

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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Please email [echan@cb.nyc.gov](mailto:echan@cb.nyc.gov) by 12pm the Friday before the meeting with the following items:

**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)  
(this is not required but strongly suggested if a relevant group exists)
- ☒ 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: January 21, 2022

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: 124 E. 14th Street, New York, NY 10003

Cross streets: Between 3rd and 4th Avenues

Name of applicant and all principals: Civic Hall Labs, Inc.

Kenneth Brezenoff, Carol Khoury, Christine McMahon

Trade name (DBA): TBD

**PREMISE:**

Type of building and number of floors: Multi-story commercial building; 22 floors

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☐ Yes ☒ No What is maximum NUMBER of people permitted pending

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): C6-4

**PROPOSED METHOD OF OPERATION:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) 7 days a week, 8am - 11pm, indoors. No outdoor space.

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: \_\_\_\_\_

Number of indoor tables? will change based on event Total number of indoor seats? will vary based on event

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

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 \_\_\_\_\_  
Catered events only; no retail food sale.

What are the hours the kitchen will be open? Will vary based on event schedule

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

How many employees will there be? 5, or more as needed.

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 10

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☒ Live musician ☒ DJs ☒ Streaming services/playlists

If other type, please describe \_\_\_\_\_

What will be the music volume? ☒ Background (conversational) ☒ Entertainment (live music venue level) Please describe your sound system: TBD. Music systems will be supplemented by DJ or Live Musicians.

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.

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? 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.") We have designed both floors as our entrance lobby with enough queuing capacity to contain the crowds within our space. Staff will move people from the entrance into the event space quickly.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 1 per floor during events.

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

Please attach plans. The space is constructed with acoustical absorption materials on the walls, ceilings, thermal insulated glass and carpeted floors.

Is sound proofing installed? ☒ Yes ☐ No

If not, do you plan to install sound proofing? ☐ Yes ☐ No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (*includes roof & yard*) ☐ Yes ☒ No If Yes, describe and show on diagram:

\_\_\_\_\_  
\_\_\_\_\_

#### APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol 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. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Has any principal had SLA reports or action within the past 5 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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 8

Is the premise within 200 feet on the same street 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, but it is not required. 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.***

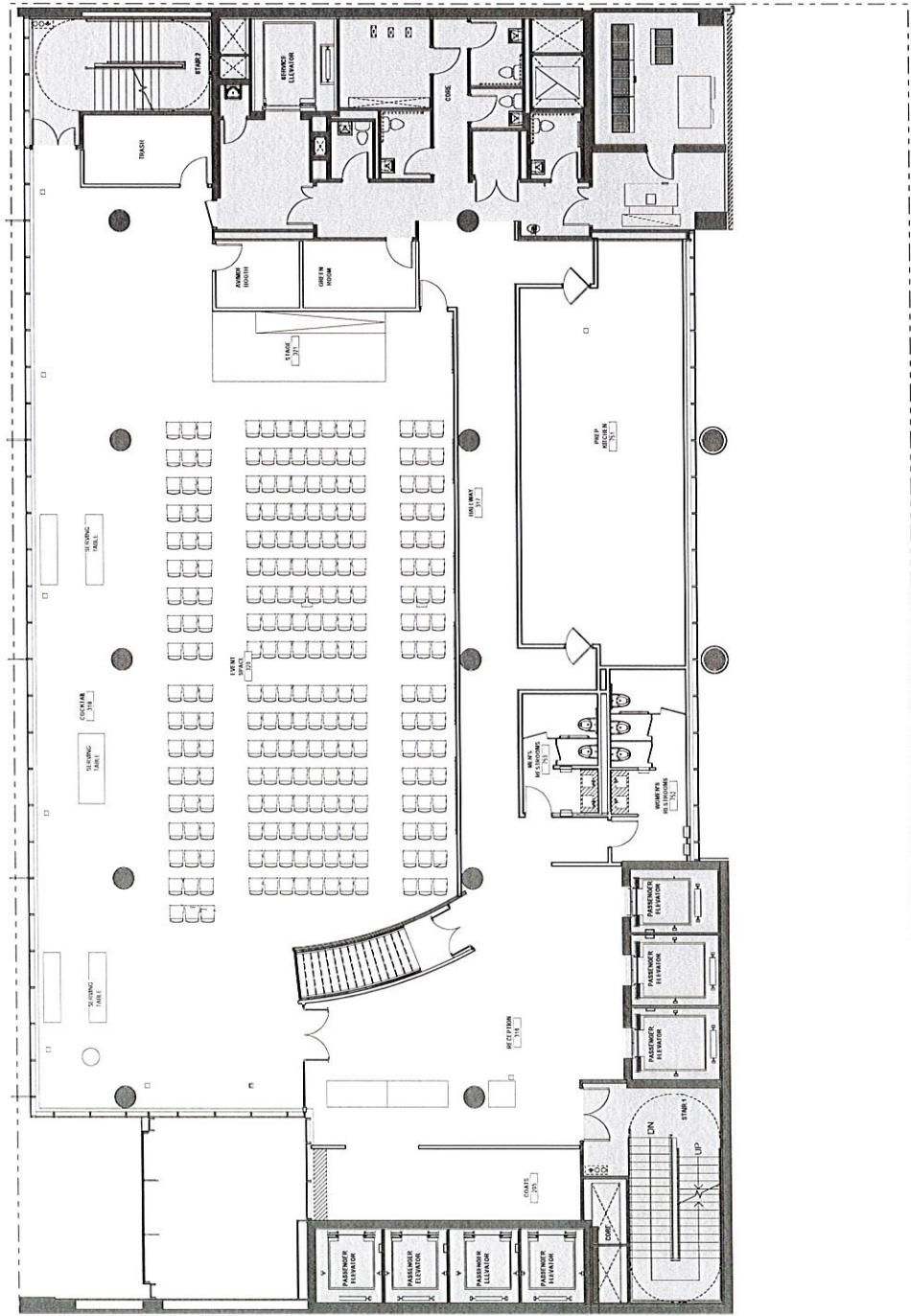
1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_ restaurant, or  
☒ I will operate a catering establishment,  
☐ with a kitchen open and serving food during all hours of 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 8am - 11pm; Tue 8am - 11pm; Wed 8am - 11pm;  
Thu 8am - 11pm; Fri 8am - 11pm; Sat 8am - 11pm;  
Sun 8am - 11pm. (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 (including Open Restaurants) OR  
☐ My sidewalk café hours or other outside hours (including Open Restaurants) 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 performances or televised sports. ☒ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 performances or televised sports.
8. I will not have ☐ DJs, ☐ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than \_\_\_\_\_ DJs per \_\_\_\_\_, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_.
9. ☐ I will play ambient recorded background music only.
10. ☒ I will not participate in pub crawls or have party buses come to my establishment.
11. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
12. ☒ 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 \_\_\_\_\_.
13. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. ☒ 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: Jay Feiertag

Phone Number: (212) 727-4222



GENERAL NOTES

**The Fedcap Group**  
124 East 46th Street New York, NY 10003

**Gensler**

1335 Broadway  
New York, NY 10018  
Tel: 212 421 1400  
Fax: 212 682 1423  
United States

SHEET NOTES

KEY PLAN

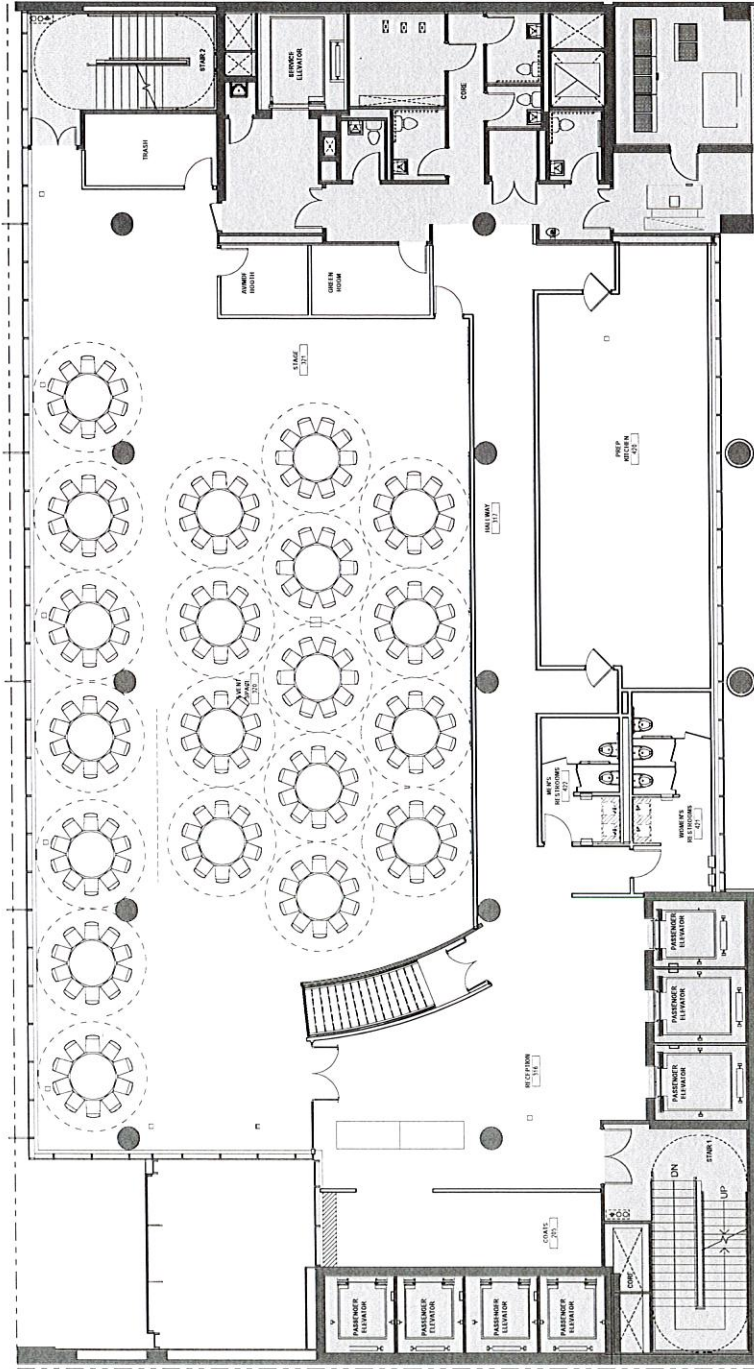
**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

Project Name  
The Fedcap Group at Zero  
Living  
Project Number  
06-3682.000  
Description  
FURNITURE PLAN - LEVEL 02

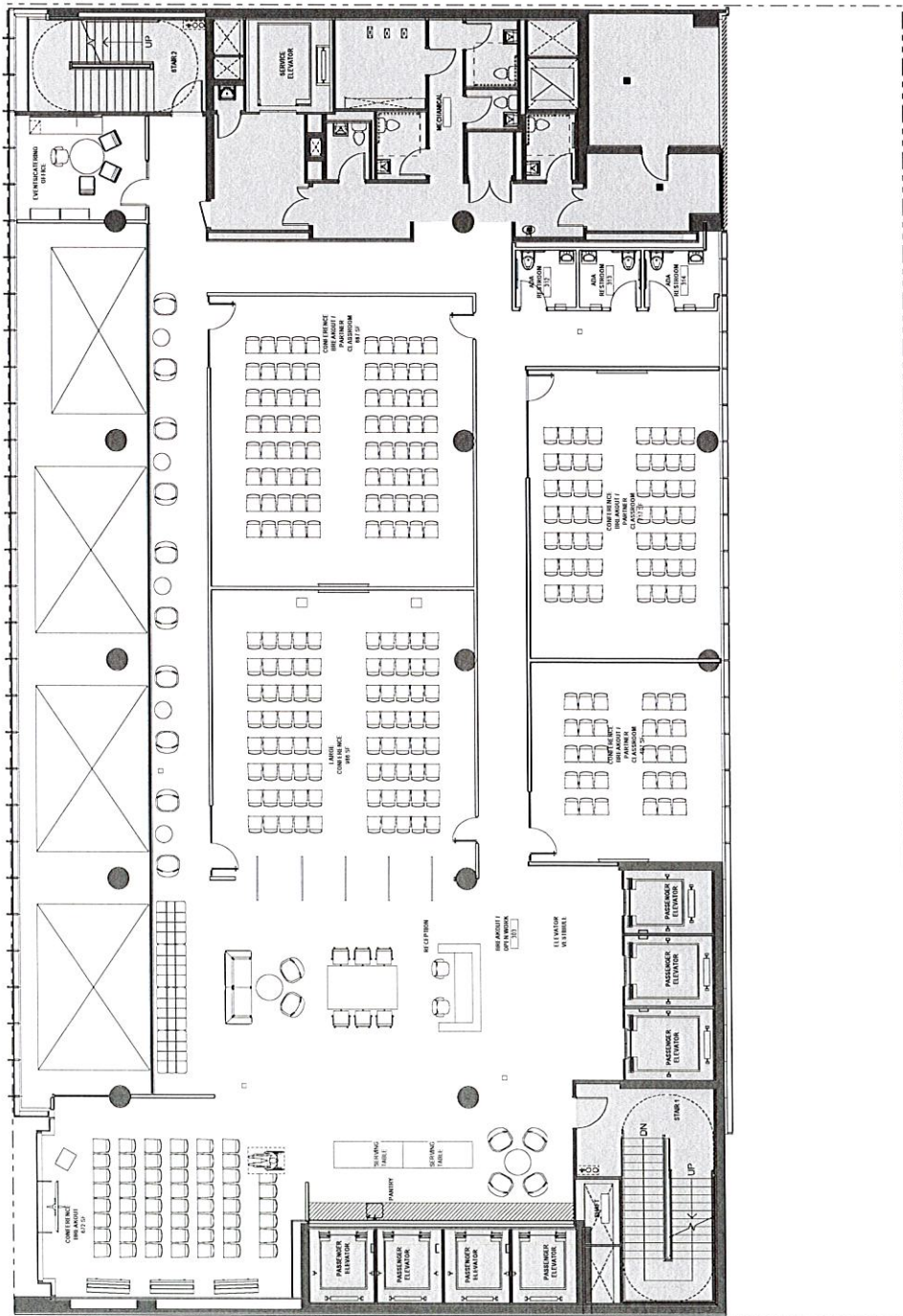
Scale  
3/16" = 1'-0"

**A-602B.00**

DATE: 02/11/2015  
BY: J. L. L.









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.

<b>Proximity Report For:</b>	
Location	<b>124 E 14th St, New York, New York, 10003</b>
Geocode	<b>Latitude: 40.73377 longitude: -73.98871</b>
Report Generated On	<b>1/20/2022</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
TRADER JOES EAST INC Ser #: 1161266	138 E 14TH ST IRVING PLACE & 3RD AVENUE NEW YORK, NY 10003	112 ft
33 UNION SQUARE WEST INC Ser #: 1023536	140 4TH AVE NEW YORK, NY 10003	347 ft
IWM HOLDINGS LLC Ser #: 1213635	108 E 16TH STREET IRVING PLACE & UNION SQ EAST NEW YORK, NY 10003	692 ft
M J K LIQUORS INC. Ser #: 1108514	161 3RD AVENUE 15TH STREET & 16TH STREET NEW YORK, NY 10003	722 ft
TASTE WINE LLC Ser #: 1282743	50 3RD AVE NEW YORK, NY 10003	1,014 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	1,479 ft
B & S ZEEMAN INC Ser #: 1023516	47 UNIVERSITY PLACE NEW YORK, NY 10003	1,525 ft
GRAMERCY WINE CELLARS INC Ser #: 1156238	236 3RD AVENUE 19TH & 20TH STREETS NEW YORK, NY 10003	1,551 ft

<b>Schools within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
No Schools within 500 feet		

<b>Churches within 500 feet</b>		
<b>Name</b>		<b>Distance</b>
Christ Lutheran Church		368 ft

<b>Pending On Premises Liquor Licenses within 750 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>

# Pending On Premises Liquor Licenses within 750 feet

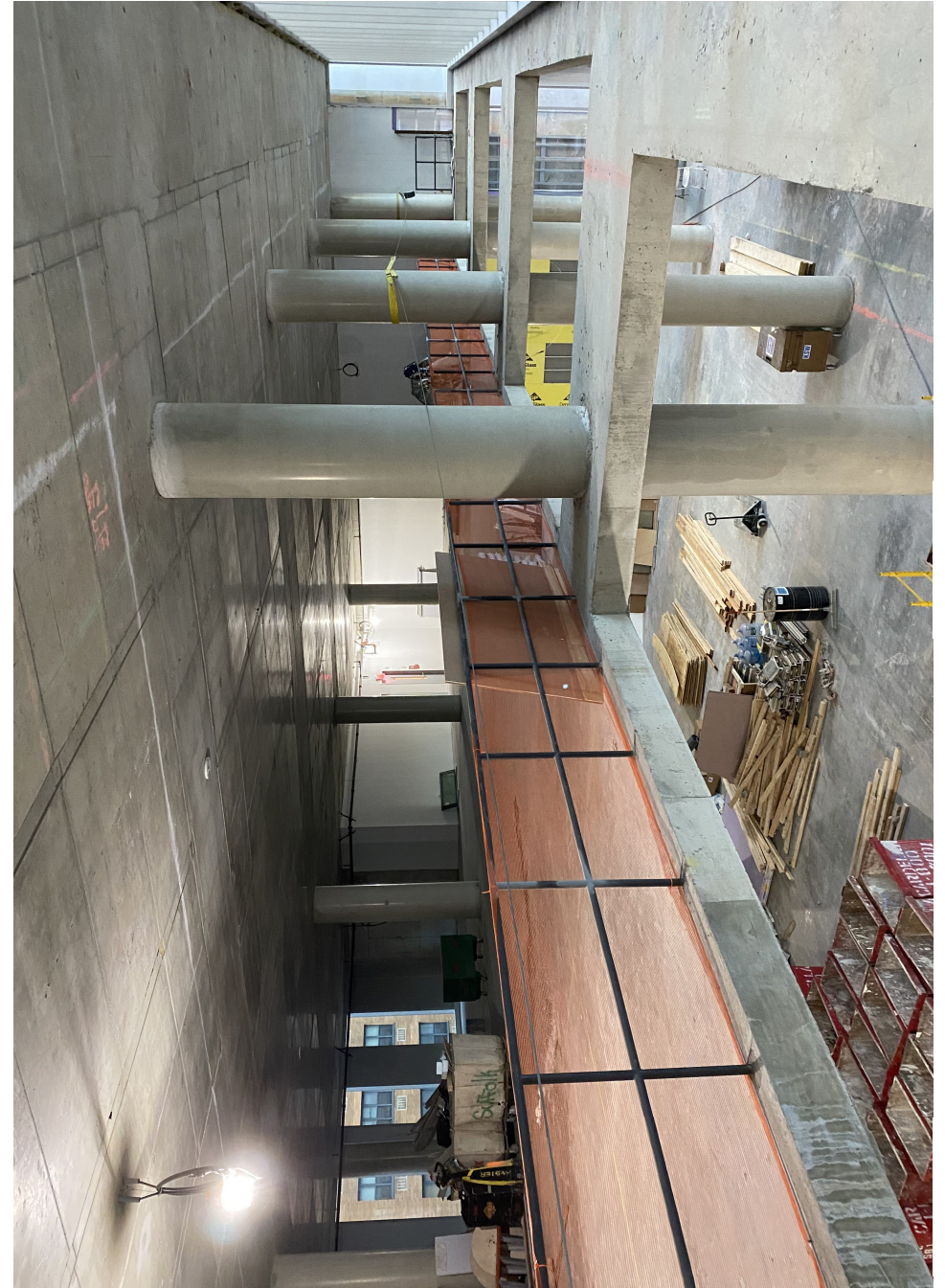
Name	Address	Distance
BARS AND EVENTS 14TH STREET LLC Ser #: 1340201	124 E 14TH ST SPACE 111 NEW YORK, NY 10003	76 ft

# Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
CHIPOTLE MEXICAN GRILL OF COLORADO LLC Ser #: 1229458	117 E 14TH STREET IRVING PLACE AND 4TH AVENUE NEW YORK, NY 10003	114 ft
BIZET LLC Ser #: 1258573	<b>CLOSED</b> <del>150 E 14TH ST NEW YORK, NY 10003</del>	<del>176 ft</del>
106 3RD AVE NYC INC Ser #: 1266945	106 3RD AVE AKA 145 E 13TH ST NEW YORK, NY 10003	248 ft
127 FOURTH AVENUE RESTAURANT LLC Ser #: 1334548	127 4TH AVE NEW YORK, NY 10003	324 ft
129 EAST 15TH BAR CORP Ser #: 1024419	129 E 15TH ST NEW YORK, NY 10003	336 ft
EBFRU LLC Ser #: 1265237	119 E 15TH ST AKA 15 IRVING PLACE NY NY NEW YORK, NY 10003	353 ft
SHADES OF GREEN LLC Ser #: 1024418	125 E 15TH STREET NEW YORK, NY 10003	356 ft
DLS EVENTS LLC Ser #: 1315559	17 IRVING PL NEW YORK, NY 10003	434 ft
TWO GUIZE LLC TEXAS COOKIN' LLC Ser #: 1276520	102 3RD AVE NEW YORK, NY 10003	498 ft
VINYL ENTERTAINMENT INC Ser #: 1296281	100 3RD AVE NEW YORK, NY 10003	516 ft
EAST COUNTY LOUTH INC Ser #: 1239837	103 3RD AVENUE NEW YORK, NY 10003	520 ft
LONGFORD INC Ser #: 1024286	98 3RD AVE NEW YORK, NY 10003	553 ft
239 ENTERTAINMENT LLC Ser #: 1312332	114 116 E 16TH ST NEW YORK, NY 10003	576 ft
REGAL CINEMAS INC Ser #: 1324674	850 BROADWAY NEW YORK, NY 10003	581 ft
K H T ENTERPRISES INC Ser #: 1183615	222 EAST 14TH STREET NEW YORK, NY 10003	628 ft
HAN DYNASTY NYU CORP Ser #: 1287485	90 3RD AVE NEW YORK, NY 10003	638 ft
MAX BRENNER UNION SQUARE LLC Ser #: 1178781	841 BROADWAY 13TH ST. & 14TH STS NEW YORK, NY 10003	646 ft
SOOTHYR LIMITED Ser #: 1324695	204 E 13TH ST NEW YORK, NY 10003	649 ft



Civic Hall Labs, Inc.  
124 East 14th Street  
New York, NY 10003





Civic Hall Labs, Inc.  
124 East 14th Street  
New York, NY 10003





Civic Hall Labs, Inc.  
124 East 14th Street  
New York, NY 10003



# Civic Hall

## Event Sample Menu

### **Passed Hor d' Oeuvres**

Polenta Cake with Tomato Jam and Goat Cheese (Vegetarian)

Mini Chicken Taco with Avocado Cream

Korean BBQ Sliders

Salmon Croquette

Tomato Bruschetta

Falafel Mediterranean Skewer (Vegan) with green goddess sauce

### **Catering Stations Menu:**

Cheese Board w/Charcuterie

#### **Sushi Station:**

Mixed Sushi Selections

Edamame Hummus

Tempura: Shrimp and Vegetable

Gyoza: Vegetable and Chicken

#### **Tapas Station:**

Figs wrapped with Jamon and Cabrales Blue Cheese

Mushroom Croquette

Vegetable Empanada

Flank steak with Goat Cheese on toast

Shrimp with Goat Cheese on toast

**Italian Antipasti:**

Rice Balls with Eggplant

Caprese Skewers

Bagna Cauda with accompaniments

Italian antipasti with Mixed Grilled Vegetables

Shrimp Scampi