

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:  
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>  
(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: 11-30-21

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: 153 1st Avenue

Cross streets: East 9th + 1st Avenue

Name of applicant and all principals: Stratis Morfogen

Trade name (DBA): E Village Bar LLC

**PREMISE:**

Type of building and number of floors: 4 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 110

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): \_\_\_\_\_

**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) 4pm to 2AM 7 days a week

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? 14 Total number of indoor seats? 86

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 24 seats

(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 \_\_\_\_\_

What are the hours the kitchen will be open? 4pm to 1 AM

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

How many employees will there be? \_\_\_\_\_

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 ☐ 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: 6 speaker JBL Sound System

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? \_\_\_\_\_

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? \_\_\_\_\_

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.") most clients will be walk in we will have a door man on busier nights

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) when necessary by patron volume

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

Please attach plans. soundproofing

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: 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. 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 see attached

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? \_\_\_\_\_

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

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 \_\_\_\_\_,  
☒ 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 4pm - 2AM ; Tue 4pm - 2AM ; Wed 4pm - 2AM ;  
Thu 4pm - 2AM ; Fri 4pm - 2AM ; Sat 4pm - 2AM ;  
Sun 4pm - 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 (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: Peter Olcan

Phone Number: 929 437 9064

# ATTENTION RESIDENTS & NEIGHBORS

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Company/DBA Name and Contact Number for Questions

**Plans to open a**

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(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location**

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Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

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Beer & Wine or Beer/Wine & Liquor

**There will be an opportunity for public comment on**

**Wednesday, February 16, 2022 at 6:30pm**

**Online: <https://zoom.us/j/92199317942>**

**see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details**

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Date/Time/Location

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Applicant Contact Information

**At COMMUNITY BOARD 3**

**SLA & DCA Licensing Committee Meeting**

**[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

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公司名字(Company) and/和 聯繫人的資料 (Contact Info)

**Plans to open a** (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

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(請選擇/please choose)

酒吧(Bar)/餐館 (Restaurant)

戶外咖啡 (Sidewalk Café) or 或者

後院花園咖啡(Backyard Use)

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Address/生意地址

**seeking a license to serve**(以上的店主想要請以下相關酒牌照)

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(請選擇/please choose)

啤酒和酒牌照(Beer & Wine) or/或者

啤酒牌照 (Beer) or/或者

酒和烈酒牌照 (Wine & Liquor)

### Public meeting for comments

第 3 社區的居民有權利提出自己的意見和建議。

### (CB3 SLA & DCA Committee Meeting)

曼哈頓第 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

**Wednesday, February 16, 2022 at 6:30pm**

**Online: <https://zoom.us/j/92199317942>**

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時間 (Time) 和地點 (Location)

**[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)**



# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting  
for comments

Reunión público  
para comentarios

Wednesday, February 16, 2022 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

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](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)

Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) \_\_\_\_\_

\_\_\_\_\_

to the following applicant/establishment (company and/or trade name) \_\_\_\_\_

\_\_\_\_\_

Address of premises: \_\_\_\_\_

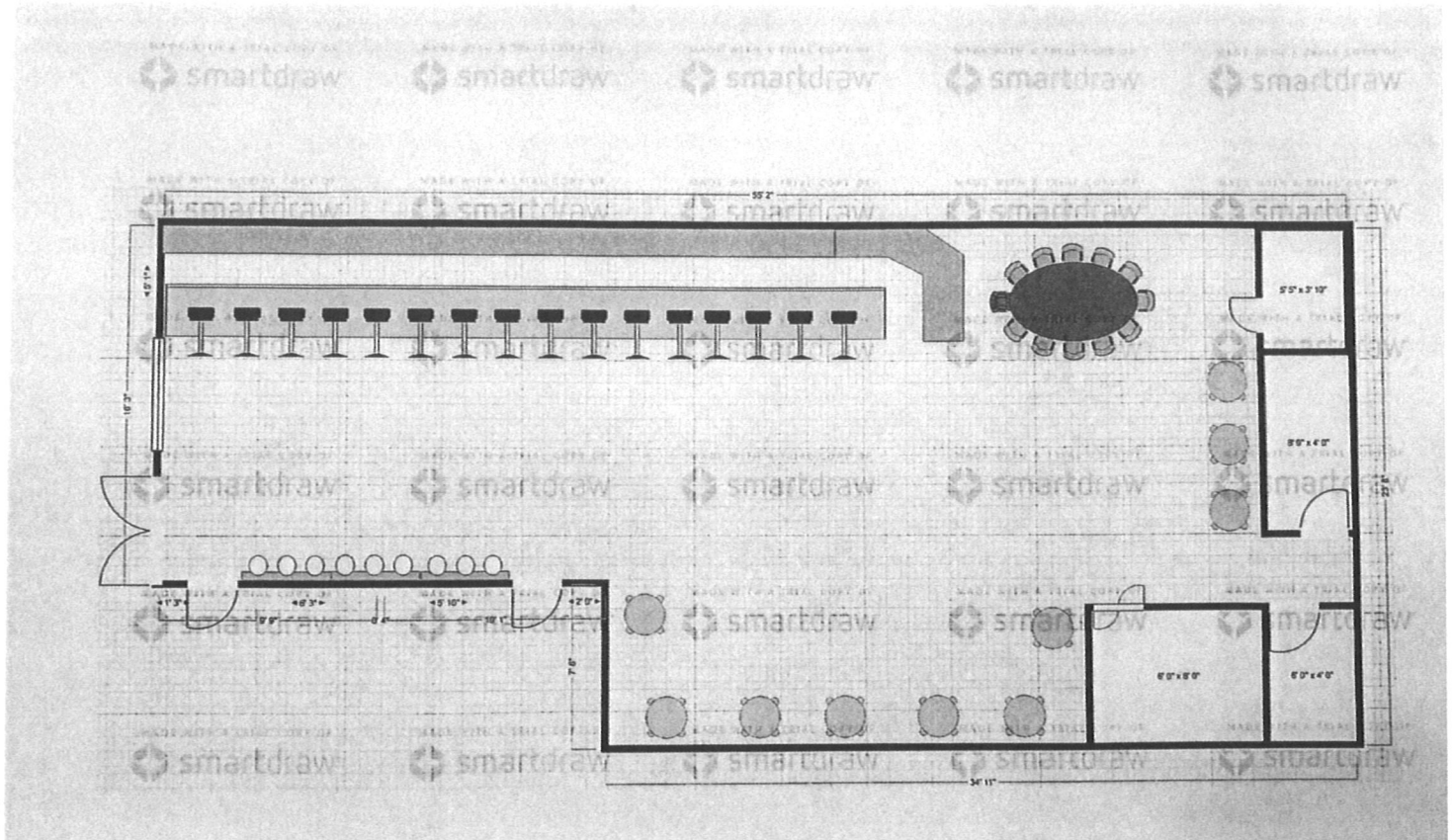
This business will be a: (circle) Bar      Restaurant      Other: \_\_\_\_\_

The hours of operation will be: \_\_\_\_\_

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)





**Rider to Stratis Morfogen Personal Questionnaire**

**Question #5d-Have you ever applied for a license-**

**Gotham City Diner LLC-11 Sunrise Highway, Merrick, NY-08/22/02-1132087-Expired 01/31/05**

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**Sessa NYC LLC-208 West 23<sup>rd</sup> Street, New York, NY 10011-1132554-Cancelled 2004**

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**Dave 60 NYC Inc-33-35 East 60<sup>th</sup> Street, NY, NY-11/01/05-1171213-Exp 11/30/15**

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**Carmen NY LLC-45 East 22nd Street, NY, NY-10/07/10-1248170-Exp 12/31/14**

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**Philippe Jericho LLC-399 Jericho Tpke, Jericho, NY-10/7/10-1248174-Exp 10/31/12**

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**CC 78 Street LLC-181 E 78<sup>th</sup> Street, NY, NY 11753-08/15/13-1273032-Exp 10/31/15**

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**Southampton LLC-268 Elm Street, Southampton, NY-04/01/16-1293632-Exp 05/31/20**

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**Restaurant Partners LLC-116 E 60<sup>th</sup> Street, NY, NY-08/07/18-Inactive**

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**Three Mile Harbor & Philippe Hamptons-44 Three Mile Harbor Road, East Hampton, NY-#1204256-Sold Interest**

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OFFICE USE ONLY  
☐ Original   ☐ Amended   Date \_\_\_\_\_

14

Print **YOUR** Name

Stratis Morfogen

### 5. LICENSE HISTORY / AFFILIATIONS

5(d) Other than as itemized in 5(c) above, have you ever applied in New York State or anywhere for a license or permit to traffic in alcoholic beverages, including any application as a partnership, limited partnership, limited liability entity or corporation in which you are/were a principal?

☒ Yes   ☐ No

If YES, please provide information below:

Name of Applicant	Address of Premises
See list attached	
Disposition	Date of Filing   License Serial Number
Name of Applicant	Address of Premises
Disposition	Date of Filing   License Serial Number
Name of Applicant	Address of Premises
Disposition	Date of Filing   License Serial Number
Name of Applicant	Address of Premises
Disposition	Date of Filing   License Serial Number

5(e) Has a license or permit listed above been REVOKED, CANCELLED or otherwise **Involuntarily Terminated**?

☒ Yes   ☐ No

If YES, please provide information below:

Sessa NYC LLC-#1132554-license canceled in 2004, however he was approved for other licenses with the SLA since that time.

5(f) Are you a police commissioner or law enforcement / police officer?

☐ Yes   ☒ No

If YES, please provide details:

N/A

## 5 CHICKEN WINGS

### CHOOSE FLAVORS FROM

Hot, Med, Mild, Lemon Pepper, Honey BBQ,  
Teriyaki, Honey Garlic, Honey Mustard

### BONE-IN WINGS / BONELESS WINGS

6 PC	6 <sup>49</sup>	20 PC	16 <sup>99</sup>	50 PC	38 <sup>99</sup>
10 PC	8 <sup>49</sup>	30 PC	23 <sup>99</sup>	75 PC	55 <sup>99</sup>
15 PC	12 <sup>99</sup>	40 PC	29 <sup>99</sup>	100 PC	74 <sup>99</sup>

### COMBO Served with fries & drink

6 PC 8<sup>49</sup> 10 PC 10<sup>49</sup>

Choose up to two flavors

15 PC 14<sup>99</sup> 20 PC 18<sup>99</sup>

\*Each additional flavor \$1<sup>00</sup>

6 pc, 10 pc (one flavor)  
15 pc, 20 pc, 30 pc, 40 pc, 50 pc (up to two flavors)  
75 pc, 100 pc (up to three flavors)

\*Each additional flavor \$1<sup>00</sup>



## 6 BURGERS Beef 6 oz

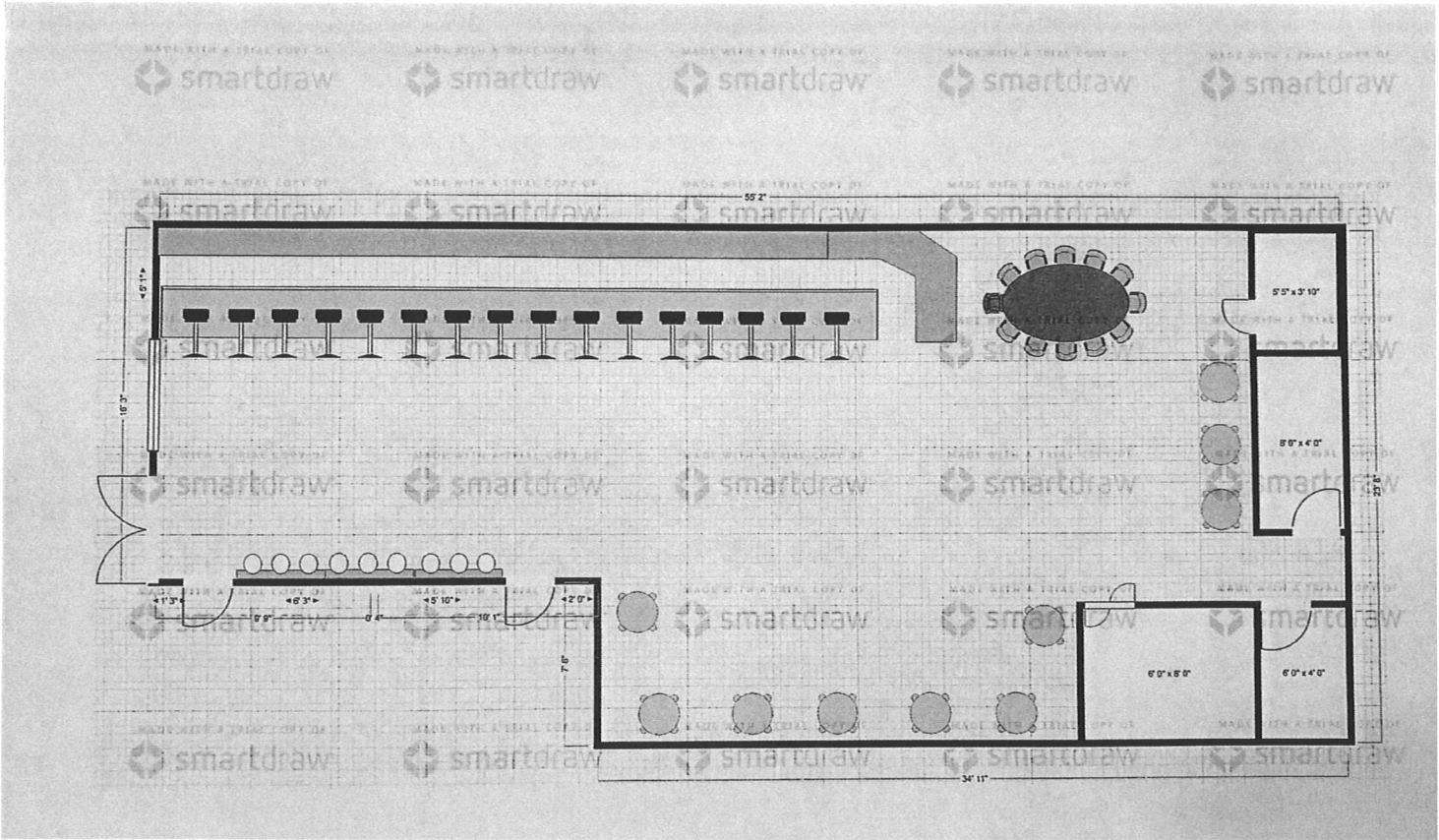
HAMBURGER	4 <sup>49</sup>
CHEESE BURGER	4 <sup>99</sup>
BACON CHEESE BURGER	6 <sup>49</sup>
TURKEY BURGER	5 <sup>99</sup>
CHICKEN BURGER (Grilled or Fried)	5 <sup>99</sup>
ASIAN BULGOGI BURGER	6 <sup>49</sup>

### BURGER & WING COMBO

Any Burger & 4 pc Wings  
with Drink 12<sup>99</sup>

## E.VILLAGE MENU





Rider to Stratis Morfogen Personal Questionnaire

Question #5d-Have you ever applied for a license-

Gotham City Diner LLC-11 Sunrise Highway, Merrick, NY-08/22/02-1132087-Expired 01/31/05

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Southampton LLC-268 Elm Street, Southampton, NY-04/01/16-1293632-Exp 05/31/20

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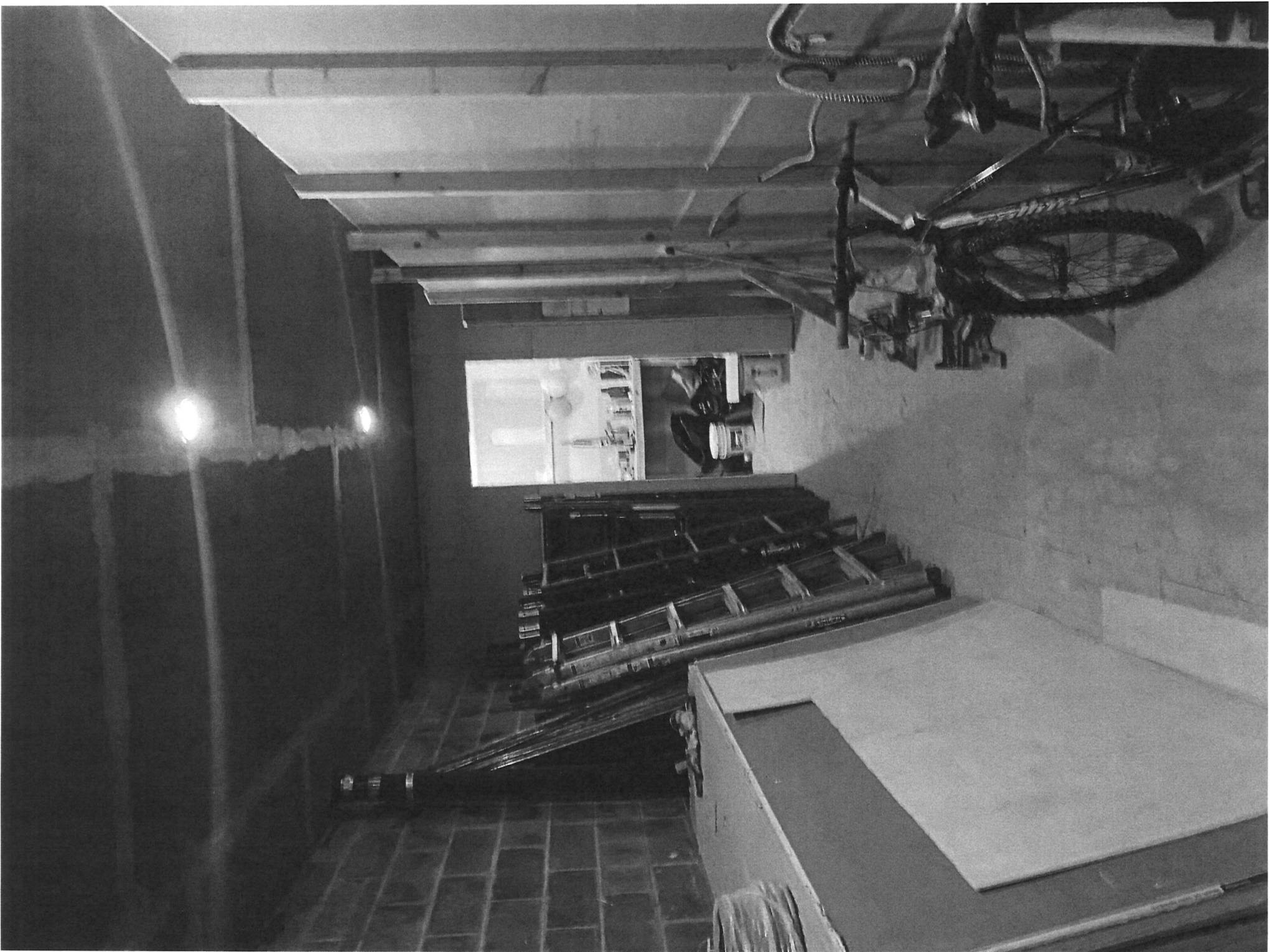
Three Mile Harbor & Philippe Hamptons-44 Three Mile Harbor Road, East Hampton, NY-#1204256-Sold Interest

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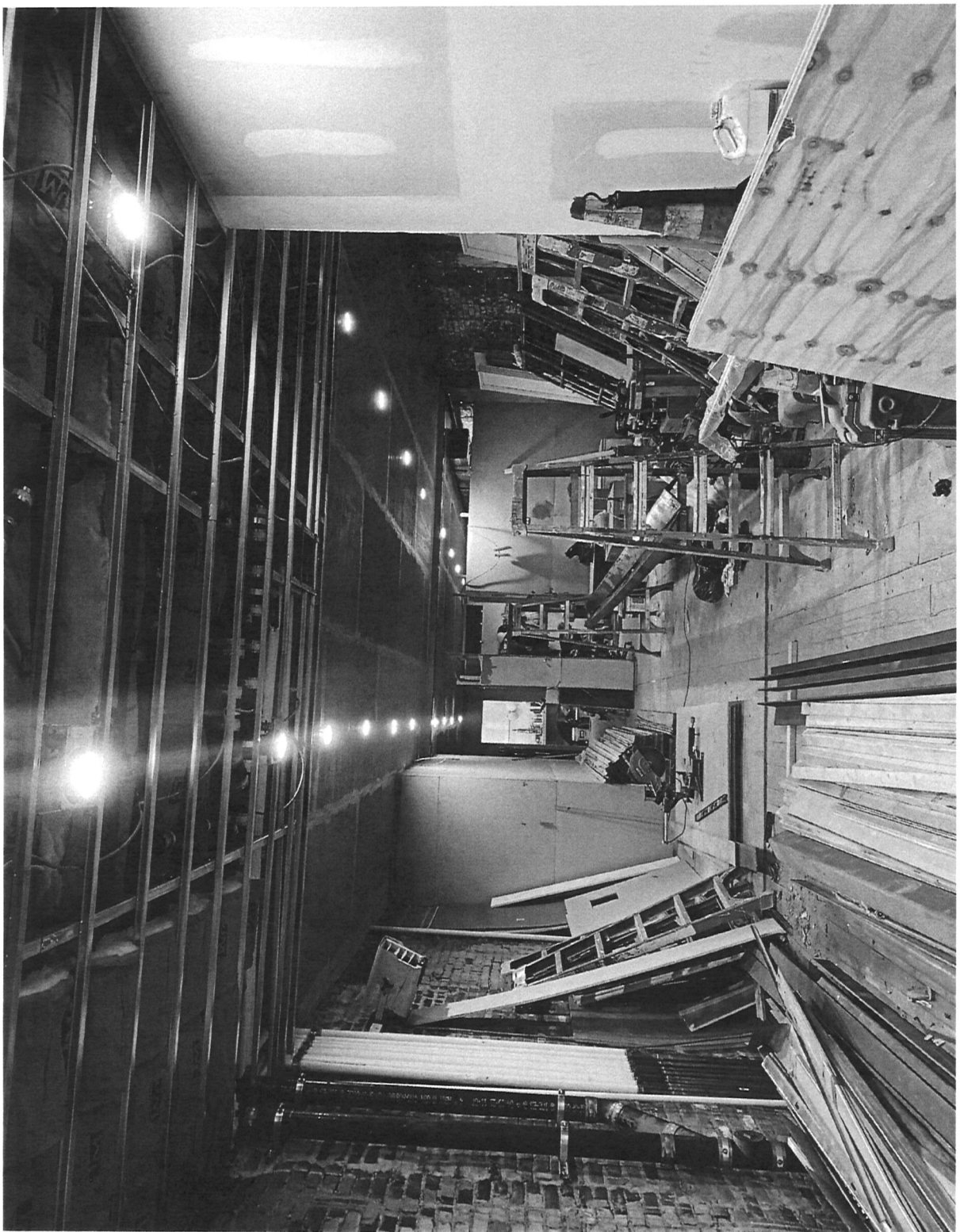


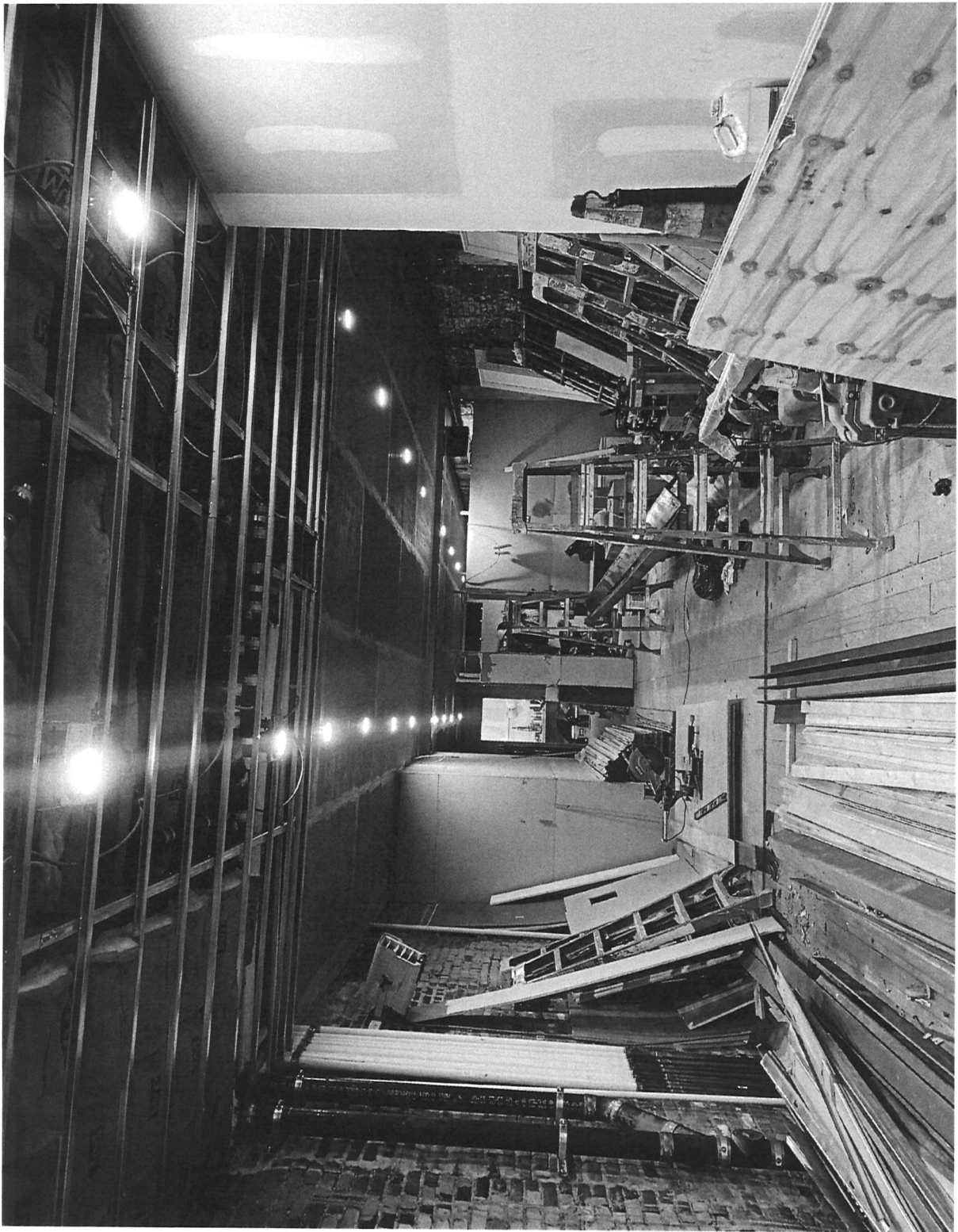












### NYC Department of Buildings Actions

Page: 1

Premises: 153 1 AVENUE MANHATTAN

BIN: 1006432 Block: 451 Lot: 137

NUMBER	TYPE	FILE DATE
LNO 2905	LETTER OF NO OBJECTION	10/21/2014
LNO Use: APPROVED EATING/DRINKING ESTAB., UG#6		
LNO Floor: 1ST FLOOR		
Comments: LESS THAN 75 PERSONS		
MISC 3430-88	MISCELLANEOUS	10/12/1988
PER 3007-34G	PERMIT	00/00/0000
PRS 1875-61	PLUMBING REPAIR SLIP	00/00/0000
SR 4122-54	SPECIAL REPORT	00/00/0000
UB 910-39*	UNSAFE BUILDING	00/00/0000
V* 083083CADR01	DOB VIOLATION - CLOSED	00/00/1983
CLOSURE DATE: 09/28/2011		
V* 032684CACG01	DOB VIOLATION - CLOSED	00/00/1984
CLOSURE DATE: 09/28/2011		
V* 092784CA6HD	DOB VIOLATION - CLOSED	00/00/1984
CLOSURE DATE: 09/28/2011		
V* 092784CA7HD	DOB VIOLATION - CLOSED	00/00/1984
CLOSURE DATE: 09/28/2011		
V* 050285CA4D	DOB VIOLATION - CLOSED	00/00/1985
CLOSURE DATE: 09/28/2011		
V* 071085CAAA01	DOB VIOLATION - DISMISSED	07/10/1985
DISMISSAL DATE: 04/04/1986		
<u>V* 031893LL629109989</u>	DOB VIOLATION - DISMISSED	03/18/1993
<u>V* 031894LL629109989</u>	DOB VIOLATION - DISMISSED	03/18/1994
<u>V* 082995LL629107571</u>	DOB VIOLATION - DISMISSED	08/29/1995
<u>V 040992CA4ED01</u>	DOB VIOLATION - ACTIVE	04/09/1992
<u>V* 020700LL629101014</u>	DOB VIOLATION - DISMISSED	02/07/2000
<u>V* 030113LBLVIO00447</u>	DOB VIOLATION - DISMISSED	03/01/2013
<u>V* 051514LBLVIO02500</u>	DOB VIOLATION - DISMISSED	05/15/2014
<u>V* 100115LBLVIO00306</u>	DOB VIOLATION - DISMISSED	10/01/2015
<u>V* 030420AEUHAZ100017</u>	DOB VIOLATION - DISMISSED	03/04/2020
<u>V* 030420AEUHAZ100018</u>	DOB VIOLATION - DISMISSED	03/04/2020
<u>V* 030420AEUHAZ100019</u>	DOB VIOLATION - DISMISSED	03/04/2020
<u>V* 030420AEUHAZ100020</u>	DOB VIOLATION - DISMISSED	03/04/2020
<u>V* 030420AEUHAZ100021</u>	DOB VIOLATION - DISMISSED	03/04/2020

Next

311 or (212) NEW YORK outside of New York City.



THEATER FOR THE NEW CITY FOUNDATION INC | Active-Wine-109.24 ft

EAST VILLAGE HOSPITALITY LLC | Active-OP-125.58 ft

JARLENE CORP | Active-OP-142.58 ft

IMMIGRANT WINE BAR LLC, THE | Active-OP-154.57 ft

IMMIGRANT TAP ROOM INC | Active-OP-159.56 ft

MANNAGGIA INC | Active-OP-183.85 ft

AVENUE A CANDY LLC | Active-Wine-207.16 ft

JIMMY'S SUSHI BUFFET INC | Active-Wine-211.97 ft

CAGEN JAPANESE LLC | Active-Wine-227.46 ft

AGN RESTAURANT LLC | Active-OP-231.78 ft

MONONOKE INC | Active-Wine-248.58 ft

CGJC HOLDINGS LLC | Active-OP-250.8 ft

TKM 228 EAST 10TH ST LLC | Active-OP-251.02 ft

BIG LEE AND SASHAS INC | Active-OP-268.16 ft

GOOD BEER LLC | Active-Beer-269.82 ft

MOMOFUKU 171 FIRST AVENUE LLC | Active-Wine-298.17 ft

DAN AND JOHNS LLC | Active-Wine-298.82 ft

ATHENIAN NYC INC, THE | Active-Wine-321.85 ft

TAQUERIA SAINT MARKS PLACE INC | Active-OP-327.63 ft

ST MARK FOOD CORP | Active-Wine-345.65 ft

BARMAR LLC | Active-OP-347.59 ft

2ND LHASA FAST FOOD INC | Active-Wine-362.4 ft

STROMBOLI PIZZA INC | Active-Wine-371.99 ft

75 ST MARKS PLACE LLC | Active-OP-376.29 ft

LITTLE REBEL INC | Active-OP-377.15 ft

RIVKA INC | Active-OP-380.53 ft

SCHEIB S PLACE INC | Active-OP-402.22 ft

HORSE TRADE MANAGEMENT GROUP | Active-Wine-403.97 ft

DEROSSİ CHELSEA LLC | Active-Wine-404.42 ft

SOBAYA RESTAURANT INC | Active-Wine-405.22 ft

BROOKLYN DUMPLING SHOP LLC | ActiveWine-414.37 ft

ANIMALS GROUP INC | Active-OP-429.69 ft

SHINKO FOODS INC | Active-Wine-431.05 ft

SAHARA EAST RESTAURANT CORP | Active-Wine-436.02 ft

BIG BEN RESTAURANT CORP | Active-Wine-442.1 ft

DST RUSSIAN & TURKISH BATHS INC | Active-Wine-459.41 ft

IN THURSDAY KITCHEN LLC | Active-Wine-470.41 ft

BUA NEW YORK LLC | Active-OP-476.47 ft

NOREETUH RESTAURANT LLC | Active-Wine-478.54 ft

NEW DUMPLING MAN INC | ActiveWine-495.58 ft

1465 CDM INCORPORATED | Active-OP