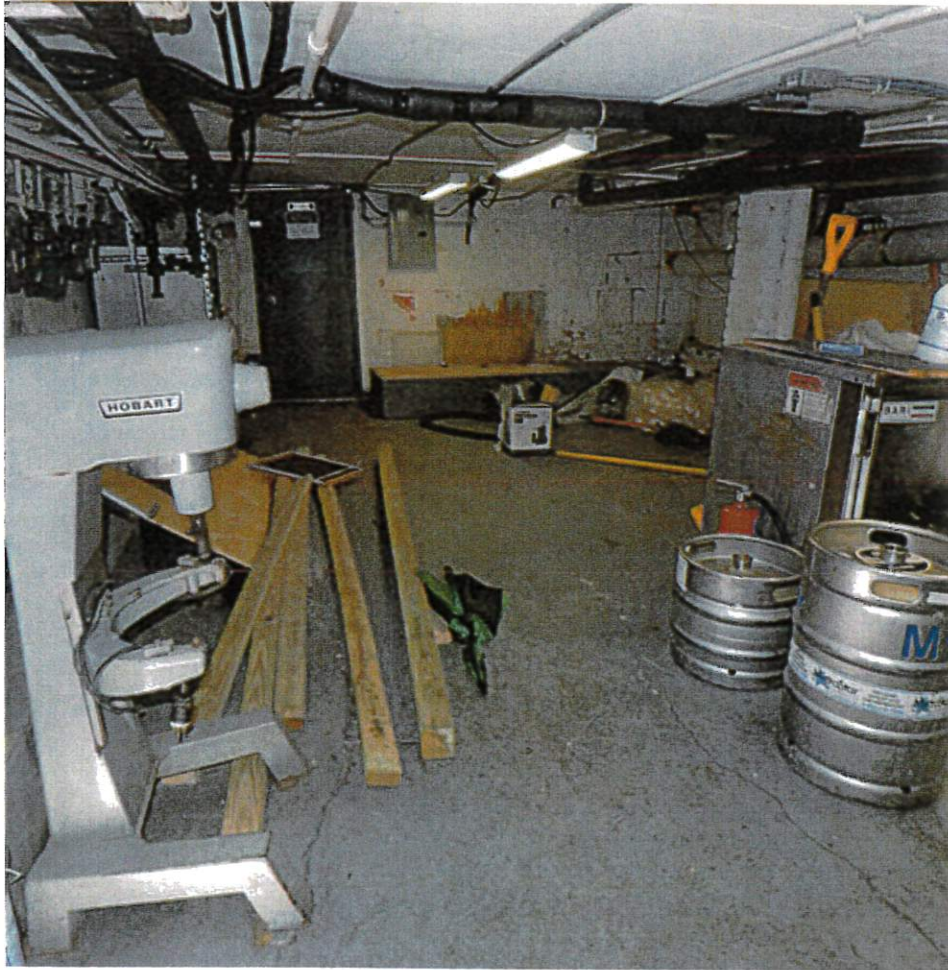
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127 Avenue C
New York, NY 10009

Landess-Simon, Inc.

Legal & Commercial Photography
45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@gatt.net
landessphotographers.com

Re: 127 Avenue C

1. The Wayland - 700 East 9th Street - (194')
2. Royale - 157 Avenue C - (402')
3. Studio 151 - 151 Avenue C 2nd Floor - (337')
4. Nublu - 151 Avenue C - (333')
5. Esperanto - 145 Avenue C - (245')
6. The Cabinet - 649 East 9th Street - (254')
7. The Summit Bar - 133 Avenue C - (79')
8. San Loco - 111 Avenue C - (207')
9. Ding A Ling - 116 Avenue C - (189')
10. Joyface - 104 Avenue C - (331')
11. Avenue C Restaurant - 102 Avenue C - (358')

Schools & Churches

1. Gethsemane Garden Baptist Church - 223 East 7th Street - (281')
2. East 7th Baptist Church (Graffiti) - 205 East 7th Street - (429')
3. Iglesia Cristiana Misionera - 247 East 7th Street - (373')

Community Garden
Waffle Store
Residential
Community Garden
The Summit Bar 133 Avenue C
Vacant
Residential
Vacant
Residential
APPLICANT

AVENUE C

BLOCK PLOT
 127 Avenue C
 New York, NY
 March 5, 2021
 NOT TO SCALE

East 9th Street

The Wayland
700 E. 9th St.

Commercial

Fast
Food

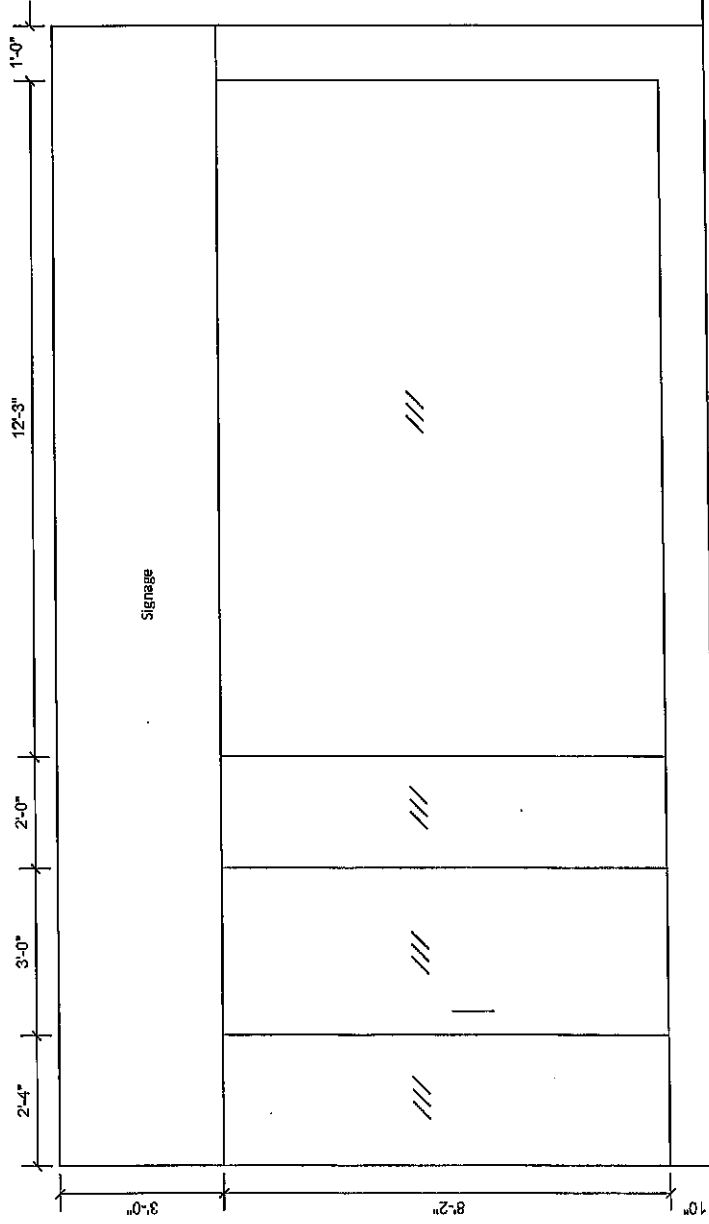
Gift
Store

Commercial

Candy Store

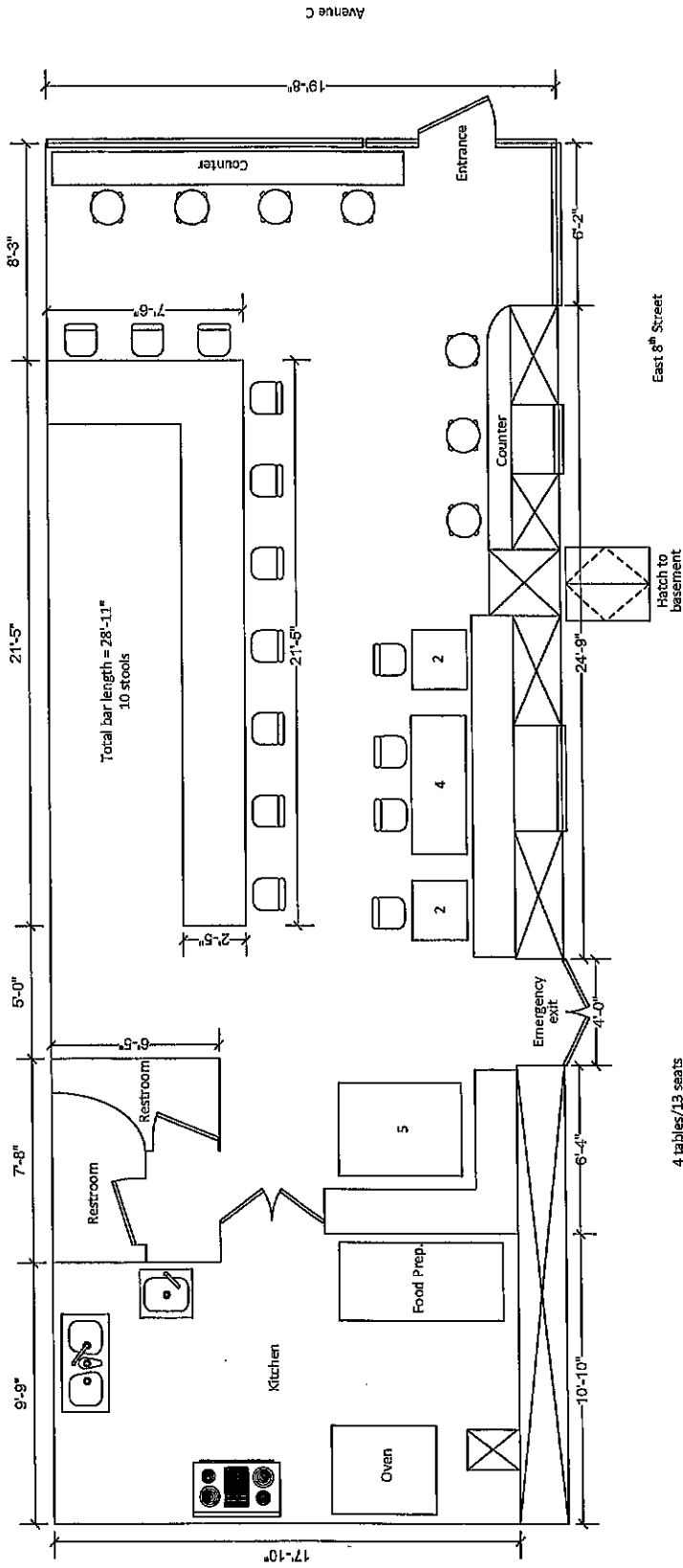
Police
Station

East 8th Street



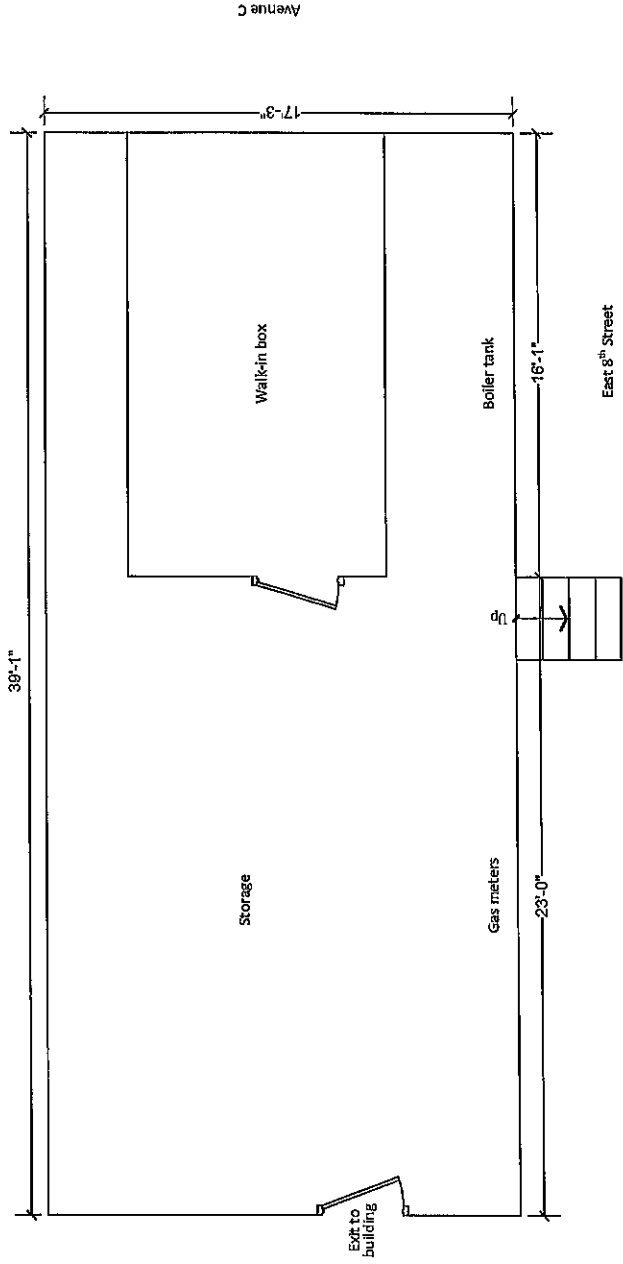
FRONT ELEVATION
 127 Avenue C
 New York, NY
 March 5, 2021

NOT TO SCALE



4 tables/13 seats
7 seats by counters

INTERIOR DIAGRAM - 1st Floor
 127 Avenue C
 New York, NY
 March 5, 2021
 NOT TO SCALE



INTERIOR DIAGRAM – Basement
 127 Avenue C
 New York, NY
 March 5, 2021

NOT TO SCALE

Two Perrys

- ALL DAY MENU -

Coffee/Tea

8oz -\$2

16oz-\$3

20oz-\$4

Espresso-\$3

Cappuccino-\$4

Latte-\$4

-COLDBREW-

10oz-\$4

16oz-\$5

20oz-\$6

Iced Tea

Lemonade

Arnold Palmer

12oz-\$3

16oz-\$4

Perrier-\$3

Pastry - \$5

-SANDWICHES-

Egg and cheese sandwich- \$5

Toasted Baguette with serrano ham - \$7

Bagel with vegetable spread -\$5

Roast Beef Sandwich on Russian Black Bread-\$10

Roasted Red Pepper, Mozzarella, Arugula and Balsamic on Toasted Portuguese roll -
\$9

- DINNER -

Oysters -\$2 ea

Toasts

- Manchego and Honey \$3

- Serrano Ham and Tomato and Extra Virgin Olive Oil \$4

Tartare

Steak \$14

Bigeye Tuna \$15

Chicken tacos with pickled vegetables - \$11

Chicken Paillard with seasonal local greens - shaved parmesan - \$13

Creamless Vegetable Curry with Jasmine Rice - \$14

Pizza

Plain cheese-\$12

Meat Pizza-\$15

Salad Pizza-\$15 add cheese Gorg/feta-\$16

House salad-\$10

Add Gorgonzola-\$2

Add Feta-\$2

Tortellini Salad - \$10

-DESSERT-

Aunt Joan's Anisette Cookies-\$5

Soft Serve-\$6

Combo-\$8

Affogato-\$6