



# 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: 07/30/2021

**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: \_\_\_\_\_

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: \_\_\_\_\_

Corporation and trade name of current license: \_\_\_\_\_

### APPLICANT:

Premise address: 15 Avenue A New York, NY 10009

Cross streets: E. Houston Street & E. 2nd Street

Name of applicant and all principals: Avenue A Pizza LLC

Brandon Hoy, Carlo Mirarchi, Alexander Solovey, Pasquale DeBenedicts

Trade name (DBA): Roberta's

**PREMISE:**

Type of building and number of floors: Mixed use building- 5 floors

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: \_\_\_\_\_  
\_\_\_\_\_

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? 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): C2-5  
\_\_\_\_\_

**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) 11am-2am 7 days a week.  
\_\_\_\_\_

Number of tables? 11 Total number of seats? 44

How many stand-up bars/ bar seats are located on the premise? 1 Bar with 4 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): 12', "L" shape at the end, ground 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  
Pizza, salads, pasta, salumi

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? 15

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: Basic Pendant Speakers 75W

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.")

If necessary, staff or management will regulate the area directing traffic.

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_

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

Please attach plans. Music will be kept at a background ambient level that should not cause disruption outside of the establishment.

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: See rider 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. Owner of other Roberta's restaurants

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.



# Avenue A Pizza LLC Rider for Applicant History

1. Severed Heads LLC D.B.A. Blanca
  - a. 261 Moore Street Brooklyn, NY 11206
  - b. Brooklyn Community Board No. 1
  - c. 11/2012-Present
2. So Goth LLC D.B.A. Roberta's
  - a. 230 Park Avenue, Stall 22 New York, NY 10169
  - b. Manhattan Community Board No. 5
  - c. 07/2015-Present
3. Lurking Fear LLC D.B.A. Roberta's
  - a. 570 Lexington Avenue New York, NY 10022
  - b. Manhattan Community Board No. 5
  - c. 04/2020-Present
4. Grand St Pizza LLC D.B.A. Roberta's
  - a. 266 Kent Avenue, Retail #1 Brooklyn, NY 11249
  - b. Brooklyn Community Board No. 1
  - c. 09/2020-Present

**LOCATION:**

How many licensed establishments are within 1 block? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 13

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) Pizzeria/Italian 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 11am-2am; Tue 11am-2am; Wed 11am-2am;  
Thu 11am-2am; Fri 11am-2am; Sat 11am-2am;  
Sun 11am-2am. (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 N/A
5.  I will employ a doorman/security personnel: No
6.  I will install soundproofing, \_\_\_\_\_
7.  I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.  
 I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.

8. I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_, \_\_\_\_\_ number of TVs.
9.  I will play ambient recorded background music only.
10.  I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11.  I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12.  I will not participate in pub crawls or have party buses come to my establishment.
13.  I will not have unlimited drink specials, including boozy brunches, with food.
14.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by \_\_\_\_\_.
15.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
17.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Brandon Hoy

Phone Number: 917-570-3388



# 15 Avenue A 500 ft. Proximity of OP Liquor License



7/30/2021, 10:34:43 AM

## Premises Within 500ft.

- Cities and Towns
- SLA Zones
- NYC Police Precincts
- Active Licenses
- 🍸 On Premises Liquor
- NYC Community Boards
- Manhattan

S W MONTE INC  
217 E HOUSTON ST  
NEW YORK, NY 10002 246 ft  
244EH TENANT LLC  
244 E HOUSTON ST  
NEW YORK, NY 10002 253 ft  
ROLO REST LLC  
32 AVENUE A  
E 2ND STREET & E 3RD STREET  
NEW YORK, NY 10009 296 ft  
A & P RESTAURANT CORP  
245 E HOUSTON ST  
A/K/A 190 NORFOLK ST  
NEW YORK, NY 10002 386 ft  
EASTERN DISTRICT OPERATIONS LLC  
177 LUDLOW ST  
NEW YORK, NY 10002 480 ft  
SWEET CHICK LES LLC  
178 LUDLOW ST  
NEW YORK, NY 10002 508 ft

SWAUTO LTD  
25 AVENUE A  
NEW YORK, NY 10009 99 ft  
DOUBLE DOWN NYC LLC  
14 AVENUE A  
HOUSTON & E 2ND STREET  
NEW YORK, NY 10009 108 ft  
ROBERT SANDS INC  
12 AVENUE A  
HOUSTON & FIRST  
NEW YORK, NY 10009 110 ft  
JJD GROUP LLC  
9 AVE A  
HOUSTON & 1ST AVE  
NEW YORK, NY 10009 110 ft  
CRAWFORD FLICK INC  
7 AVENUE A  
NEW YORK, NY 10009 126 ft  
DOWNTOWN DINING LLC  
5 AVENUE A  
NEW YORK, NY 10009 132 ft  
RAGUBOY CORP  
156 EAST 2ND STREET  
AVENUE A & AVENUE B  
NEW YORK, NY 10009 241 ft



# Roberta's



## SALUMI & THINGS

BREAD & CULTURED BUTTER w/ cantabrian anchovies +8	9
MARINATED OLIVES	8
HOUSE MADE STRACCIATELLA	16
AMERICAN PROSCIUTTO Surryano, Sam Edwards, Surry, Virginia Lady Edison, Smithfield, North Carolina Duck Prosciutto, Angel's, Carlsbad, California	16
CALIFORNIA CHEESE Mount Tam, Cow, Cowgirl Creamery Original Blue, Cow, Point Reyes Lamb Chopper, Cypress Grove Creamery	16
A COMBINATION OF PROSCIUTTO & CHEESE	29
WAGYU BEEF CARPACCIO with shiso, fiscalini cheddar, and horseradish	19
TESTA with fennel pollen and basque peppers	10

## PASTA

RICOTTA CAVATELLI with wild spinach, fava beans and serrano	23
SPACATELLI POMODORO with parmigiano reggiano, sungold tomatoes and basil	23
LINGUINE WITH SAN DIEGO BOX CRAB fennel and serrano	24

ROSSO tomato with garlic, basil and oregano	16
FAMOUS ORIGINAL tomato with mozzarella, parmigiano, caciocavallo, oregano and chili	20
MARGHERITA tomato with basil and mozzarella	20
BEE STING tomato with soppressata, mozzarella, chili, honey and basil	22
RELIABLE RED BARCLAY tomato, pork sausage, guanciale, basil, toasted fennel seed, black pepper	21

## PIZZA TOPPINGS

\$1	\$2	\$5
Basil	Calabrian Chili	Market Greens
Capers	Egg	Anchovies
Caciocavallo	Mushroom	Guanciale
Honey		Speck
Jalapeños		Pork Sausage
Mozzarella		Prosciutto
Parmigiano		Soppressata
Pepperoncini		Stracciatella
Ricotta		
Tomato		

## MARKET

GREEN LETTUCES pecorino fiore sardo with sea lettuce vinaigrette, market herbs and caper breadcrumbs	16
JUNE FLAME PEACHES leche de tigre, serrano chili and anise hyssop	13
HEIRLOOM TOMATOES walnuts and soft herbs	17
ROCKY MOUNTAIN SWEET MELON kefir, plum and alliums	16

## SURF 'N TURF

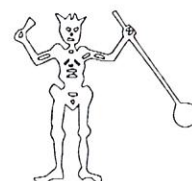
GRILLED CALIFORNIA KING SALMON with tomato, long bean and nasturtium capers	24
GRILLED KUSSHI OYSTERS with yuzu kosho and seaweed butter	5/EACH
DRY AGED MUSCOVY DUCK CROWN FOR TWO with ancient grains, apricot and soft herbs	48

## DESSERT

CINNAMON CAKE with whipped ricotta, stonefruit and walnuts	13
---	----

## PIZZA

MAUI WOWEE tomato, mozzarella, speck, pineapple, calabrian chili, lime, cilantro	22
WHITE AND GREENS mozzarella, parmigiano, mixed chicories, baby lettuces, lemon	21
NORMCORE sungold tomatoes, mozzarella, garlic, basil, sea salt	21
URSULA'S PARADE mozzarella, parmigiano, littleneck clams, calabrian chilis, garlic, parsley, lemon	24



8810 WASHINGTON BLVD, CULVER CITY, CA















Version: 08/16/2019

## NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Avenue A Pizza LLC Donna 631-387-5721 Brandon 917-570-3388

Company Name/ Contact Info      Nombre de la Compañía/ el teléfono de contacto

Plans to open a:      Planifique abrir un/ una:

**Pizzeria/Restaurant**  
(Please choose) (Bar/Restaurant) (sidewalk café/backyard use)  
( favor de escoger) (bar/Restaurante) (café de acera o un patio de atrás)

15 Avenue A New York, NY 10009      dirección

Seeking a license to serve      En búsqueda de una licencia para servir:

**Beer, Wine & Cider**  
(Beer/Wine or Beer/Wine & Liquor)  
(Cerveza y vino o cerveza/vino y bebidas alcohólicas)

Public meeting for comments      Reunión pública para comentarios

Monday, August 16, 2021 at 6:30pm  
Community Board 3 Office  
59 East 4th Street (btwn 2nd Ave & Cooper Square)

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

## ATTENTION RESIDENTS & NEIGHBORS

Avenue A Pizza LLC/Roberta's Donna 631-387-5721 Brandon 917-570-3388

Company/DNA Name and Contact Number for Questions

Plans to open a  
**Pizzeria/Italian restaurant**  
(Please choose) Bar/Restaurant/Café and/or Sidewalk Café or Backyard Garden

at the following location  
**15 Avenue A New York, NY 10009**  
Building Number and Street Name (Address)

This establishment is seeking a license to serve

**Beer, Wine & Cider**  
(Beer & Wine or Beer/Wine & Liquor)

There will be an opportunity for public comment on  
Monday, August 16, 2021 at 6:30pm  
Community Board 3 Office  
59 East 4th Street (btwn 2nd Ave & Cooper Square)

Donna 631-387-5721 Brandon 917-570-3388

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

Avenue A Pizza LLC/Roberta's Donna 631-387-5721 Brandon 917-570-3388

公司名字(Company) and/或聯繫人的資訊 (Contact Info)

Plans to open a (以上的店主要開在第 3 社區中國生食和海鮮用爐灶生意)

**Pizzeria/Italian restaurant**  
(請選擇/please choose)      酒吧(Bar)/餐館 (Restaurant)  
戶外咖啡座 (sidewalk Café) 或 或在  
後院花園咖啡座 (backyard use)

15 Avenue A New York, NY 10009  
地址/生意地址

seeking a license to serve(以上的店主要申請以下相關牌照)

**Beer, Wine & Cider**  
(請選擇/please choose)      啤酒和葡萄酒(Beer & Wine) 或/或  
啤酒和烈酒 (Beer) 或/或  
酒和烈酒牌照 (Wine & Liquor)

Public meeting for comments  
第 3 社區的居民將有機會提出自己的意見和建議

(CB3 SLA & DCA Committee Meeting)  
參加板區 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

Monday, August 16, 2021 at 6:30pm  
Community Board 3 Office  
59 East 4th Street (btwn 2nd Ave & Cooper Square)

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

## NYC Buildings

### Work Permit Department of Buildings

Number: 22155790-01-54      Expiration: 04/15/2021

Location: TEMPORARY CONSTRUCTION EQUIPMENT      Issue Date: 01/09/2021

MANHATTAN 15 AVE A      Issue To: GALVANIDER SINGH

Business: C/A & G CONTRACTING      License No: 0161379

Commissioner of Buildings: *Muel E. Eche*

NOTICE: OCCUPANCY OR EGRESS UNDER THIS CODE. SIDEWALK WALKWAYS WITH CHAPTER 15 OF THE NYC BUILDING CODE.

## NYC Buildings

### Work Permit Department of Buildings

Number: 22155023-01-59-37      Expiration: 09/17/2021

Location: MANHATTAN 15 AVE A      Issue Date: 08/13/2021

Business: AMP CONSTRUCTION CORP      License No: 71134

Commissioner of Buildings: *Muel E. Eche*

NOTICE: OCCUPANCY OR EGRESS UNDER THIS CODE. SIDEWALK WALKWAYS WITH CHAPTER 15 OF THE NYC BUILDING CODE.

## NYC Buildings

### Work Permit Department of Buildings

Number: 22155023-01-59-37      Expiration: 09/17/2021

Location: MANHATTAN 15 AVE A      Issue Date: 08/13/2021

Business: AMP CONSTRUCTION CORP      License No: 71134

Commissioner of Buildings: *Muel E. Eche*

NOTICE: OCCUPANCY OR EGRESS UNDER THIS CODE. SIDEWALK WALKWAYS WITH CHAPTER 15 OF THE NYC BUILDING CODE.

## NYC Buildings

### Work Permit Department of Buildings

Number: 22155001-01-59-35      Expiration: 09/17/2021

Location: MANHATTAN 15 AVE A      Issue Date: 08/13/2021

Business: AMP CONSTRUCTION CORP      License No: 71134

Commissioner of Buildings: *Muel E. Eche*

NOTICE: OCCUPANCY OR EGRESS UNDER THIS CODE. SIDEWALK WALKWAYS WITH CHAPTER 15 OF THE NYC BUILDING CODE.

NW '19

24 HR  
LOCKSMITH  
100-100-100

SNOW  
MON

## NYC DEPARTMENT OF ENVIRONMENTAL CONSTRUCTION

### Construction Noise Mitigation Plan

CONSTRUCTION NOISE MITIGATION PLAN

THIS DOCUMENT IS NOT FOR POSTER OR SIGN. IT IS A WORKING DOCUMENT. ANY CHANGES MUST BE MADE TO THE ORIGINAL DOCUMENT.

CONTACT INFORMATION

1. CONSTRUCTION NOISE MITIGATION PLAN

2. CONSTRUCTION NOISE MITIGATION PLAN

3. CONSTRUCTION NOISE MITIGATION PLAN

4. CONSTRUCTION NOISE MITIGATION PLAN

5. CONSTRUCTION NOISE MITIGATION PLAN

6. CONSTRUCTION NOISE MITIGATION PLAN

7. CONSTRUCTION NOISE MITIGATION PLAN

8. CONSTRUCTION NOISE MITIGATION PLAN

9. CONSTRUCTION NOISE MITIGATION PLAN

10. CONSTRUCTION NOISE MITIGATION PLAN



