



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.
Notice of proposed business to block or tenant association if one exists.
Proof of conspicuous posting of notices at the site for 7 days prior to the meeting.

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: 3/30/22

Is location currently licensed? Yes No Type of license: On Premise/Tavern

If alteration, describe nature of alteration:

Previous or current use of the location: Jazz Bar

Corporation and trade name of current license: Rue B

APPLICANT:

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

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

Name of applicant and all principals: NextBest LLC, Gregory Reese, Phillip Reichenberger, Darnell White

Trade name (DBA): Hi-Note

**PREMISE:**

Type of building and number of floors: 5 Floor commercial multi-unit, Commercial 1st Floor, 4 Apartments above.

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 Letter of no objection

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 commercial overlay c1-5 Manhattan Block 405 Lot 33

**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) Primarily coffee service 8am-4, bar begins 4pm-4am, outdoor closes at 10pm

Will any other business besides food or alcohol service be conducted at premise, i.e., retail?  Yes  No  
If yes, please describe what type: Karaoke and Coffee Cafe

Number of indoor tables? 5 Total number of indoor seats? 30

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_  
One 15ft bar with seating in center of room

*(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 \_\_\_\_\_  
Cafe lite fare, sandwiches, baked goods, salads

What are the hours the kitchen will be open? 8am until midnight, but food for sale all hours

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

How many employees will there be? 8

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 Karaoke

What will be the music volume?  Background (conversational)  Entertainment (live music venue level) Please describe your sound system: 4-100 watt speakers, Background music during the day Karaoke at night, No live bands

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.") Security on the weekends  
Busier nights will manage outdoor lines and if needed will put up stanchions

Will there be security personnel?  Yes  No (If Yes, how many and when) 1 or 2 on weekends

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Installing sound proofing to enhance existing sound proofing

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: Sweet 101, LLC/DBA- Baby Grand

Address: 161 Lafayette St. Community Board # CB2

Dates of operation: 2009-2020

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? 12

How many On-Premise (OP) liquor licenses are within 500 feet? 21

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 Karaoke Bar

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-4am; Tue 8am-4am; Wed 8am-4am;

Thu 8am-4am; Fri 8am-4am; Sat 8am-4am;

Sun 8am-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

5.  I will employ a doorman/security personnel: \_\_\_\_\_

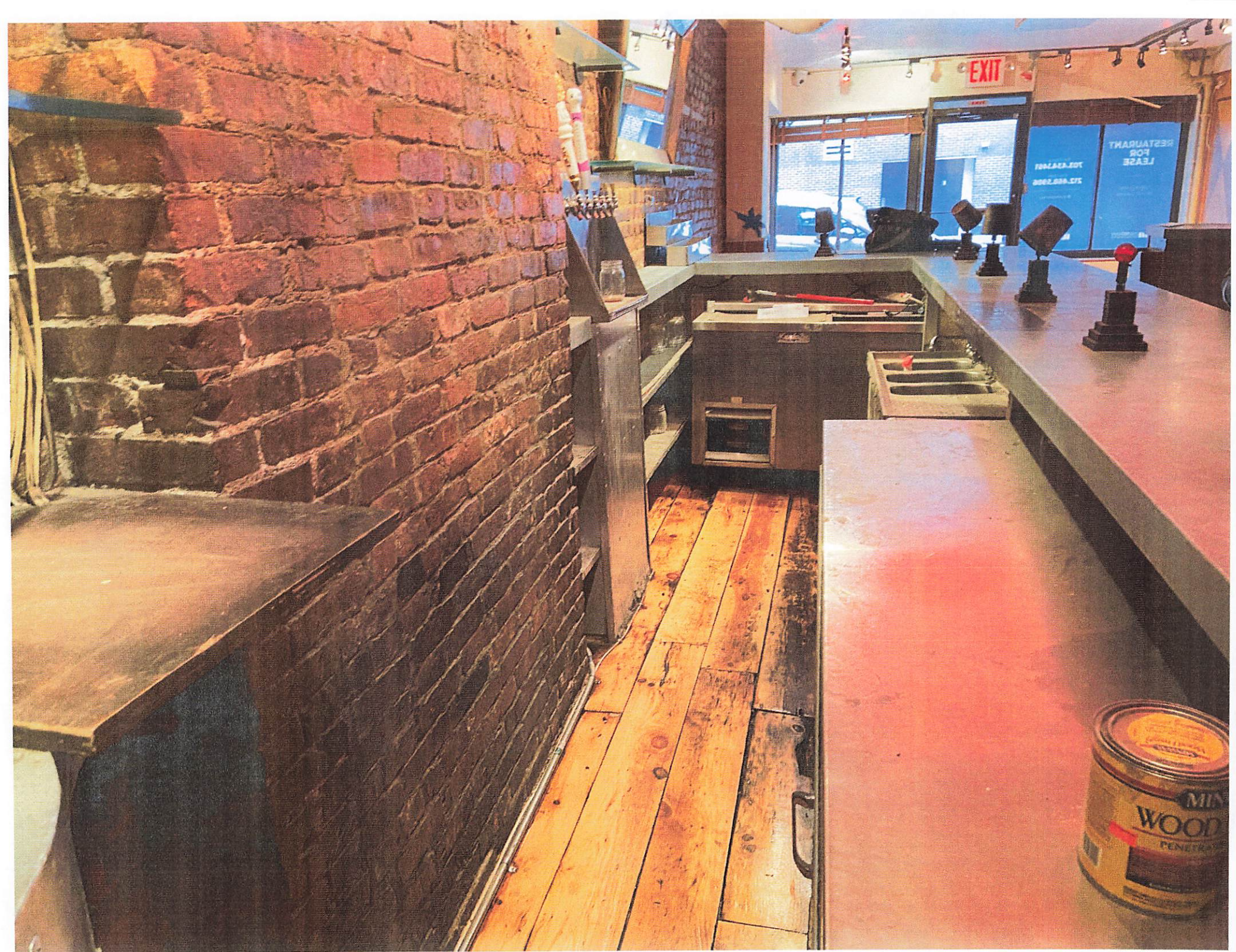
6.  I will install soundproofing, \_\_\_\_\_

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: Gregory Reese

Phone Number: (612) 810-1566









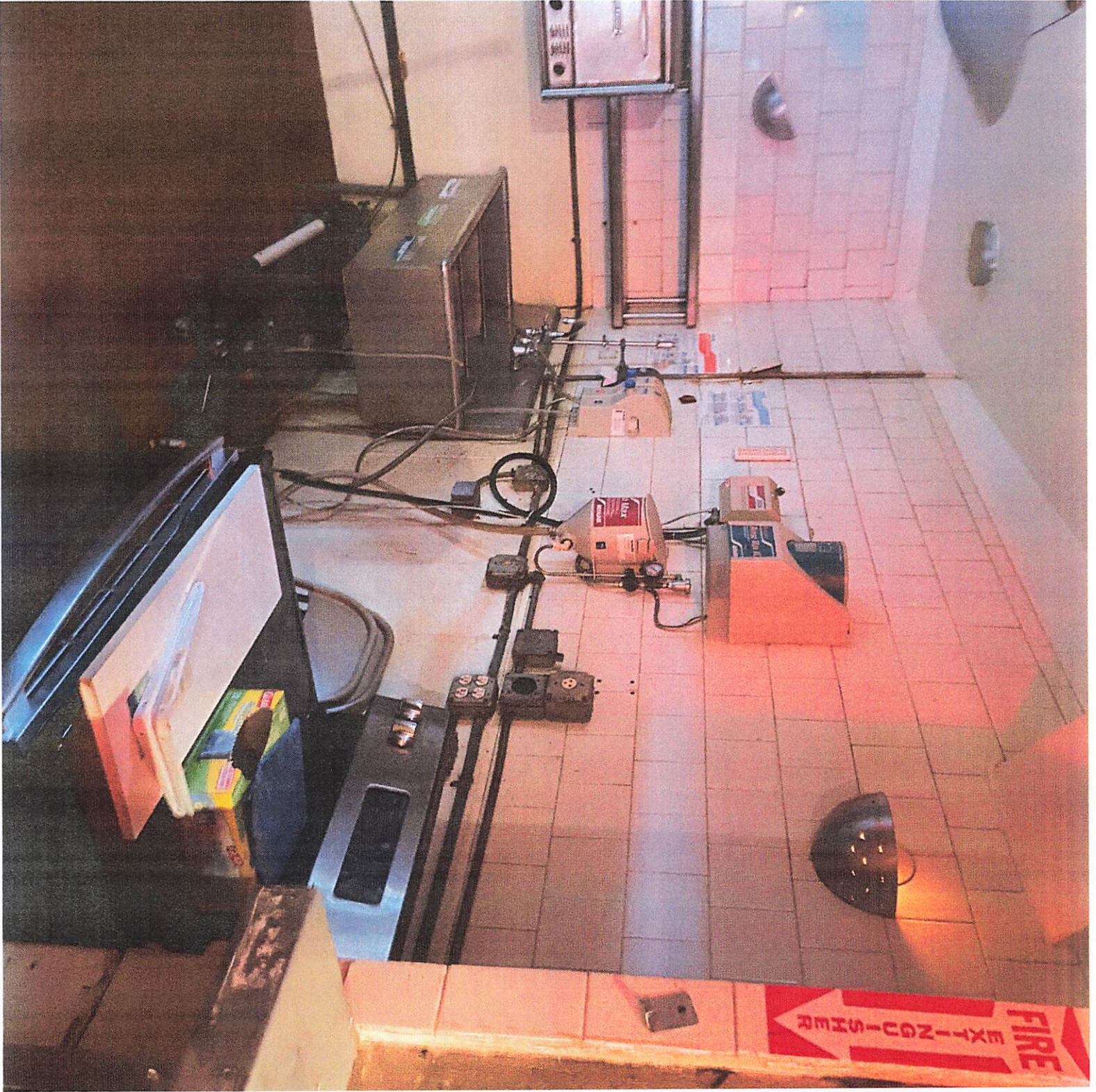


**SPACE FOR LEASE**  
Jake Wilcox  
2.468.5983  
James Farrel  
MAN

**20 YEARS**  
HAPPY ANNIVERSARY  
**BLUE B**  
**20 YEARS**

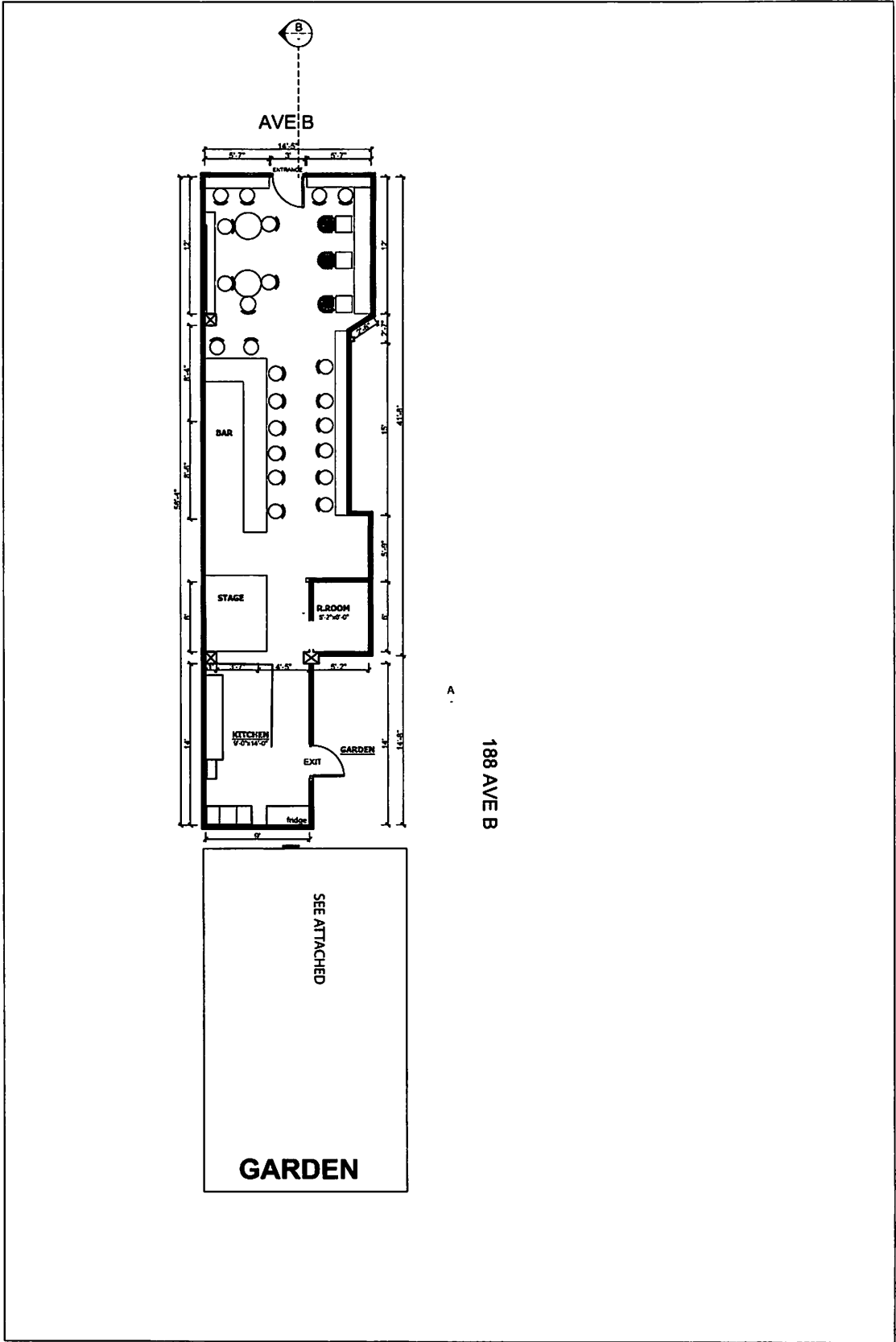
**RESTAURANT FOR LEASE**  
634.1467  
634.3996











<b>A100</b>	<b>BAR DESIGN</b>	DRAWN BY	DIME ARCHITECTS	<b>ADDRESS:</b> <b>188 AVE B</b>
	FLOOR PLAN	Scale	$\frac{1}{8}" = 1'-0"$	
		Date	03/30/2022	



## **WINE:**

### **White**

Brand – Weissburgunder (pinot blanc), Germany - \$11

Stein - *Weihwasser* feinherb Riesling, Germany- \$13

Ametzoi – Txakolina , Spain - \$15

### **Red**

“From the Tank” Jenny and Francois Selections – Natural Red Blend - \$10

Il Moro – Nero D’Avola – Sicily - \$13

Fluerie “Roche Guilon” Domaine de Fa – Gamay, France - \$15

### **Sparkling**

Avinyo Cava Brut Reserve, Catalonia, Spain - \$13

Migot Rosé Gamay “Methode Traditionnelle”, France - \$17

## **BEER:**

### **Draft**

Bitburger – Pilsner – \$ 6

Rolling In Clouds – IPA – Finback Brewery Ridgewood, Queens - \$8

Collective Arts – Audio/Visual Lager – Brooklyn \$8

Guinness - \$ 8

Original Sin – New York Dry Cider - \$7

### **CANS**

(12 oz)

Athletic Brewery Run Wild Non-Alcoholic IPA - \$5

(16 oz)

PBR - \$4

Industrial Arts IPA - \$8

Grimm Utopos Pilsner - \$8

Aspall Dry English Cider (500 ml) - \$10



## **COCKTAILS:**

### **Olivetto:**

Olive oil, Egg white, Lemon, Licor 43, Gin

### **Golden Age:**

Licor 43, Cynar, Tio Pepe, Aged Rum

### **Life Time Ban:**

Navy Gin, Tio Pepe, Dolin Dry

### **Nacional:**

Agricole Rhum, Apricot, Lime

### **Ladykiller:**

Apricot, Dolin Dry, Rose, Gin, lemon zest syrup, still water

### **Morricone:**

Agavales, Sombra, Campari, orange bitter, cocoa

### **Jasmine:**

Campari, Lemon, Cointreau, Gin

### **Aviacion:**

Violet, Luxardo Maraschino, Lemon, Agavales

### **Superdry N/A:**

Herbs, salt, lemon, kombucha, Seltzer

### **N/A spritz:**

Verjus, honey, lemon, tonic

## **COFFEE**

Drip Coffee:  
Cold Brew:  
Vietnamese Style:  
Double Espresso:  
Macchiato:  
Cortado:  
Cappuccino:  
Latte –

## **TEA**

Matcha  
Green  
Earl Grey  
Chamomile  
Housemade Ginger + Lemon + Orange Blossom Honey

## **ICED:**

Black Tea  
Hisbiscus

## **Misc:**

Iced black tea + Fresh Lemon + Grapefruit + Soda

## **Menu Samples:**

Assorted Pastries

Acai Bowl: banana, avocado, blueberry, cashew butter

Yogurt and Granola with fresh fruit

Quiche: daily rotating

Egg Sandwich: Croissant or whole wheat toast, two eggs, sharp cheddar  
- Add Smoked Ham

Grab and Go:

Cashew Butter, Banana, Honey, Cinnamon, whole wheat bread.

Smoked Ham and Cheddar, whole wheat

Sandwich concepts:

Cured Meats, Lettuce, tomato, Pecorino, hot cherry peppers, Dijon, Baguette

Egg Salad, Sour Cream, Chives, Pickled red onion, whole wheat

Veg – Avocado, Pickled carrots + red onion + cucumber, Cheddar, lettuce, Baguette

## **Afternoon and Evening:**

Focaccia – daily rotating

Cheese and Charcuterie – local cured meats and cheeses, chutney, pickled vegetables, mustard, crostini

Marinated Olives

Roasted Spiced Nuts

Hummus crudite and warm lavash

Greek salad – olives, feta, English cucumber, pickled red onion, red wine vinaigrette

Grain bowl – quinoa, baby arugula, cherry tomato, fennel, roasted tomato vinaigrette

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## STATE OF NEW YORK NOTICE OF APPEARANCE

Section 166 of the Executive Law requires a regulatory agency to maintain for public inspection, a record of who appears before it, for a fee as a third party (e.g., an attorney, an agent, lobbyist\*, or representative) on behalf of a person or organization subject to the regulatory jurisdiction of the agency. This usually occurs when the third party's client is involved in an enforcement, formal permit, or application matter. *This form is subject to all the rules and regulations of the Freedom of Information Law. Information that is confidential as a matter of law need not be furnished.*

Agency: NYS Liquor Authority / Division of Alcoholic Beverage Control Date: 03/30/2022

Division / Bureau: Licensing

**1. Name of individual appearing:** Tracy P. Jong

Address: 216 King Road, Churchville, NY 14428  
 Telephone: (585) 247-9170  
 E-mail: tjong@tracyjonglawfirm.com

**2. Client represented:** Next Best LLC

Address: 188 Avenue B New York, New York 10009  
 Telephone: (612) 810-1566

**3. Subject of appearance:**     Regulatory / Enforcement     Lobbying

Application

**4. Acting in the capacity of:**     Attorney     Lobbyist     Agent     Other (describe below)

Description:

**5. Are you being compensated:**     Yes     No  
 If YES, Check FEE or SALARY:     FEE     SALARY

**6. Signature of individual appearing:**

**7. Agency official (printed name):**

Signature: \_\_\_\_\_

\*A LOBBYIST is a person or organization, other than a New York State government employee acting in an official capacity, who appears for the purpose of influencing the adoption or rejection of proposed rules, regulations, rates, legislation, including the State budget or the specification or award of a State Procurement Contract. An "appearance" for lobbying purposes can be a personal visit, letter, telephone call, conversation at a meeting, or any other type of contact, but does not include "on the record" proceedings or hearings.