



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: March 8, 2022

Is location currently licensed? Yes No Type of license: on premises liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Table 20 LLC o/b/a August Laura

APPLICANT:

Premise address: 94 Avenue A NYC

Cross streets: Corner of E. 6th St; Ave A

Name of applicant and all principals: OT AT LLC
Thomas Fischetti

Trade name (DBA): offside

PREMISE:

Type of building and number of floors: 4 story brick mixed use

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 200-24

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): R7A C2-5

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) Mon-Friday 4pm-4am

Sat/Sun 11am-4am

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? 17 Total number of indoor seats? 44

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

ONE / 12 stools Approx 26'5" Front Left

(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 _____

American comfort

What are the hours the kitchen will be open? To within one hour of closing

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

How many employees will there be? 20-25

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

Will there be TVs/monitors? Yes No (If Yes, how many?) TBD

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: Ipod generated small speakers

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? _____

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.") one security guard will be responsible to insure that pedestrian & vehicular traffic are not a problem for the neighbors

Will there be security personnel? Yes No (If Yes, how many and when) 1 - weekends only

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

Please attach plans. interior noise will be controlled by management; exterior noise will be controlled by one security guard so as not to disturb our neighbors

Is sound proofing installed? Yes No Currently soundproofed, it will be supplemented as necessary

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: curbside COVID structure

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. MC 137, LLC 137 W. 14th St NYC 1/17-7/20

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. N/A

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? PLEASE SEE ATTACHED

How many On-Premise (OP) liquor licenses are within 500 feet? 2

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)

American comfort cuisine 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 - 4am ; Tue 4pm - 4am ; Wed 4pm - 4am ;

Thu 4pm - 4am ; Fri 4pm - 4am ; Sat 11am - 4am ;

Sun 11am - 4am . (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

closing at 10pm nightly

5. I will employ a doorman/security personnel: _____

6. I will install soundproofing, currently exists, will be further supplemented, if necessary

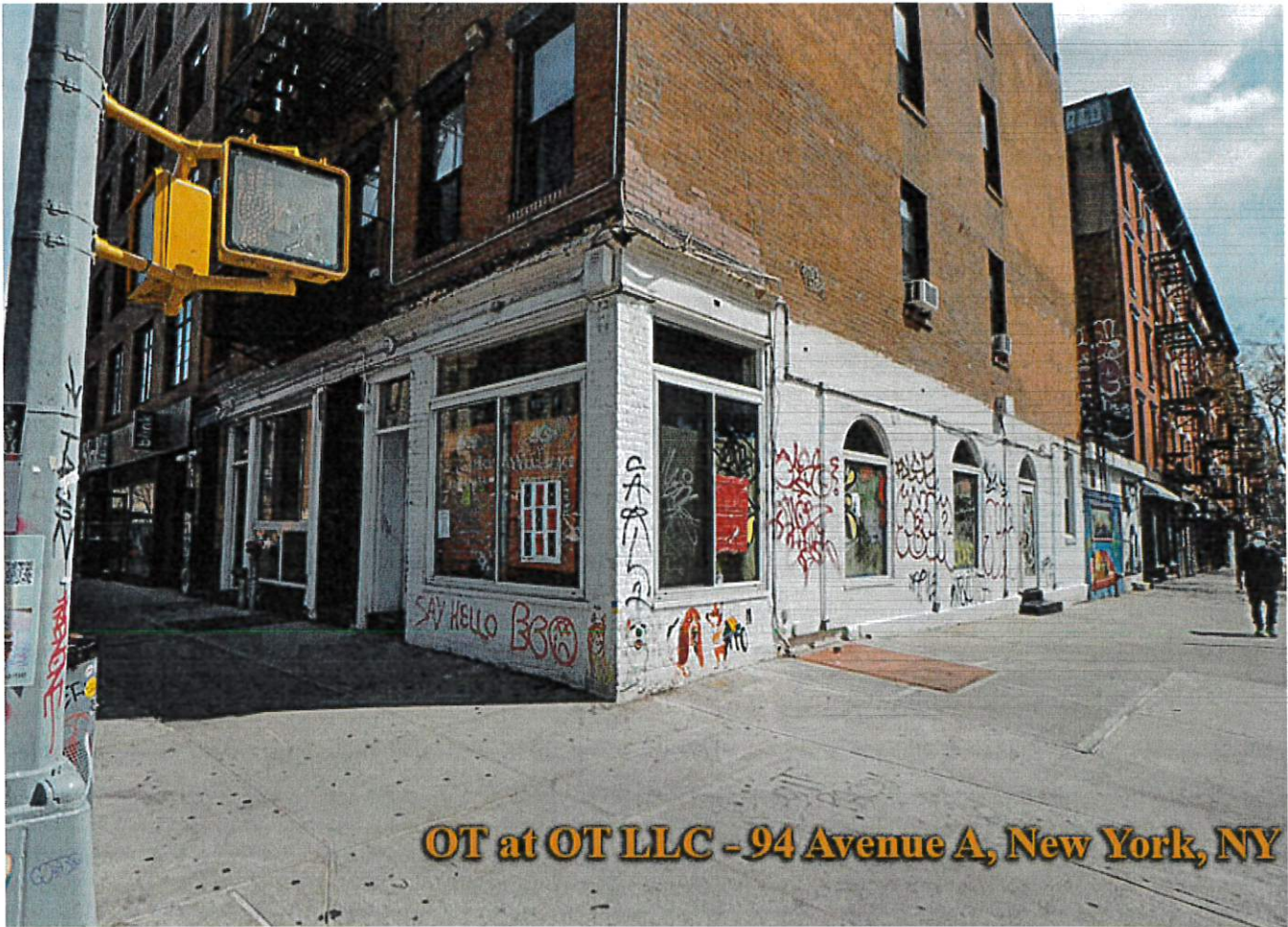
7. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
- I will have a closed fixed façade with no open 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 3 private parties per month
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 7pm.
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: Thomas Fischetti

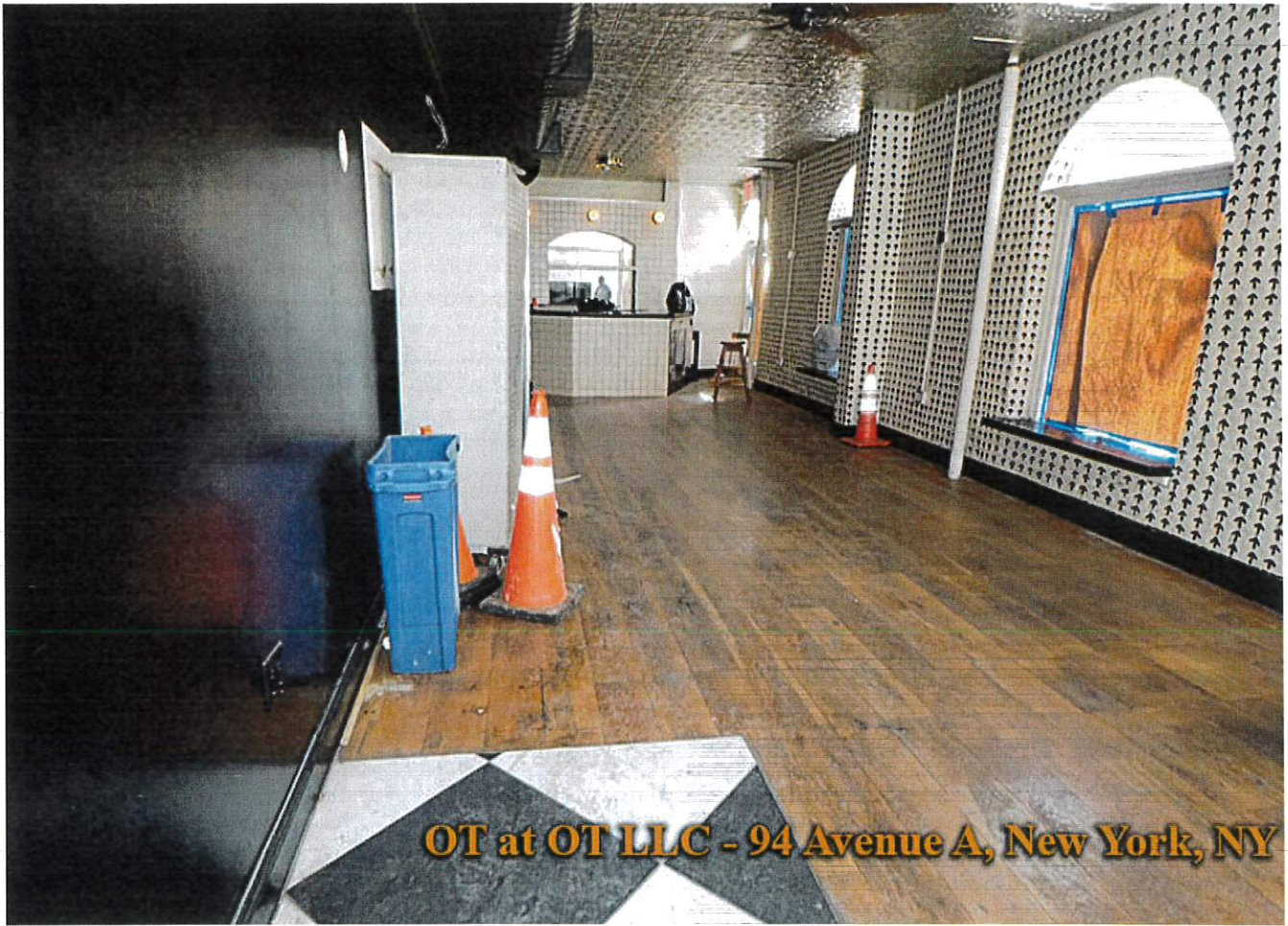
Phone Number: (347) 873-2994



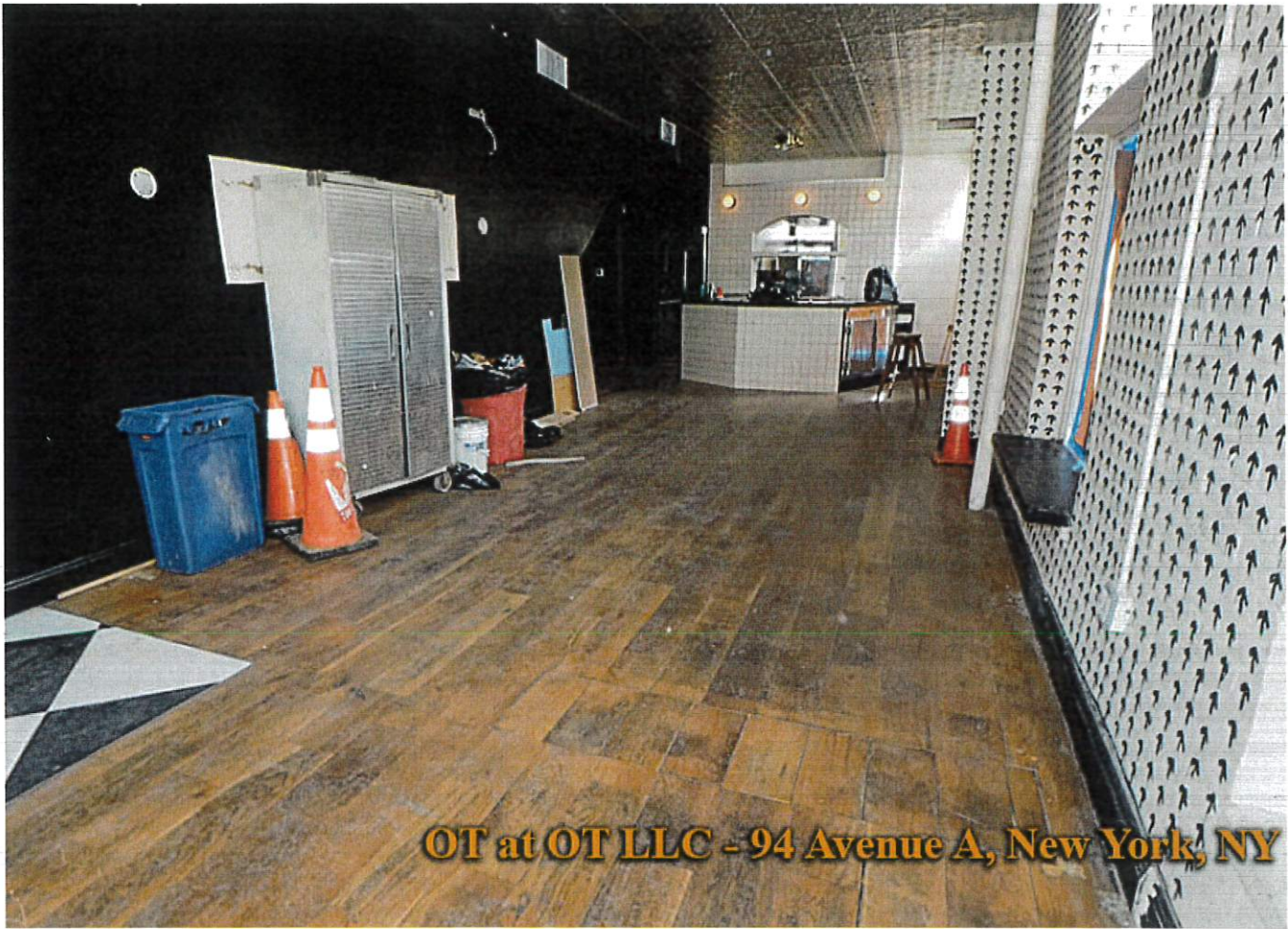
OT at OT LLC - 94 Avenue A, New York, NY



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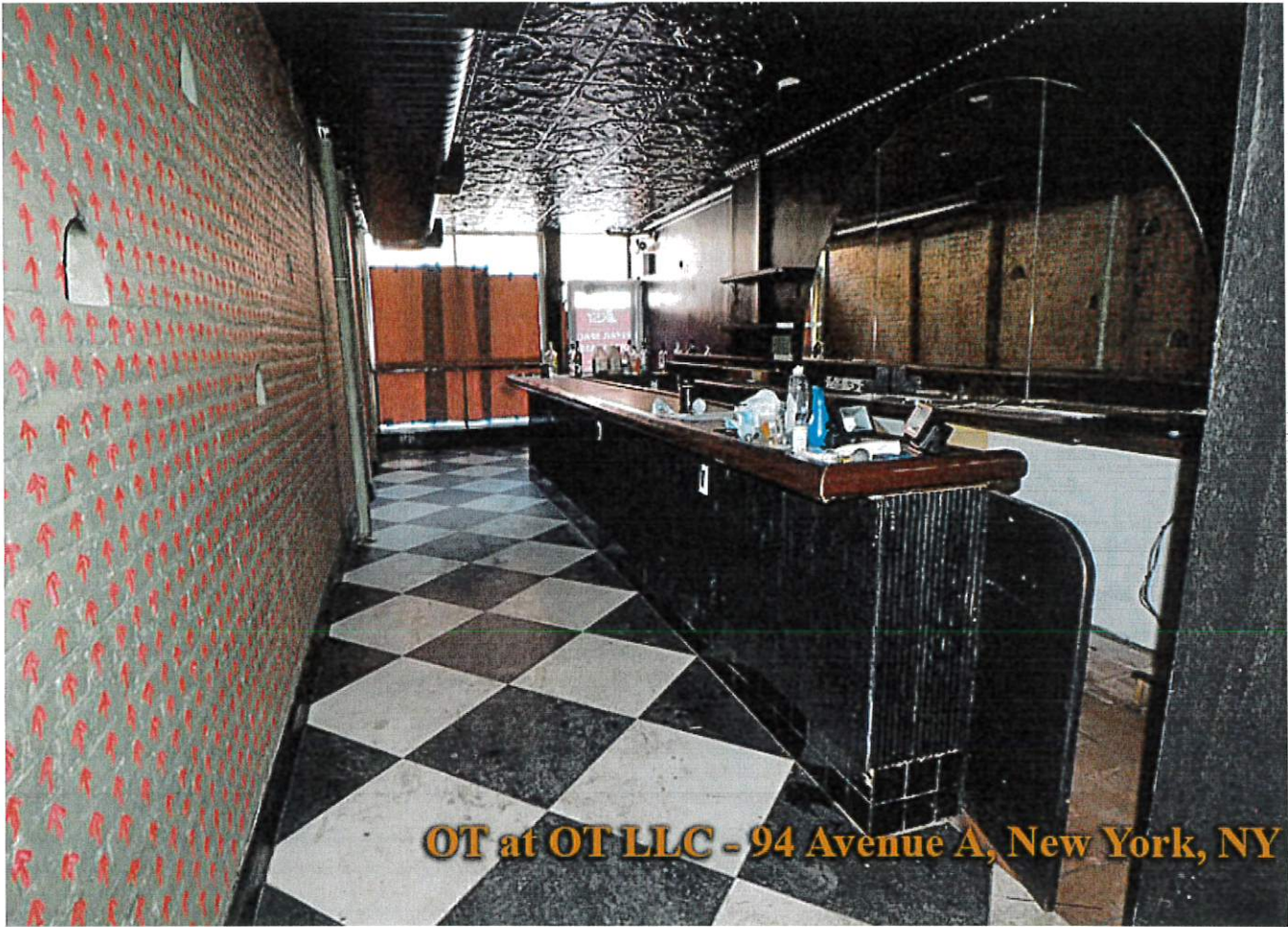
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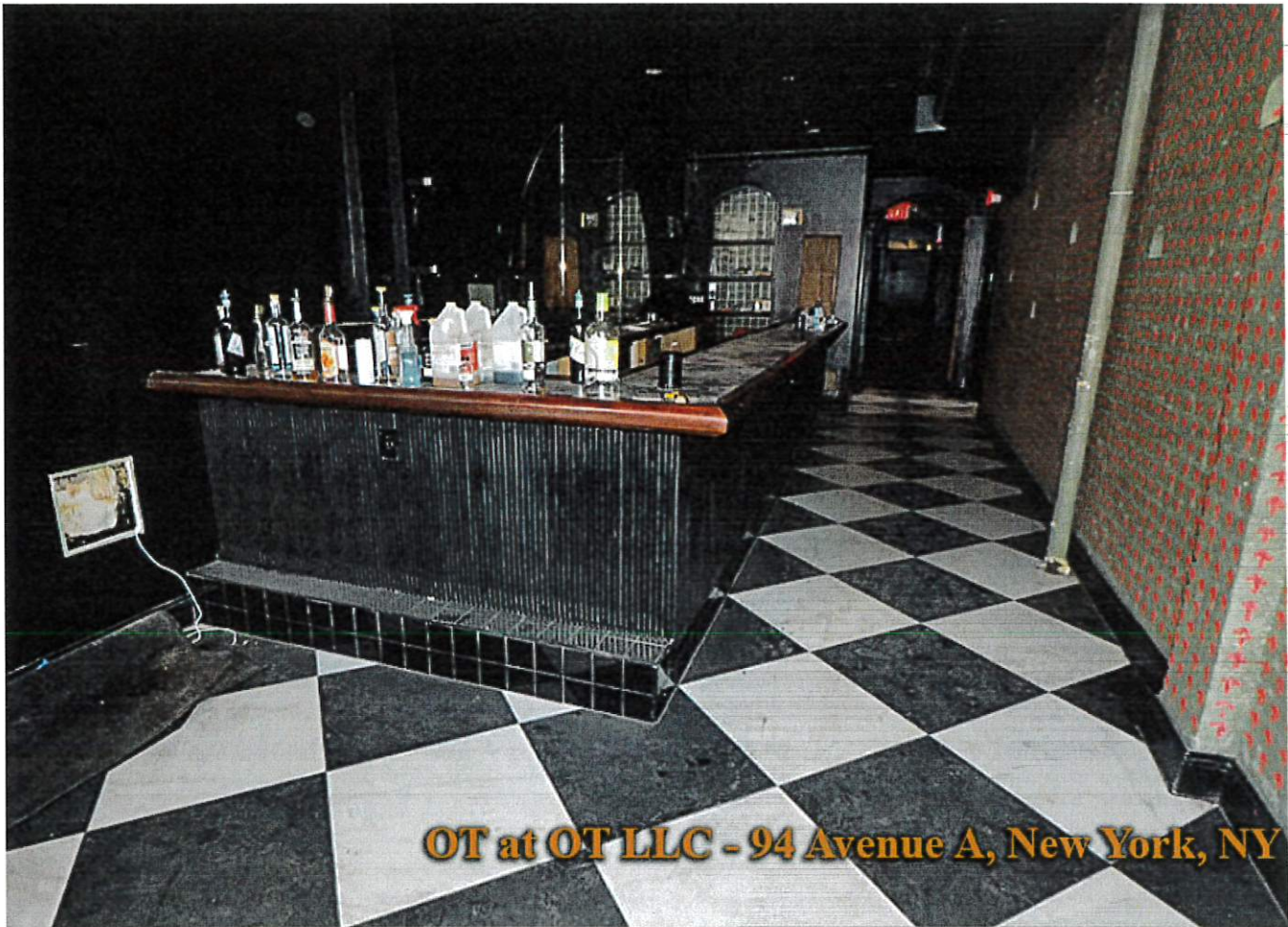
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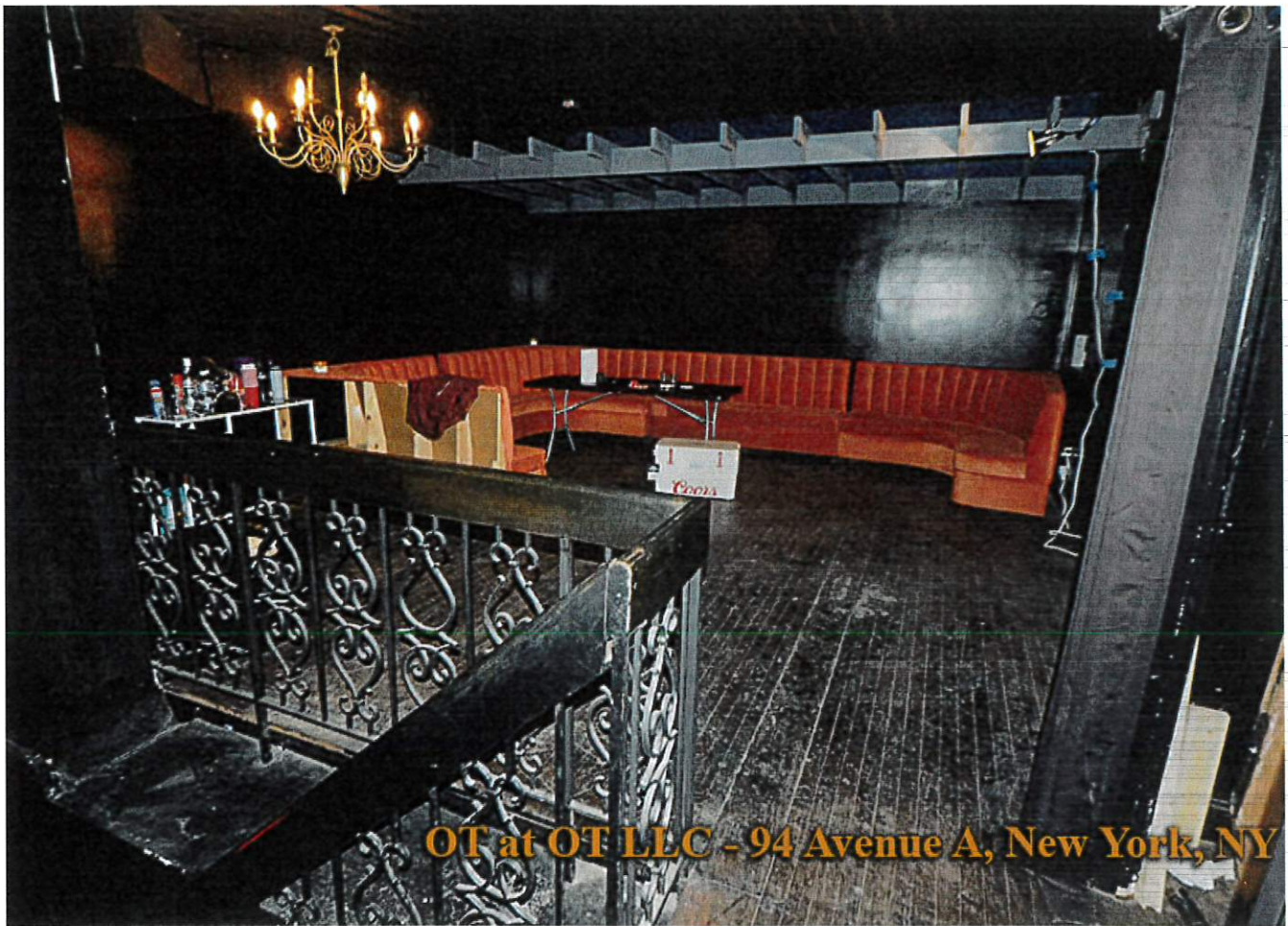
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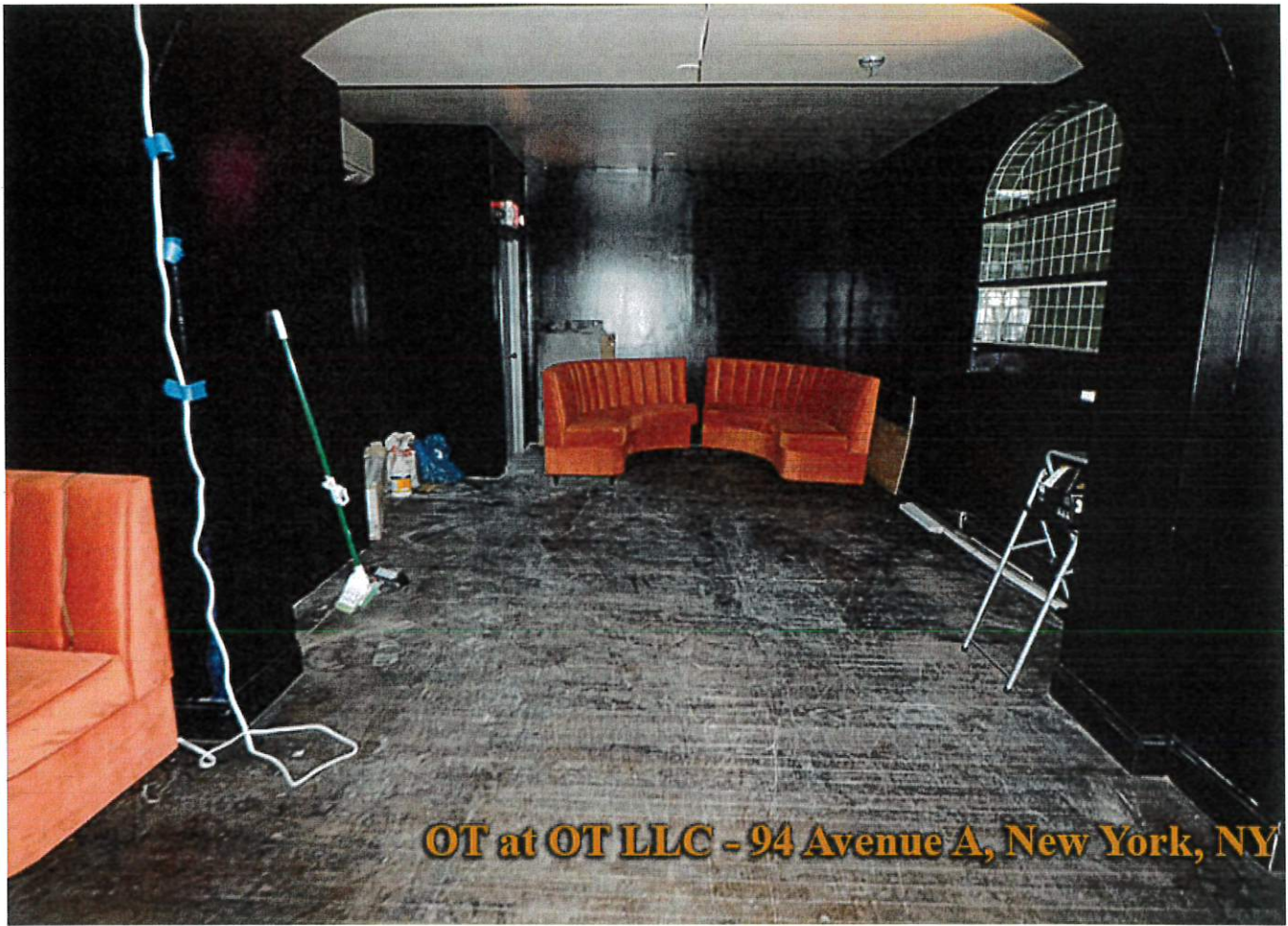
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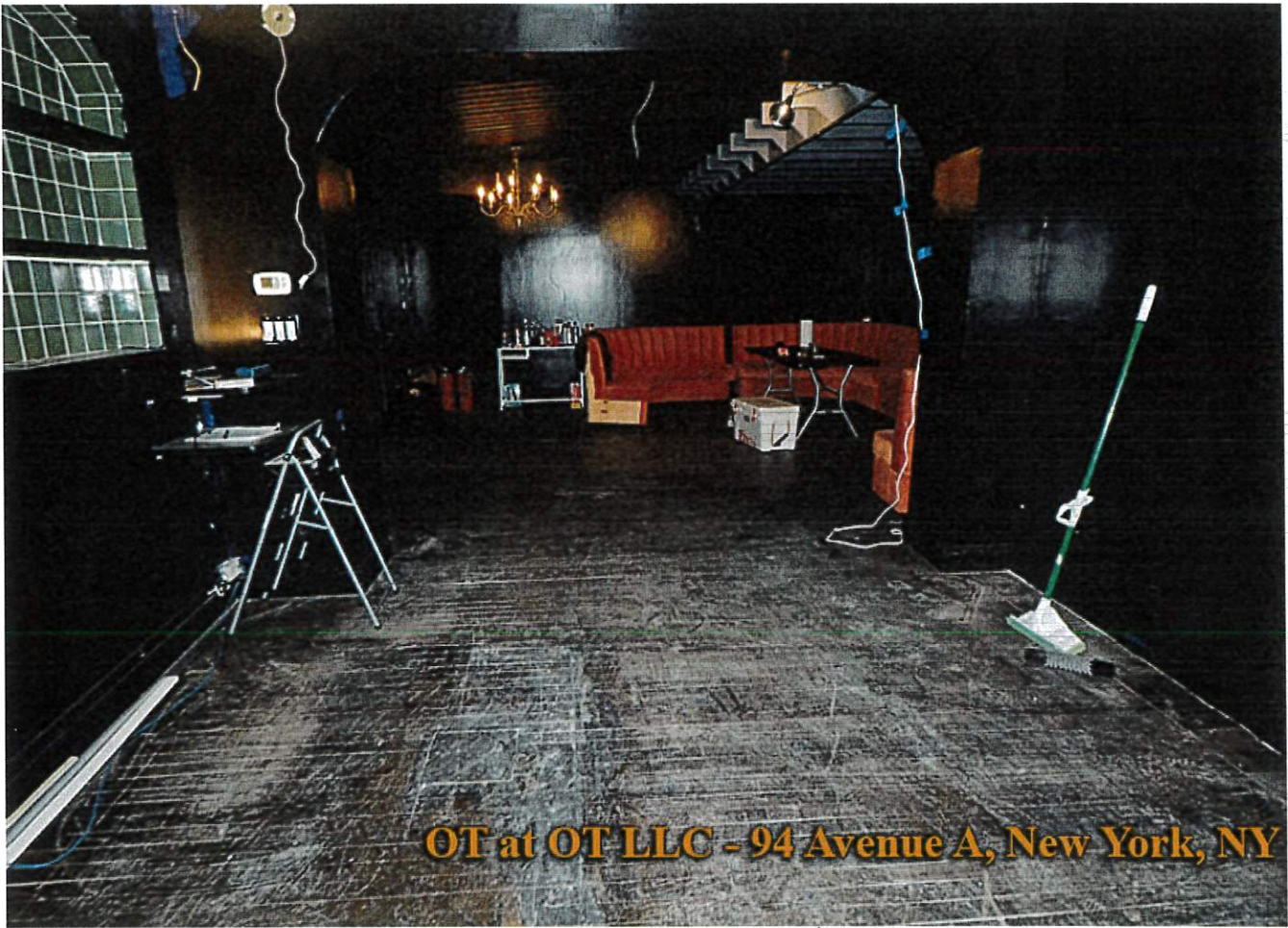
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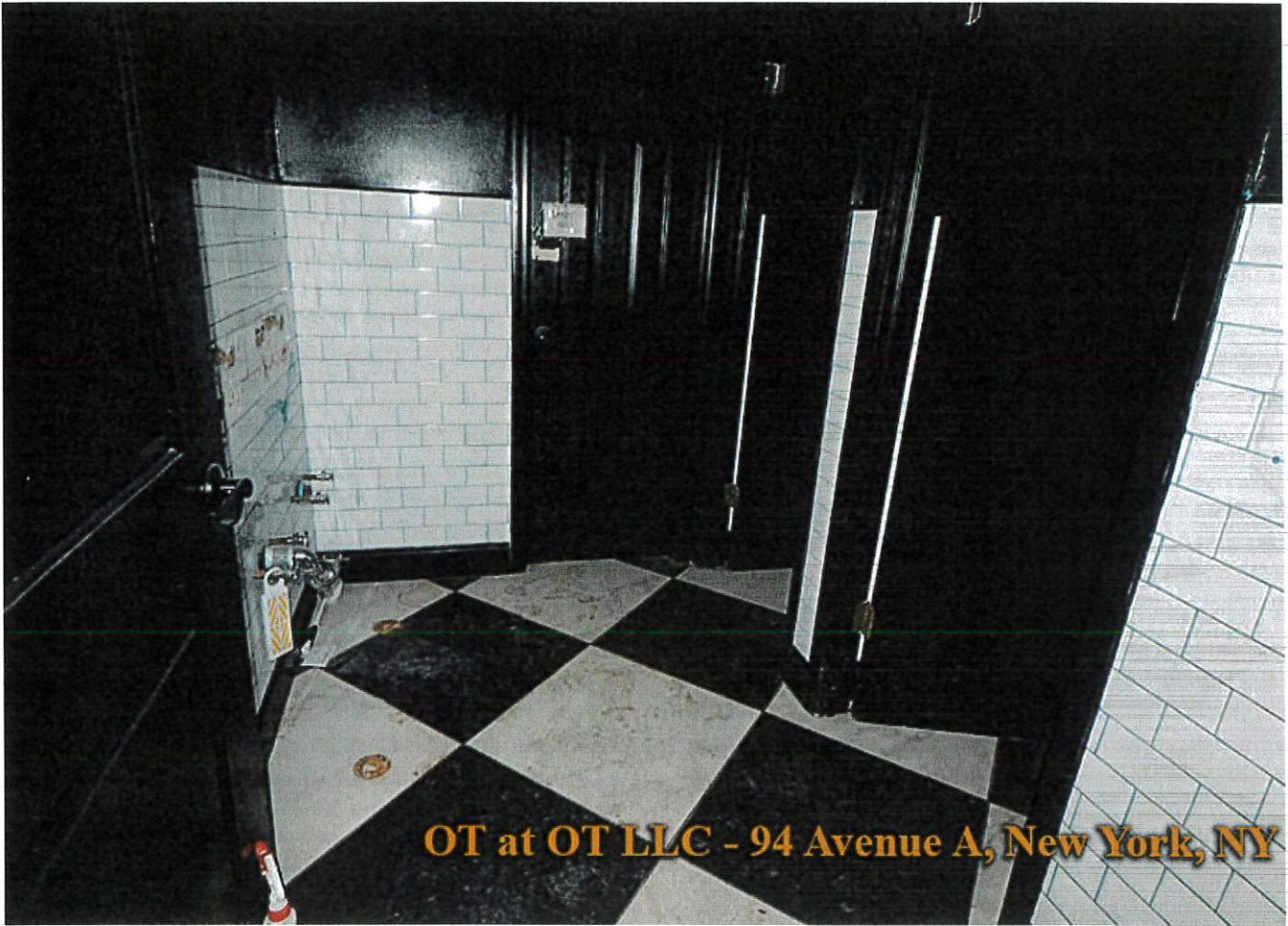
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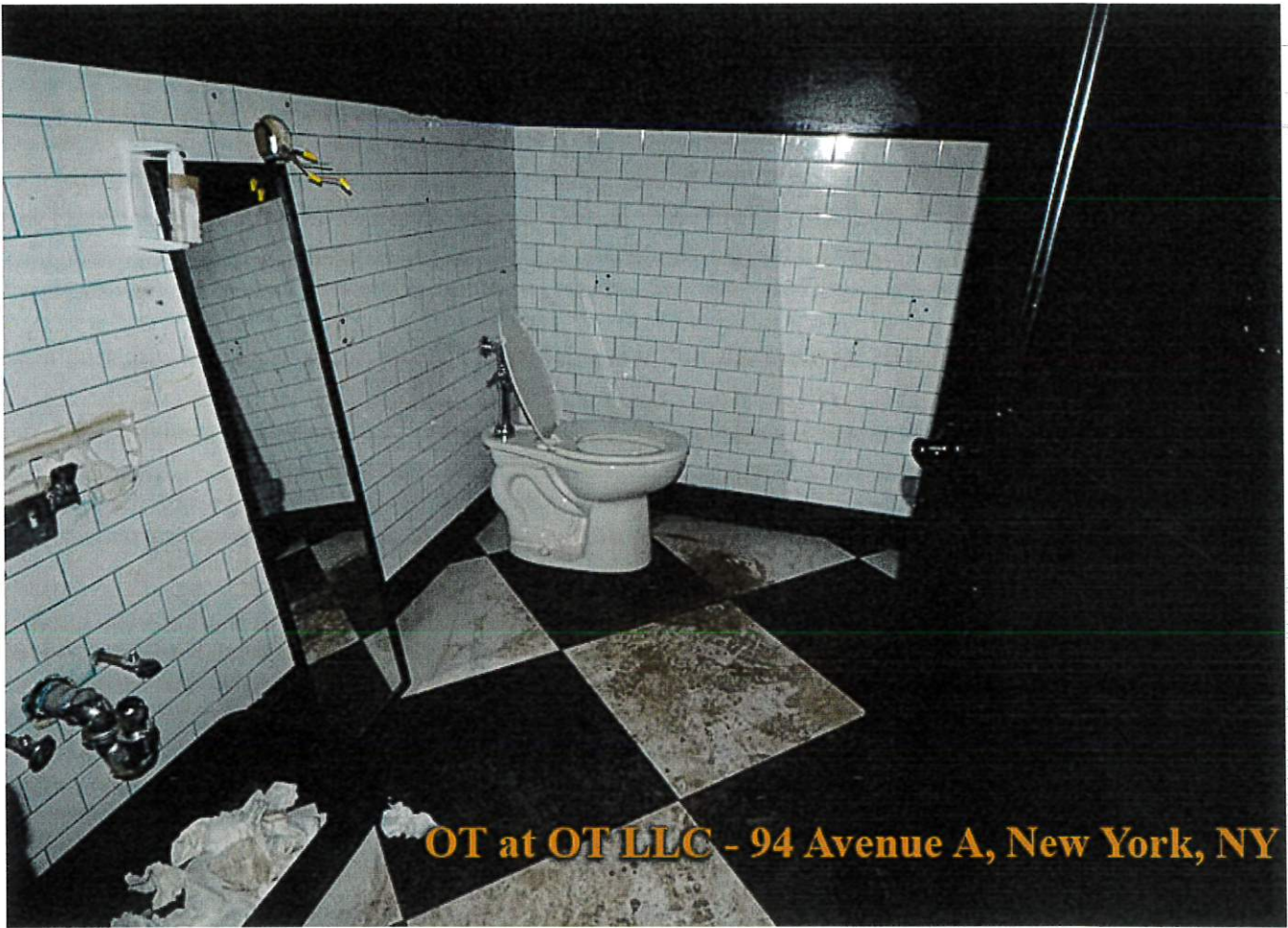
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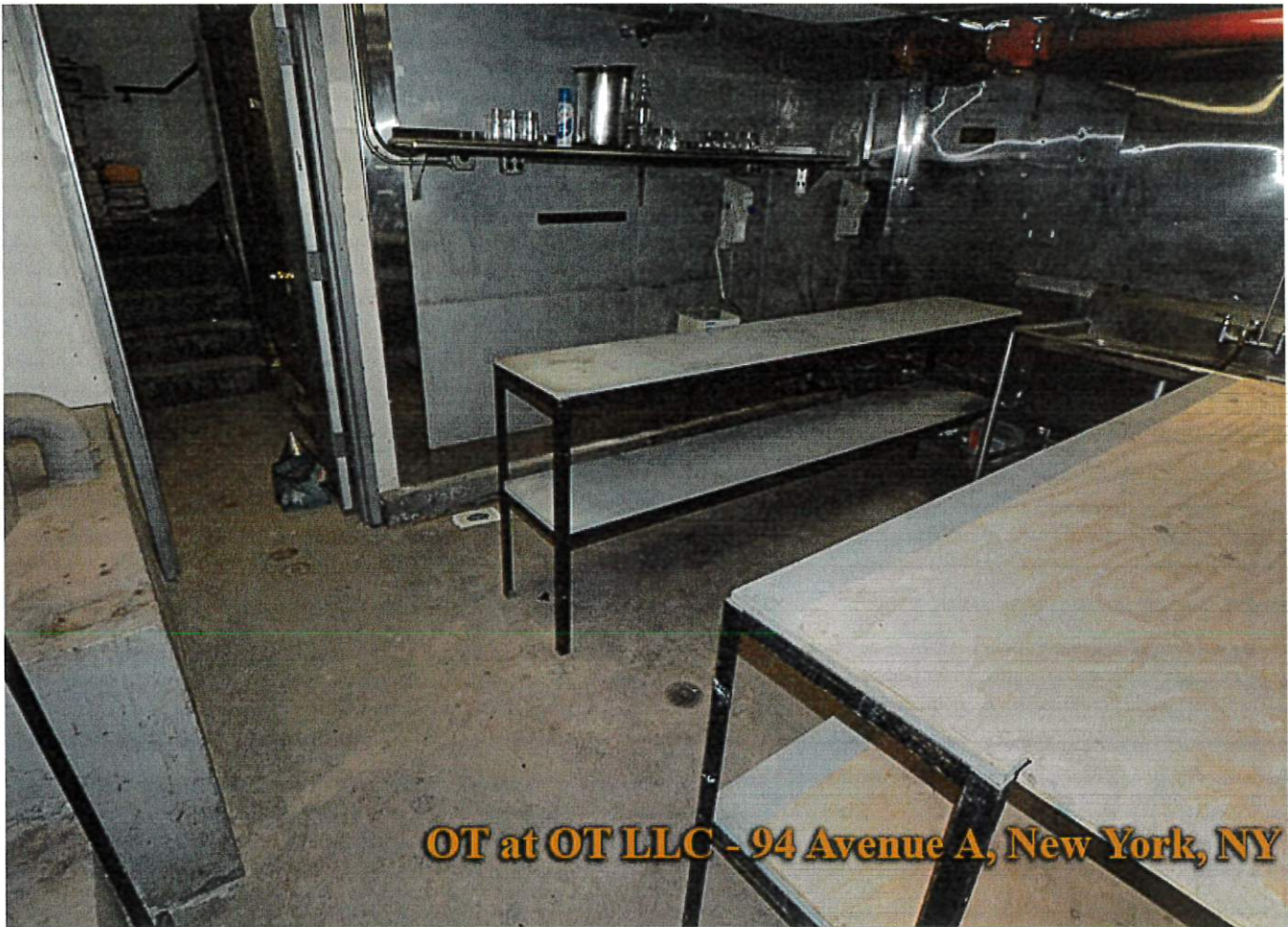
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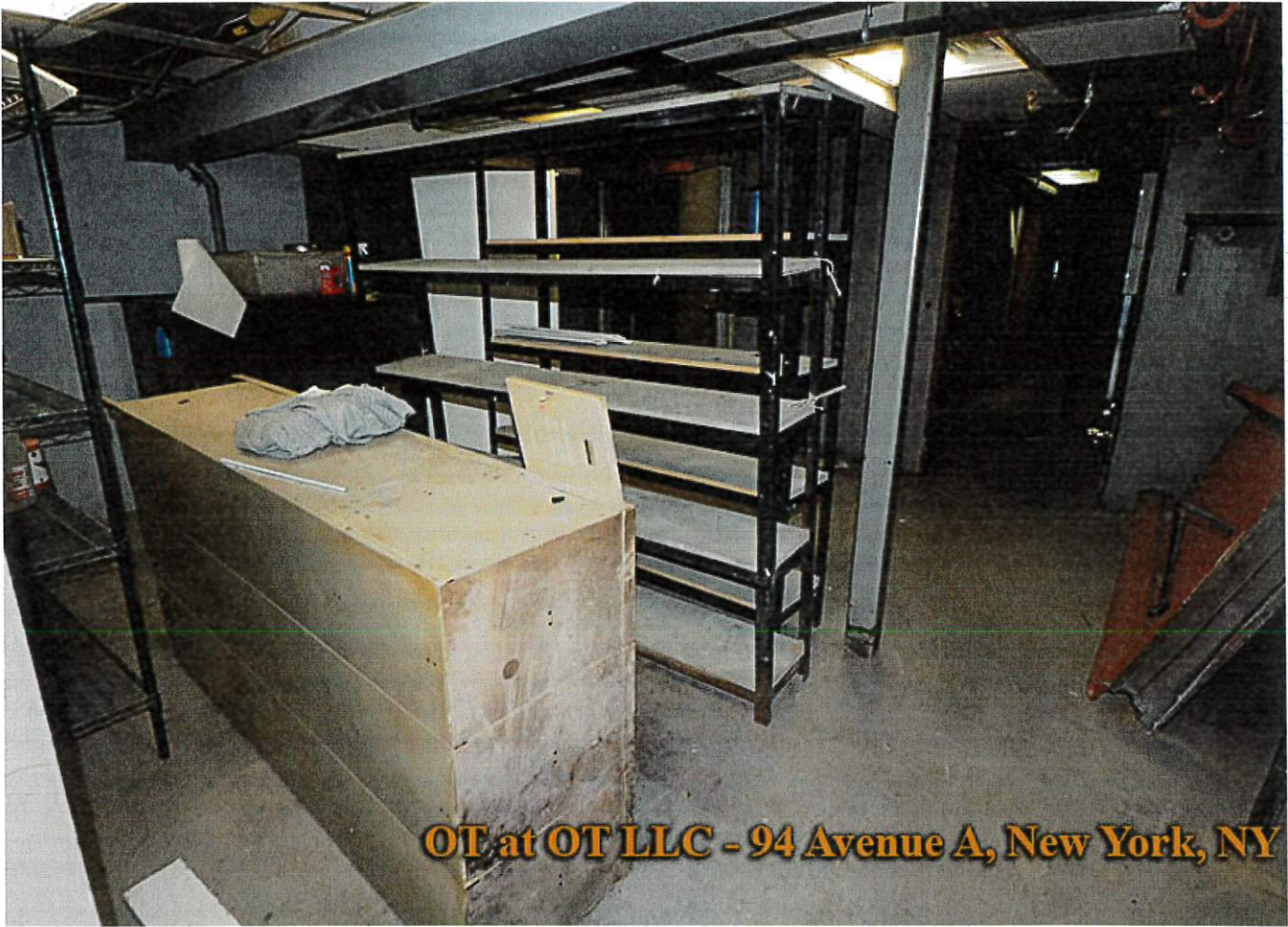
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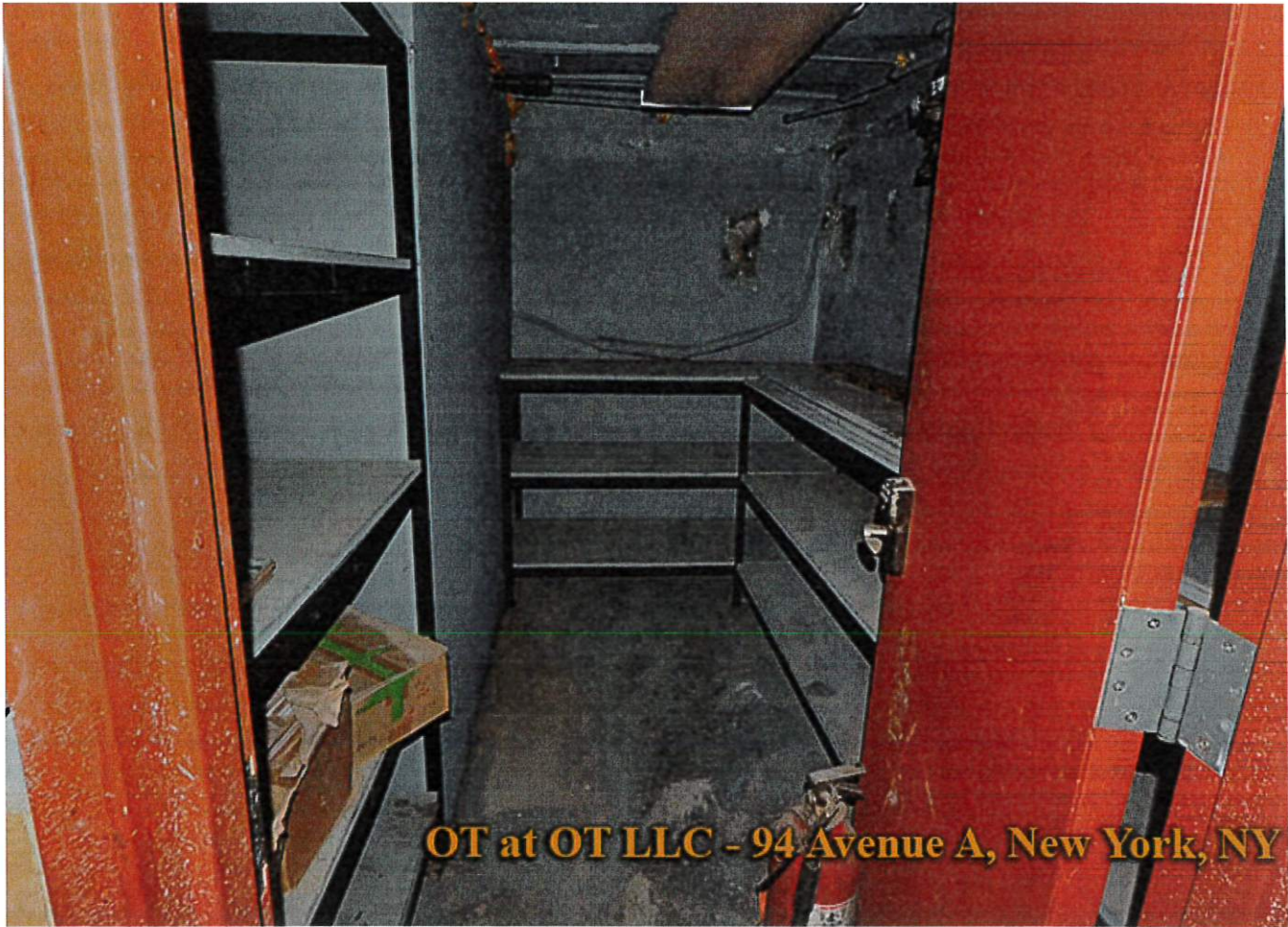
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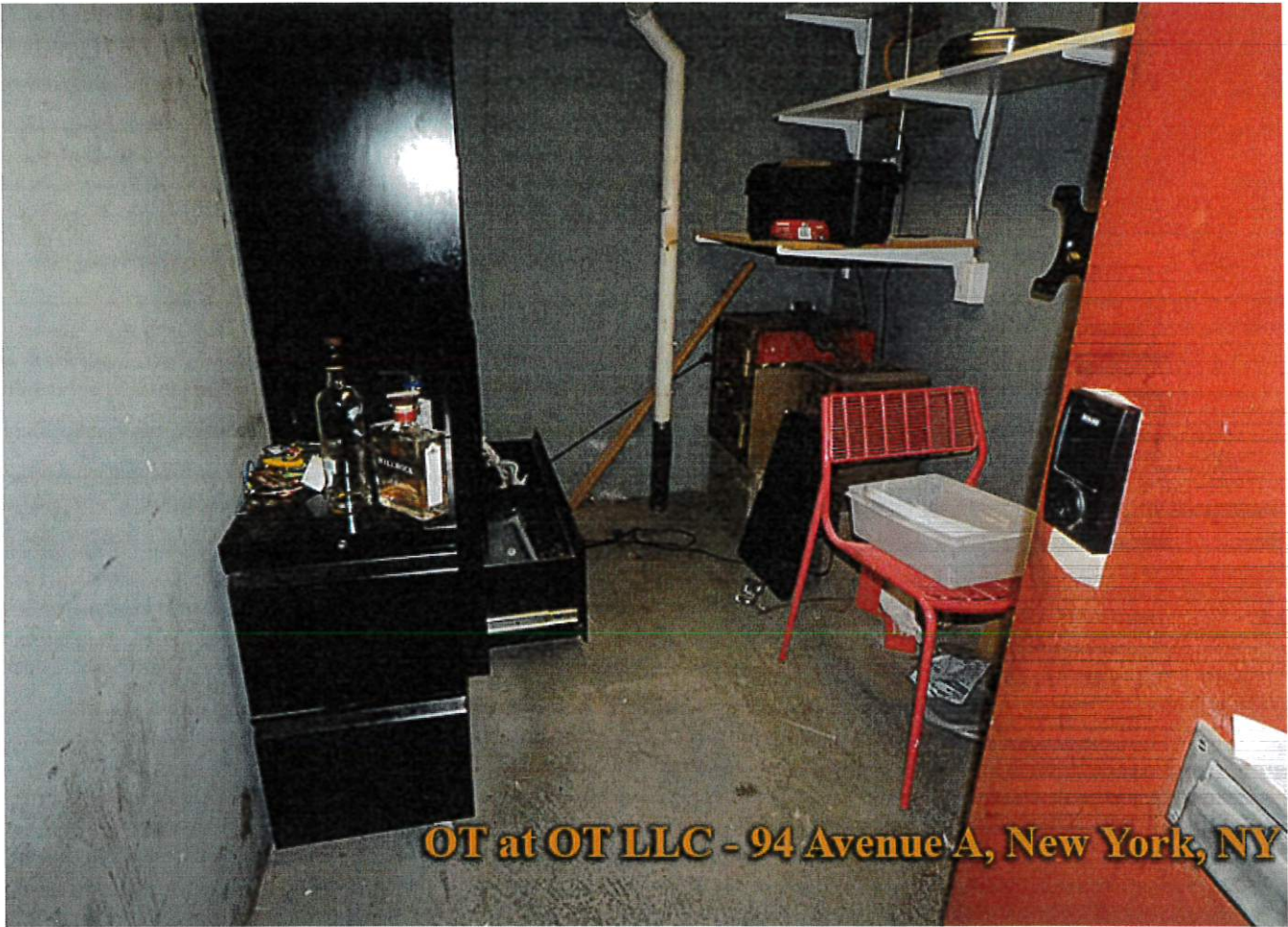
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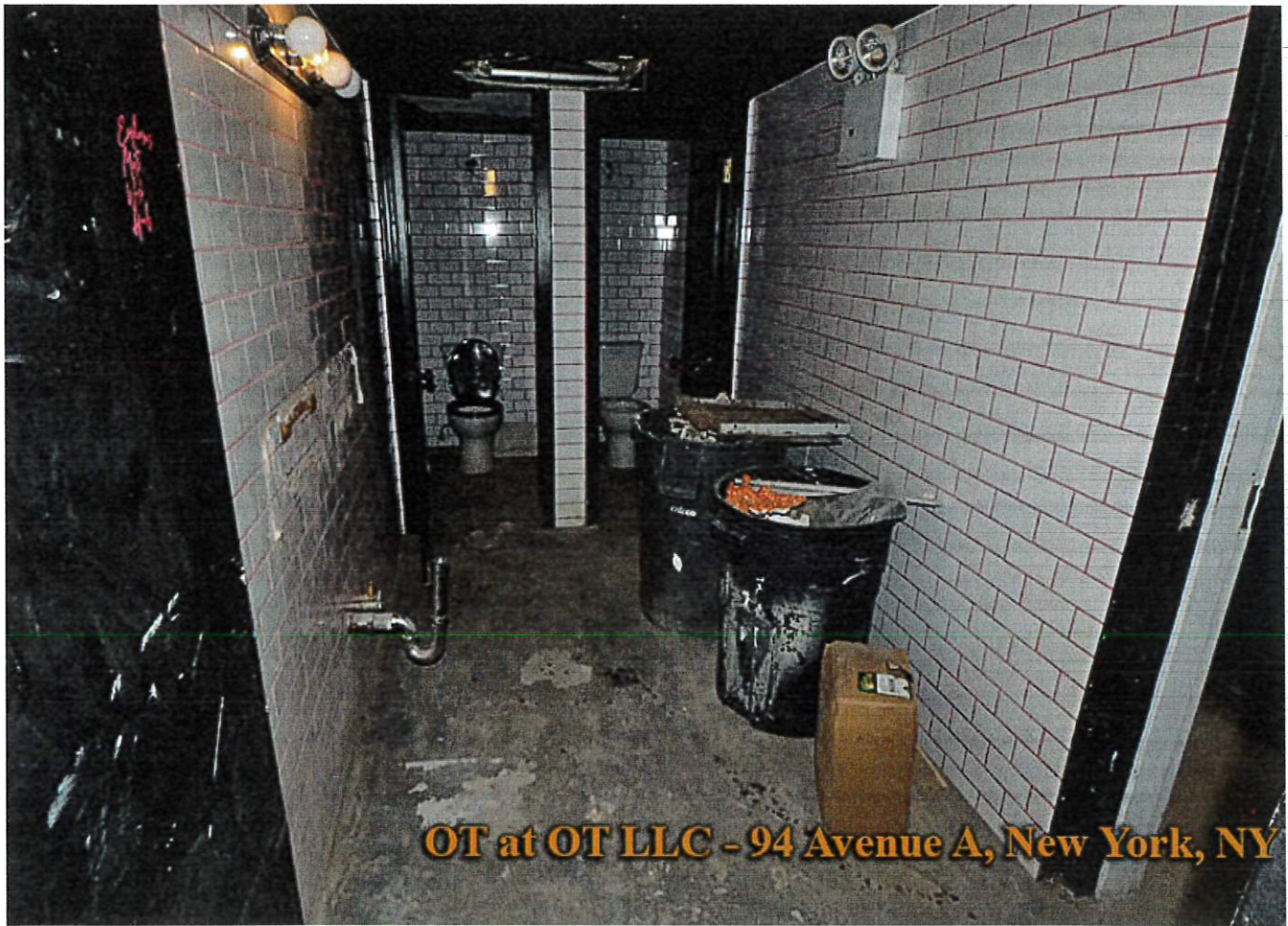
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AREA SURVEY
04 Avenue A
New York, NY
March 28, 2022
NOT TO SCALE



Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 94 Avenue A

1. Niagara - 112 Avenue A - (171')
2. Lovers of Today - 132 1/2 East 7th Street - (192')
3. Tompkins Square Bar - 110 Avenue A - (152')
4. Pyramid - 101 Avenue A - (110')
5. Club Cumming - 505 East 6th Street - (120')
6. Pineapple Club - 509 East 6th Street - (169')
7. Buenos Aires - 513 East 6th Street - (218')
8. Josie's Bar - 520 East 6th Street - (344')
9. Sophie's - 507 East 5th Street - (285')
10. Eterea - 511 East 5th Street - (307')
11. Karaoke Sing Sing - 81 Avenue A - (215')
12. Sonntum Der - 85 Avenue A - (192')
13. Drom - 85 Avenue A - (192')
14. Death & Co. - 433 East 6th Street - (287')
15. Cherry Tavern - 441 East 6th Street - (185')
16. Amor y Amargo - 95 Avenue A - (72')
17. Kazuza - 107 Avenue A - (165')
18. Miss Lily's - 130 East 7th Street - (181')
19. Yuca Bar - 111 Avenue A - (249')
20. St. Dymphnas - 117 Avenue A - (333')
21. Empellon al Pastor - 132 St. Marks Place - (437')
22. Bua - 122 St. Marks Place - (495')
23. Ace - 531 East 5th Street - (497')

Schools & Churches

1. Citylight Church - 121 East 7th Street - (369')
2. St. Stanislaus Church - 101 East 7th Street - (491')
3. Anshei Meseritz Congregation - 415 East 6th Street - (497')

East 7th Street

Niagara
112 Avenue A

Tompkins Square Bar
110 Avenue A

Residential

Fitness
Center

Residential



APPLICANT

East 6th Street

Miss Lily's
130 E. 7th St.

Kazuza
107 Avenue A

Residential

Hub Thai
(Food only)

Vacant

Pyramid
101 Avenue A

Residential
Cleaners

Residential

Laundromat

Residential

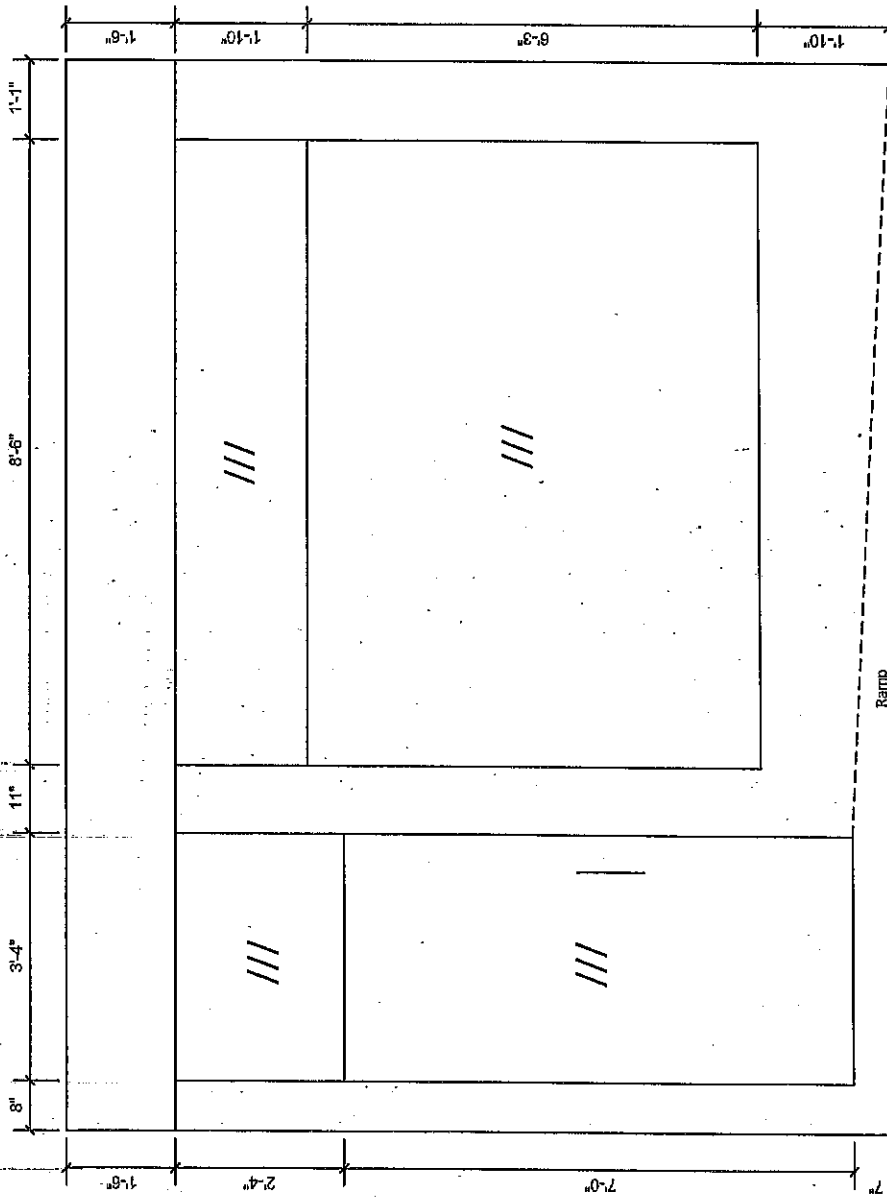
Amor y Amargo
95 Avenue A

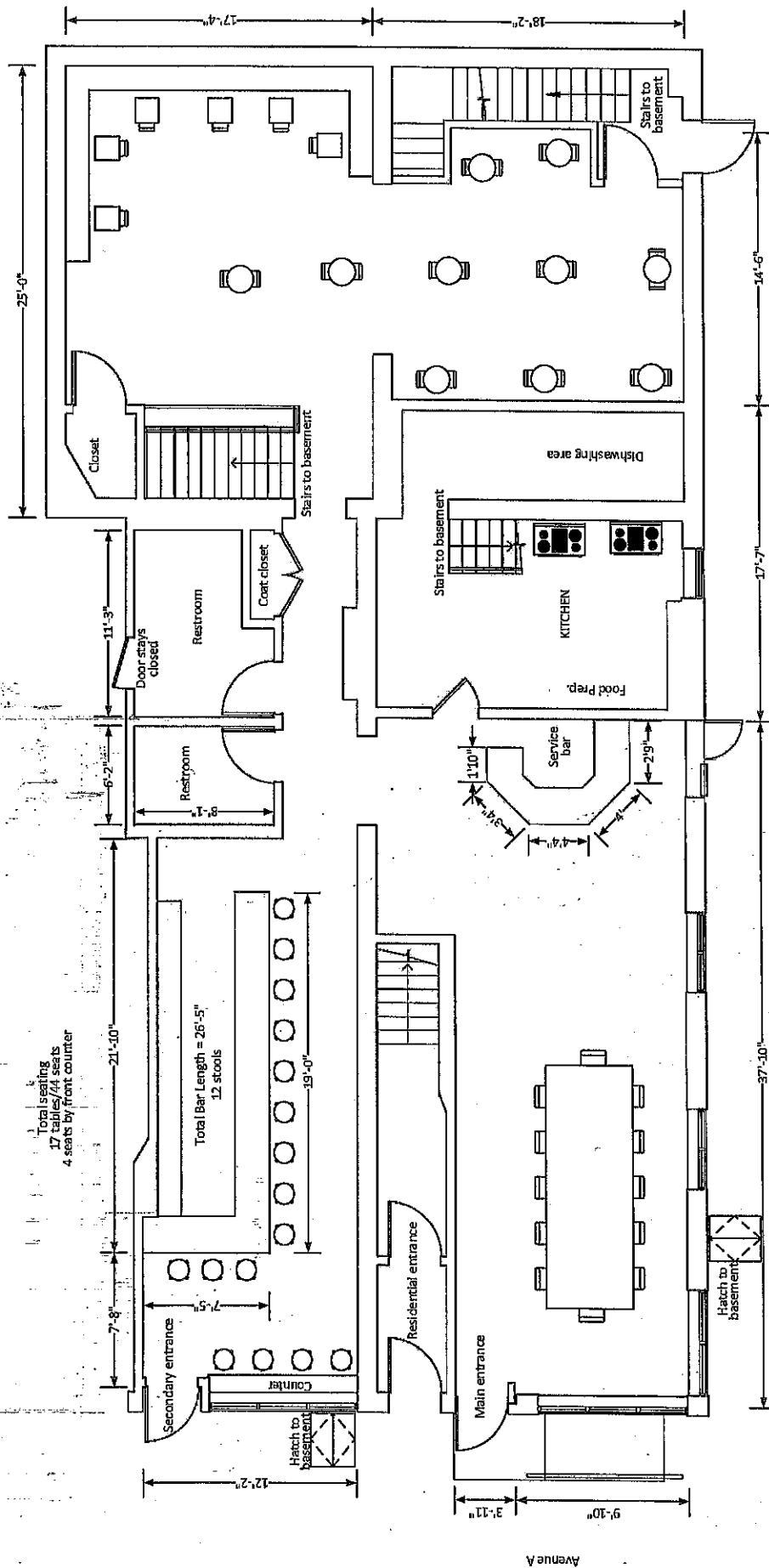
BLOCK PLOT
94 Avenue A
New York, NY
March 28, 2022

NOT TO SCALE

Avenue A

FRONT ELEVATION
(Proposed)
94 Avenue A
New York, NY
March 28, 2022



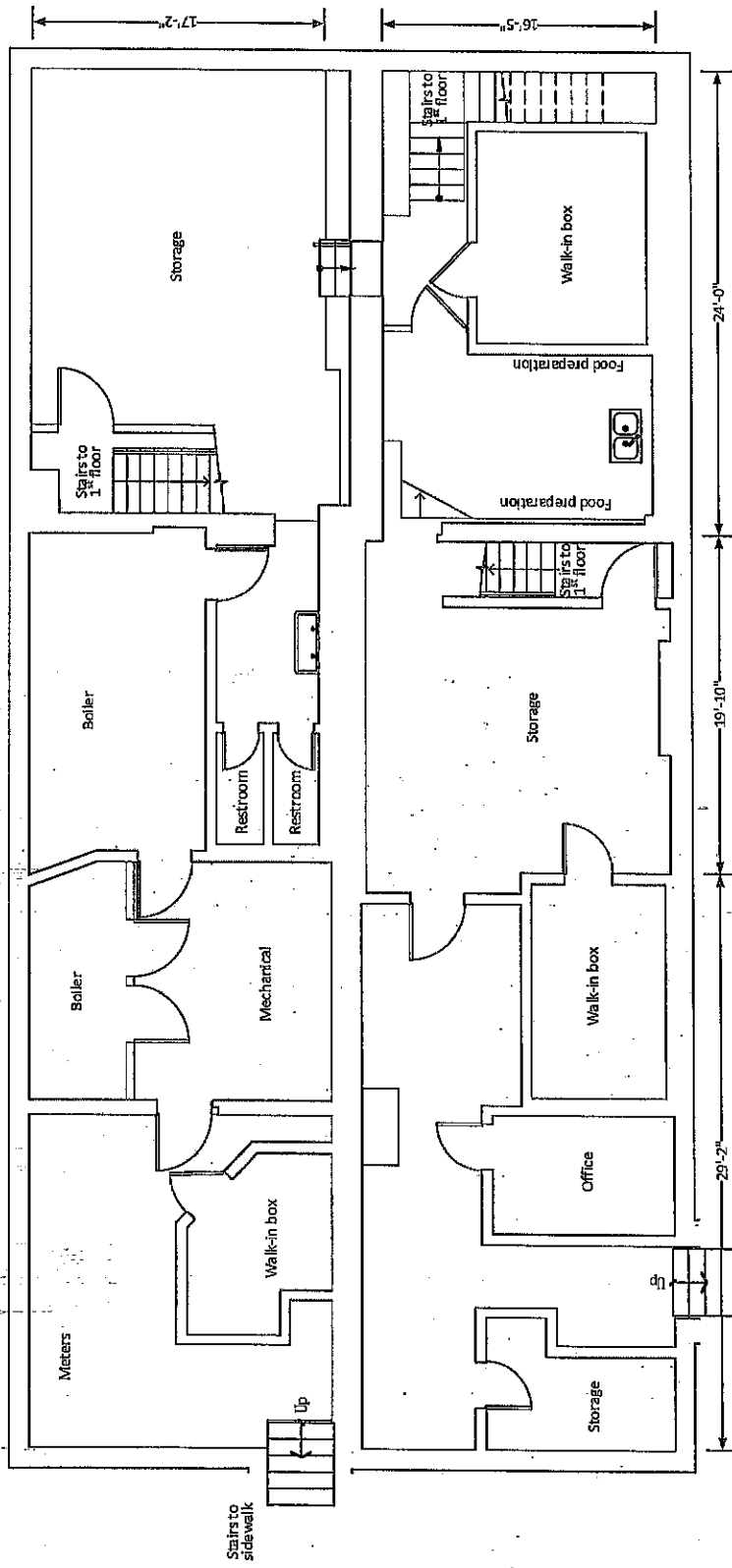


INTERIOR DIAGRAM - 1st Floor
 94 Avenue A
 New York, NY
 March 28, 2022

NOT TO SCALE

East 6th Street

Avenue A



INTERIOR DIAGRAM - Basement
 94 Avenue A
 New York, NY
 March 28, 2022
NOT TO SCALE

Avenue A

SMALL PLATES

HOUSEMADE GUAC AND SALSA (GF, Vegan upon request) \$12

Lime, cilantro, oaxaca cheese

FIRECRACKER SALMON ROLLS \$16

Salmon, avocado, jalapeños delicately wrapped in rice paper, lightly fried served with spicy sesame dipping sauce

PRETZELS & QUESO \$12

Housemade queso, pico de gallo

HOUSEMADE FRIED PICKLE CHIPS \$10

Dill spiced breading, Chili ranch

NACHOS \$14

Corn tortilla chips, queso, lime cream, tomatoes, shaved radishes, shaved jalapeños, cilantro. Choice of chorizo or chicken

CALAMARI (GF) \$12

Chili ranch rice flour breading, choice of spicy marinara or creamy chipotle sauce

LOADED TOTS \$12

Cheese smothered tots topped with bacon, pulled pork and jalapeños, side of sriracha mayo

BURRATA (GF upon request) \$14

Burrata cheese, tomato, basil, balsamic reduction, served with sourdough crostini

SANDWICHES & BURGERS

THE DIP \$21

Shaved to order prime rib, side of creamy onion horseradish, au jus, on an Amoroso roll. Choice of side.

THE TURKEY \$19

Shaved smoked turkey breast, Swiss cheese, tomatoes, avocado, cucumbers, chipotle aioli, honey oat artisan bread. Choice of side.

STUFFED GRILLED CHEESE \$16

Fontina and mozzarella cheeses, sliced onion, garlic aioli, choice of chicken, pulled pork, or prime rib. Choice of side.

BYO SMASH BURGER \$13

Signature seasoned ground chuck, smash pressed. Choice of toppings. Choice of side.

(Lettuce, tomatoes, onions, grilled onions, pickles, mushrooms, avocado, jalapeños, bacon, pulled pork, american cheese, Swiss cheese, mozz/fontina cheese, fried egg)

SALADS

THE WEDGE (GF) \$15

Wedge of iceberg lettuce, bacon, onion, tomatoes, bleu cheese crumbles, bleu cheese dressing

THE CAESAR (GF upon request) \$15

Whole romaine hearts, shaved parmesan, croutons, fresh cracked pepper, housemaid caesar dressing

THE GREEK (GF upon request) \$15

Feta cheese, tomatoes, red onion, kalamata olives diced to perfection, oil vinegar oregano dressing, served with pita chips. Lettuce upon request.

SHAREABLES

WINGS (GF) \$16

Choice of bone-in or boneless.

Carrots, celery, choice of ranch or bleu cheese dressing

(Chili lime BBQ rub, sweet and spicy sesame, Nashville hot dry rub, honey garlic, peach BBQ or atomic hot)

THE FISH AND CHIPS \$22

IPA beer-battered cod, tartar sauce, choice of side.

STREET TACOS (GF) \$19

Assembly required. Fresh corn tortillas served on a platter, choice of protein, diced onion, cilantro, lime served with salsa verde

THE MAC AND CHEESE \$20

Jack/Cheddar/Gouda blend cheeses topped with toasted panko and pancetta

BRUNCH

CHICKEN AND WAFFLES **\$17**

Signature fried chicken, homemade Belgian waffle, bourbon butter, chorizo gravy

CLASSIC EGGS BENEDICT **\$17**

Poached egg, English muffin, Canadian bacon topped with hollandaise

LINDSEY'S AVOCADO TOAST **\$15**

Sourdough toast, avocado, grape tomatoes, crumbled feta cheese, crushed red pepper, olive oil

STUFFED FRENCH TOAST **\$15**

Thick cut brioche, stuffed with choice of sweet cream cheese, chocolate hazelnut or fresh fruit, topped with warm maple syrup and mascarpone whipped cream.

DESSERTS

FRESH BAKED CHOCOLATE CHIP COOKIES A LA MODE \$8

LOCALLY SOURCED ROTATING DESSERTS

SIDES

Boardwalk fries (GF, V)

Sweet potato fries (V)

Tater tots (V)

House salad (GF, V)

\$6