



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

Dear Applicants, Lawyers, Architects, and others who represent liquor license applicants,

Community Board 3 has received your notification of an application for a new or alteration liquor license. Your request has been placed on the agenda of the next meeting of the SLA (State Liquor Authority) Committee of Community Board 3. This committee will meet on

Monday, May 16, 2022 at 6:30pm

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

By Phone: +1 646 518 9805, +1 929 205 6099

Meeting ID: 921 9931 7942

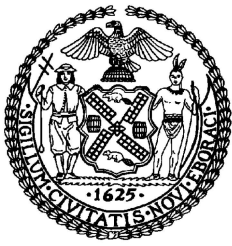
Please see text of email invite for due date and directions on how to submit the questionnaire.

- Submit completed questionnaires (**with requested diagrams**) to the Community Board office **by the due date listed in the email invite**. Send completed questionnaire, including diagrams, and any additional material as a single PDF file. Any revisions, addition of materials should also be sent as a complete package as a single PDF file.
- Petitions and proof of conspicuous posting of Community Board 3 notices at the site for **7 days** prior to the meeting (please include newspaper with date in photo or a timestamped photo) must be emailed to echan@cb.nyc.gov **by Friday noon before the meeting**. Send petitions and proof of conspicuous postings as a separate PDF file.
- Notify the Community Board office of withdrawals by Friday noon before the Committee meeting. Notice must be in writing, by e-mail, stating that applicant will not file with the SLA until they appear before the Community Board. Applicant must submit a new notice to the Community Board to be included on agenda for a meeting at later date.
- Withdrawn applications **will not be rolled over** to next month as stated in previous paragraph.
- Applicant must be present at committee meeting. Applications without completed information - **including** petitions and proof of posting - will not be heard at the committee meeting.

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer
District Manager



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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: 04/29/2022

Is location currently licensed? Yes No Type of license: RW 341

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Williamsburg Vegan Corp.

APPLICANT:

Premise address: 12 St. Marks Place

Cross streets: 2nd Avenue & 3rd Avenue

Name of applicant and all principals: Williamsburg Vegan Corp.

Steven Simicich, Daniel Carabano, Nathan Smith, Christopher Giannotti

Trade name (DBA): VSPOT Express

PREMISE:

Type of building and number of floors: 5 story multi unit

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): R8B

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) Indoors: Monday-Sunday 12pm-Midnight

Outdoors: Tuesday-Sunday 12pm-11pm

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

If yes, please describe what type: Vegan outreach/community events, comedy shows in back room (10% revenue is from comedy shows)

Number of indoor tables? 16 Total number of indoor seats? 52

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 stand-up bar, ground floor, 12', 4 stools

*(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 Vegan food, see attached menu

What are the hours the kitchen will be open? 12 pm - Midnight (7 days per week)

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

How many employees will there be? 5

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 Occasional acoustic jazz

What will be the music volume? Background (conversational) Entertainment (live music venue *Occasional acoustic level) Please describe your sound system: Wall mounted speakers, stand mounted speakers in the back

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? Yes, vegan theme fundraising and community events, ticketed comedy performances, 2-3 times per week

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

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.") Staff will monitor sidewalk and street to ensure that no crowds form on the sidewalk and traffic in front of the building does not back up.

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. The building is primarily commercial. The other businesses include a yoga and a dance studio. The apartments are maintained by the owner and are not occupied.

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: Yes; 3 tables/7 seats in front of building on sidewalk along St. Marks Place

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: Vegan Wholesale Foods Corp. d/b/a VSPOT

Address: 156 5th Avenue, Brooklyn, NY 11217 Community Board # 6, Brooklyn

Dates of operation: 09/2013 - present

***Williamsburg Vegan Corp. d/b/a VSPOT Express, 12 St. Marks Place, New York, NY 10003, Community Board 3, 08/2015 - present**

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. Principals have owned and operated VSPOT and VSPOT Express as per above, without incident.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name, address and describe the business Williamsburg Vegan Corp., as above. Vegan restaurant.

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.

How many On-Premise (OP) liquor licenses are within 500 feet? 20

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)
Vegan 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 7am - 12 am; Tue 7am - 12 am; Wed 7am - 12 am;
Thu 7am - 12 am; Fri 7am - 12 am; Sat 7am - 12 am;
Sun 7am - 12 am. (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
Tuesday-Sunday 12pm-11pm
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: Daniel Carabano

Phone Number: (212) 254-3693

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	12 St Marks Pl, New York, New York, 10003
Geocode	Latitude: 40.72913 Longitude: -73.98922
Report Generated On	4/25/2022

8 Closest Liquor Stores		
Name	Address	Distance
MRN LIQUOR INC Ser #: 1284586	16 SAINT MARKS PL NEW YORK, NY 10003	87 ft
TASTE WINE LLC Ser #: 1282743	50 3RD AVE NEW YORK, NY 10003	685 ft
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE, NEW YORK, NY 10003	716 ft
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	816 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	817 ft
ASTOR WINES & SPIRITS INC Ser #: 1023515	399 LAFAYETTE STREET NEW YORK, NY 10003	1,059 ft
EAST VILLAGE WINES & SPIRITS INC Ser #: 1302369	138 1ST AVE NEW YORK, NY 10009	1,283 ft
33 UNION SQUARE WEST INC Ser #: 1023536	140 4TH AVE NEW YORK, NY 10003	1,620 ft

Schools within 500 feet		
Name	Address	Distance
LA SALLE ACADEMY	215 E 6TH ST NEW YORK, NY 10003	444 ft
SAINT GEORGE ACADEMY	215 E 6TH ST NEW YORK, NY 10003	444 ft

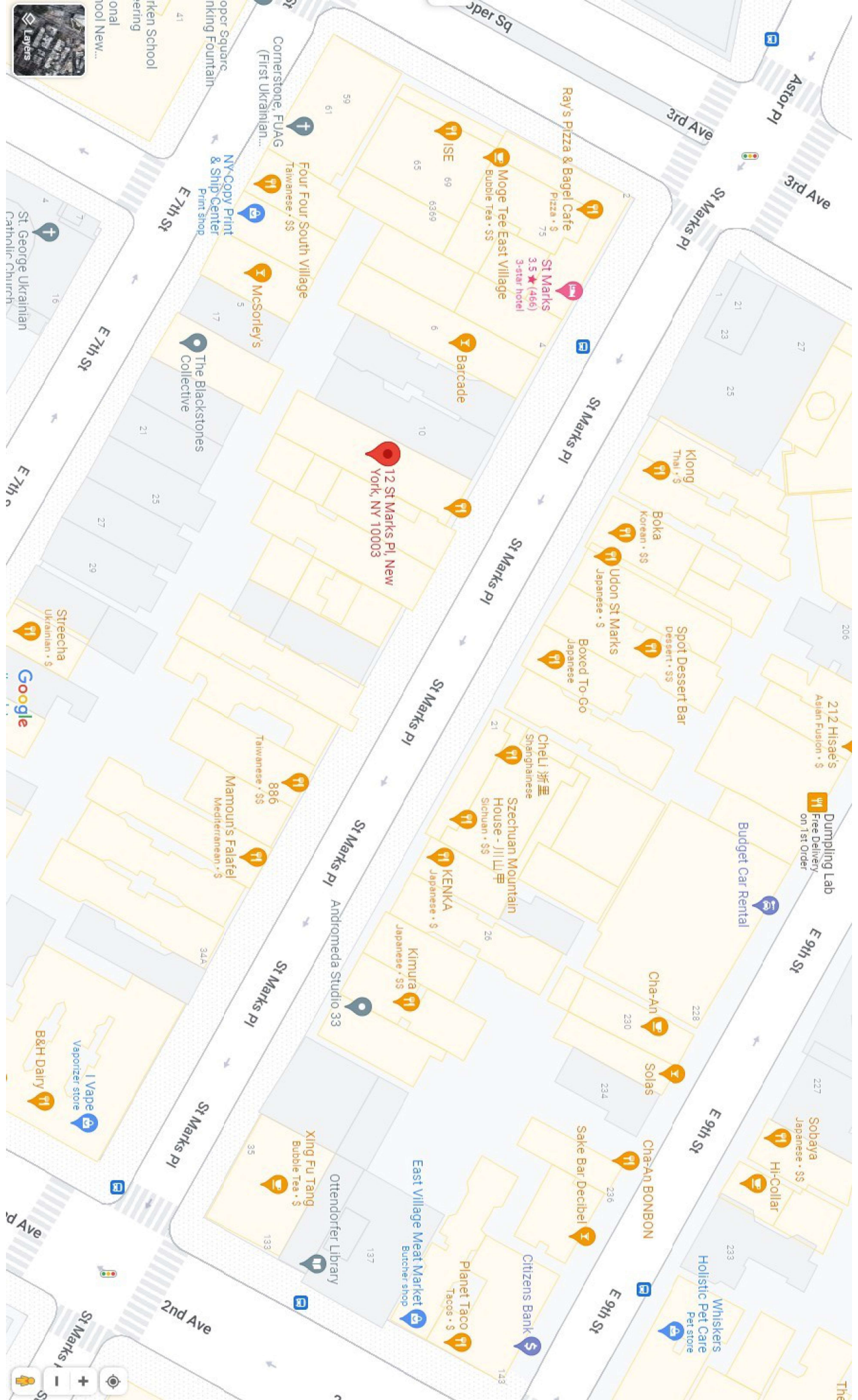
Churches within 500 feet		
Name	Address	Distance
St Georges Ukranian Catholic Church		305 ft
Chabad Of Gramercy Park		364 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PEGASUS PIZZA LLC Ser #: 1336138	2 ST MARKS PL UNIT 3 NEW YORK, NY 10003	134 ft
DP SECOND AVE LLC Ser #: 1329124	100 2ND AVE NEW YORK, NY 10003	744 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BARCADE DOWNTOWN LLC Ser #: 1316575	6 SAINT MARKS PL NEW YORK, NY 10003	75 ft
TAISHO INC Ser #: 1141078	9 ST MARKS PLACE 2ND & 3RD AVENUES NEW YORK, NY 10003	90 ft
MI NE FOODS GROUP INC Ser #: 1324666	15 ST MARKS PL NEW YORK, NY 10003	91 ft
HOURGLASS HOLDINGS INC Ser #: 1298006	9 ST MARKS PL EAST SIDE NEW YORK, NY 10003	91 ft
AUANTHAI INC Ser #: 1277047	7 ST MARKS PLACE EAST & WEST STORES NEW YORK, NY 10003	132 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
HINOMARU INC Ser #: 1145016	25 ST MARKS PLACE 2ND & 3RD AVENUES NEW YORK, NY 10003	234 ft
N Y RESTAURANT SUPPLIES INC Ser #: 1232110	29 3RD AVE 2ND FL 3RD AVENUE & EAST 9TH STREET NEW YORK, NY 10003	261 ft
M & Y CATERING INC Ser #: 1308912	31 SAINT MARKS PL WEST GROUND STORE NEW YORK, NY 10003	268 ft
HASAKI RESTAURANT INC Ser #: 1024242	210 E 9TH STREET NEW YORK, NY 10003	268 ft
E OCHI INC Ser #: 1121866	218 E 9TH ST NEW YORK, NY 10003	274 ft
TSAMPA INC Ser #: 1024414	212 E 9TH ST NEW YORK, NY 10003	289 ft
9TH STREET VENTURE LTD Ser #: 1024461	232 E 9TH STREET NEW YORK, NY 10003	297 ft
29 ST MARKS PLACE REST INC Ser #: 1024431	29 ST MARKS PLACE NEW YORK, NY 10003	306 ft
TOKYO MAMA INC Ser #: 1024390	240 E 9TH STREET NEW YORK, NY 10003	317 ft
TOKYO MAMA INC Ser #: 1308766	230 E 9TH ST NEW YORK, NY 10003	330 ft
CLINTON CRAFT LLC Ser #: 1321215	41 43 E 7TH ST BASEMENT, LOWER LEVEL NEW YORK, NY 10003	347 ft
ROBATAYA NY LLC Ser #: 1311089	231 E 9TH ST NEW YORK, NY 10003	412 ft
YPB CORP Ser #: 1321463	125 2ND AVE NEW YORK, NY 10003	426 ft
TWO AND EIGHT GOURMET LTD Ser #: 1024394	132 2ND AVENUE NEW YORK, NY 10003	492 ft
949 GRAND BAR LLC Ser #: 1336060	155 2ND AVE NEW YORK, NY 10003	499 ft
UKRAINIAN AMERICAN SOCCER Ser #: 1022433	122 2ND AVENUE GR FL NEW YORK, NY 10003	508 ft
39 ST MARKS INC Ser #: 1189562	41 ST MARKS PLACE 2ND AVENUE & 1ST AVENUE NEW YORK, NY 10003	528 ft
COOPER AB LLC & STANDARD INTERNATIONAL Ser #: 1258483	25 33 COOPER SQ NEW YORK, NY 10003	536 ft
J & K RES ENTERPRISES INC Ser #: 1149917	140 142 2ND AVENUE MAIN FLOOR NEW YORK, NY 10003	539 ft
UKI FREEDOM LLC Ser #: 1313706	136 2ND AVE NEW YORK, NY 10003	545 ft
MSB RESTAURANTS LLC Ser #: 1278473	151 2ND AVE NEW YORK, NY 10003	547 ft
149 SECOND AVE REST INC Ser #: 1237783	149 2ND AVENUE NEW YORK, NY 10003	564 ft
HONEY RYDER LLC Ser #: 1262045	147 149 2ND AVE NEW YORK, NY 10003	581 ft
TEMAKASE NYC LLC Ser #: 1333140	157 2ND AVE NEW YORK, NY 10003	619 ft
REINS INTERNATIONAL NEW YORK INC Ser #: 1160779	34 COOPER SQUARE EAST 4TH ST & ASTOR PLACE NEW YORK, NY 10003	639 ft
CALEXICO CINCO LLC Ser #: 1316429	99 2ND AVE NEW YORK, NY 10003	669 ft
IPPUDO NY LLC Ser #: 1277270	65 4TH AVE STORE # 1 NEW YORK, NY 10003	697 ft
COMPASS GROUP USA INC Ser #: 1284559	51 ASTOR PL NEW YORK, NY 10003	711 ft
ROSS KELLY INC Ser #: 1024351	237 E 5TH ST NEW YORK, NY 10003	718 ft
SCRATCHER CAFE INC,THE Ser #: 1024383	209 EAST 5TH ST NEW YORK, NY 10003	723 ft
575 PUB ON SECOND INC Ser #: 1288774	93 2ND AVE CELLAR NEW YORK, NY 10003	724 ft
ELVIS CAFE LLC Ser #: 1337190	58 3RD AVE NEW YORK, NY 10003	733 ft
3RD AVENUE HOSPITALITY LLC Ser #: 1193028	55 3RD AVE NEW YORK, NY 10003	735 ft
82ND STREET CAFE INC Ser #: 1205934	1453 57 3RD AVE 82ND & 83RD NEW YORK, NY 10028	744 ft



Google





Drinks

- Red or White Sangria
- Sake Mojito
- Cucumber Lemonade Soju
- Spiked Iced Tea
- House White, Red or Rose Wine
- Corona Beer Bottle
- 1664 French Beer (Pint can)
- White Claw
- Samuel Smith Cider
- Goose IPA
- Turmeric Apple Cider Kombucha
- Mexican Coca-Cola
- Jarritos Soda Bottle
- Fruit Smoothies
- Lemonade, Iced Tea & More!



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Tacos Burritos Quesadillas
seasoned rice, black beans, guacamole, pico de gallo, salsa, sour cream, toasted wheat wrap

ADD YOUR PROTEIN:

- Crispy Breaded Fish, Crispy Chicharron,
- Gluten-Free Ground Seitan Molida, GF Colombian Breakfast Scramble, or GF Sautéed Veggies (kale, corn & sweet potato)

Machos

Tri-Flavored Crispy VSPOT Chips or GF Corn Chips

WITH MILD OR SPICY SALSA

WITH SALSA & HOUSE-MADE GUACAMOLE

SUPREME
cheddar, beans, guac, pico, sour cream, carne molida & salsa

Belgian Fries

Hand Cut Twice Fried GF Potatoes

PLAIN W/ SEA SALT

CHEESE FRIES

NACHO FRIES
cheddar, beans, pico de gallo, guac, & sour cream

LOADED FRIES
cheddar, seasoned tempah bacon, scallion & mayo

SAUCES

Zesty Mayo, Salsa Roja, Spicy Salsa Verde, Mayonaisse, Special Sauce, Sour Cream, Melted Cheese, Caesar Dressing, Guacamole

Flavors:
Chesapeake, Black Bun, Molida, Pico Molida, or Jamaican Jerk

Breaded Avocado Fries
served w/ a lime wedge & zesty mayo

Sweet Plantain Supreme GF
topped w/ ground carne molida, beans, pico de gallo & sour cream

Avocado BLT Wrap
Smoked tempah bacon, lettuce, tomato, onion

Crispy Chicharron
Jain seasoned fried seitan w/ salsa roja & lime

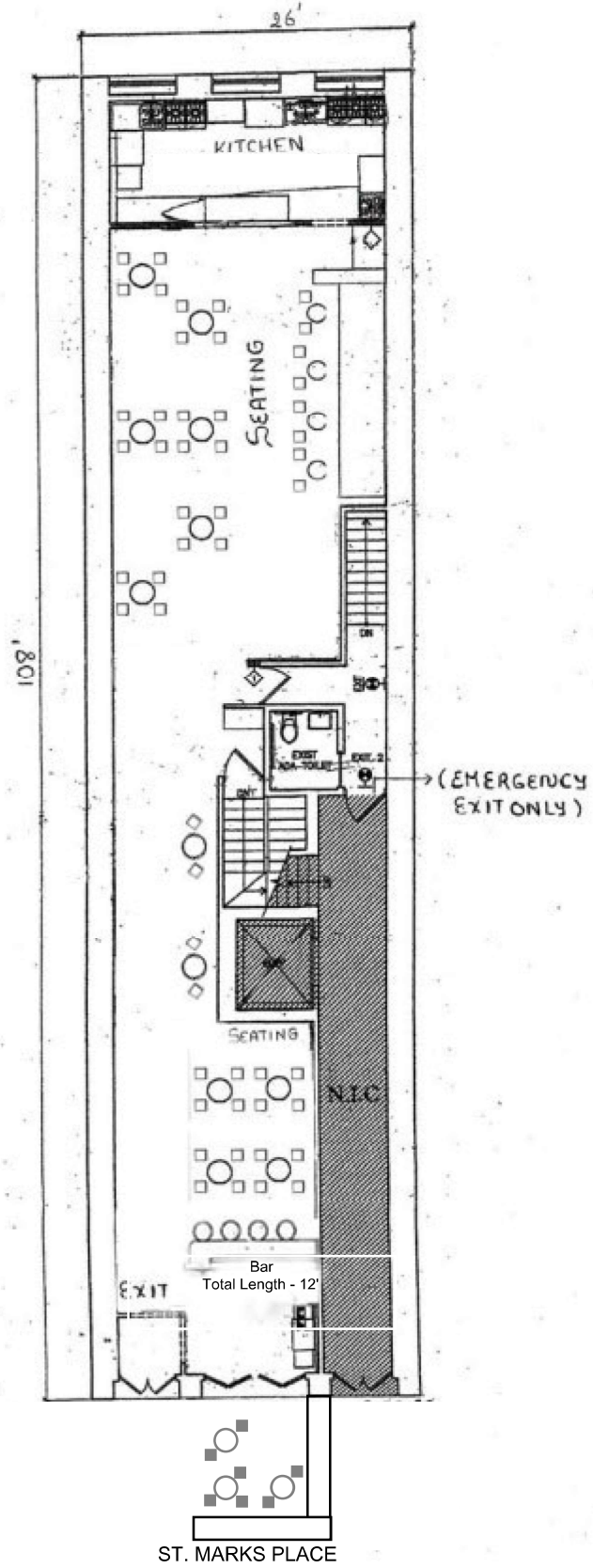
Lentil Avocado Soup GF
w/ sweet potato + garden veggies

Kale Caesar Salad
smoked tempah bacon, red onion, cabbage, avocado, lettuce & croutons

Bandeja Paisa
South American variety plate w/ crispy chickpeas, ground seitan, seasoned rice, black beans, corn, sweet potato, plantain, corn arepa & fresh avocado

ASK YOUR SERVER FOR OUR DESSERT OPTIONS!

1ST FLOOR PLAN
WILLIAMSBURG VEGAN CORP.
12 ST. MARKS PLACE, NEW YORK, NY 10003



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12 ST MARKS PL
NEW YORK, NY 10003

BASEMENT

