

**Petition to Support Proposed Liquor License**

Date: 3/10/2022

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

to the following applicant/establishment (company and/or trade name) Next Best LLC DBA HI-Note

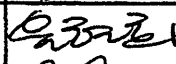



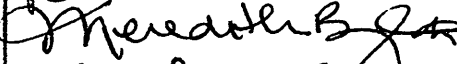




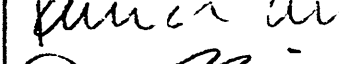


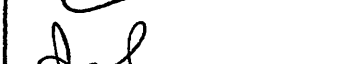
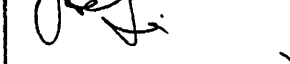
Address of premises: 188 Avenue B, New York, New York

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

The hours of operation will be: 8am-4am

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

Other information regarding the license: Karaoke bar, backyard garden seating

Name	Signature	Address and Apt # (required)
Hyunhee Fulghum		538 E 116th #6
Christine Collister		214 Ave A, 3D
Andres Villa		510 E 12th Apt. 5
Danielle Catalano		145 Clinton St Apt 12B
Meredith Boyle		164 Attorney St, 601
Alex Laurenzi		636 East 11th St, 1K
Amy Dalton		638 East 14th
Tanya Dalton		638 East 14th
Kelsey Clark		188 Ave B #2
Dan Mann		188 Ave B #2
Bart Carmody		185 Ave B #5E
SANA FEOI		17th 520 E 11th STREET
JACQUINE SMITH		711 E 11th ST APT 5
FERNANDO NAVAS		152 Stanton St, gm

**Petition to Support Proposed Liquor License**

Date: 3/10/2022

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

to the following applicant/establishment (company and/or trade name) Next Best LLC DBA Hi-Note


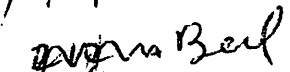
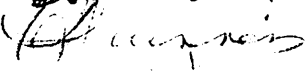
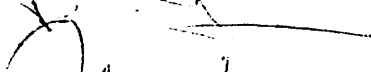







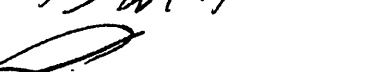

Address of premises: 188 Avenue B, New York, New York

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

The hours of operation will be: 8am-4am

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

Other information regarding the license: Karaoke bar, backyard garden seating

Name	Signature	Address and Apt # (required)
Squeaky Leonard		646 E 11 ST NY NY 10009
BEE SPIDERMAN		212 AVE B NY, NY, 10009
Patricia McGinness		309 AVE C NY NY 10009
FURWE YRIARBY		309 AVE C NY 10009
Wesley Ferguson		538 E. 14th St NY, 10009
GEOFFREY MEDHUS		208 AVE B, NY 10009
Ferguson		206 Ave D, NY-10009
Sabina Bivetti		244 Ave B, NY 10009
<del>John A</del>		525 E 14th 4A
NUAH POST		Stuytown
Sean McDonald		245 AVE C
DANNY RUSS		425 E 12th St.
Anne & Marc		

**Petition to Support Proposed Liquor License**

Date: 3/10/2022

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

to the following applicant/establishment (company and/or trade name) Next Best LLC DBA HI-Note

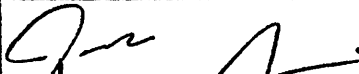






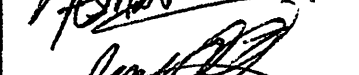
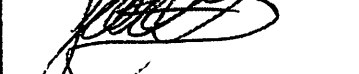

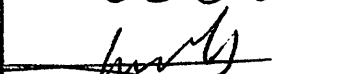
Address of premises: 188 Avenue B, New York, New York

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

The hours of operation will be: 8am-4am

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

Other information regarding the license: Karaoke bar, backyard garden seating

Name	Signature	Address and Apt # (required)
Joshua Eguia		182 AVENUE 5 apt 11
GREGORY WEINBERGER		628 E. 20th St #8C NY.
ANDREW HOLM		131 Ave B, SA NY.
Kevin Martin		E. 9th St 10009
TOM MANCO		199 AVE B.
Jake Herzog		NY NY 10029
Ajun Modan		127 1st Ave
James Mason		188 Ave B brooklyn apt 3
Ethan Medlin		188 Ave B apt 3
Tarang Marathe		190 Ave B 3B
Natt Ebrahi		269 10th, 16

Petition to Support Proposed Liquor License

Date: 3/10/22

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

to the following applicant/establishment (company and/or trade name) Next Best LLC dba Hi-Note

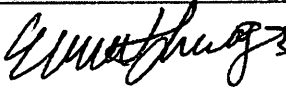


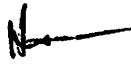
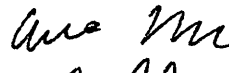


Address of premises: 188 Avenue B, New York, NY 10009

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

The hours of operation will be: 8am - 4am

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

Other information regarding the license: Karaoke bar and Cafe, backyard garden seating

Name	Signature	Address and Apt # (required)
Emma Tregellas		349 E 10 <sup>th</sup> St Apt 2F
Demi Yona		349 E 10 <sup>th</sup> St
Gaby Rodriguez		349 E 10 <sup>th</sup> St
Adam Hurst	Adam 	606 E 11th NY, NY
Aaron Neimer	Aaron 	622 East 20th St NY, NY
JAMES HURST		186 Ave B
Ben Row		625 E 11th St

Petition to Support Proposed Liquor License

Date: 3/10/22

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

to the following applicant/establishment (company and/or trade name) Next Best LLC dba Hi-Note

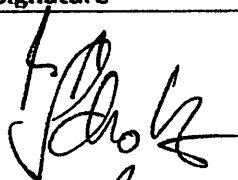


Address of premises: 188 Avenue B, New York, NY 10009

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

The hours of operation will be: 8am - 4am

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

Other information regarding the license: Karaoke bar and Cafe, backyard garden seating

Name	Signature	Address and Apt # (required)
Leon Moss		355 E 4th Str. 2/1
Stella Scholtz		355 E 4th Str. 2/1
Leont Roddy		133 W 22 <sup>nd</sup> St 5K 10011

## Notice For New Liquor License

Katrina Bellis <KBellis@tracyjonglawfirm.com>

Fri 4/8/2022 8:56 AM

To: 12thstba@gmail.com <12thstba@gmail.com>

 1 attachments (34 KB)

20220408 Notice to residents and neighbors.pdf;

To Whom it may concern,

Please find the attached notice.

Our clients Next Best LLC is in the process of applying for a new full liquor license at 188 Avenue B, New York, New York 10009. Their hours of operation will be 8am -4pm.

Please advise if you require additional information, thank you

Katrina Bellis

Paralegal

Tracy Jong Law Firm

216 King Road

Churchville, New York 14428

[www.TracyJongLawFirm.com](http://www.TracyJongLawFirm.com)

**(585) 247-9170 Ext. 405 main**

**(585) 247-9171 facsimile**

**Federal Tax Disclosure and Confidentiality Notice:**

In accordance with IRS requirements, we inform you that any Federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

This electronic mail transmission is intended only for the use of the individual or entity to which it is addressed and may contain confidential information belonging to the sender which is protected by the attorney-client privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by e-mail and delete the original message.

# ATTENTION RESIDENTS & NEIGHBORS

Next Best LLC

---

Company/DBA Name and Contact Number for Questions

**Plans to open a**

**Bar**

With backyard garden

---

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

**at the following location**

188 Avenue B, New York, NY

---

Building Number and Street Name (Address)

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

**Beer/Wine & Liquor**

---

Beer & Wine or Beer/Wine & Liquor

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

April 11, 2022 6:30 pm Virtual Web Meeting

---

Date/Time/Location

Greg Reese

---

Applicant Contact Information

**At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
mn03@cb.nyc.gov - www.cb3manhattan.org**



Ch Ave B  
Parker place

Hand sanitizer is your best Buddy-Gain helps  
Wash for 20 seconds  
@nycgov311

ATTENTION RESIDENTS & NEIGHBORS  
Please be advised that the following information is for informational purposes only and does not constitute an offer of any financial product or service. For more information, please contact your broker or advisor.

SHE...  
155 AVE B ORGANIC GROCERIES

ERS  
ES-FROZEN FOODS CIGARETTES

Soda Club

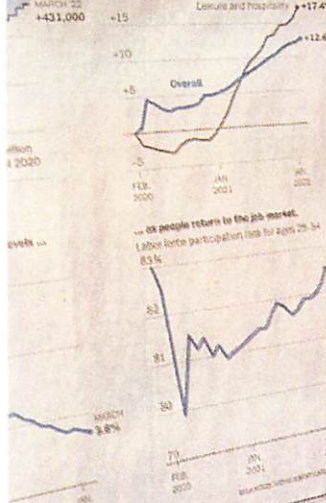


# New York Times

NEW YORK, SATURDAY, APRIL 2, 2022

**Lured Back by Strong Job Market**  
Abundant opportunities are bringing the work force.

Wages are rising, with spikes in some industries.  
Change in wages for non-supervisory workers



## MASS EVACUATION IN MARIUPOL FAILS AMID SAFETY FEARS

A Shift in Russia as Ukraine Appears to Retake Areas Near Kyiv

This article is by Anne Thompson. **Ukraine's evacuation efforts in Mariupol have failed as safety fears spread among residents.** The evacuation of civilians from the city of Mariupol, Ukraine, has failed as safety fears spread among residents. The evacuation of civilians from the city of Mariupol, Ukraine, has failed as safety fears spread among residents. The evacuation of civilians from the city of Mariupol, Ukraine, has failed as safety fears spread among residents.

## Ukraine Worsens Hunger in East Africa

Severe Drought Sets In as Food Prices Rise

"Even here, we have nothing." Across East Africa, below-average rainfall has created some of the driest conditions in the United States. The drought is expected to worsen as the season progresses.

**ATTENTION RESIDENTS & NEIGHBORS**  
第3社區居民 請注意

NEST BEST LLC 343 "Hi-Note" 645-2200  
公司名字 (company) and 負責人姓名 (Contact Name)

Plans to open a (以上的請先聯繫第3社區中領事館與領事館先生/女士)

BAR and CAFE with RESTAURANT (Restaurant)  
(請選擇/please choose) 酒吧(Bar)餐廳 (Restaurant) 戶外咖啡館 (Outdoor Cafe) 或 其他 建築商名稱 (Architectural Firm)

185 號 5 樓 505 室  
Address/王座樓址

seeking a license to serve (以上的請先聯繫第3社區中領事館)

BEER WINE AND LIQUOR  
啤酒和葡萄酒 (Beer & Wine) 或 酒類 零售 (Retail) 或 酒類 零售 (Retail) 或 酒類 零售 (Retail)

Public meeting for comments  
第3社區的居民與利益相關者自行對意見和建議  
(CBS SIA & PCA Committee Meeting)  
第3社區中領事館與領事館先生/女士

Monday, April 11, 2022 at 6:00pm  
Online: <https://zoom.us/j/92196317342>  
see [www.ch3manhattan.org](http://www.ch3manhattan.org) for zoom meeting details

www.ch3manhattan.org

**ATTENTION RESIDENTS & NEIGHBORS**

Plans to open a Bar

at the following location  
180 Avenue Z, New York, NY

This establishment is seeking a license to serve

Public Meeting

There will be an opportunity for public comment

**NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD**

Plans to open a Bar

at the following location  
180 Avenue Z, New York, NY

This establishment is seeking a license to serve

Public Meeting

There will be an opportunity for public comment

# ATTENTION RESIDENTS & NEIGHBORS

Next Best LLC dba Hi-Note

Company/DBA Name and Contact Number for Questions

## Plans to open a

Bar and Cafe with Backyard Garden

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

## at the following location

188 Avenue B (between 11th and 12th)(formerly Rue B)

Building Number and Street Name (Address)

## This establishment is seeking a license to serve

Beer, Wine, and Liquor

Beer & Wine or Beer/Wine & Liquor

## There will be an opportunity for public comment on

Monday, April 11, 2022 at 6:30pm

Online: <https://zoom.us/j/92199317942>  
see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

Date/Time/Location

Greg Reese - [Greg@hi-note.xyz](mailto:Greg@hi-note.xyz)

Applicant Contact Information

At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
[cb03@cb.nyc.gov](mailto:cb03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)



**ATTENTION RESIDENTS & NEIGHBORS**

Plans to open at the following location:

This establishment is working to...

There will be an opportunity for...

Monday, April 11, 2011  
 Online: <http://www.ci3manhattan.org>  
 see [www.ci3manhattan.org](http://www.ci3manhattan.org)

COMMUNITY DEVELOPMENT  
 1110

VEPIA  
 212.674.1645

**Magnolia DRY CLEANING**  
 510 E 13TH STREET

**Magnolia DRY CLEANING**

Dry Clean  
 Laundry Shirts  
 Drop Off Laundry  
 510 E 13TH ST.

510 E 13th St.  
 Dry Cleaning Service  
 Laundry Shirts  
 Drop Off Laundry

0  
 E  
 25  
 2

Handwritten red graffiti on the sidewalk, including a large 'X' and the number '110'.



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**

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

**The following items and questionnaire package are due by date listed in email invite:**

- 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.

**The following items are due by noon Friday before the meeting:**

- 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: 3/14/22

Is location currently licensed?  Yes  No    Type of license: On Premise/ Tavern  
 If alteration, describe nature of alt

Previous or current use of the location: Jazz bar

Corporation and trade name of current license: Rue B

**APPLICANT:** 188 Avenue B, New York New York  
 Premise address:

Cross streets: Avenue B between 11th and 12th Streets

Name of applicant and all principals: Next Best LLC Gregory Reese , Phillip Reichenberger, and Darnell White  
 May be additional investors that are passive owners

Trade name (DBA): TBD Hi-Note

Next Best, LLC

188 Avenue B

**Supplemental Statement- to Supplement the Community Board Package**

**Noise-proofing**

Applicant reminds to Community Board that this location was formerly a jazz bar for almost 2 decades. The level of noise from karaoke will be less than the prior establishment, and to the best of Applicant's knowledge, there were no complaints about the noise from the neighbors.

Applicant will cease serving in the outdoor garden areas after 10 pm.

Applicant has doors and windows closed at all times to prevent noise from emanating from the premises. Applicant has also invested in substantial sound-proofing improvements (see attached).

**Experience of General Manager**

Gregory Reese will be the full-time general manager of the establishment. He has managed and owned 2 other similar establishments in this area of Manhattan and none have had any adverse history of complaints. His demonstrated experience and reputation for responsible operations should resolve any doubt about whether the establishment will be problematic for the community.

**Block Association Discussion**

The Applicant has discussed with association members their concern for food and beverage establishments in the neighborhood causing rat infestation. Particular concerns were the temporary shelters from the Open New York program and unkempt garden areas. Both were places where vermin lived.

Applicant is not participating in the Open New York program and will not be using any outdoor street or curbside temporary seating. Applicant is a small establishment with limited seating. As a coffee house with lite fare during morning and daytime hours, it will actively be using its garden for patrons. It will be well kept and not left in any manner unkempt and a nuisance.

Applicant is a coffee bar during morning and business hours, and at night karaoke entertainment is added at along with alcoholic beverage service. As many people stop drinking coffee at night, this allows the business to be viable with longer hours of operation. Applicant is obtaining a tavern license because it is a coffee bar rather than full-service restaurant. However, it is not a traditional bar or nightclub in any sense. Its capacity is quite small and it is styled as a neighborhood establishment.

# CEILING

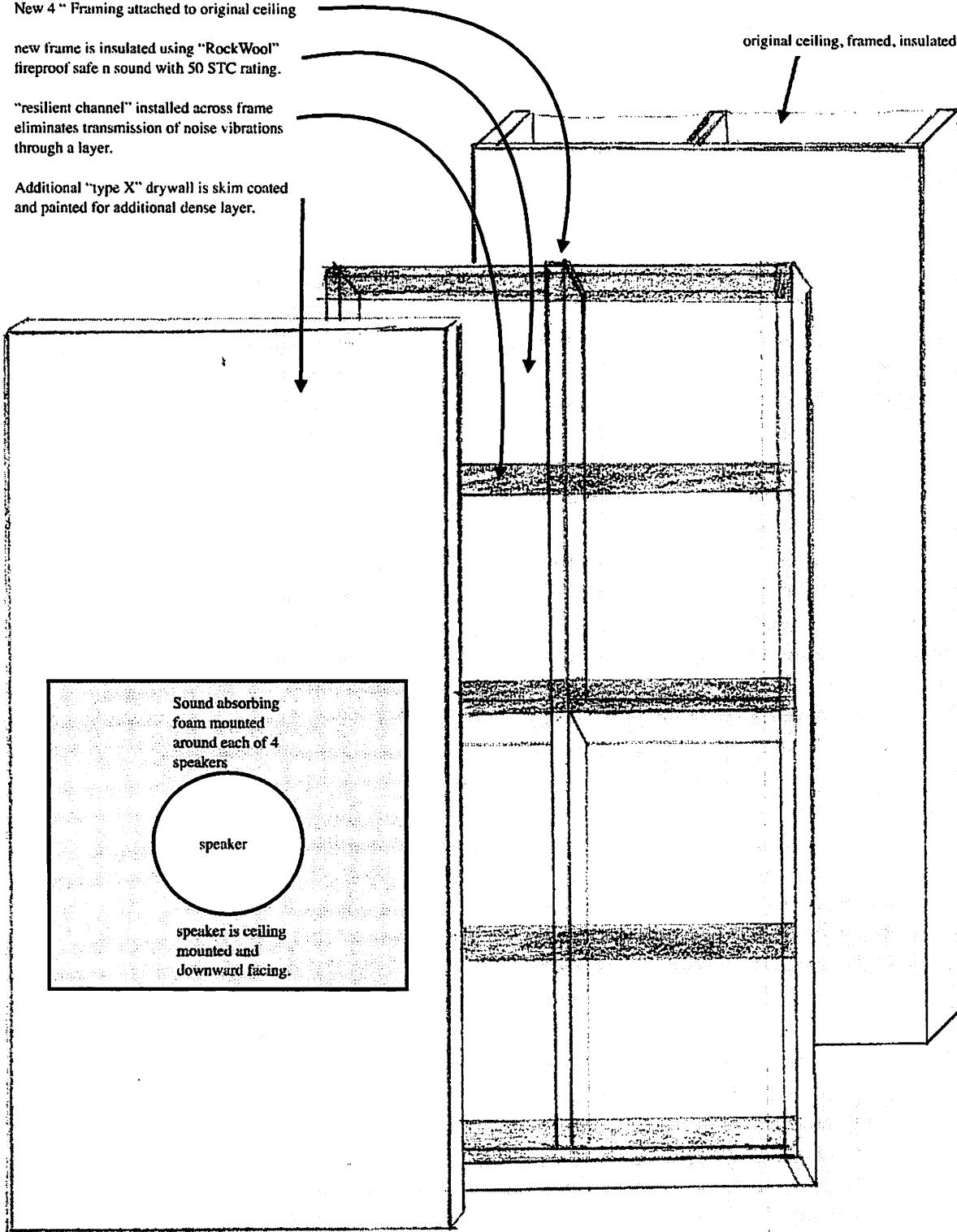
New 4" Framing attached to original ceiling

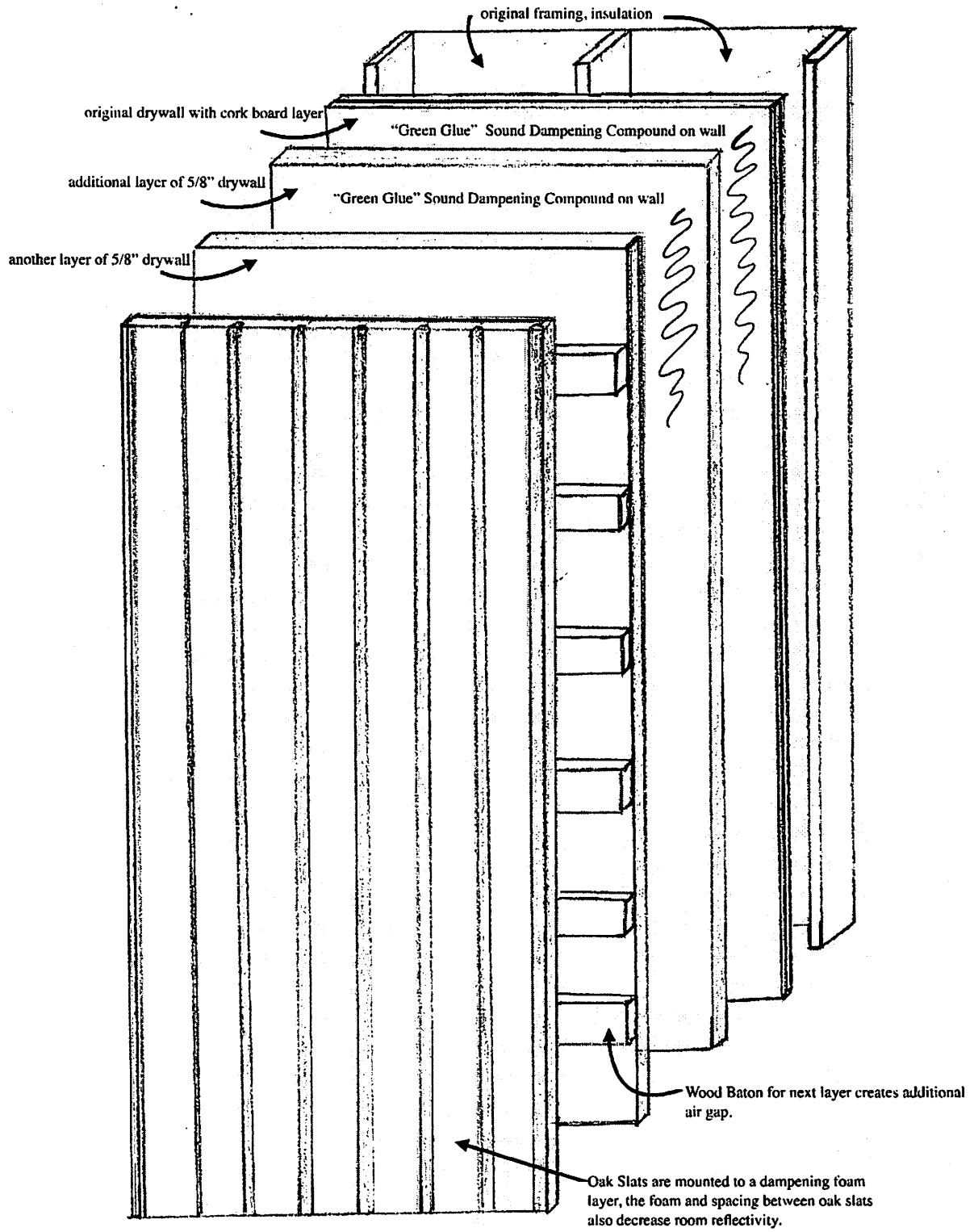
new frame is insulated using "RockWool" fireproof safe n sound with 50 STC rating.

"resilient channel" installed across frame eliminates transmission of noise vibrations through a layer.

Additional "type X" drywall is skim coated and painted for additional dense layer.

original ceiling, framed, insulated





**WALLS**