

# 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: 03/28/2022

Is location currently licensed? ☒ Yes ☐ No    Type of license: Eating Place Beer

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Book Cafe

Corporation and trade name of current license: Book Club Bar LLC

### APPLICANT:

Premise address: 197 East 3rd Street, New York, New York 10009

Cross streets: Avenue A & Avenue B

Name of applicant and all principals: Book Club Bar LLC

Principals: Erin Neary & Nathaniel Esten

Trade name (DBA): N/A

**PREMISE:**

Type of building and number of floors: Mixed use building - 5 floors (not including the basement)

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 74

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 R8B with C1-5 Commercial Overlay

**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) Monday-Sunday: 8am-2am

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

If yes, please describe what type: Book club events (including author signings and readings, literary trivia and board game nights)

Number of indoor tables? 7 Total number of indoor seats? 21

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

1- 20'3" x 5'11" L-Shape, Ground Floor

(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 \_\_\_\_\_

See attached

What are the hours the kitchen will be open? All hours of open operation

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

How many employees will there be? 4

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 Live acoustic guitar with no amplification pursuant to previous stipulations

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level)

Please describe your sound system: Simple 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? \_\_\_\_\_

Promoted events by applicants only- book related events, signings, trivia, etc.

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



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.") Principal or staff members  
will be assigned to monitor crowds and assure no outside loitering  
Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) \_\_\_\_\_

How do you plan to manage noise inside and outside your business so neighbors will not be affected?  
Please attach plans. Principal or staff member will be assigned to monitor noise to avoid disturbances  
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:  
Previously submitted- 6 seats in roadway 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: Current Applicant- Establishment is currently licensed  
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? Approximately 4

How many On-Premise (OP) liquor licenses are within 500 feet? 12

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 Book cafe \_\_\_\_\_,  
☐ 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-2am ; Tue 8am-2am ; Wed 8am-2am ;  
Thu 8am-2am ; Fri 8am-2am ; Sat 8am-2am ;  
Sun 8am-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 \_\_\_\_\_. Live music will be acoustic unamplified and no more than once a week ending by 9pm with no more than one musician.
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: Nathaniel Esten

Phone Number: 917-841-1432

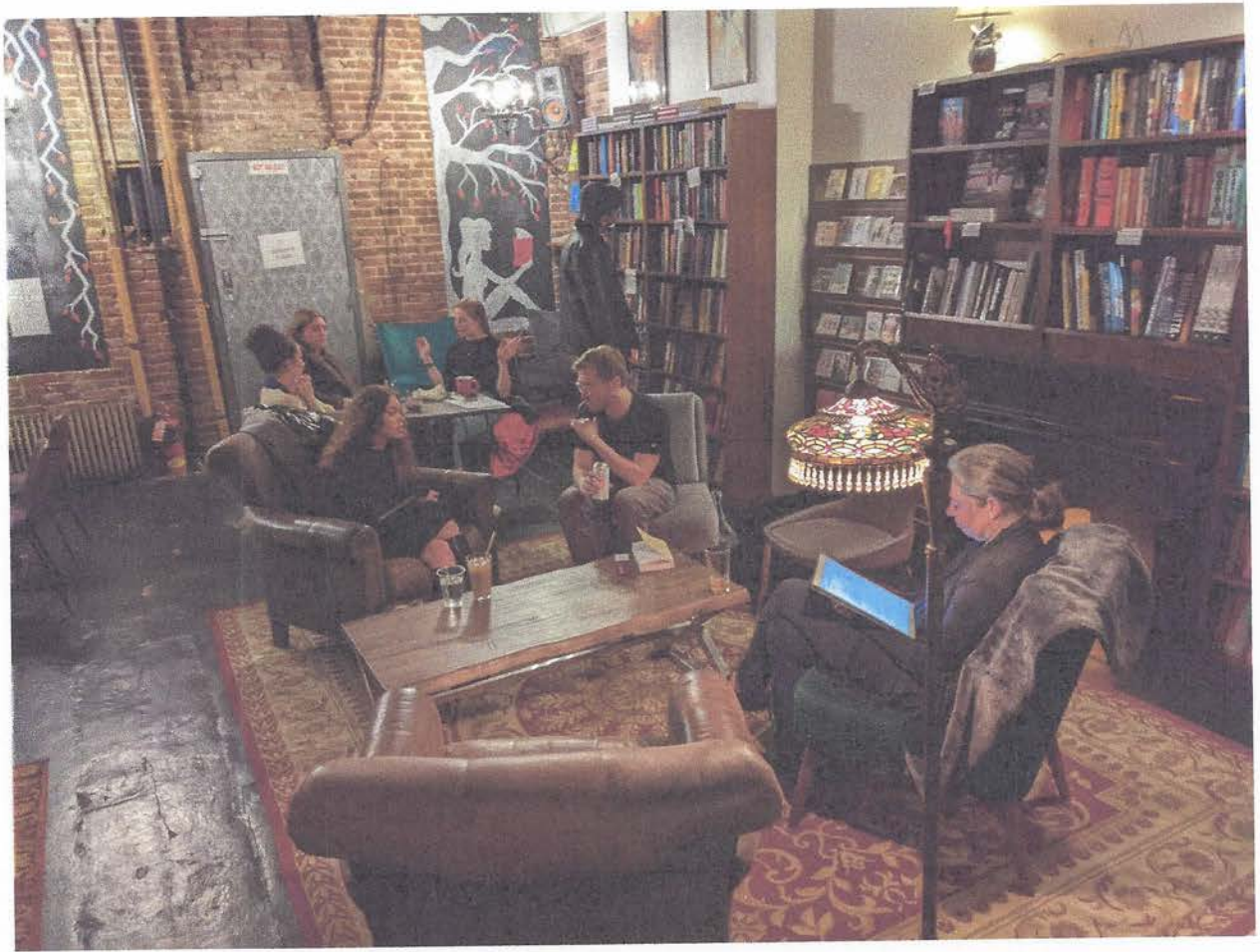
















**BOOK CLUB BAR LLC- MENU**  
*197 East 3rd Street, New York, New York 10009*

**COFFEE**

|             |      |        |      |        |
|-------------|------|--------|------|--------|
| Coffee      | (sm) | \$2.50 | (lg) | \$4.00 |
| Iced Coffee | (sm) | \$3.50 | (lg) | \$4.50 |
| Latte       | (sm) | \$4.00 | (lg) | \$5.50 |
| Iced Latte  | (sm) | \$4.50 | (lg) | \$5.75 |
| Espresso    | (sm) | \$3.00 | (lg) | \$4.00 |

**HOT TEA**

|          |      |        |      |        |
|----------|------|--------|------|--------|
| Assorted | (sm) | \$2.50 | (lg) | \$3.50 |
|----------|------|--------|------|--------|

**NON-ALCOHOLIC BEVERAGES**

|                  |        |
|------------------|--------|
| Boxed water      | \$2.00 |
| Flavored seltzer | \$6.00 |
| Bottled lemonade | \$5.00 |
| Diet Coke        | \$2.00 |
| Coke             | \$2.00 |
| Heineken 0.0     | \$7.00 |

**FOOD**

|                               |               |
|-------------------------------|---------------|
| Assorted pastries             | \$3.00-\$5.00 |
| Granola                       | \$4.00        |
| Yogurt                        | \$2.00        |
| Veggie plate & dip            | \$11.00       |
| Hummus dip & pita             | \$11.00       |
| Olives                        | \$6.00        |
| Assorted nuts                 | \$4.00        |
| Popcorn (specialty seasoning) | \$6.00        |
| Cheese plate (3 cheeses)      | \$18.00       |
| Charcuterie & cheese plate    | \$22.00       |
| Gourmet grilled cheese        | \$8.00        |
| Brownies & bars               | \$5.00        |
| Cookies                       | \$4.00        |

**WINE***Red*

|                                    |       |         |       |         |       |         |
|------------------------------------|-------|---------|-------|---------|-------|---------|
| Italian red TBD                    | (6oz) | \$9.00  | (9oz) | \$12.00 | (btl) | \$38.00 |
| Italian red TBD                    | (6oz) | \$11.00 | (9oz) | \$14.00 | (btl) | \$46.00 |
| French red TBD                     | (6oz) | \$9.00  | (9oz) | \$12.00 | (btl) | \$38.00 |
| NY State red TBD                   | (6oz) | \$9.00  | (9oz) | \$12.00 | (btl) | \$38.00 |
| California red TBD                 | (6oz) | \$9.00  | (9oz) | \$12.00 | (btl) | \$38.00 |
| Silver Oak Cabernet Sauvignon (CA) |       |         |       |         | (btl) | \$90.00 |
| Twomey Pinot Noir (CA)             |       |         |       |         | (btl) | \$85.00 |

*White*

|                             |       |         |       |         |       |         |
|-----------------------------|-------|---------|-------|---------|-------|---------|
| Italian white TBD           | (6oz) | \$9.00  | (9oz) | \$12.00 | (btl) | \$38.00 |
| Italian white TBD           | (6oz) | \$11.00 | (9oz) | \$14.00 | (btl) | \$46.00 |
| French white TBD            | (6oz) | \$9.00  | (9oz) | \$12.00 | (btl) | \$38.00 |
| NY State white TBD          | (6oz) | \$9.00  | (9oz) | \$12.00 | (btl) | \$38.00 |
| California white TBD        | (6oz) | \$9.00  | (9oz) | \$12.00 | (btl) | \$38.00 |
| Twomey Sauvignon Blanc (CA) |       |         |       |         | (btl) | \$85.00 |

*Sparkling*

|                      |       |         |  |  |       |         |
|----------------------|-------|---------|--|--|-------|---------|
| Italian prosecco TBD | (6oz) | \$11.00 |  |  | (btl) | \$46.00 |
| French rosé TBD      | (6oz) | \$10.00 |  |  | (btl) | \$42.00 |
| French champagne TBD |       |         |  |  | (btl) | \$85.00 |

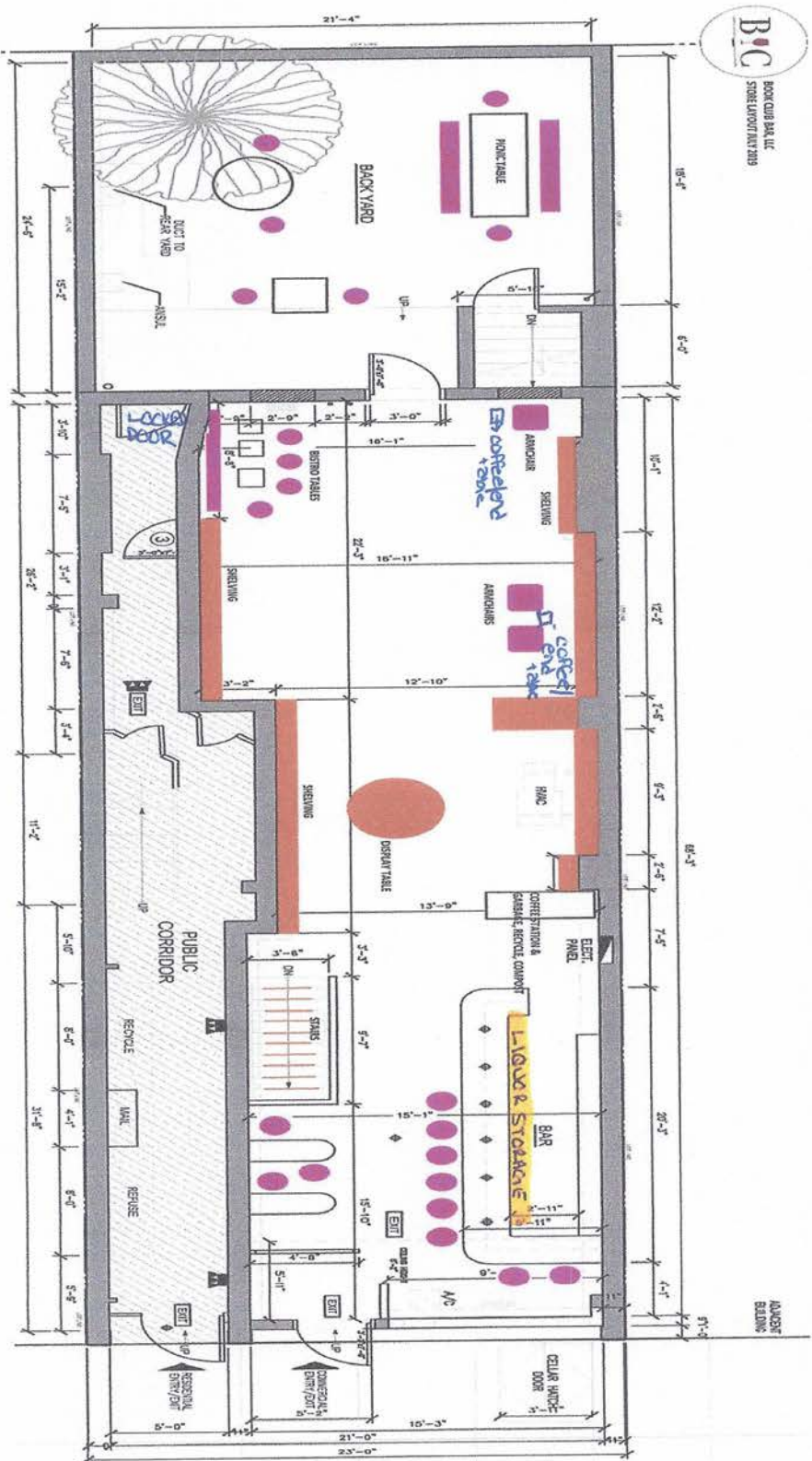
**BEER**

|                         |        |
|-------------------------|--------|
| NY State Craft Beer TBD | \$7.00 |
| NY State Craft Beer TBD | \$7.00 |
| NY State Craft Beer TBD | \$7.00 |
| Domestic canned         | \$5.00 |
| Mexican canned          | \$5.00 |



# BOOK CLUB BAR LLC- GROUND FLOOR

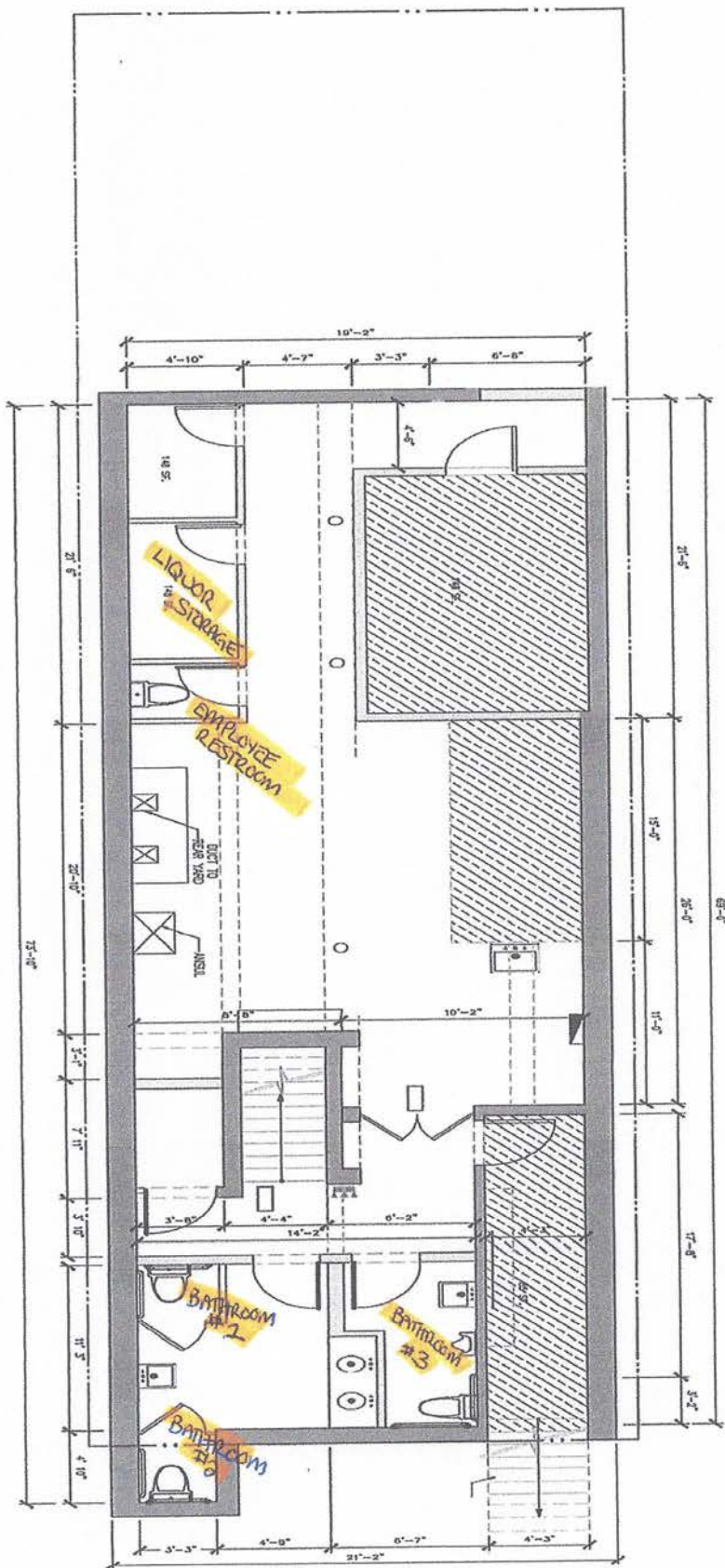
## 197 E. 3rd Street, New York, NY 10009



### SEATING

- 24 Total Seats
- 8 bar seats
- 13 inside seats at tables (3 seats are at small coffee/end tables)
- 11 outside seats at tables
- 10 Total Tables
- 7 inside tables (2 are small coffee/end tables)
- 3 outside tables

Book Club Bar- Basement Diagram





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.

|                       |  |
|-----------------------|--|
| Proximity Report For: |  |
| Location              | 197 E 3rd St, New York, New York, 10009    |
| Geocode               | Latitude: 40.72292<br>longitude: -73.98329 |
| Report Generated On   | 3/3/2022                                   |

| 8 Closest Liquor Stores                                 |   |          |
|---|---|----------|
| Name  | Address   | Distance |
| DISCOVERY WINES LLC<br>Ser #: 1254572                   | 16 AVE B<br>NEW YORK, NY 10009                      | 333 ft   |
| NIZGA CORP<br>Ser #: 1023551                            | 58 AVENUE A<br>NEW YORK, NY 10009                   | 632 ft   |
| EAST HOUSTON STREET WINE & LIQUOR INC<br>Ser #: 1266928 | 250 E HOUSTON ST<br>STORE #13<br>NEW YORK, NY 10002 | 678 ft   |
| LOCAL NEW YORK LIQUORS LLC<br>Ser #: 1276553            | 24 AVE C<br>NEW YORK, NY 10009                      | 916 ft   |
| TURTLE DOVE LLC<br>Ser #: 1271455                       | 28 30 CLINTON ST<br>STORE B<br>NEW YORK, NY 10002   | 968 ft   |
| EAST VILLAGE WINE CORP<br>Ser #: 1260885                | 100 AVENUE C<br>NEW YORK, NY 10009                  | 1,252 ft |
| JCCSM INC<br>Ser #: 1336591                             | 45 1ST AVE<br>NEW YORK, NY 10003                    | 1,376 ft |
| VIJAYA GROUP INC<br>Ser #: 1326346                      | 100 STANTON ST<br>NEW YORK, NY 10002                | 1,406 ft |

| Schools within 500 feet                         |                                    |          |
|---|------------------------------------|----------|
| Name  | Address                            | Distance |
| CONNELLY CTR EDUCATION/HOLY CHILD MIDDLE SCHOOL | 220 E 4TH ST<br>NEW YORK, NY 10009 | 265 ft   |
| NEW AMSTERDAM SCHOOL                            | 62 AVE B<br>NEW YORK, NY 10009     | 407 ft   |

| Churches within 500 feet  |          |
|---------------------------|----------|
| Name                      | Distance |
| Most Holy Redeemer Church | 296 ft   |

| Churches within 500 feet       |          |
|--------------------------------|----------|
| Name                           | Distance |
| Emanuel Spanish Baptist Church | 358 ft   |

| Pending On Premises Liquor Licenses within 750 feet |                                    |          |
|---|------------------------------------|----------|
| Name  | Address                            | Distance |
| GAMA LOUNGE LLC<br>Ser #: 1340562                   | 50 AVENUE B<br>NEW YORK, NY 10009  | 189 ft   |
| GERMAT OF NY INC<br>Ser #: 1338768                  | 192 E 2ND ST<br>NEW YORK, NY 10009 | 291 ft   |
| THAI TOMPKINS INC<br>Ser #: 1337933                 | 50 AVENUE A<br>NEW YORK, NY 10009  | 579 ft   |

| Active On Premises Liquor Licenses within 750 feet |   |          |
|--|---|----------|
| Name   | Address   | Distance |
| AH BUSINESS MANAGEMENT LLC<br>Ser #: 1334462       | 34 AVENUE B<br>NEW YORK, NY 10009   | 114 ft   |
| FONDA AVENUE B LLC<br>Ser #: 1258887               | 40 AVENUE B<br>NEW YORK, NY 10009   | 127 ft   |
| ROOT & BONE LLC<br>Ser #: 1275698                  | 200 E 3RD ST<br>NEW YORK, NY 10009  | 154 ft   |
| GALMAC LLC<br>Ser #: 1304609                       | 28-30 AVENUE B<br>NEW YORK, NY 10009  | 175 ft   |
| TD AB LLC<br>Ser #: 1317712                        | 29 AVENUE B<br>STORE 2<br>NEW YORK, NY 10009                                    | 183 ft   |
| EAST COAST FISH MARKET INC<br>Ser #: 1336397       | 45 AVENUE B<br>NEW YORK, NY 10009   | 185 ft   |
| BECAF LLC<br>Ser #: 1188694                        | 29 AVENUE B A/K/A 33 AVE #3<br>CORNER OF AVE B & E. 3 ST.<br>NEW YORK, NY 10009 | 189 ft   |
| GOSLING INC<br>Ser #: 1309866                      | 234 E 4TH ST<br>WESTERLY STORE<br>NEW YORK, NY 10009                            | 189 ft   |
| 25 B GROUP REST AVE LLC<br>Ser #: 1245111          | 25 AVENUE B<br>NEW YORK, NY 10009   | 241 ft   |
| A O CAFE AND RESTAURANT LLC<br>Ser #: 1268142      | 17 AVENUE B<br>AKA 241 E 2ND ST<br>NEW YORK, NY 10009                           | 305 ft   |
| B M POST LLC<br>Ser #: 1329963                     | 217 E 3RD ST<br>NEW YORK, NY 10009  | 331 ft   |
| GREAT CABIN LLC, THE<br>Ser #: 1311376             | 205 E 4TH ST<br>NEW YORK, NY 10009  | 398 ft   |
| DESMO 916 CORP<br>Ser #: 1229027                   | 545 E 5TH ST AKA 76 AVE B<br>AVENUES A & B<br>NEW YORK, NY 10009                | 559 ft   |



| Active On Premises Liquor Licenses within 750 feet |  |          |
|--|--|----------|
| Name   | Address  | Distance |
| RAGUBOY CORP<br>Ser #: 1140962                     | 156 EAST 2ND STREET<br>AVENUE A & AVENUE B<br>NEW YORK, NY 10009       | 577 ft   |
| MAPLE VIEW HOLDINGS CORP<br>Ser #: 1138797         | 2 4 CLINTON ST<br>EAST HOUSTON & STANTON STREETS<br>NEW YORK, NY 10002 | 593 ft   |
| ROLO REST LLC<br>Ser #: 1225341                    | 32 AVENUE A<br>E 2ND STREET & E 3RD STREET<br>NEW YORK, NY 10009       | 608 ft   |
| THUNDERBOLT CORP<br>Ser #: 1024675                 | 531 E 5TH STREET<br>NEW YORK, NY 10009                                 | 613 ft   |
| CAVAN SLIGO NYC INC<br>Ser #: 1322172              | 269 E HOUSTON ST<br>NEW YORK, NY 10002                                 | 627 ft   |
| DEROSS 5TH STREET LLC<br>Ser #: 1330870            | 511 E 5TH ST<br>NEW YORK, NY 10009                                     | 648 ft   |
| TTBK INC<br>Ser #: 1305169                         | 188 SUFFOLK ST<br>NEW YORK, NY 10002                                   | 657 ft   |
| STERLING PARKSIDE CORP<br>Ser #: 1024140           | 317 E HOUSTON STREET<br>NEW YORK, NY 10002                             | 661 ft   |
| ILLB INC<br>Ser #: 1314604                         | 43 AVENUE A<br>141 E 3RD ST GND FL<br>NEW YORK, NY 10009               | 662 ft   |
| 244EH TENANT LLC<br>Ser #: 1327169                 | 244 E HOUSTON ST<br>NEW YORK, NY 10002                                 | 713 ft   |
| SWAUTO LTD<br>Ser #: 1024671                       | 25 AVENUE A<br>NEW YORK, NY 10009                                      | 722 ft   |
| DOUBLE DOWN NYC LLC<br>Ser #: 1174399              | 14 AVENUE A<br>HOUSTON & E 2ND STREET<br>NEW YORK, NY 10009            | 725 ft   |
| CORMAR INCORPORATED<br>Ser #: 1208152              | 507 E 5TH ST<br>AVENUE A & AVENUE B<br>NEW YORK, NY 10009              | 728 ft   |
| ROBERT SANDS INC<br>Ser #: 1191958                 | 12 AVENUE A<br>HOUSTON & FIRST<br>NEW YORK, NY 10009                   | 742 ft   |

**From:** Kimberly Summers kimberly@ds-lawoffices.com

**Subject:** Book Club Bar- Class Change Application

**Date:** March 28, 2022 at 6:58 PM

**To:**

**Bcc:** ecruz@nyalbor.org, friendsoftheles@gmail.com, ck@wingflix.com, sudhasahai1@gmail.com, michaeljschweinsburg@gmail.com, Kimberly Summers kimberly@ds-lawoffices.com

KS

Good evening,

I represent Book Club Bar LLC which operates a book cafe/bar at 197 East 3rd Street (<https://bookclubbar.com/>). My clients are seeking an upgrade of their existing liquor license and their application will be heard by the Community Board on March 11th. Please find attached their submitted application. If you have any questions please feel free to reach out. Thank you.

Best regards,

Kimberly A. Summers, Esq.  
DIPASQUALE & SUMMERS  
555 Fifth Avenue, 14th Floor  
New York, New York 10017  
(t) 646.383.4607  
(f) 646.606.2388  
[www.DS-LawOffices.com](http://www.DS-LawOffices.com)

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Book Club Bar-  
Class...ted.pdf