



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
 Removal

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: April 28, 2022

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Coffee Shop

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 208 AVE. A NEW YORK, NY 10009

Cross streets: 13TH ST.

Name of applicant and all principals: GHD INC., GYULA BERTOK, ATTILA DRAVICZKI

Trade name (DBA): KEYBAR

PREMISE:

Type of building and number of floors: MIKED RESIDENTIAL & COMMERCIAL 5 FLOORS

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 LNO PENDING

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) 12 PM - 4 AM 7 DAYS A WEEK INDOOR

12 PM - 10 PM 7 DAYS A WEEK OUTDOOR

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? 12 Total number of indoor seats? 50 = 41 + 9

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

1 BAR, 9 BAR SEATS, 26 FEET LONG, L SHAPED BAR

(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 _____

PIZZA AND GRILL MENU, BASED ON SAUSAGES

What are the hours the kitchen will be open? 12 PM - 4 AM 7 DAYS A WEEK

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

How many employees will there be? 9-10

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 1 TV OCCASIONALLY USED

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: 2 CD PLAYER, MIXER, AMP, LIMITER, 6 SPEAKERS

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? EVID 6.2

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? ^(weekends) Please attach plans. (Please do not answer "we do not anticipate congestion.") Either Security or one designated employee will ensure that there will not be vehicular traffic or crowds on the street.

Will there be security personnel? Yes No (If Yes, how many and when) ONE - THURSDAY THROUGH SATURDAY

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Both security and management will ensure that neither the inside or the outside of these premises will ever become problematic for my neighbors

this will be permanent concern

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: 2 TABLES WITH 8 SEATS IN FRONT ON AVE A SIDE
4 TABLES WITH 8 SEATS ON 13TH ST. SIDE

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: KEYBAR

Address: 432 E 13TH ST. WEST STORE Community Board # 3

Dates of operation: SINCE OCT. 2002 TILL 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.

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. FAILURE TO FILE TRADE NAME 06/21/2019

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: 209 AVE. A NEW YORK, NY 10009

How many licensed establishments are within 1 block? PLEASE SEE ATTACHED

How many On-Premise (OP) liquor licenses are within 500 feet? PLEASE SEE ATTACHED
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 _____
 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 12 PM - 4 AM ; Tue 12 PM - 4 AM ; Wed 12 PM - 4 AM ;
Thu 12 PM - 4 AM ; Fri 12 PM - 4 AM ; Sat 12 PM - 4 AM ;
Sun 12 PM - 4 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
12 PM - 10 PM 7 DAYS A WEEK
5. I will employ a ~~domestic~~/security personnel: ONE, THURSDAY THROUGH SATURDAY
6. I will install soundproofing, PROFESSIONALLY ENGINEERED IN CEILING

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, I have more than DJs per more than 7-8 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 8 PM.
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: ATTILA PRAVICZKI

Phone Number: 917-523-0107













RESIDENTIAL

RESIDENTIAL

- E. 14TH ST. -

RESIDENTIAL	PET STORE	PHOENIX	GROCERY/DELI
	SMOOTHIES		PIZZERIA
	BARBER		SMOKE SHOP
	NAIL SALON		PLANET ROSE
	FAST FOOD		BARBER
	BEAUTY SALON		DELI/GROCERY
	FOOD MARKET		GROCERY
	FAST FOOD		THE MONTAUK BREWING COMPANY
	VACANT		THE SPOTTED OWL TAVERN
	VACANT		

RESIDENTIAL	VARIETY STORE	RESIDENTIAL	PRE-SCHOOL
	GROCERY		DUA KOFE
	GROCERY		BARBER
	VACANT		CLOTHING STORE
	VACANT		NAIL SALON
	VACANT		RESIDENTIAL
	VACANT		MEDICAL OFFICE
	VACANT		VACANT/NEW RETAIL
	VACANT		
	VACANT		

- E. 13TH ST. -

RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	HOME FURNISHINGS
			JEWELRY STORE
			BEAUTY SALON
			VACANT
			PIZZERIA
			ICECREAM
			PSYCHIC
			BORIS & HORN
			YOGA
			STUDIO

RESIDENTIAL	APPLICANT	RESIDENTIAL	WATER METER REPAIR
	BORRACHITO		ALL THE THINGS HORSES CARE
	CONSTRUCTION		LAUNDRY MAT
	VACANT/CONSTRUCTION		HI NOONA
	ANIMAL HOSPITAL		VACANT
	AURIGA		RACLETTE
	CONVIVE WINES		RESIDENTIAL
	EL CAMION CANTINA		VACANT
			RESIDENTIAL
			RESIDENTIAL

- E. 12TH ST. -

AREA SURVEY 208 AVENUE A NEW YORK, N.Y. APRIL 27, 2022 NOT TO SCALE	EAST SIDE PREPARATORY SCHOOL	DELI/GROCERY	VACANT/ NEW RETAIL
		MEDICAL OFFICE	
		VACANT	
		MEDICAL OFFICE	

RESIDENTIAL	AU ZA'ATAR	RESIDENTIAL	RESIDENTIAL
	GOMI		RESIDENTIAL
			RESIDENTIAL
			RESIDENTIAL

- E. 11TH ST. -

WESTVILLE

CONVENIENCE STORE

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park

Wyckoff, NJ 07481

Phone: (201) 848-5652

E-mail: landess@att.net

landessphotographers.com

RE: 208 AVENUE A

1. Borrachito - 206 Avenue A - 26'
2. The Spotted Owl Tavern - 211 Avenue A - 113'
3. Montauk Brewing Company - 211 Avenue A - 129'
4. Phoenix - 447 East 13TH Street - 145'
5. Spike's Bar - 218 Avenue A - 187'
6. El Camion Cantina - 194 Avenue A - 192'
7. Planet Rose - 219 Avenue A - 201'
8. Keybar - 432 East 13TH Street - 315'

CHURCHES & SCHOOLS

1. East Side Preparatory School - 420 East 12TH Street - 425'

THE SPOTTED
OWL TAVERN

- E. 13TH ST. -

HOME FURNISHINGS
JEWELRY STORE
BEAUTY SALON
VACANT
PIZZERIA
ICE CREAM
PSYCHIC
BORIS & HORTON

- E. 12TH ST. -

DELI/GROCERY

VACANT

APPLICANT
BORRACHITO
CONSTRUCTION
VACANT/ CONSTRUCTION
ANIMAL HOSPITAL
AURIGA
CONUIVE WINES
EL CAMION CANTINA

208 AVENUE A
NEW YORK, N.Y.
APRIL 27, 2022 - NOT TO SCALE

- AVE. A -

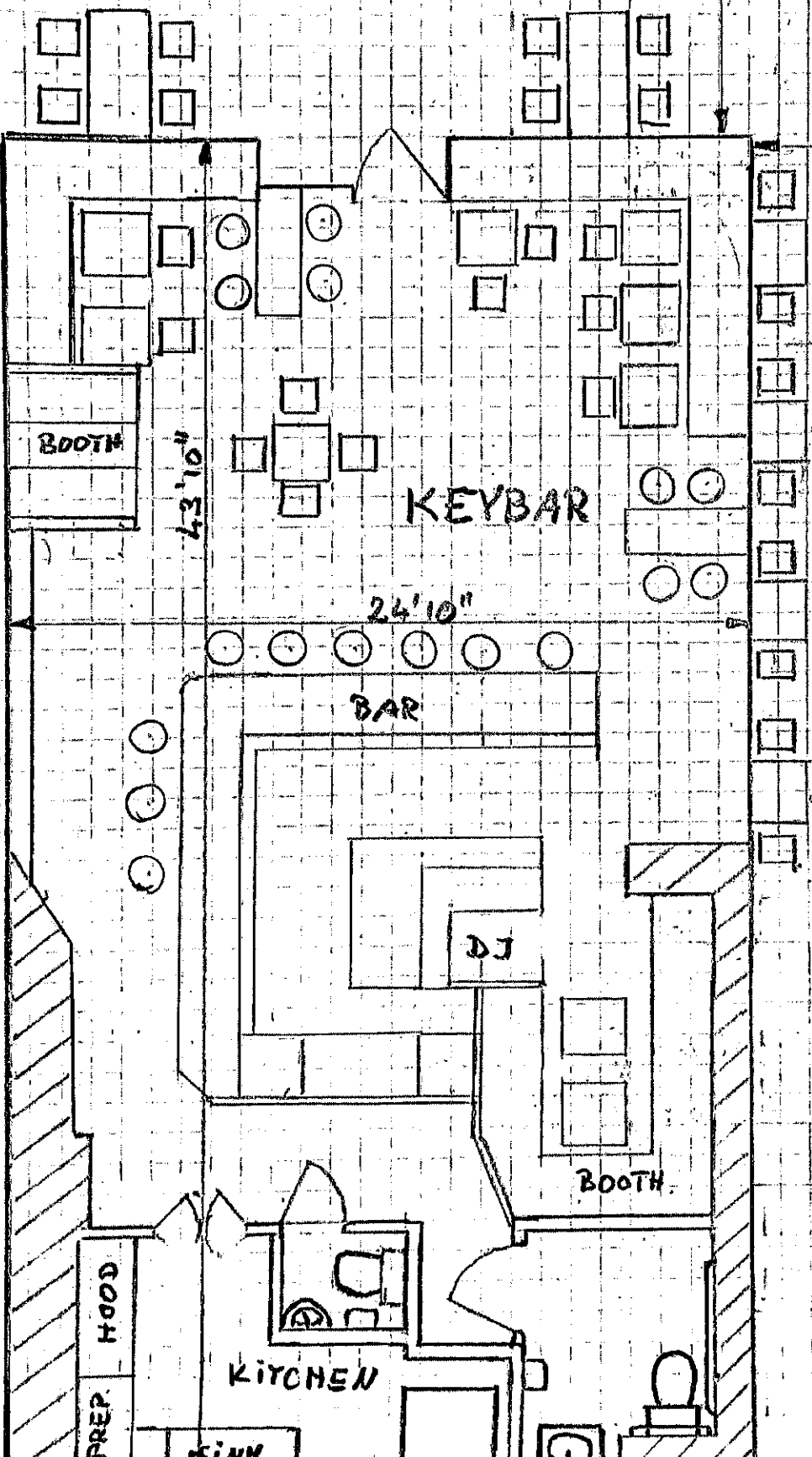
AU ZA'ATAR

AVE. A
SIDEWALK

101'7"

E 43TH ST.

12'7"



E 43TH ST.
SIDEWALK



KEYBAR

208 Ave. A New York, NY 10009

Proposed food menu

PIZZA:

- Pizza roasted garlic and pesto (vegetarian) \$10
- Pizza Parlanno (pepperoni, sausage, roasted vegetables) \$10
- Pizza Margherita (mozzarella, tomato sauce) \$10
- Organic 3 cheese Pizza \$10
- Naple stile pepperoni Pizza \$10
- Flat bread (brie and tomatoes, or brie and mushroom) \$10

SAUSAGES FROM GRILL

- Bratwurst (pork) \$10
- Curry wurst (pork) \$10
- Kielbasa (pork, beef) \$10
- Sausage platter (all three) \$28