



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 Stipulations for Administrative Approval

I, Jorge Arias, as a qualified representative of Entity to be formed by Jorge Arias
located at 45 1st Avenue, New York, NY agree to the following stipulations:

- ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 12pm-12Am; Tue 12pm-12Am; Wed 12pm-12Am; Thu 12pm-12Am; Fri 12pm-12Am; Sat 12pm-12Am; Sun 12pm-12Am.
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
- ☒ I will not use outdoor space for commercial use.
- ☐ I will operate my sidewalk café no later than N/A
- ☐ I will employ a doorman/security personnel on the following days: _____
- ☐ I will install soundproofing, _____
- ☒ 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.
☐ 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.
- I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs/ promoted events per _____, ☐ more than _____ private parties per _____ number of TVs
- ☒ I will play ambient recorded background music only.
- ☒ 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.
- ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- ☒ I will not participate in pub crawls or have party buses come to my establishment.
- ☒ I will not have unlimited drink specials, including boozy brunches, with food.
- ☐ I will not have a happy hour or drink specials with or without time limitations OR ☒ I will have happy hour and it will end by 6:00PM. - Please indicate one of the above -
- ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
- ☒ 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: Jorge Arias Phone Number: (718) 683-8251

18. ☐ I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed

Sworn to this 30th day of April 2021

Dated

04-30-2021

Notary Public

TAMBA MOLOU KAMANO
Notary Public - State of New York
NO. 01KA6401391
Qualified in Richmond County
My Commission Expires Dec 9, 2023



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Community Board 3 Liquor License Application Questionnaire

Today's Date: 04/30/21

APPLICANT

1. Name of applicant and principle(s): ENTITY TO BE FORMED BY JORGE ARIAS, JORGE ARIAS
2. Premise address: 45 1ST AVENUE, NEW YORK, NY
3. Cross streets: EAST 2ND AND 3RD STREETS
4. Trade name (DBA): PENDING
5. Check which you are applying to: ☒ New liquor license ☐ Alteration of an existing license ☐ Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: TW
9. Previous or current use of the location: DRY CLEANER
10. Corporation and trade name of current location: ESQUISITEDRY CLEANERS
11. Type of building and number of floors: 45 1ST AVENUE, 5 FLOORS
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No 12a. What is the permitted occupancy indoors and outdoors? <74
13. Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No
14. 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): R7-A C2-5
15. How many licensed establishments are within 1 block? 2
16. How many On-Premise (OP) liquor licenses are within 500 feet? 7
17. Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: WINE BAR SPECIALIZING IN SMALL, HANDMADE WINES
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): M-F 12PM-12AM, NO OUTDOOR SPACE AT THIS TIME.
22. Total number of table: 5 23. Total number of seats: 30
24. How many stand-up bars / bar seats are located on the premise? 1 BAR WITH 6 BAR 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.)

25. Describe all bars (length, shape, and location): 18 FEET, L-SHAPED BAR IN REAR RIGHT OF ESTABLISHMENT
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? 1 HOUR PRIOR TO CLOSING, ALL DAYS
28. What type of food is available for sale? MEDITERRANEAN SMALL PLATES
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? PRINCIPAL OR MANAGER
30. How many employees will there be? 7-9
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows
32. Will there be TVs / monitors? ☒ Yes ☐ No If Yes, how many? 1
33. Will premise have music? ☒ Yes ☐ No 33a. If Yes, what type of music? ☐ Live Music ☐ Jukebox
☐ DJ ☒ Tapes / CDs / iPod
34. If other type, please describe: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: 2 SMALL SPEAKERS BEHIND BAR
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
☐ Yes ☒ No
38. If Yes, what type of events or performances are proposed and how often? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? AMPLE PARKING, SUBWAY AND BUS ACCESS, EMPLOYEE WILL MAKE SURE NO CROWDS GATHER ON THE STREET
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? BY KEEPING DOORS CLOSED AFTER 10 PM, ALL DAYS, USING RECORDED BACKGROUND MUSIC AT AN AMBIANT LEVEL
42. Do you have sound proofing installed? ☐ Yes ☒ No
43. If not, do you plan to install sound-proofing? ☒ Yes ☐ No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? ☒ Yes ☐ No If yes, please indicate name of establishment(s): **PLEASE SEE THE ATTACHED
45. Address: *PLEASE SEE THE ATTACHED 45a. Community Board *PLEASE SEE THE ATTACHED
46. Dates of operation: *PLEASE SEE THE ATTACHED
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? ☒ Yes ☐ No If yes, give trade name and describe type of business: PLEASE SEE THE ATTACHED
49. 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.

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.

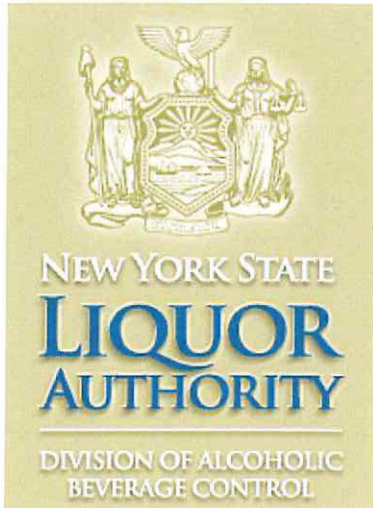
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Currently Active Licenses



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Vincent G. Bradley, Chairman
Greeley T. Ford, Commissioner

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MNCB2

Public Query - Results

License Information

Serial Number: 1319173
License Type: ON-PREMISES LIQUOR
License Status: License is Active
Credit Group: 3
Filing Date: 06/28/2019
Effective Date: 07/02/2020
Expiration Date: 06/30/2022

Premises Information

Principal's Name: ARIAS, JORGE P
Premises Name: SOHO MARKET & BEER MERCHANTS INC
Trade Name: MITLA
Zone: 1
Address: 213 6TH AVE

NEW YORK, NY 10014
County: NEW YORK

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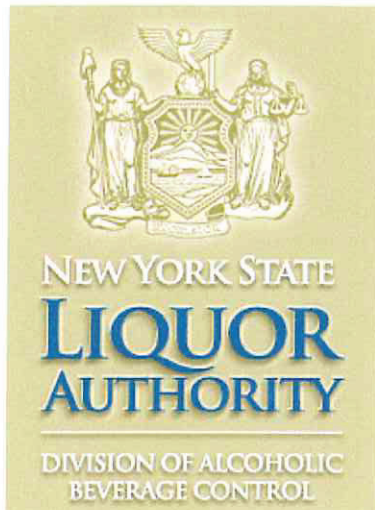
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Public Query - Results

Queens CB1

License Information

Serial Number: 1293344
License Type: ON-PREMISES LIQUOR
License Status: License is Active
Credit Group: 2
Filing Date: 03/18/2016
Effective Date: 11/03/2020
Expiration Date: 10/31/2022

Premises Information

Principal's Name: FRISON, WUEDER J
FRISON, JEAN C
ARIAS, JORGE P
Premises Name: KILO ASTORIA INC
Trade Name:
Zone: 1
Address: 31-27 DITMARS BLVD

ASTORIA, NY 11105
County: QUEENS

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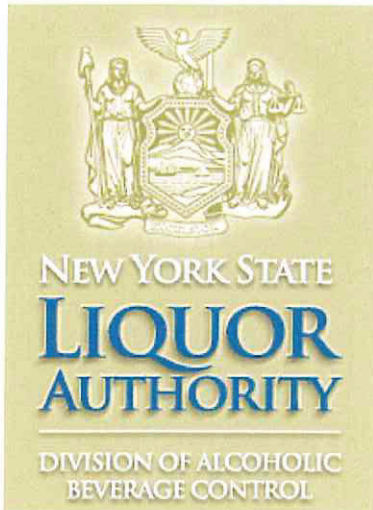
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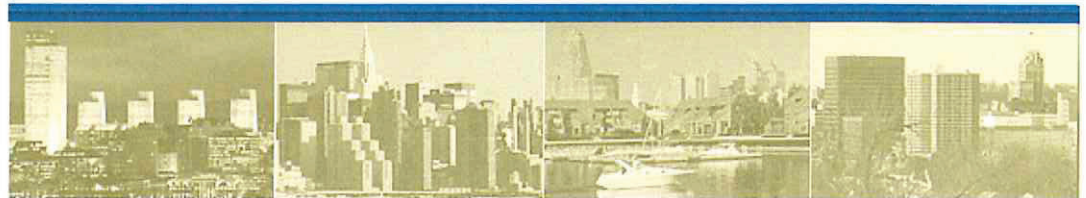
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Public Query - Results

License Information

Serial Number: 1274393
License Type: LIQUOR STORE
License Status: License is Active
Credit Group: 1
Filing Date: 10/21/2013
Effective Date: 02/01/2020
Expiration Date: 01/31/2023

Premises Information

Principal's Name: ARIAS, JORGE P
Premises Name: JCCSM INC
Trade Name: URBAN WINE & SPIRITS
Zone: 1
Address: 45 1ST AVE
SPACE 1-D
NEW YORK, NY 10003
County: NEW YORK

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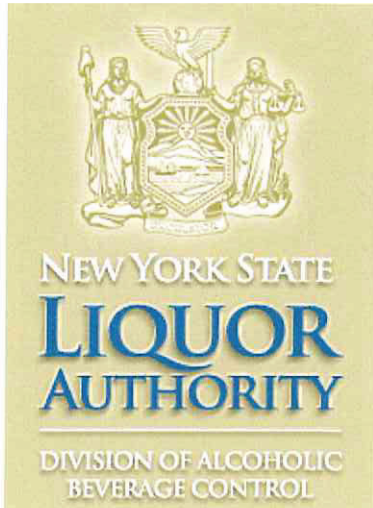
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Inactive, past licenses held

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Serial Number: 1296507
 License Type: GROCERY STORE BEER
 License Status: License is Inactive
 Credit Group: 1
 Filing Date: 08/03/2016
 Effective Date: 10/19/2016
 Expiration Date: 09/30/2019

Premises Information

Principal's Name: ARIAS, JORGE P
 FRISON, WUEDER J
 FRISON, JEAN C
 Premises Name: SOHO MARKET & BEER MERCHANTS INC
 Trade Name: BEERZAAR NYC
 Zone: 1
 Address: 213 6TH AVE
 GROUND FL, SOUTH SIDE
 NEW YORK, NY 10014
 County: NEW YORK

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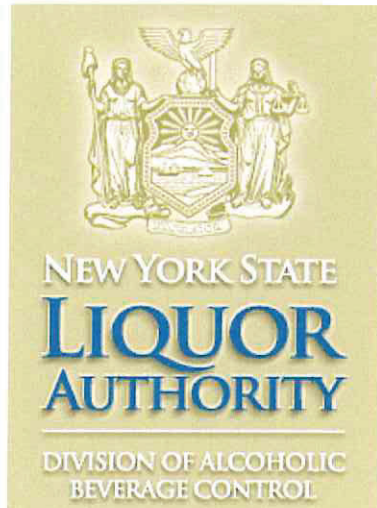
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Public Query - Results

License Information

Serial Number: 1299056
License Type: TAVERN WINE
License Status: License is Inactive
Credit Group: 3
Filing Date: 12/09/2016
Effective Date: 01/07/2020
Expiration Date: 05/31/2021

Premises Information

Principal's Name: ARIAS, JORGE P
Premises Name: SOHO MARKET & BEER MERCHANTS INC
Trade Name: MITLA
Zone: 1
Address: 213 6TH AVE

NEW YORK, NY 10014
County: NEW YORK

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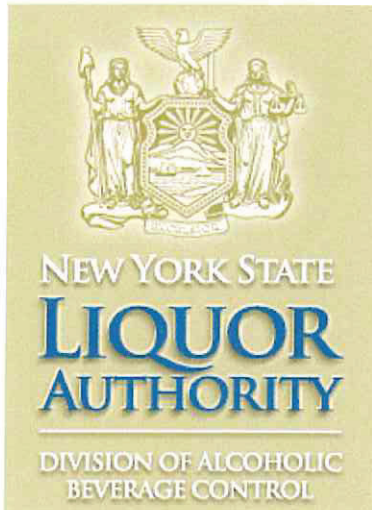
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Public Query - Results

License Information

Serial Number: 2120395
License Type: ON-PREMISES LIQUOR
License Status: License is Inactive
Credit Group: 4
Filing Date: 10/29/2003
Effective Date: 11/01/2009
Expiration Date: 10/31/2011

Premises Information

Principal's Name: ARIAS, JORGE
Premises Name: 360 WEST ROUTE 59 CORP
Trade Name: NEW YORK BILLIARD LOUNGE
Zone: 2
Address: 360 WEST ROUTE 59
SHOPPING CENTER
NANUET, NY 10954
County: ROCKLAND

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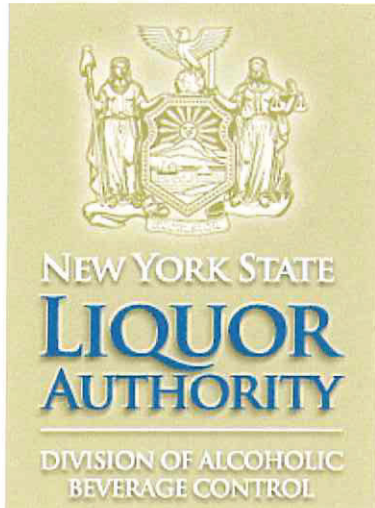
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License Information

Serial Number: 2119907
License Type: ON-PREMISES LIQUOR
License Status: License is Inactive
Credit Group: 1
Filing Date: 09/17/2003
Effective Date: 09/01/2010
Expiration Date: 08/31/2012

Premises Information

Principal's Name: ARIAS, JORGE
Premises Name: THE SPORT CUP II INC
Trade Name:
Zone: 2
Address: 120 SOUTH ROBINSON AVENUE
SOUTH WILLIAMS ST & DICKESON
NEWBURGH, NY 12550
County: ORANGE

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