

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 17, 2022

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Ducks Eatery EV LLC o/b/a Ducks Eatery

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 351 East 12th Street

Cross streets: First Avenue ; second Ave

Name of applicant and all principals: Balsamic LLC o/b/a

Trade name (DBA): Salma Authentic Lebanese Grill

PREMISE:

Type of building and number of floors: 1 story brick

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 4NO-79

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 C1-5

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) 7 days per week 11:30 AM - 1:00 AM Mon-Wed
11:30 AM - 3:30 AM Thurs-Sun

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? 7 Total number of indoor seats? 20

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/5
1st floor, Approx 17' 7", L Shape

(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 _____

What are the hours the kitchen will be open? 11:30 AM - 1:30 AM (12am on Mon-Wed)

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

How many employees will there be? 5-7

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

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: Spotify with 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.") 1 employee will be

resignated to insure that traffic and crowds do not congest *at these premises and annoy our neighbors*

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. One employee will insure that the exterior of these

premises do not become noisy and management will confine interior noise to conversational level

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:

sidewalk, closing at 10 pm
2 tables / 6 seats

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.

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? 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)
Lebanese 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 11:30 AM - 1 AM ; Tue 11:30 AM - 1 AM ; Wed 11:30 AM - 1 AM ;
Thu 11:30 AM - 3:30 AM ; Fri 11:30 AM - 3:30 AM ; Sat 11:30 AM - 3:30 AM ;
Sun 11:30 AM - 3:30 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
11:30 AM - 10 PM
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 1-2 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: _____

Phone Number: _____

ATTENTION RESIDENTS & NEIGHBORS

Balsamic LLC/Salma Authentic Lebanese Grill/salma.eastvillage@gmail.com
Company Name/Contact Info and Contact Number for Questions

Plans to open a
 Restaurant with outdoor COVID seating
(Please choose) Bar/Backyard Sidewalk Cafe or Sidewalk Cafe or Backyard Garden
 at the following location
 351 East 12th Street
(Please choose) Bar/Backyard Sidewalk Cafe or Sidewalk Cafe or Backyard Garden

This establishment is seeking a license to serve
 Beer/Wine/Liquor
Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on
 Monday, May 16, 2022 at 6:30pm
 Online: <https://zoom.us/j/92199317942>
 see www.cb3manhattan.org for zoom meeting details

Debbie Salma eastvillage@gmail.com
Applicant Contact Information
 At COMMUNITY BOARD 3
 SLA & DCA Licensing Committee Meeting
 mn03@ch.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民請注意

Balsamic LLC/Salma Authentic Lebanese Grill/salma.eastvillage@gmail.com
公司名字(Company) and/或聯繫人的資料(Contact Info)

Plans to open a (or) 計畫在東區3社區中開設的餐廳與生意
 Restaurant with outdoor COVID seating
(請選擇/please choose) 酒吧(Bar)/餐廳(Restaurant) 戶外咖啡亭(Sidewalk Cafe) or 或者 後院花園咖啡亭(Backyard Use)
 351 East 12th Street
地址/生意地址

seeking a license to serve (or) 計畫在東區3社區中開設以下相關服務
 Beer/Wine/Liquor
(請選擇/please choose) 啤酒和葡萄酒(Beer & Wine) or 或者 啤酒和酒類(Beer) or 或者 啤酒和酒類(Beer & Liquor)

Public meeting for comments
 第3社區的居民將有機會提出自己的意見和建議
 (CB3 SLA & DCA Committee Meeting)
 曼哈頓區第3社區委員會
 諮詢和聽取市議員丹尼爾小南區選民委員會

Monday, May 16, 2022 at 6:30pm
 Online: <https://zoom.us/j/92199317942>
 see www.cb3manhattan.org for zoom meeting details

mn03@ch.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

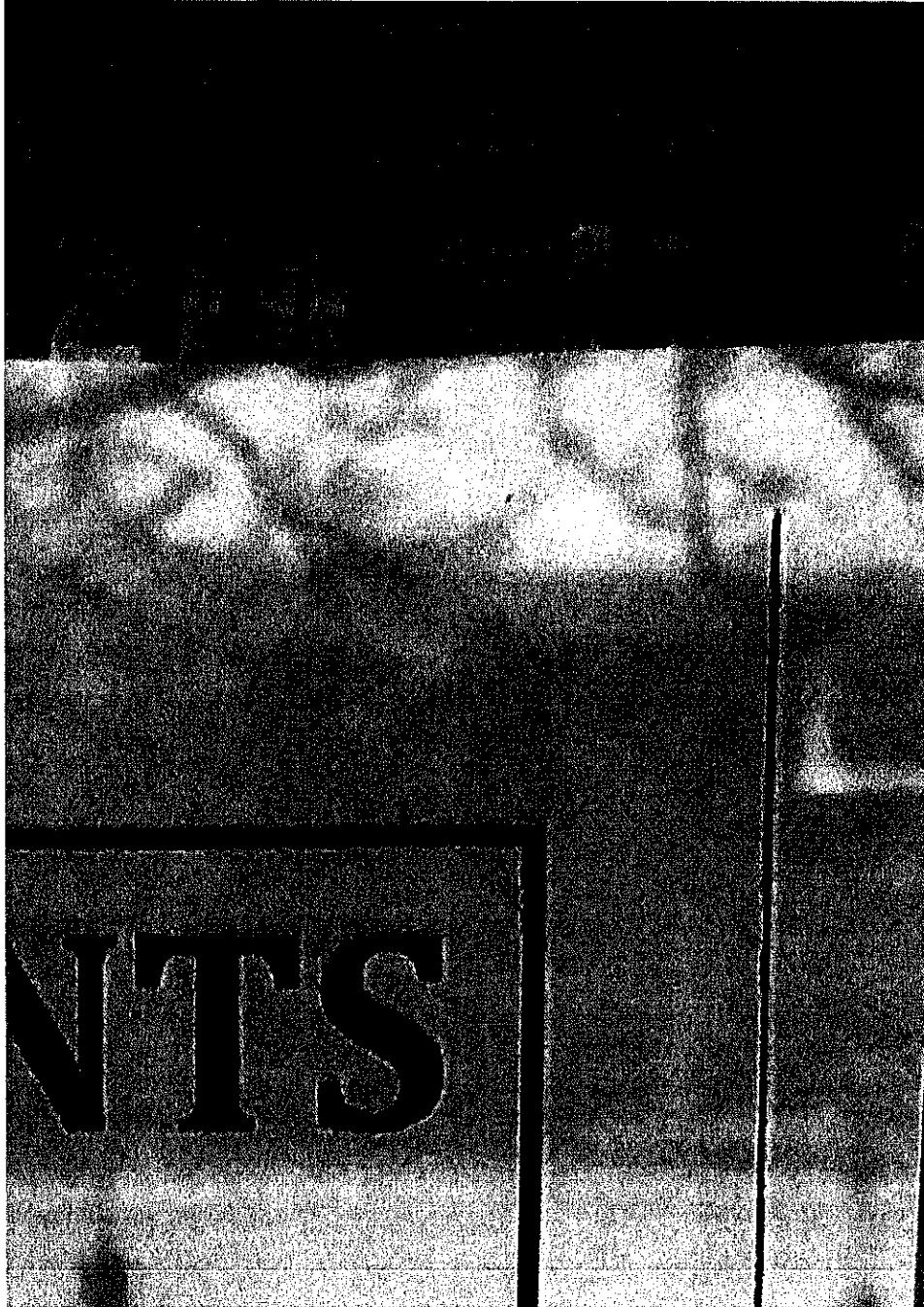
Balsamic LLC/Salma Authentic Lebanese Grill/salma.eastvillage@gmail.com
Company Name/Contact Info and Contact Number for Questions

Plans to open a: Planifique abrir un/una:
 Restaurant with outdoor COVID seating
(Please choose) Bar/Backyard Sidewalk Cafe or Sidewalk Cafe or Backyard Garden
 351 East 12th Street
(Please choose) Bar/Backyard Sidewalk Cafe or Sidewalk Cafe or Backyard Garden

Seeking a license to serve: En búsqueda de una licencia para servir:
 Beer/Wine/Liquor
Beer & Wine or Beer/Wine & Liquor

Public meeting for comments Reunión pública para comentarios
 Monday, May 16, 2022 at 6:30pm
 Online: <https://zoom.us/j/92199317942>
 see www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3 En la JUNTA COMUNITARIA 3
 SLA & DCA Licensing Committee Meeting La reunión del Comité de licencias del SLA y del DCA
 mn03@ch.nyc.gov - www.cb3manhattan.org

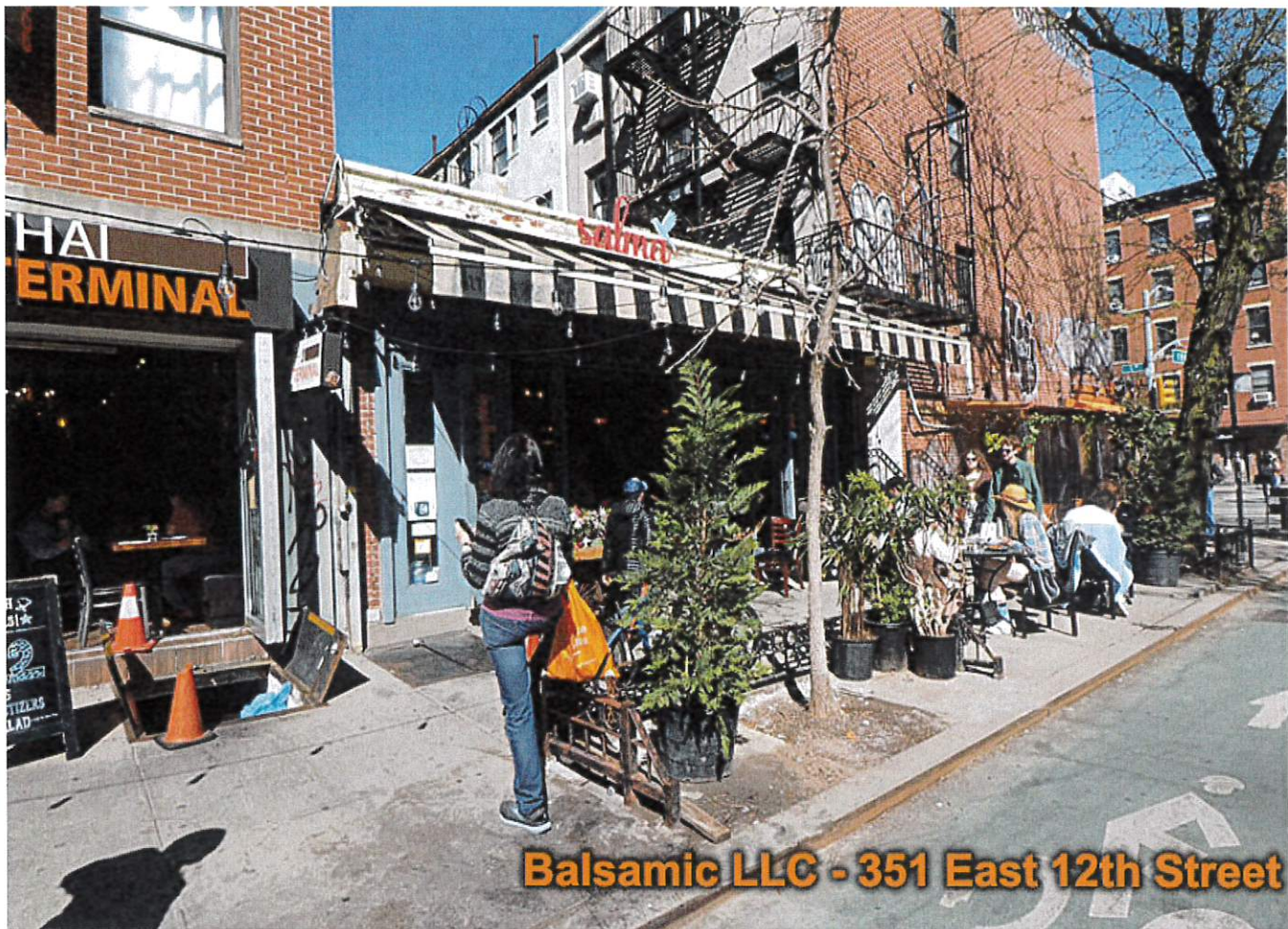




Balsamic LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street





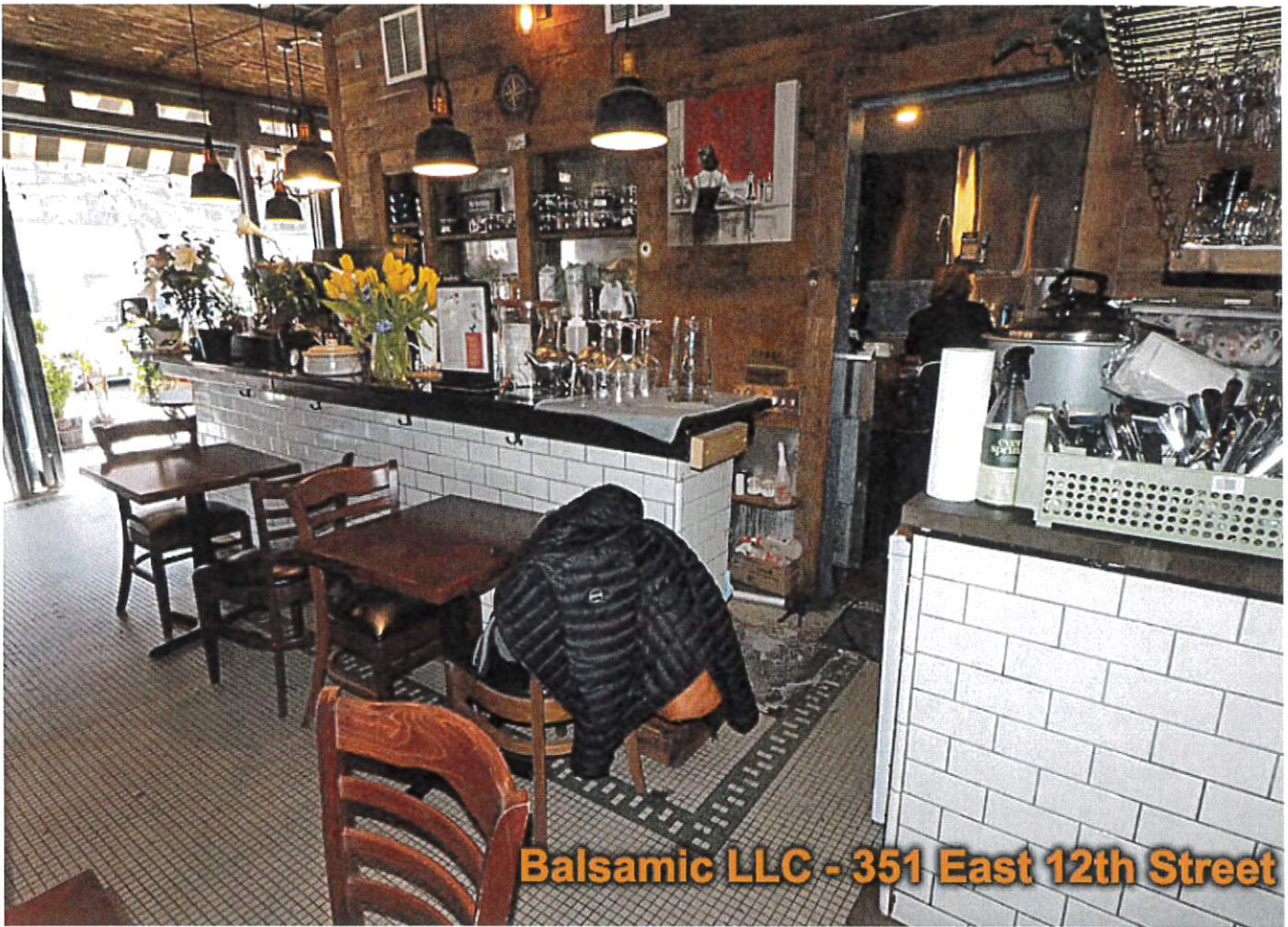
Balsamic LLC - 351 East 12th Street



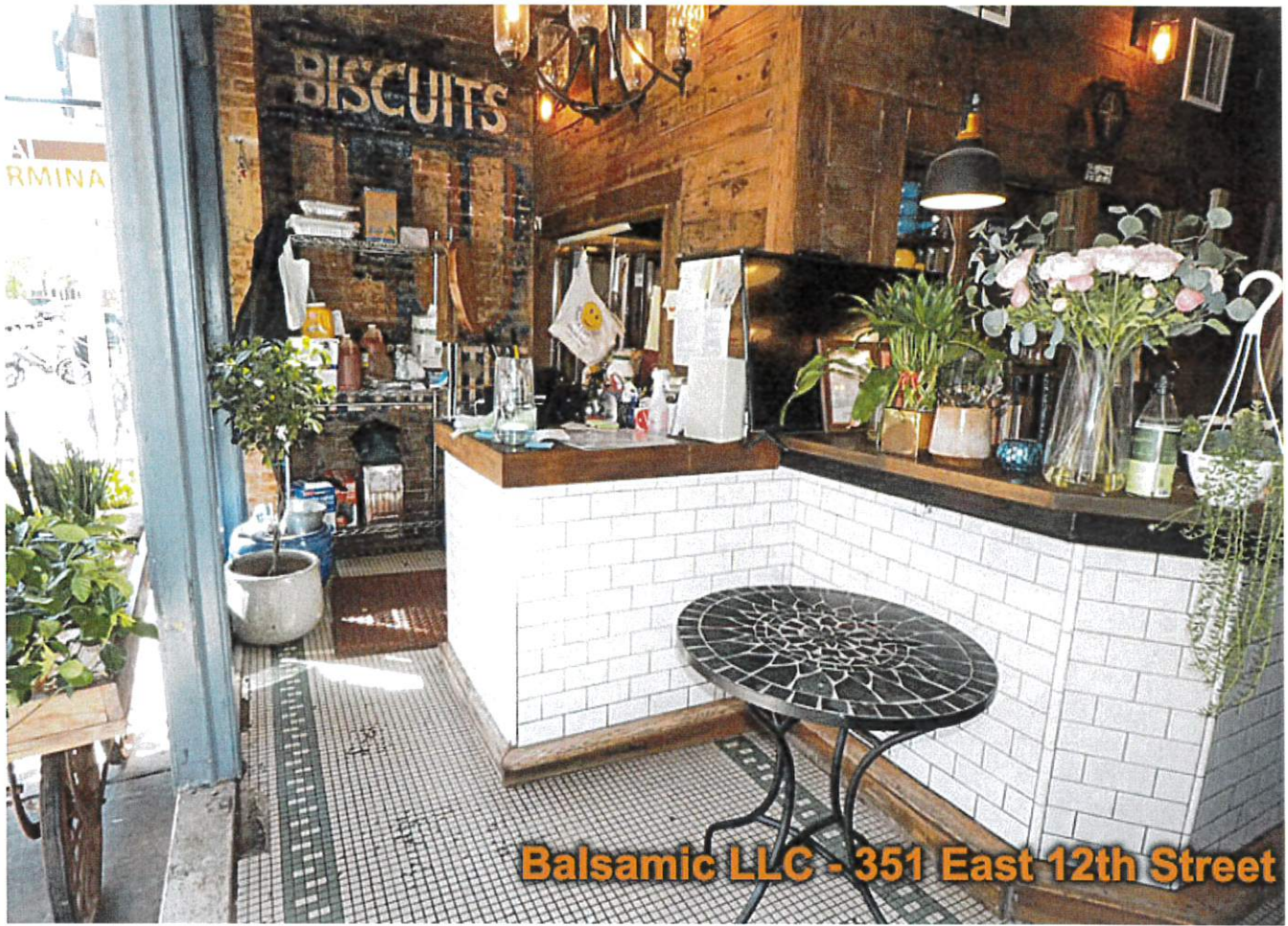
Balsamic LLC - 351 East 12th Street



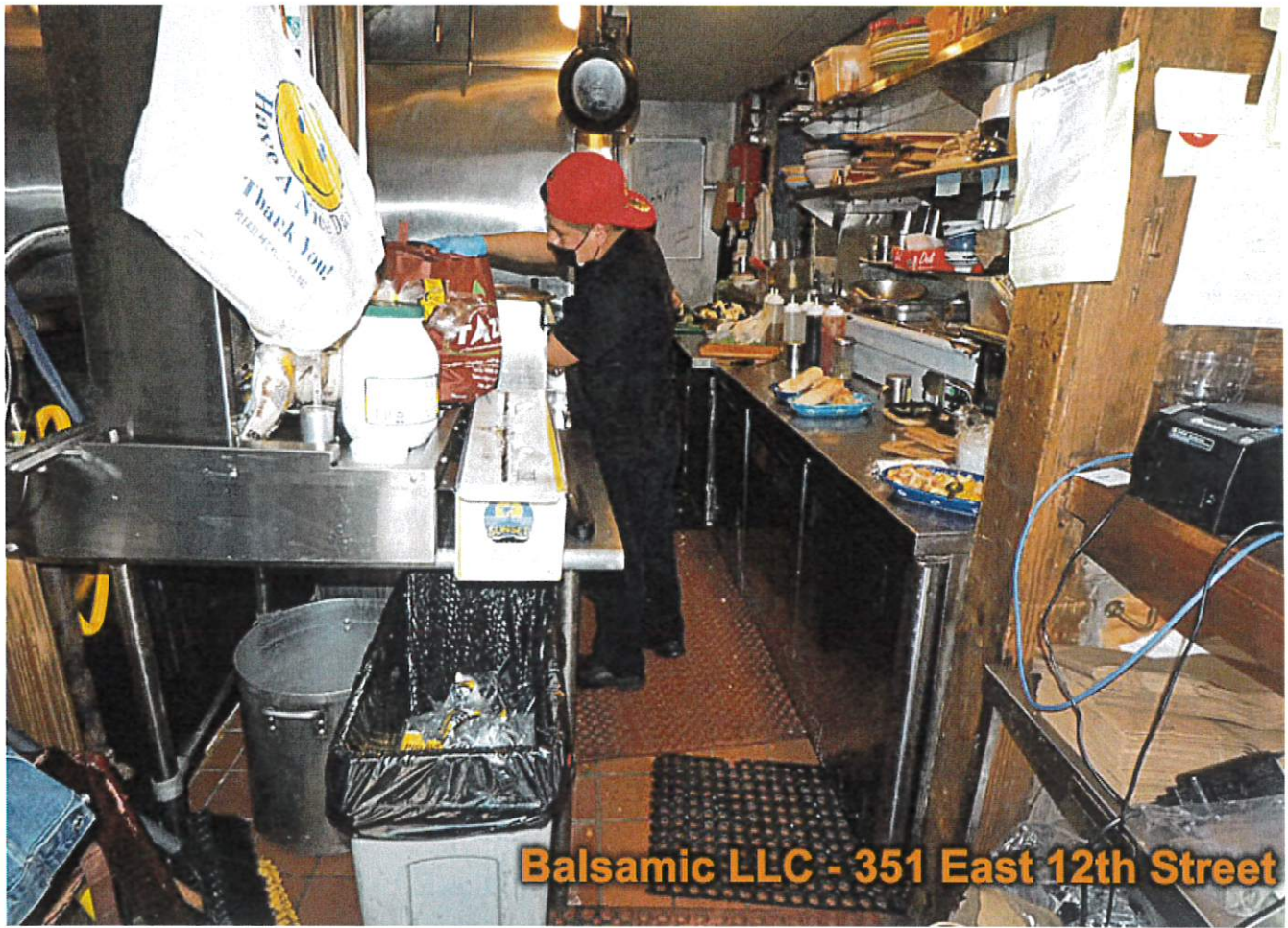
Balsamic LLC - 351 East 12th Street



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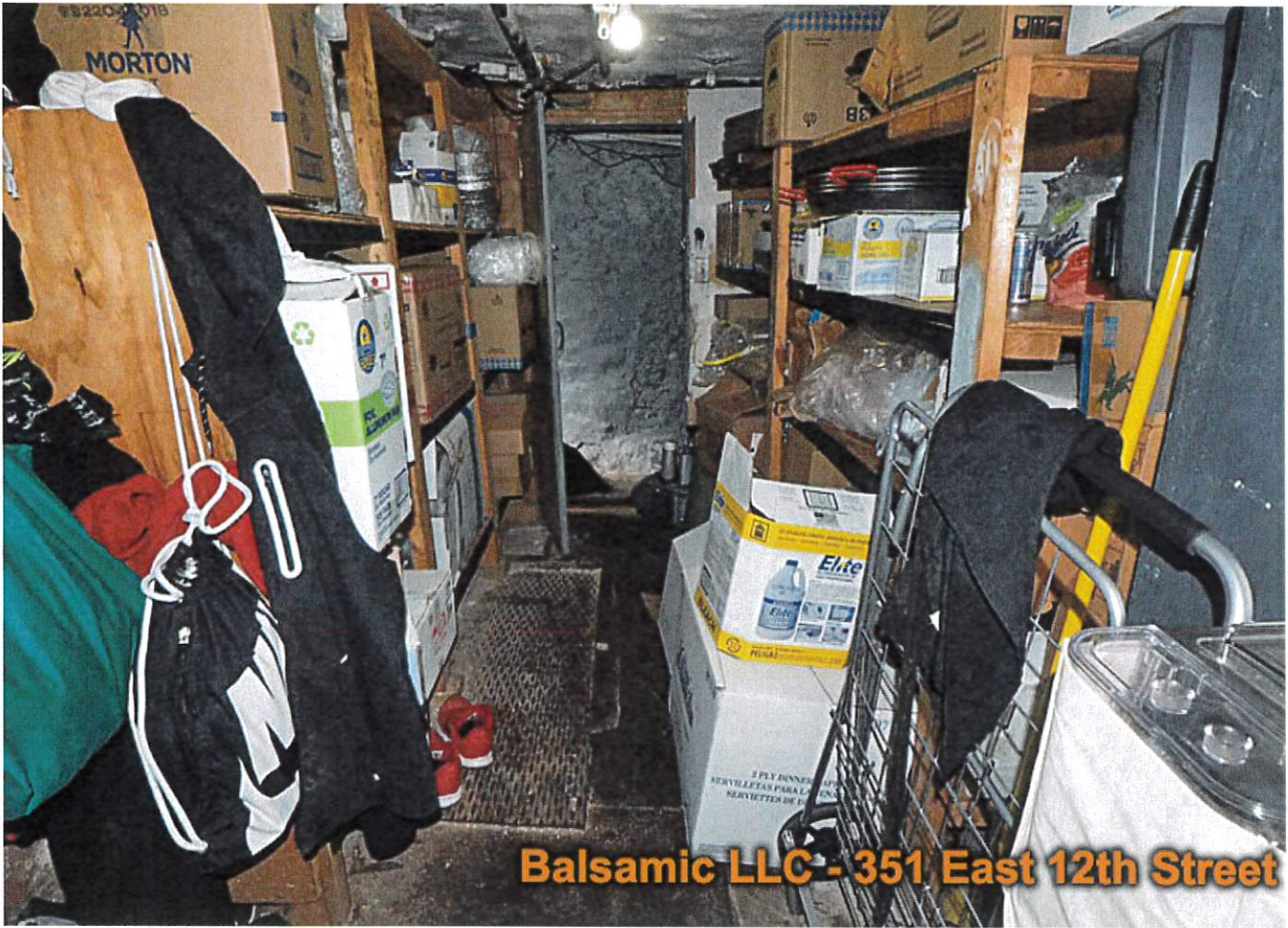




Balsamic LLC - 351 East 12th Street



Balsamic-LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street

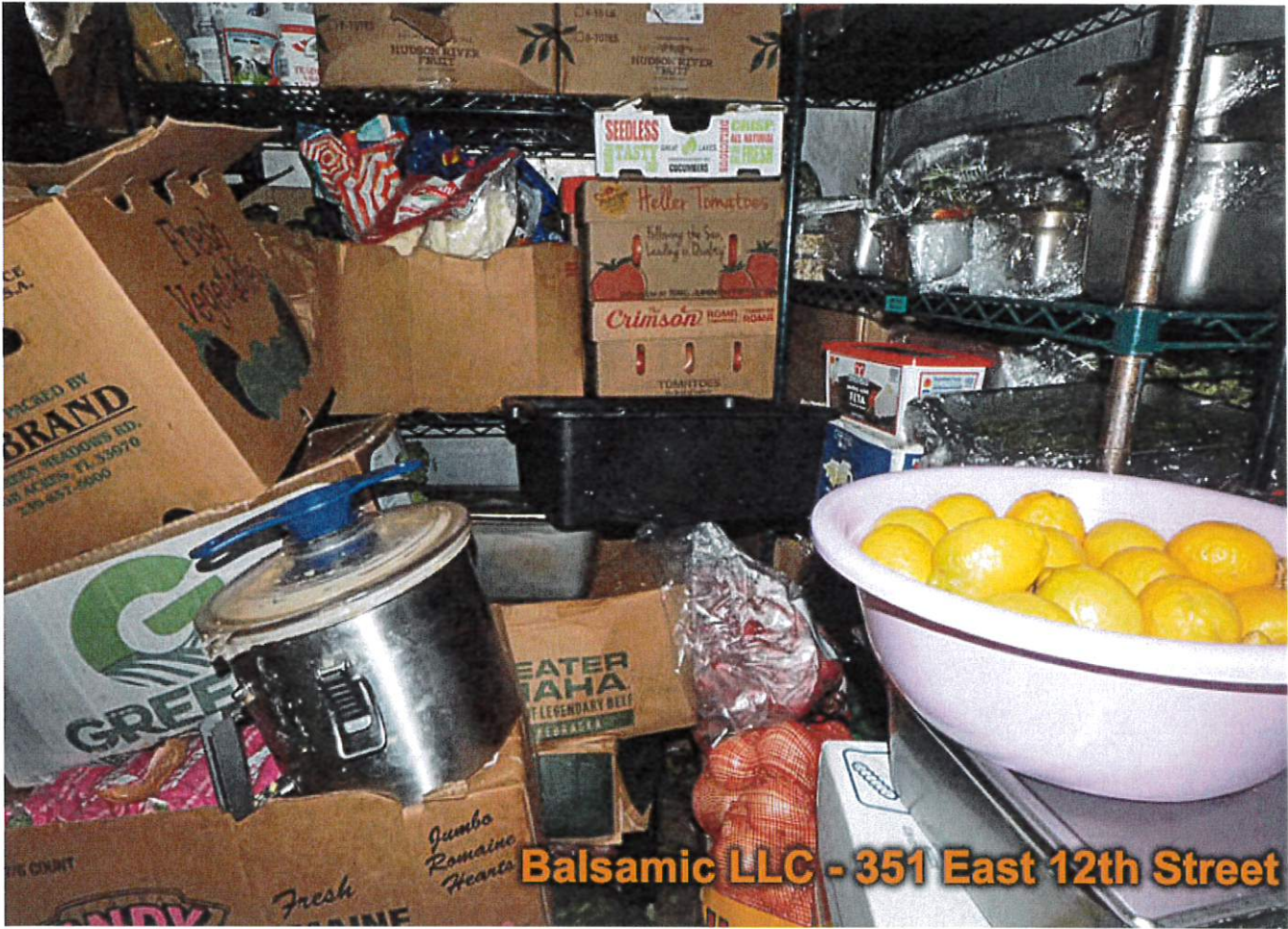




Balsamic LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street



Balsamic LLC - 351 East 12th Street

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park

Wyckoff, NJ 07481

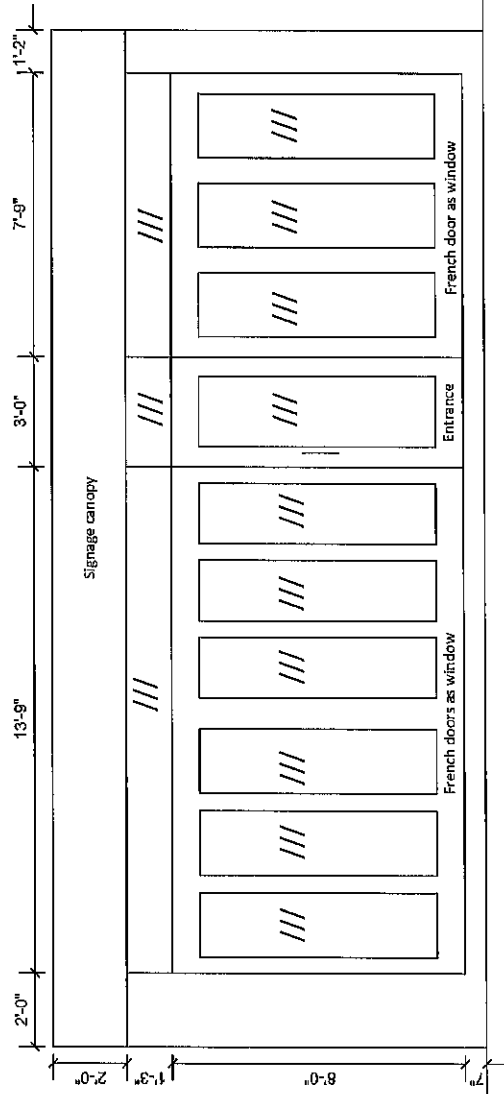
Phone: (201) 848-5652

E-mail: landess@aol.net

landessphotographers.com

Re: 351 East 12th Street

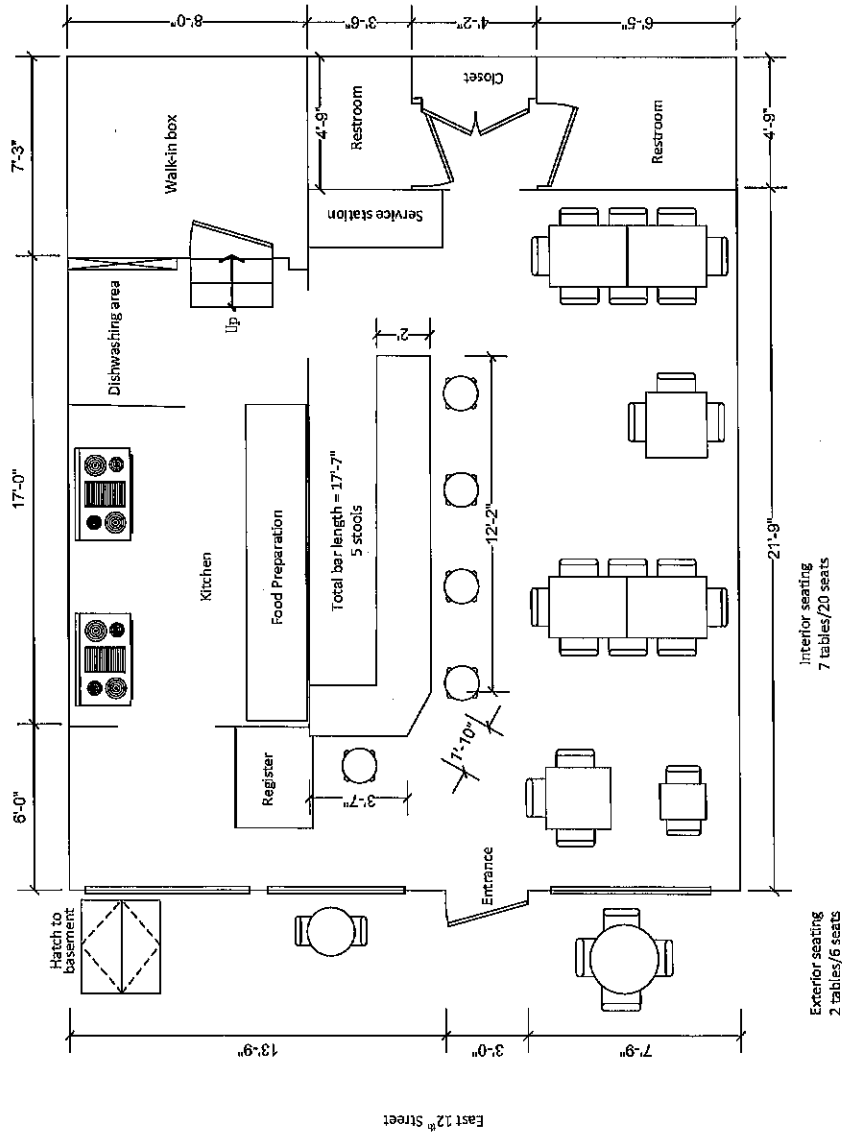
1. Taverna Kyclades - 228 1st Avenue - (436')
2. Hearth - 403 East 12th Street - (216')
3. Joe & Pat's - 168 1st Avenue - (483')
4. Ferns - 166 1st Avenue - (499')
5. Veniero's Cafe - 342 East 11th Street - (317')
6. Luzzo's - 211 1st Avenue - (157')
7. Hermans - 349 East 13th Street - (266')

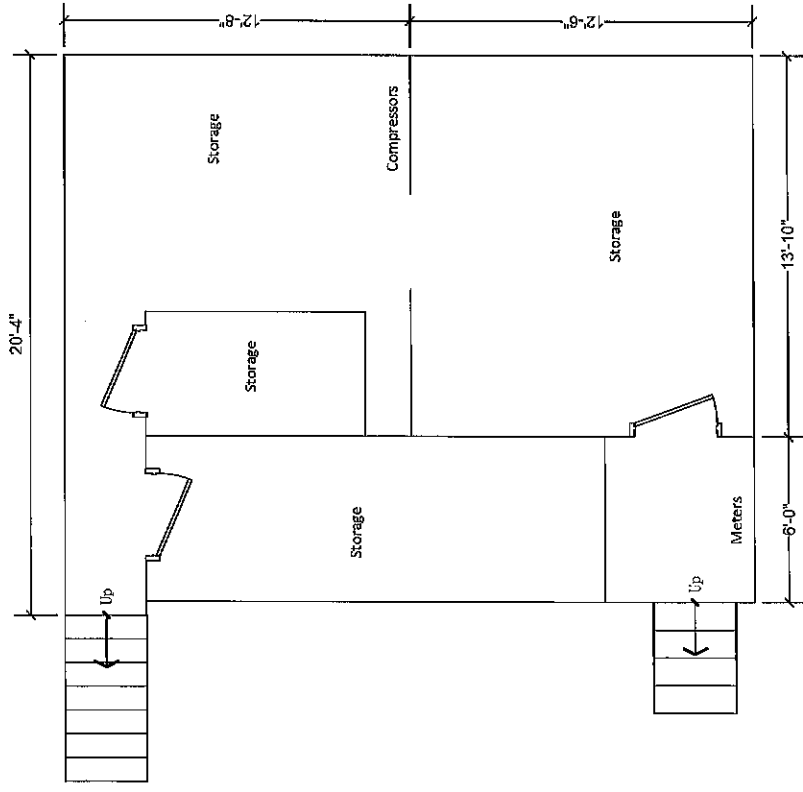


FRONT ELEVATION
 351 East 12th Street
 New York, NY
 April 22, 2022

NOT TO SCALE

INTERIOR DIAGRAM - 1st Floor
 351 East 12th Street
 New York, NY
 April 22, 2022
 NOT TO SCALE





East 12th Street

INTERIOR DIAGRAM - Basement
 351 East 12th Street
 New York, NY
 April 22, 2022

NOT TO SCALE



salma

AUTHENTIC LEBANESE GRILL

SALMA IS HEALTH CONSCIOUS, COMMITTED TO OFFERING HEALTHY AND SOULFUL FOOD THROUGH QUALITY INGREDIENTS AND ETHICAL COOKING.

BREAKFAST

EGGS YOUR WAY \$6.50
Your choice of scrambled or sunny side up

LABNEH PLATTER \$7.50
Lebanese yohurt cheese drizzled with olive oil

LABNEH BEL MARKOUK \$9.50
Mint, tomato, cucumber, olives, olive oil wrapped in our special Lebanese bread

JEBNEH BEL MARKOUK \$10.50
Lebanese cheese, tomato, mint, cucumber, olives wrapped in our special Lebanese bread

SALMA'S FOUL \$8.50
Whole fava beans seasoned with spices, fresh lemon juice & virgin olive oil

BALILAH \$8.50
Whole chickpeas seasoned with spices, garlic & topped with virgin olive oil

KNEFEH \$9.50
For the sweet tooth! Made with a shredded filo dough crust, a sweet cheese filling, and topped with a flavored simple syrup

SALADS

FATTOUCH SMALL \$8.50 LARGE \$15.50
Rocca, lettuce, purslane, tomatoes, cucumbers, freshly squeezed lemon juice, virgin olive oil, hint of garlic & pomegranate syrup

APPETIZERS

LENTIL SOUP \$7.50

HUMMUS \$8.50
Blended chickpeas, tahini & freshly squeezed lemon juice topped with virgin olive oil

ADD FALAFEL + \$4.50
ADD FILET MIGNON + \$6.50

MOUTABAL EGGPLANT \$8.50
Fresh eggplant grilled over charcoal, lightly mashed with tahini & freshly squeezed lemon juice topped with virgin olive oil

WARAK ENAB \$9.50
Stuffed grape leaves

LABNEH BEL TOUM \$9.50
Tangy, thick, and creamy, yoghurt cheese mixed with garlic

MSAKAA \$8.50
A delicious vegan eggplant, onion and chickpea stew cooked in tomato sauce and flavored with spices

MJADDARA \$7.50
A mixture of lentils and white rice

BATATA HARRA \$9.50
Spicy fried potato cubes

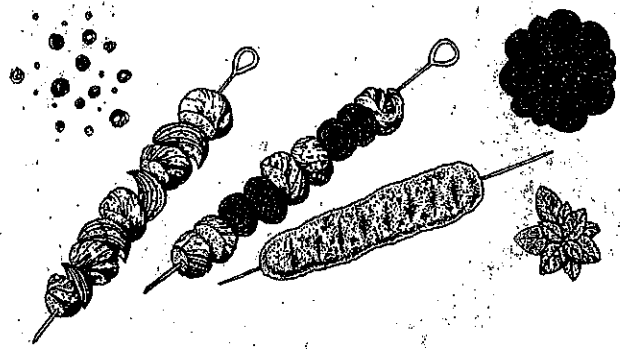
BATATA MEKLIEH \$8.50
The classic homemade french fries

KEBBEH \$9.50
3 meat and bulgur shells stuffed with a meat filling

CHEESE ROLLS \$9.50
3 puff pastry sheets filled with cheese

MIXED APPETIZER PLATTER \$26.50
Hummus, Kebabeh, Fattouch, Warak Enab, Falafel, Msakaa





PLATTERS / SANDWICHES

OUR PLATTERS COME WITH 2 SKEWERS, A SIDE OF GOLDEN RAISINS RICE, AND HOMEMADE SAUCES

	SANDWICH	PLATTER
CHICKEN / LAMB SHAWARMA Thinly sliced cuts of your choice of chicken or lamb	\$12.50	\$19.50
SHISH TAWOUK Skinless boneless chicken breast cubes marinated in a special blend of spices	\$12.50	\$22.50
KAFTA KABAB Ground meat kneaded with house-blend spices & parsley	\$13.50	\$23.50
LAHME KABAB / FILET MIGNON Marinated meat cubes	\$13.50	\$27.50
FALAFEL Deep-fried ball or patty-shaped fritter made from ground chickpeas and fava beans, served with our special Tahini sauce.	\$ 9.00	\$13.00
MIXED GRILL PLATTER 1 skewer of Grilled Veal Filet, 1 skewer of Taouk & 1 skewer of Kabab Halabi		\$34.50
HALF GRILLED CHICKEN Half chicken marinated in a blend of herbs & seasonings		\$16.50
LEBANESE BURGER Our special Lebanese homemade burger comes with hummus, fresh mint, tomato, onion, cucumber and arugula with pomegranate dressing. Served with french fries		\$16.50
GRILLED LAMB CHOP Lean lamb chops with our delicious house marinade, served with grilled potatoes		\$33.50
FAMILY MIXED GRILL Serves 6 people This family platter includes 2 chicken kabab skewers, 2 filet mignon skewers, 2 lamb chops, shawarma lamb & chicken, fattouch, and rice.		\$88.00
FAMILY SUPREME Serves 6 people The family supreme platter includes 3 chicken kabab skewers, 2 filet mignon skewers, 2 lamb chops, shawarma lamb & chicken, hummus, large fattouch, and golden raisins rice.		\$128.00

HOT & COLD BEVERAGES

SODA	\$2.50
WATER	\$2.00
TEA served for 2	\$7.50
COFFEE	\$3.50
LEMONADE	\$4.50
PINEAPPLE LEMONADE	\$6.50



Salma was her name,
it described her pretty well
A peaceful soul carrying tastes of love
In dishes with stories to tell

Raised in a Lebanese village
but willing to spread her passion to the world
she decided to travel all around
with her suitcase and her bird

In her suitcase we searched and all we found
Was her booklet of secret ingredients
and some spices to sprinkle all over meals
That could cast a spell onto hearts to heal

Some chunks of bread to feed her bird
Who was always by her side
Spreading his wings uplifting her spirit
as she cooked with a smile so wide

Salma is full of mysteries
And has never shown her face
But rather reveals her beauty in eateries
Where her food is served
with love and grace