

# 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: June 27, 2022

Is location currently licensed?  Yes  No    Type of license: \_\_\_\_\_

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

Previous or current use of the location: Karaoke Lounge

Corporation and trade name of current license: 6 St. Marks Inc d/b/a St Marks Karaoke

**APPLICANT:**

Premise address: 6 St. Marks Place 2nd & 3rd floors

Cross streets: B/n 2nd & 3rd Avenue

Name of applicant and all principals: 6 St. Marks Place  
Ferdinando Fregola

Trade name (DBA): Gonzo's

**PREMISE:**

Type of building and number of floors: 5 story masonry

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 80

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): R 8 B

**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) Sun - Wed 12-12  
Thurs - Sat 12-2am

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

Number of indoor tables? 0 Total number of indoor seats? \_\_\_\_\_

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_  
one approx 20' - second 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 \_\_\_\_\_  
American comfort

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

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

How many employees will there be? 8-10

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2

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: Streaming music and instruments

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.") Because this premises opens only for catered events, there will be no sidewalk or traffic

Will there be security personnel?  Yes  No (If Yes, how many and when) 1-2 depending upon bookings *congestion as a result of these premises*

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. These premises will be so well soundproofed that

Is sound proofing installed?  Yes  No neighbors will not be effected

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: \_\_\_\_\_

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.

*Leonardo's  
2133 Palmer Ave  
Larchmont, NY*

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. N/A

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.***

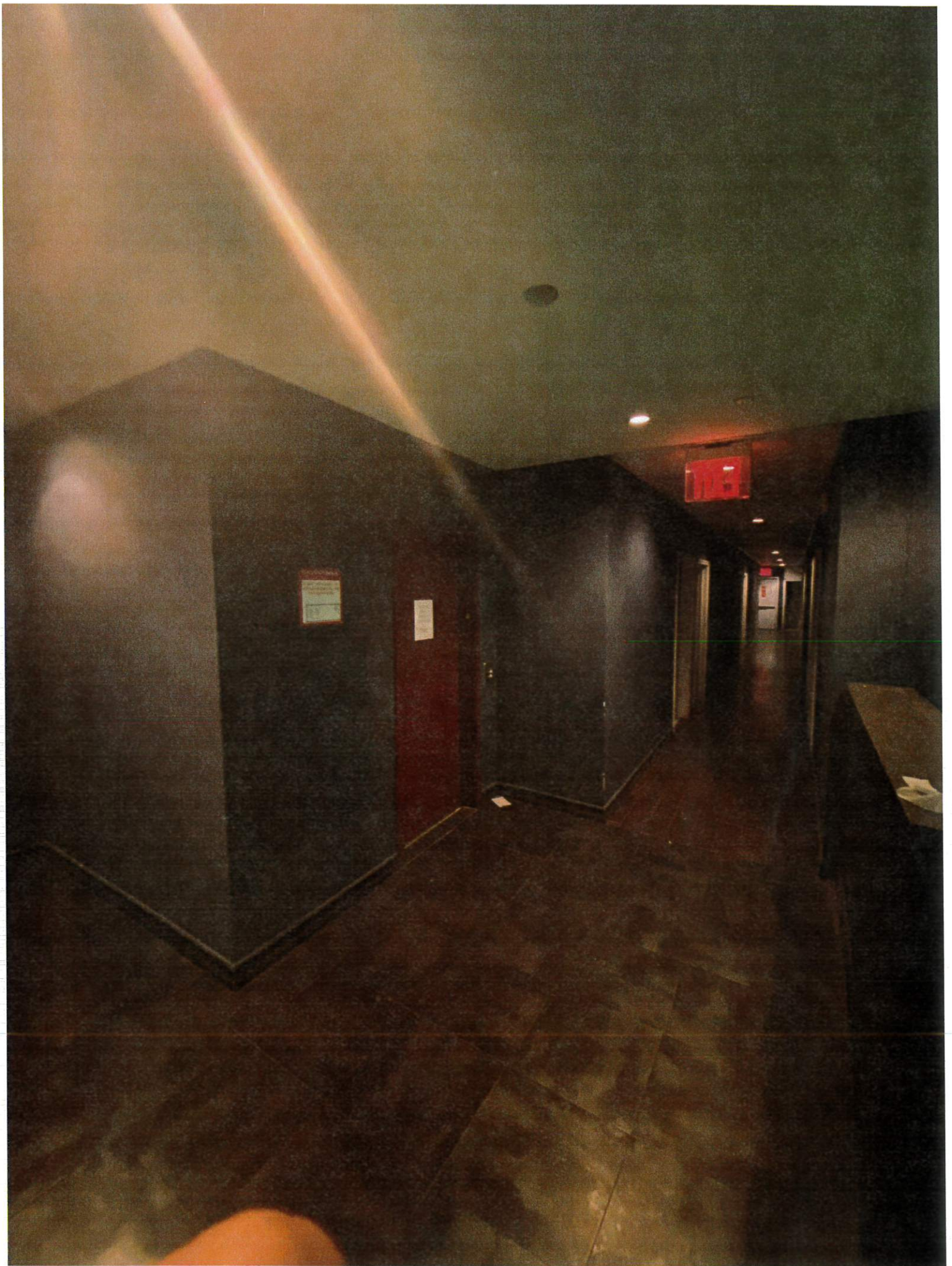
1. My license type is:  beer & cider  wine, beer & cider  liquor, wine, beer & cider
2.  I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_ restaurant, or  
 I will operate a catering establishment  
 with a kitchen open and serving food during all hours of operation 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 12pm-12am ; Tue 12pm-12am ; Wed 12pm-12am ;  
Thu 12pm-2am ; Fri 12pm-2am ; Sat 12pm-2am ;  
Sun 12pm-12am . (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, \_\_\_\_\_

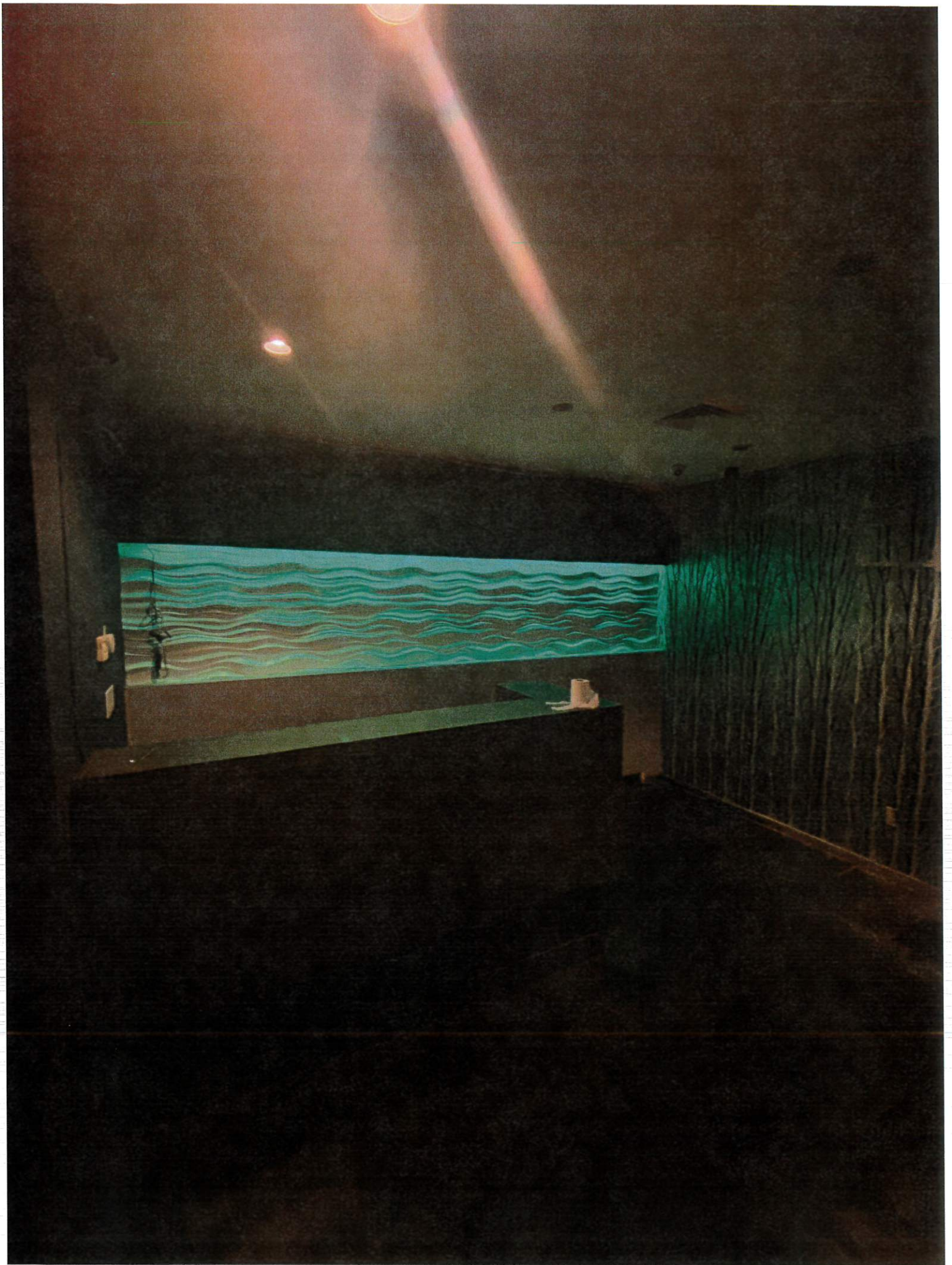
7.  I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.  I will have a closed fixed façade with no open 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: Freddie Fragoia

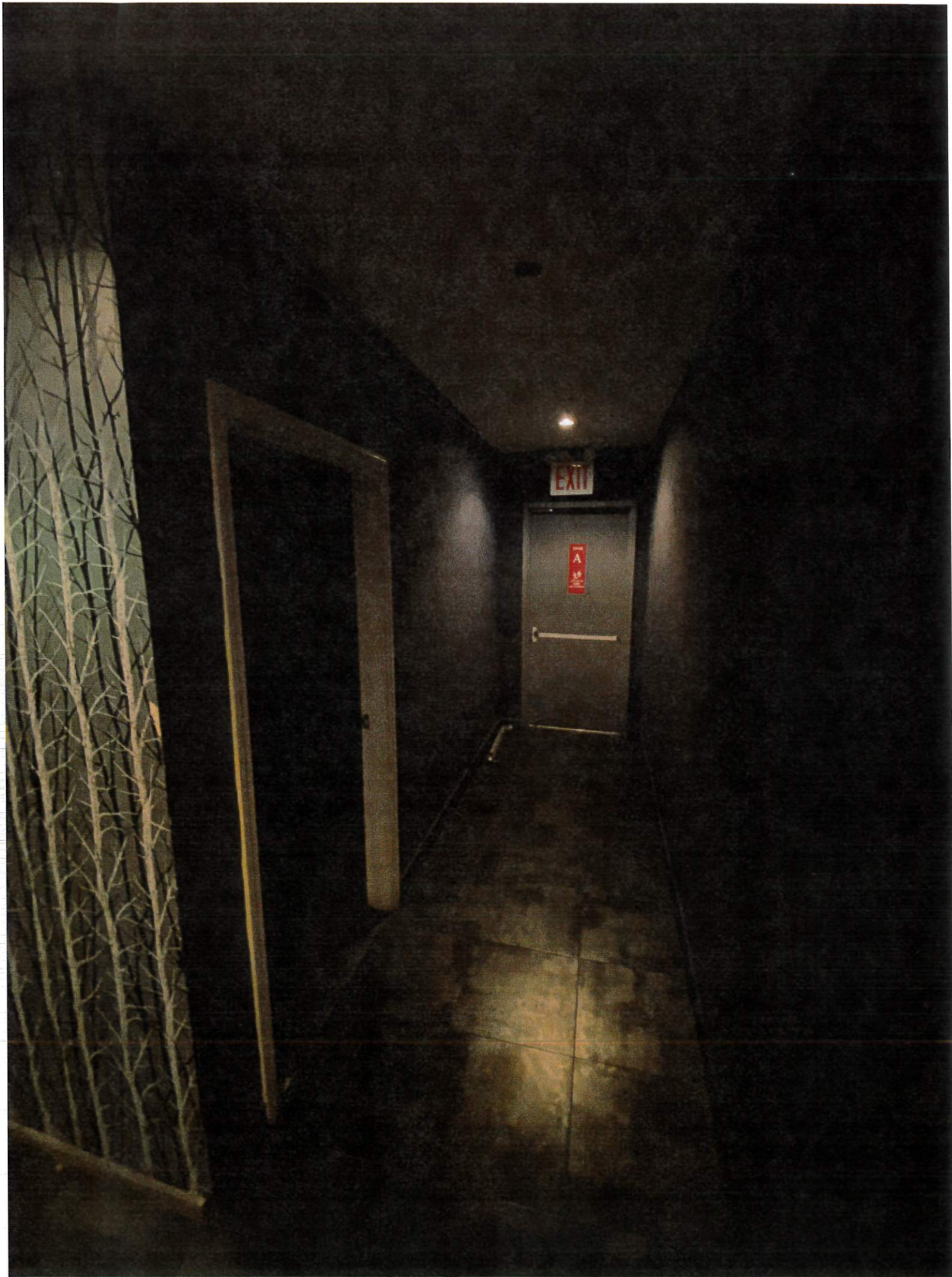
Phone Number: (347) 558-0745











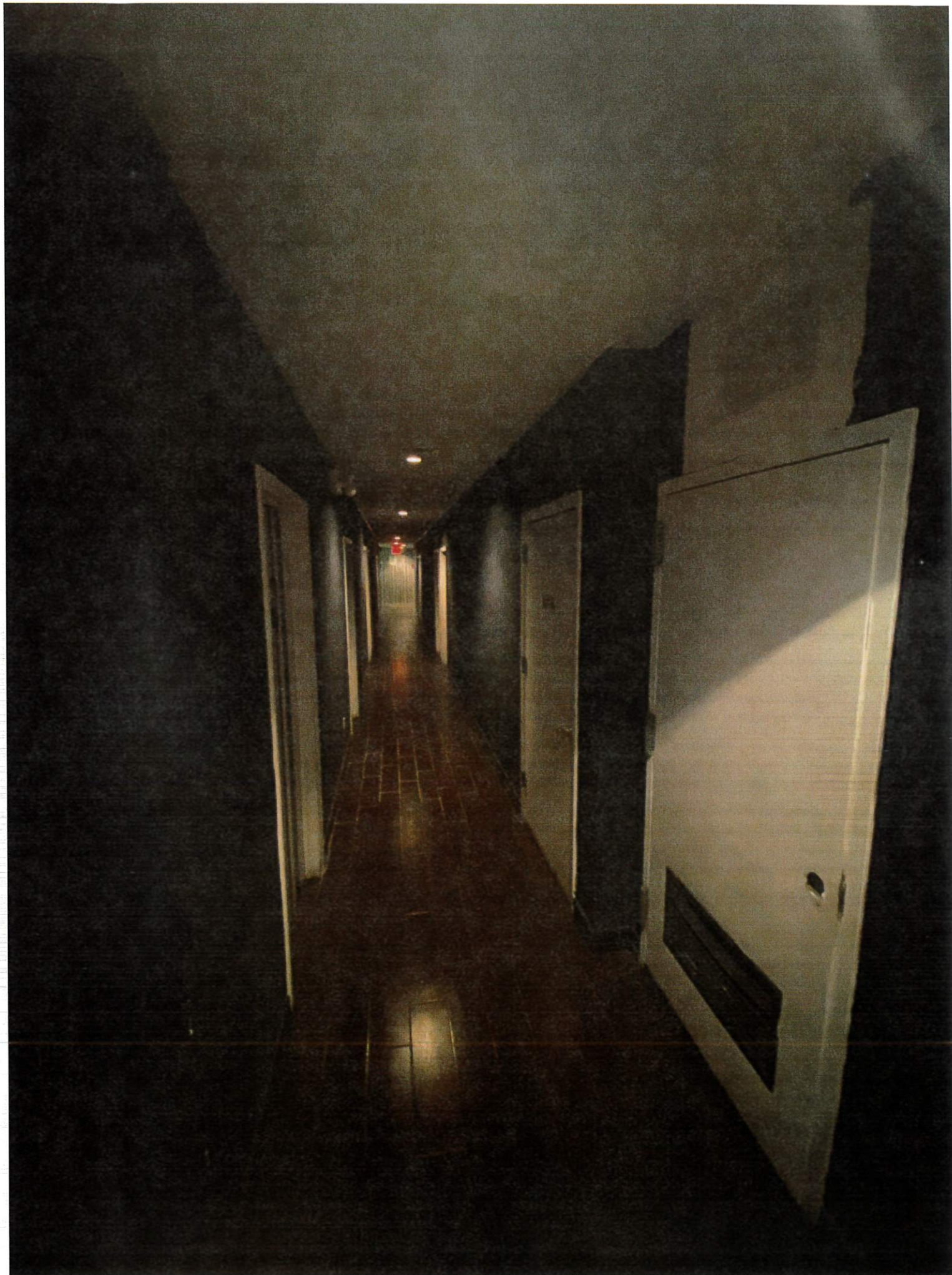


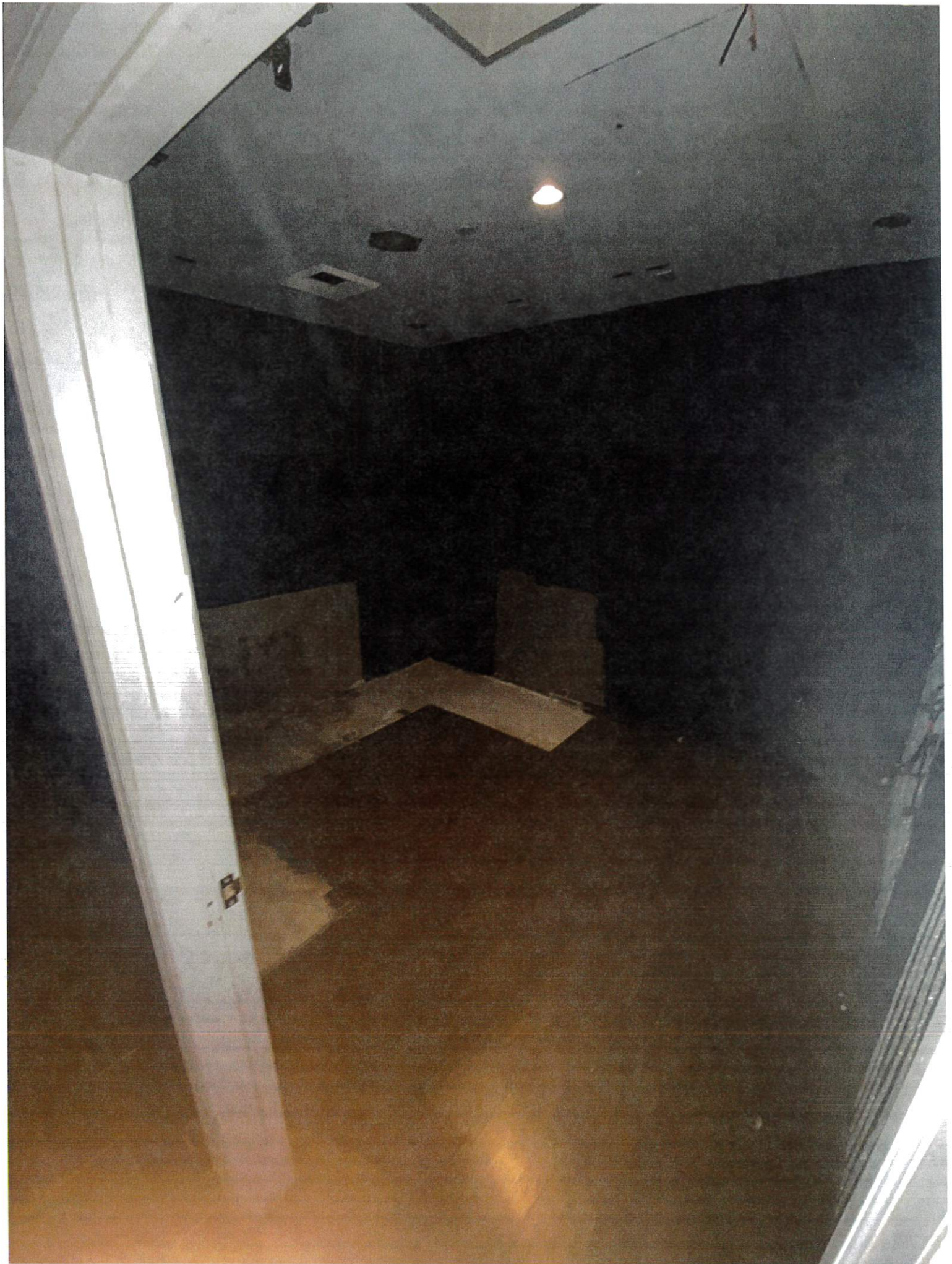


**EXIT**

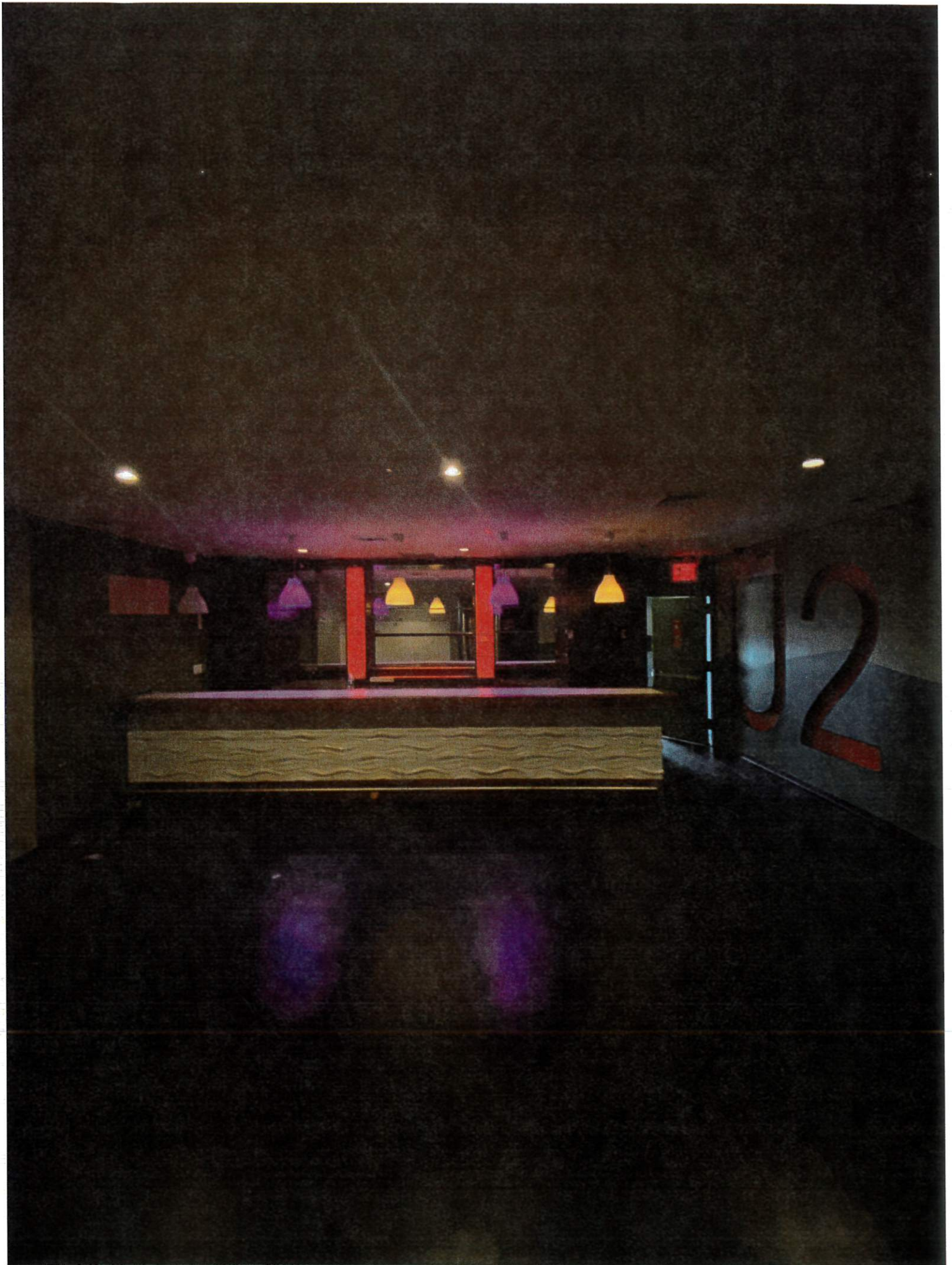
STAIR  
**B**  
FIRE  
EXIT

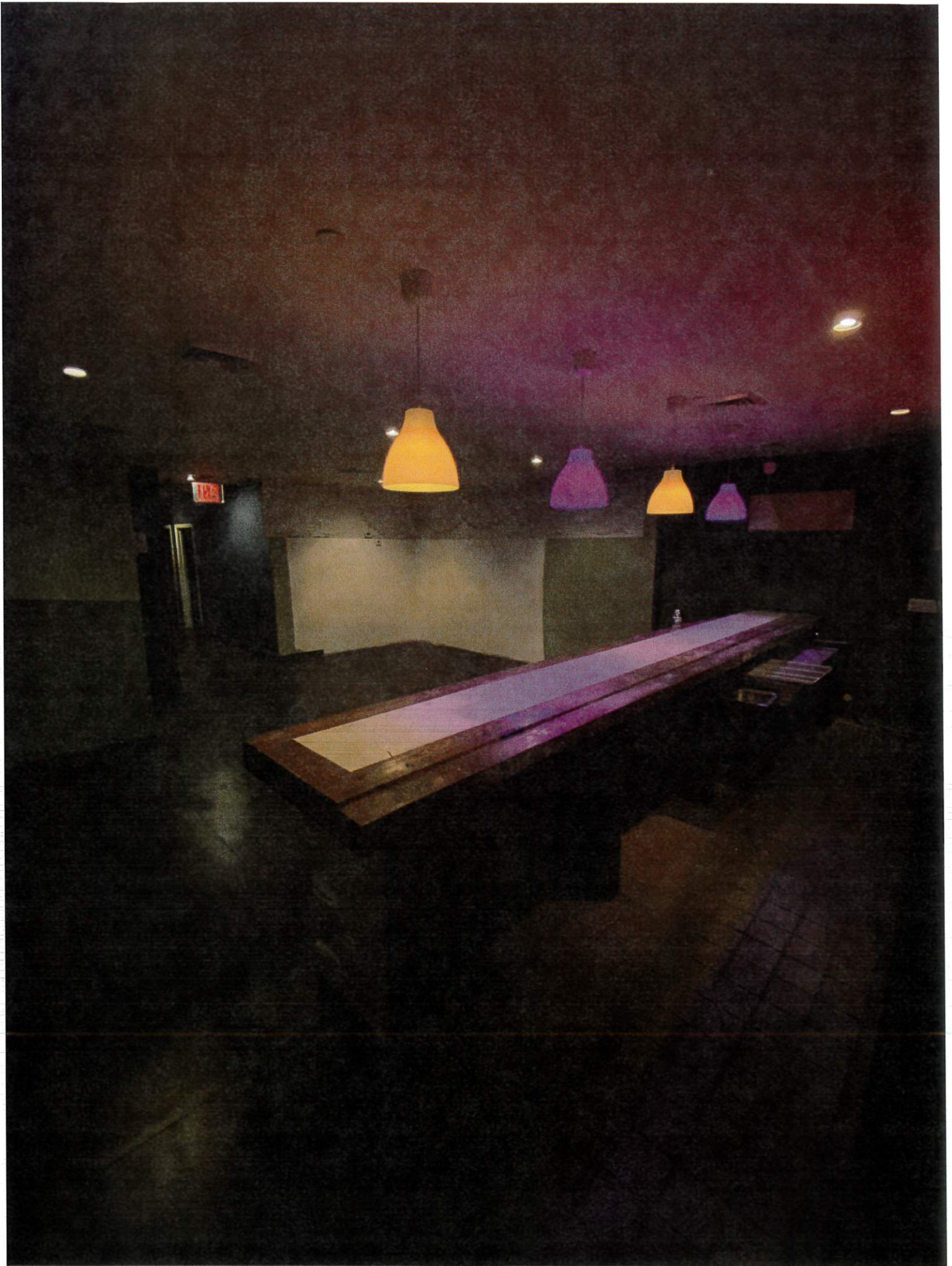




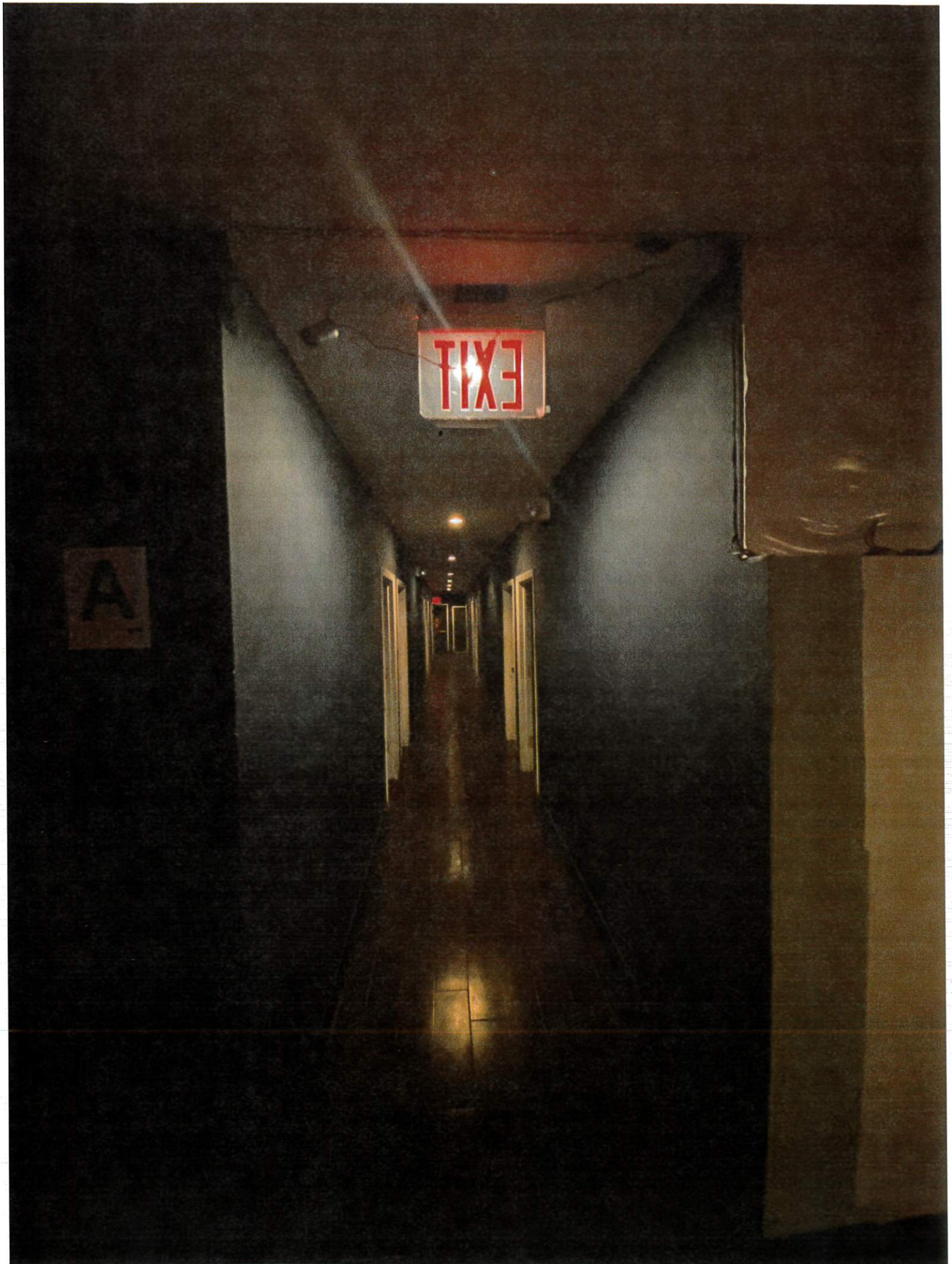


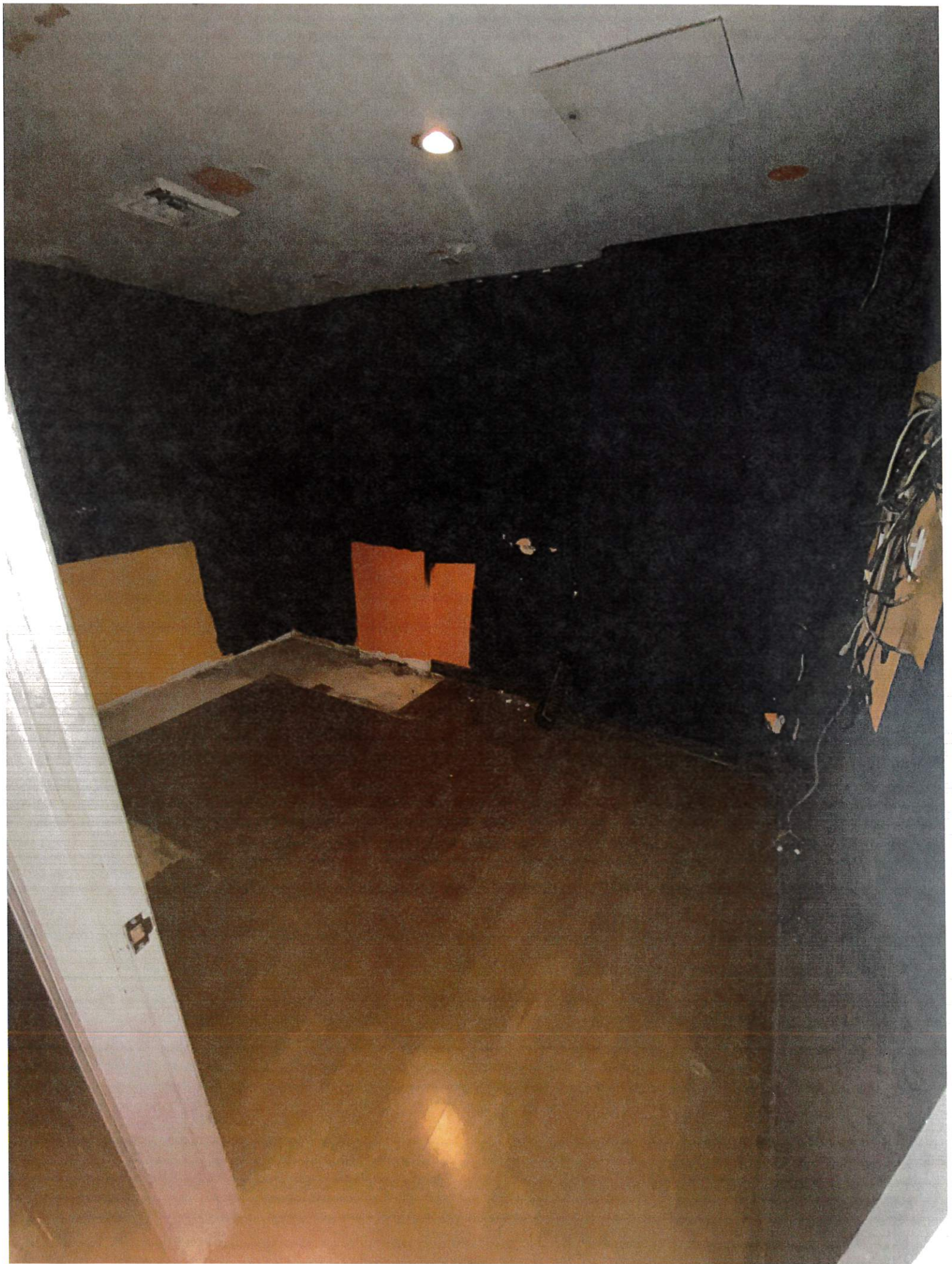










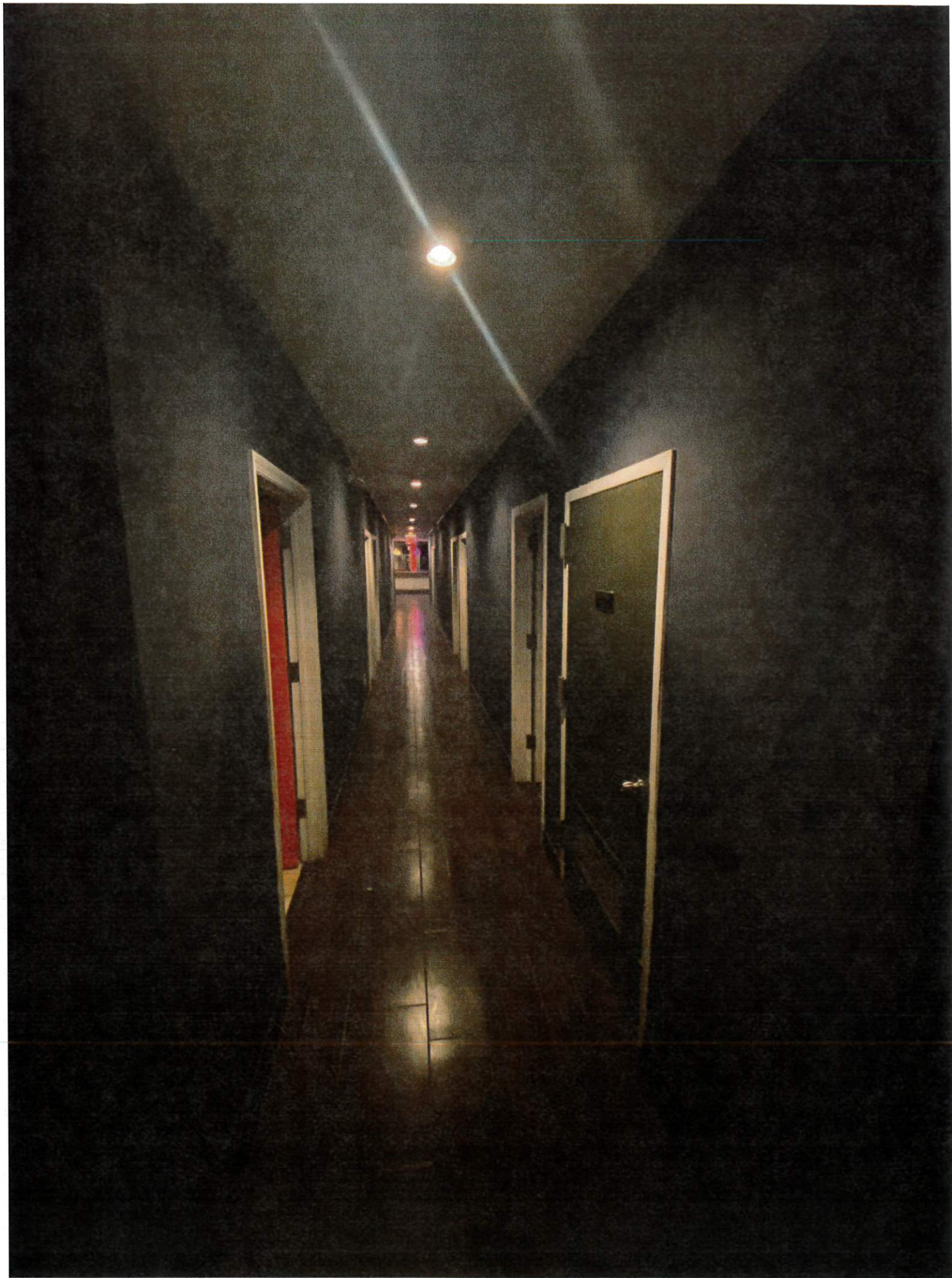




**EXIT**

STAIR  
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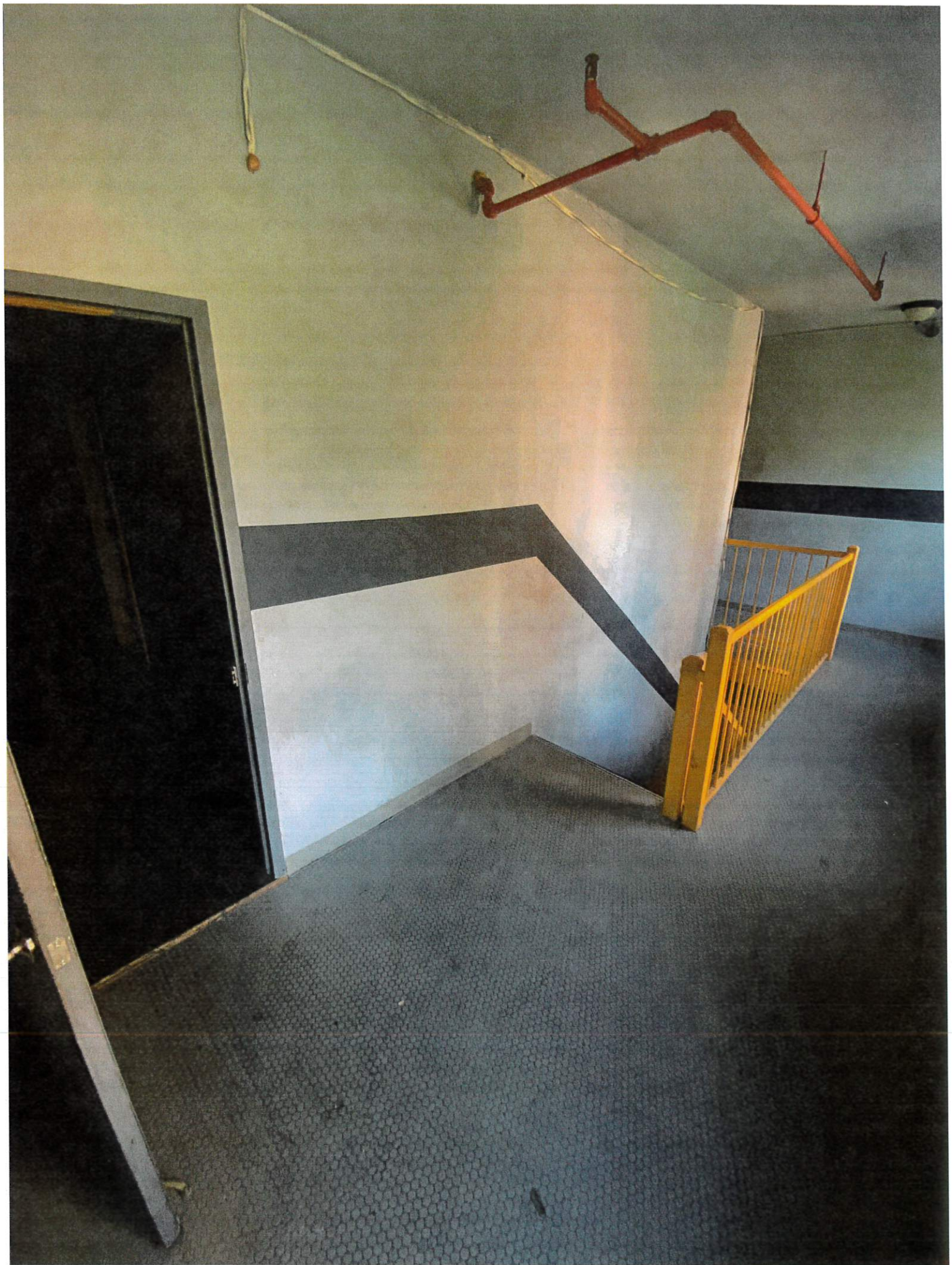


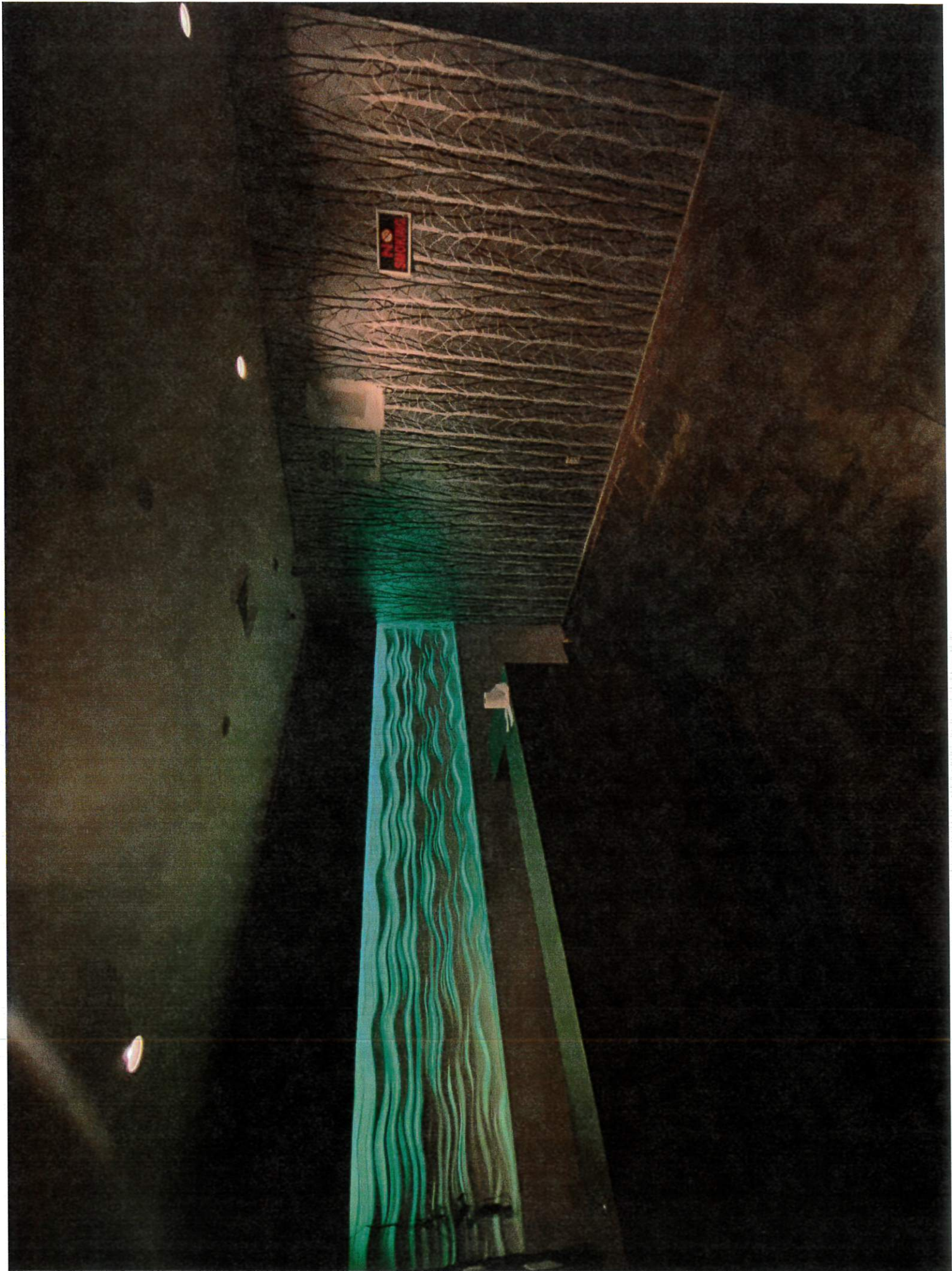




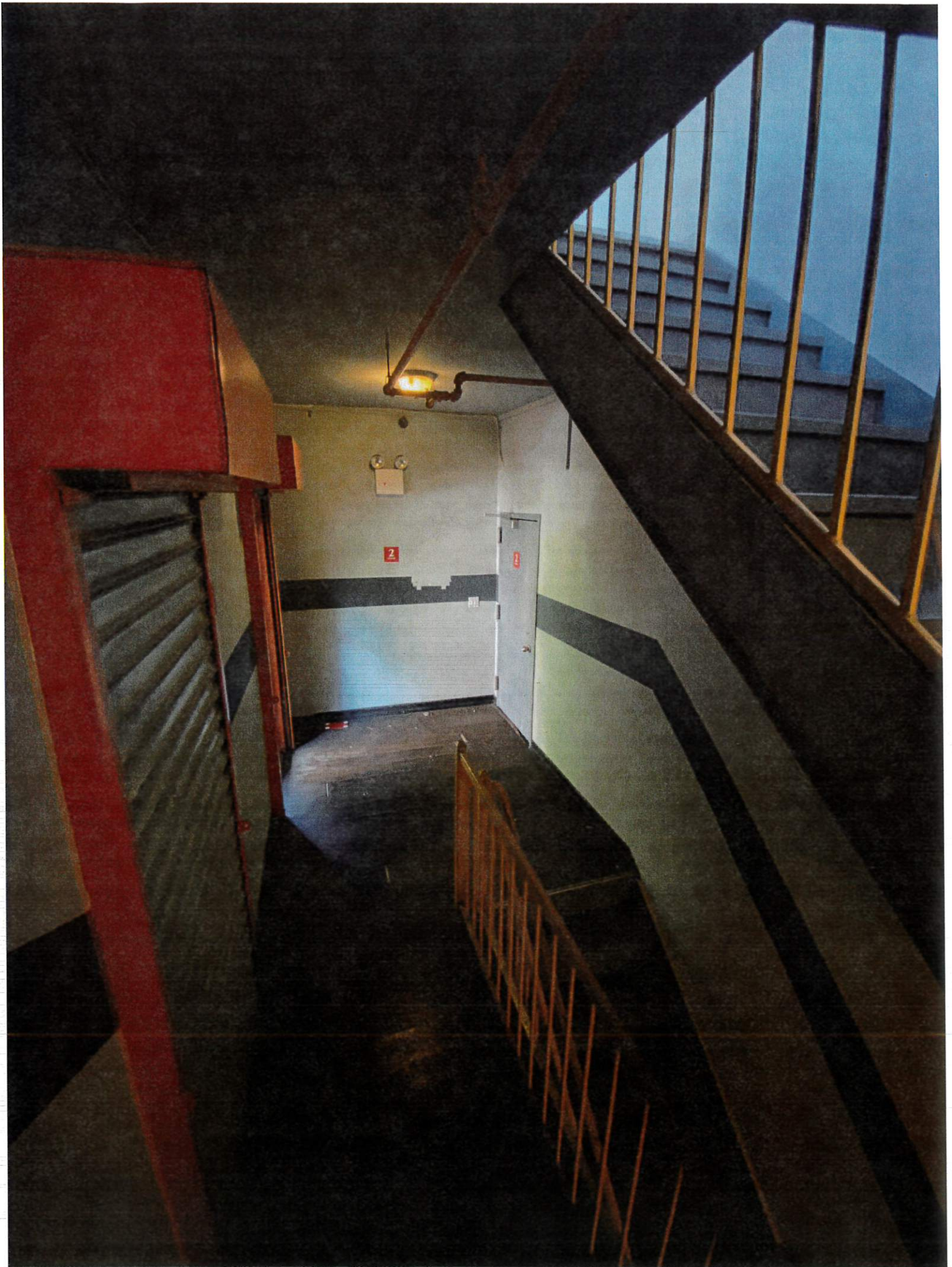
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USE STAIRWAY

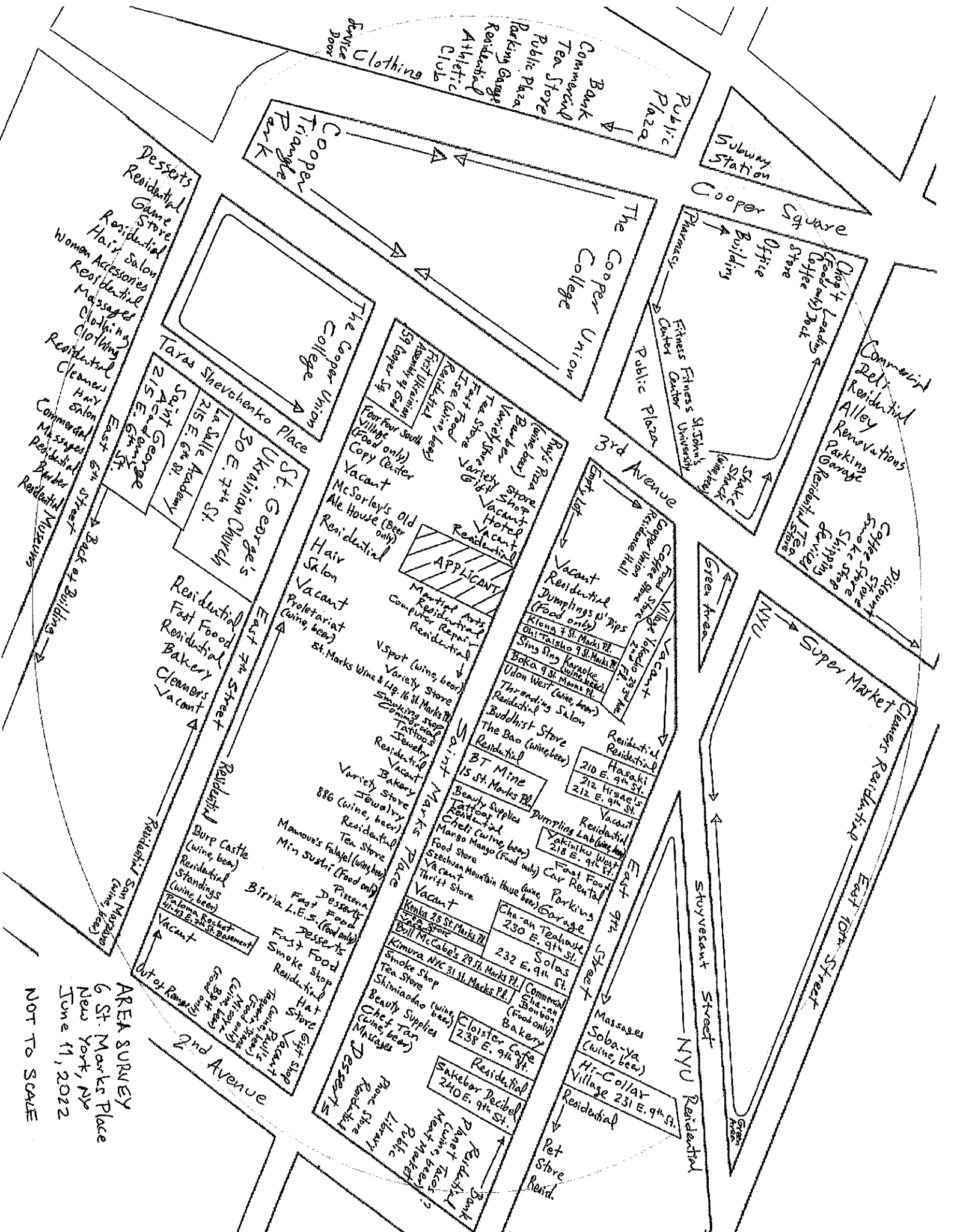












AREA SURVEY  
 6 St. Marks Place  
 New York, NY  
 June 11, 2022  
 NOT TO SCALE

## Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

### Re: 6 Saint Marks Place

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1. Hi-Collar - 231 East 9<sup>th</sup> Street - (457')
2. Sakebar Decibel - 240 East 9<sup>th</sup> Street - (494')
3. Cloister Cafe - 238 East 9<sup>th</sup> Street - (440')
4. Solas - 232 East 9<sup>th</sup> Street - (398')
5. Cha-an Teahouse - 230 East 9<sup>th</sup> Street - (375')
6. Yakiniiku West - 218 East 9<sup>th</sup> Street - (299')
7. 212 Hisae's - 212 East 9<sup>th</sup> Street - (272')
8. Hasaki - 210 East 9<sup>th</sup> Street - (265')
9. BT Mine - 15 St. Marks Place - (147')
10. Village Yokochō - 29 3<sup>rd</sup> Avenue 2<sup>nd</sup> Floor - (214')
11. Paloma Rocket - 41-43 East 7<sup>th</sup> Street Basement - (446')
12. Klong - 7 St. Marks Place - (68')
13. Oh! Taisho - 9 St. Marks Place - (80')
14. Boka - 9 St. Marks Place - (87')
15. Kenka - 25 St. Marks Place - (278')
16. Bull McCabe's - 29 St. Marks Place - (318')
17. Kimura NYC - 31 St. Marks Place - (345')

### Schools & Churches

1. La Salle Academy - 215 East 6<sup>th</sup> Street - (401')
2. St. George's Ukrainian Church - 30 East 7<sup>th</sup> Street - (262')
3. First Ukrainian Assembly of God - 59 Cooper Square - (213')
4. Saint George Academy - 215 East 6<sup>th</sup> Street - (444')

3rd Avenue

Empty Lot  
↓

Saint Marks Place

Ray's Pizza (wine, beer)
Variety store Gift shop
Vacant
Hotel
Vacant
Residential
APPLICANT
Martial Arts
Residential
Computer Repair
Residential
↓
Vspot (wine, beer)
Variety store
St. Marks Wine & Liq. 16 St. Marks Pl.
Commercial / Smoking Shop
Tattoos
Jewelry
Residential
Vacant
Bakery
Variety store
Jewelry
886 (wine, beer)
Residential
Tea Store
Mamoun's Falafel (wine, beer)
Jewelry
Pizzeria
Desserts
Fast Food
Birria L.E.S. (Food only)
Desserts
Fast Food
Smoke Shop
Residential
Hat Store
Gift shop
Vacant

NOT TO SCALE

Block Plot  
6 Saint Marks Place  
New York, NY  
June 11, 2022

Vacant

Residential

Dumplings N' Dips (Food only)

Klong 7 St. Marks Pl.

Oh! Taisho 9 St. Marks Pl.

Sing Sing Karaoke (wine, beer)

Boka 9 St. Marks Pl.

Udon West (wine, beer)

Threading Salon

Residential

Buddhist store

The Bao (wine, beer)

Residential

BT Mine 15 St. Marks Pl.

Beauty Supplies

Tattoos

Residential

Cheli (Wine, beer)

Mango Mango (Food only)

Food Store (wine, beer)  
Szechuan Mountain House (beer)

Vacant

Thrift Store

Vacant

Kenka 25 St. Marks Pl.

Tea store

Vacant

Bull McCabe's 29 St. Marks Pl.

Kimura NYC 31 St. Marks Pl.

Smoke Shop

Tea Store

Shimiaodao (wine, beer)

Beauty Supplies

Chef Tan (wine, beer)

Massages

Desserts

2nd Avenue



## Bar Food

**Chips & Dip** 7  
Tortilla chips served with house-made guacamole & salsa

**Chicken Quesadilla** 10  
With house-made guacamole, shredded chicken breast, and sour cream

**Loaded Nachos** 9  
Tortilla chips stacked high with black beans, salsa, pepperjack cheese, guacamole & sour cream

**Scotch Egg** 7  
Soft-boiled egg wrapped in house made sausage and bread. Served with dressed greens and mustard cream

**Fried Pickles** 7  
Liberty Farms eggplant pickles, lightly breaded, & fried. Served with choice of creamy garlic or green herb dressing

**Bacon Artichoke Dip** 8  
Creamy artichoke heart dip with a crispy bacon and parmesan garnish, served with a loaded olive oil baguette

**Artisan Cheese Board** 10  
Selection of fresh cheeses sourced locally and internationally, accompanied by pairings inspired by the cheese and region

**Charcuterie Board** 12  
A combination of house-cured meats and sausages along with internationally sourced favorites, accompanied by pairings inspired by the preparation and region

**Panzanella** 8  
House home Bakery loaded focaccia, locally farmed heirloom tomatoes, fennel & basil, Shobbs goat cheese with balsamic reduction, Georgio Olive Farm olive oil

## Sides

**Fresh Cut Fries** 2.5

**Garlic French Fries** 3

**Chili Cheese Fries** 7

**Sweet Potato Chips** 4

**Onion Rings** 8

**Mozzarella Cheese Sticks** 4.5

**Cheese Nachos** 5.5

## Burgers

**Angus Beef Burger** 10  
Ten ounces of angus beef, grilled vidalia onions, lettuce, and tomato on a house-baked roll

**Mushroom Swiss Burger** 11  
Ten ounces of angus beef, lettuce, tomato, sautéed mushrooms, and melted swiss cheese

**Hickory Burger** 9.5  
Ten ounces of angus beef topped with cheddar, hickory-smoked bacon and smoky barbecue sauce

**Santa Fe Burger** 10  
Ten ounces of angus beef topped with pepper jack cheese, house-made guacamole, pico de gallo and chipotle mayo

**Chicken Club Burger** 10  
Grilled boneless chicken breast, bacon, red onion, tomato, guacamole, and provolone cheese

## Wraps + Sandwiches

**Fajita Wrap** 10  
Seasoned beef or chicken, sautéed mushrooms, onions, green peppers, Monterey Jack cheese, lettuce, tomato, salsa and sour cream in a garlic herb wrap

**Buffalo Tender Wrap** 10  
Crispy strips of breaded chicken tossed in spicy buffalo sauce in a spinach herb wrap, served with a side of ranch or blue cheese dressing

**Philly Cheese Steak** 12  
A classic with shaved steaks, steak, grilled green peppers, onions, mushrooms and melted provolone cheese

**Turkey Pesto Wrap** 9.5  
Roasted turkey breast, basil pesto, lettuce, and tomato on a grilled wheat flour tortilla

**Hot Meatloaf Sandwich** 10.5  
A generous slice of our housemade meatloaf served on your choice of bread with mozzarella, lettuce, tomato

**Roasted Turkey Club** 9.5  
With bacon, melted mozzarella, avocado, heirloom tomatoes and chili on focaccia

**Grilled Chicken Sandwich** 9.5  
Marinated grilled chicken and mozzarella cheese, sprouts and fresh spinach

**Soup & Half Sandwich** 8  
Cup of today's soup with half a sandwich (B.L., Grilled Cheese, Meatloaf, or Chicken Salad)



## **Hush Soundproofing**

June 6, 2022

Ned Shatzer

Acoustical Consultant

209 Morgan Ave.

Brooklyn, NY 11237

917.789.8877

### **Acoustical Analysis Report / Re: Gonzos Rehearsal Space**

Hush Soundproofing has completed an interior acoustic survey and analysis for renovations for Gonzo's music rehearsal space renovations located on the 3rd and 4th floor of 6 Saint Marks Place in New York, NY.

These recommendations are based on our visit May 9, 2022, documentation and conversations with the Architect at Eco Plus Design Inc.

We were able to determine the existing wall structure to be:

5/8" Sheetrock affixed to 25 Gauge 2x3 steel framing over the existing brick wall, no insulation.

Noise Rating for these materials is STC 25

For live music rehearsal, we recommend a STC 50+ wall construction, this type of noise reduction incorporates multiple soundproofing techniques

**Absorption:** Using Insulation or open cell foam to absorb resonating frequencies within a cavity. Installing Acoustic paneling within a source room to absorb sound and reduce the overall volume reflecting within the room.

**Damping:** Use of Mass Loaded Vinyl or Viscoelastic Compound to damp vibration of a surface such as a wall, Ceiling or floor

**Decoupling:** separating the existing wall from the new wall construction so vibration cannot travel. Using Resilient Isolation Clips or Double Studed walls.

**Distance:** creating an air-gap, which weakens sound pressure of the source sound, over distance sound weakens. A wall with a larger air-gap will have higher STC rating.

**Mass:** This refers to the thickness and density of a material. Mass stops sound. Example are, Wood, Cement, Sheetrock, Mass Loaded Vinyl, Sand... In soundproofing, we use multiple layers of different materials with different densities to reduce a variance in frequency.



## Ratings and Measurements for Acoustics

NRC (Noise Reduction Coefficient): The amount of sound a material can absorb

STC (Sound Transmission Class): The Amount of Sound being reduced by a composite of soundproofing materials and techniques

This solution is a STC 75 wall construction for each room, Walls where the buildings attach will have an additional barrier STC 60.

The shaft between buildings will not transfer vibration. Even So, we will treat this portion of the walls the same way we are treating the attached portion.

## Wall Barrier (Between Buildings)

1 layers 3/4" CDX Plywood (Fire Retardant) against existing brick wall

1 layer Mass Loaded Vinyl

1 layers 5/8" Cement Board

1 layers Mass Loaded Vinyl

1 layers 5/8" Cement Board

New 1 5/8" Steel Framing (decoupled from existing wall)

1 layer Rockwool SafenSound

1 layers 5/8" sheetrock

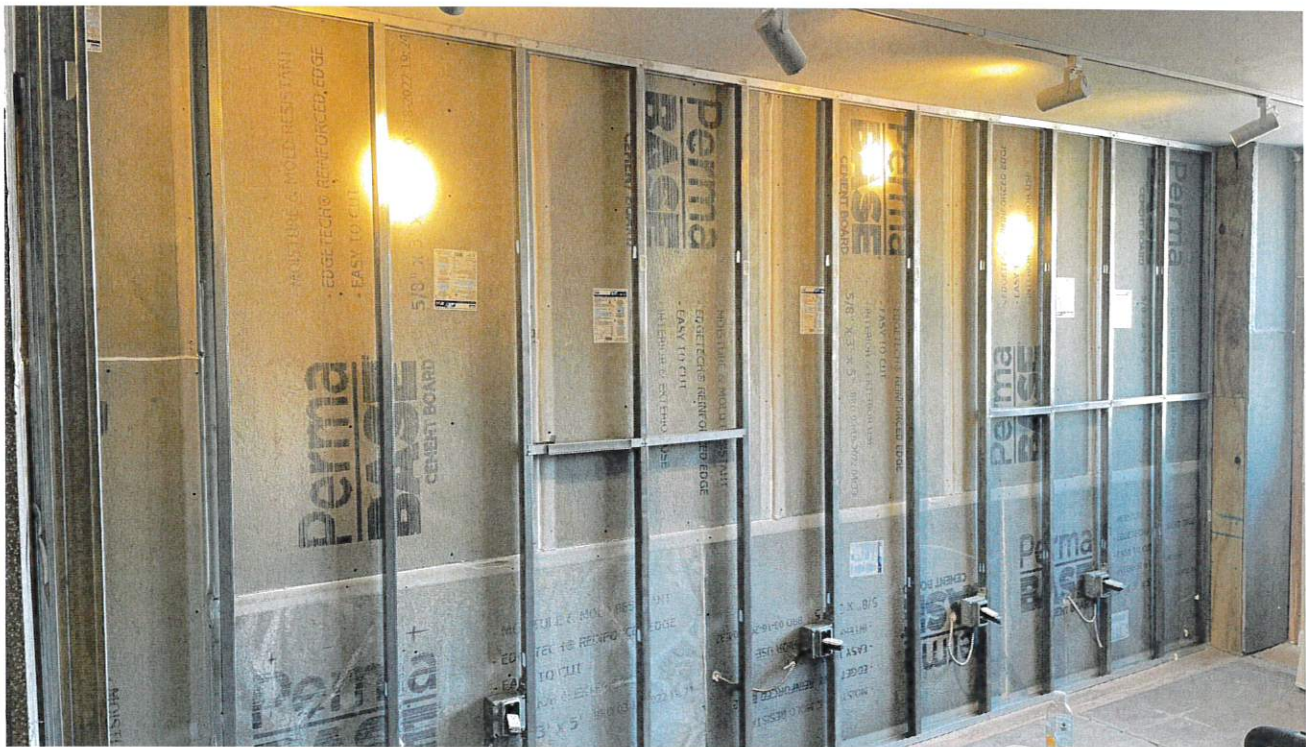
1 layer of MLV

1 layers 5/8" sheetrock

1 layer of MLV

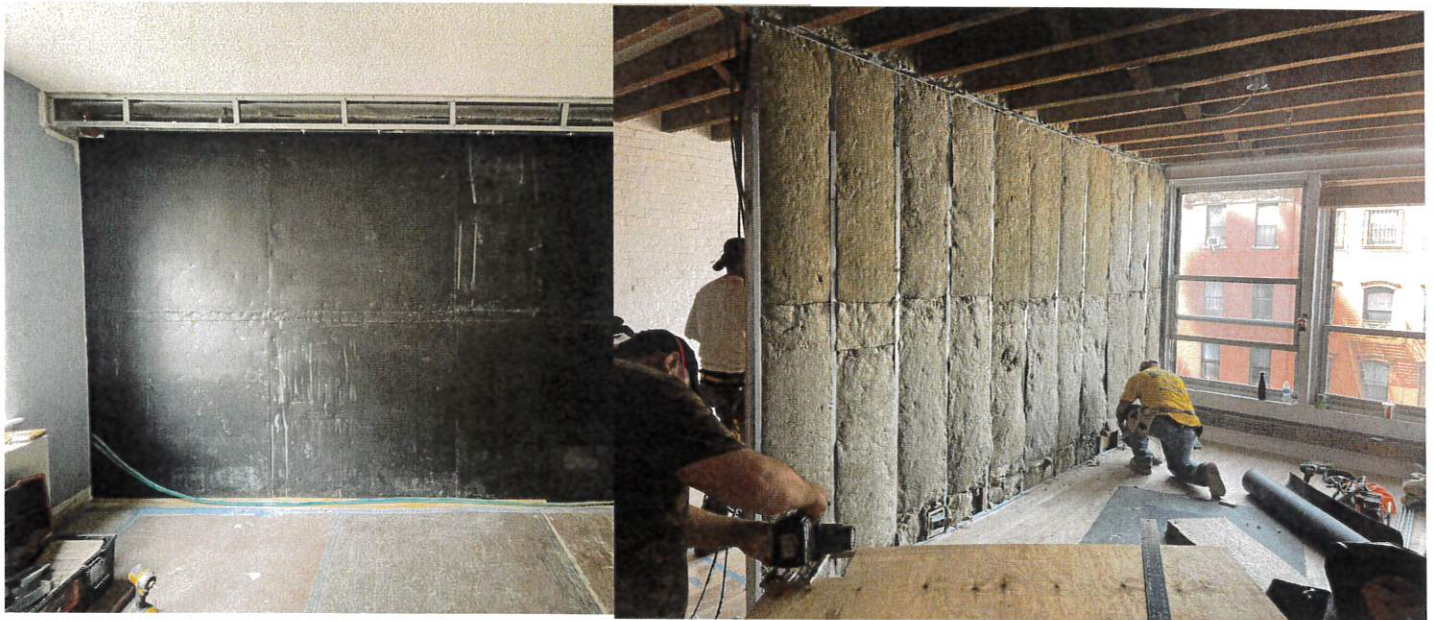
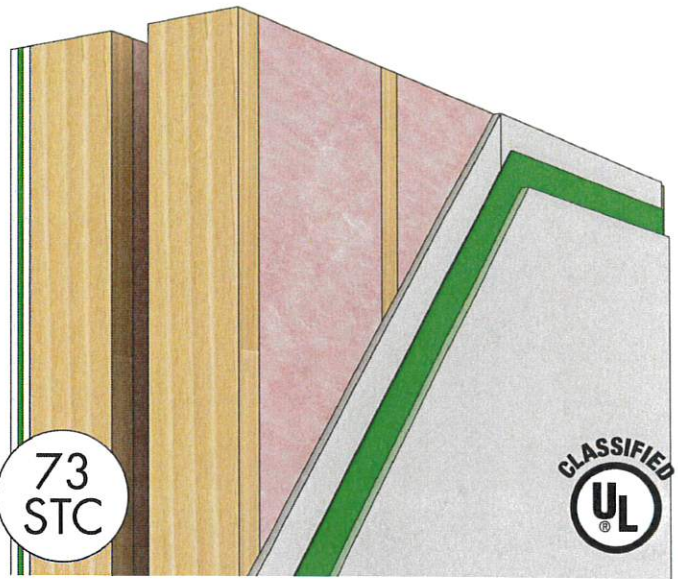
1 layers 5/8" sheetrock

Seal All cracks and gaps with spray foam and Acoustical Caulk



## Wall Soundproofing STC 75

- Double Studded walls, (Width 12")
- 2 x 3 Steel Framing (20 GA)
- 4 layers 5/8" Sheetrock
- 2 layers 3/4" CDX Plywood (Fire Retardant)
- 2 layers 5/8" Cement Board
- 4 layers Mass Loaded Vinyl 11b psf
- 3 layers Rockwool SafenSound
- Acoustical Caulk (sealing all cracks and gaps)
- Electrical Boxes external conduit (no holes in walls)

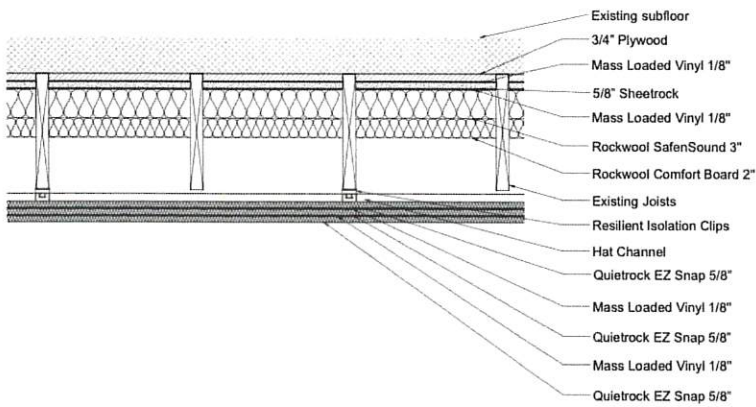


# Ceiling Soundproofing STC 76

- 2 layer Rockwool SafenSound between joist
- 2 layers Mass Loaded Vinyl 1lb + 5/8" Sheetrock against Existing Ceiling
- Resilient Isolation Clips
- Resilient Isolation Channel (20 Gauge)
- 3 layers 5/8 + 1 layers MLV 1lb between each layer



Hush Soundproofing 209  
Morgan  
Ave. Brooklyn, NY 11237



No.	Description	Date



**Floors STC 65**

**1 layer MLV 11b**

**2 layer 3/4" CDX Plywood (fire retardant)**

**Commercial Carpet Tiles (Glued to subfloor)**



**Doors STC 50**

**Soundproof Door STC 50 (90min Fire Rated)  
Self Closing Bottom Door Seal**



**Room Acoustics NRC.95**

**Acoustic Panels NRC .95**

**Rockwool Comfortboard**

**Acoustical Fabric (fire retardant)**

**Wooden Acoustic Diffusers**

**Birch Ply Wooden Slats Walls, Geometric Ceiling Design**

**Bass Traps (reduces resonating bass frequencies)**

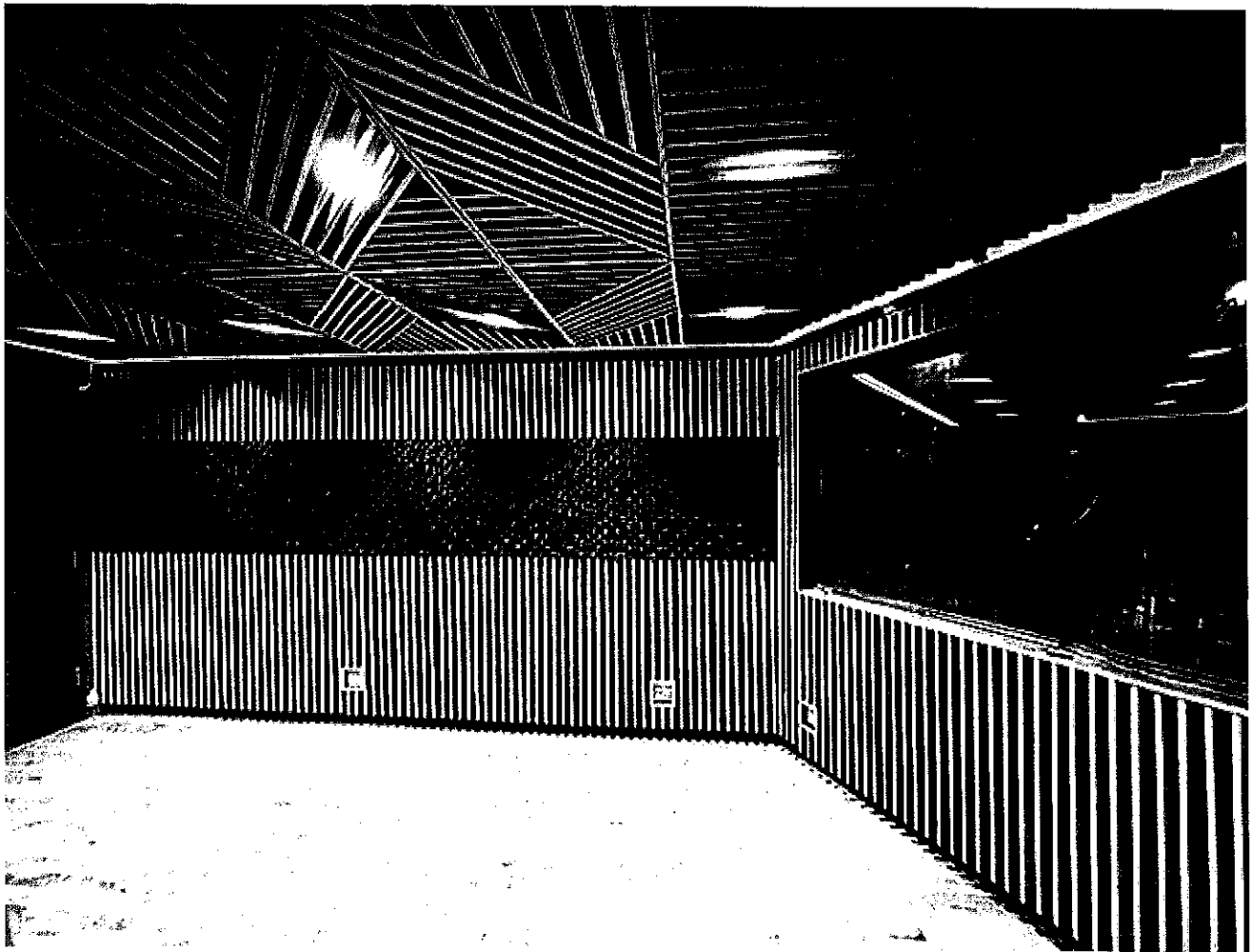
**Rockwool SafenSound**

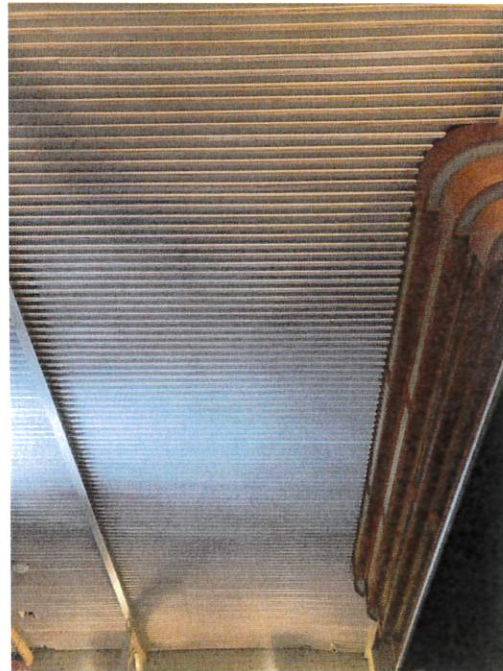
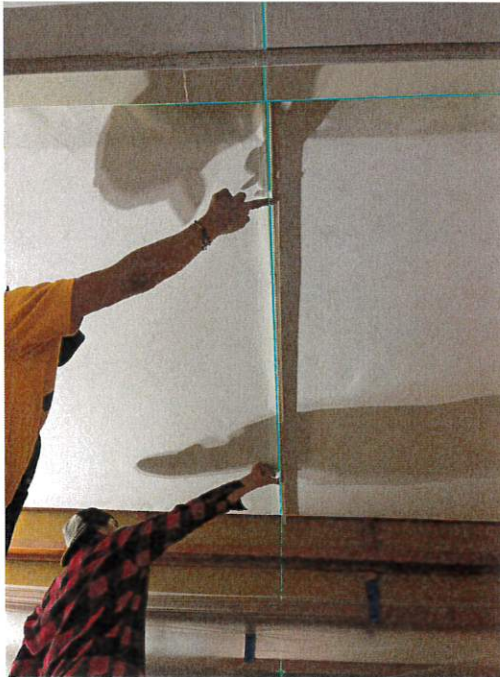
**Rockwool Comfortboard**

**3/4" CDX**

**5/8" Sheetrock**

**Acoustical Fabric (fire retardant)**





Please feel free to contact me for any questions related to the project.

Thank you,

Ned Shatzer