



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 Stipulations for Administrative Approval

I, EDON VOLSKI as a qualified representative of Opulent 536 Corp
 located at 540 East 5th Street, New York, NY agree to the following stipulations:

1. I will operate a full-service restaurant, specifically a (type of restaurant) _____
 Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
 Mon 12 Pm - 12Am; Tue 12 Pm - 12Am; Wed 12 Pm - 12Am;
 Thu 12 Pm - 12 Am; Fri 12 Pm - 12Am; Sat 12 Pm - 12Am; Sun 12 Pm - 12Am.
 (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
3. I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
4. 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. I will have a closed fixed façade with no open doors or windows except my entrance door 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.
5. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ private parties per _____.
6. I will play ambient recorded background music only. _____ number of TVs
7. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
8. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
9. I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
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 limitations OR I will have happy hour and it will end by _____. - Please indicate one of the above -
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: EDON VOLSKI Phone Number: 917-574-9176

16. I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Edon Volski Dated 6/24/2022

Sworn to this 24 day of June 2022 _____
 Notary Public

Robert Newman
 Notary Public, State of New York
 No. 01NE5046573
 Qualified in Bronx County
 Term expires 7/17/2023

Sent to ECHAN
6/27 @



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Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: JUNE 27th, 2022

APPLICANT

- Name of applicant and principle(s): OPULANT 536 CORP.
- Premise address: 540 E 5th ST.
- Cross streets: AVE A - AVE B
- Trade name (DBA): TBD
- Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
- If alteration, describe nature of alteration: _____
- Is location currently licensed? Yes No
- Type of license: WINE, BEER + CIDER
- Previous or current use of the location: RESTAURANT (BURGER SHOP)
- Corporation and trade name of current location: _____
- Type of building and number of floors: MIXED USE - 6 FLOORS
- Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors? 40
- Do you plan to apply for Public Assembly permit? Yes No applying for LNO
- 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): R7B
- How many licensed establishments are within 1 block? 3
- How many On-Premise (OP) liquor licenses are within 500 feet? 9
- Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

- Describe your method of operation: RESTAURANT
- Will any other business besides food or alcohol service be conducted at premise? Yes No
- If yes, please describe what type: _____
- What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 12 PM - 12 AM 7 DAYS A WEEK NO OUTDOOR SPACE
- Total number of table: 14 23. Total number of seats: 28
- How many stand-up bars / bar seats are located on the premise? 1 BAR WITH 7 SEATS

(A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

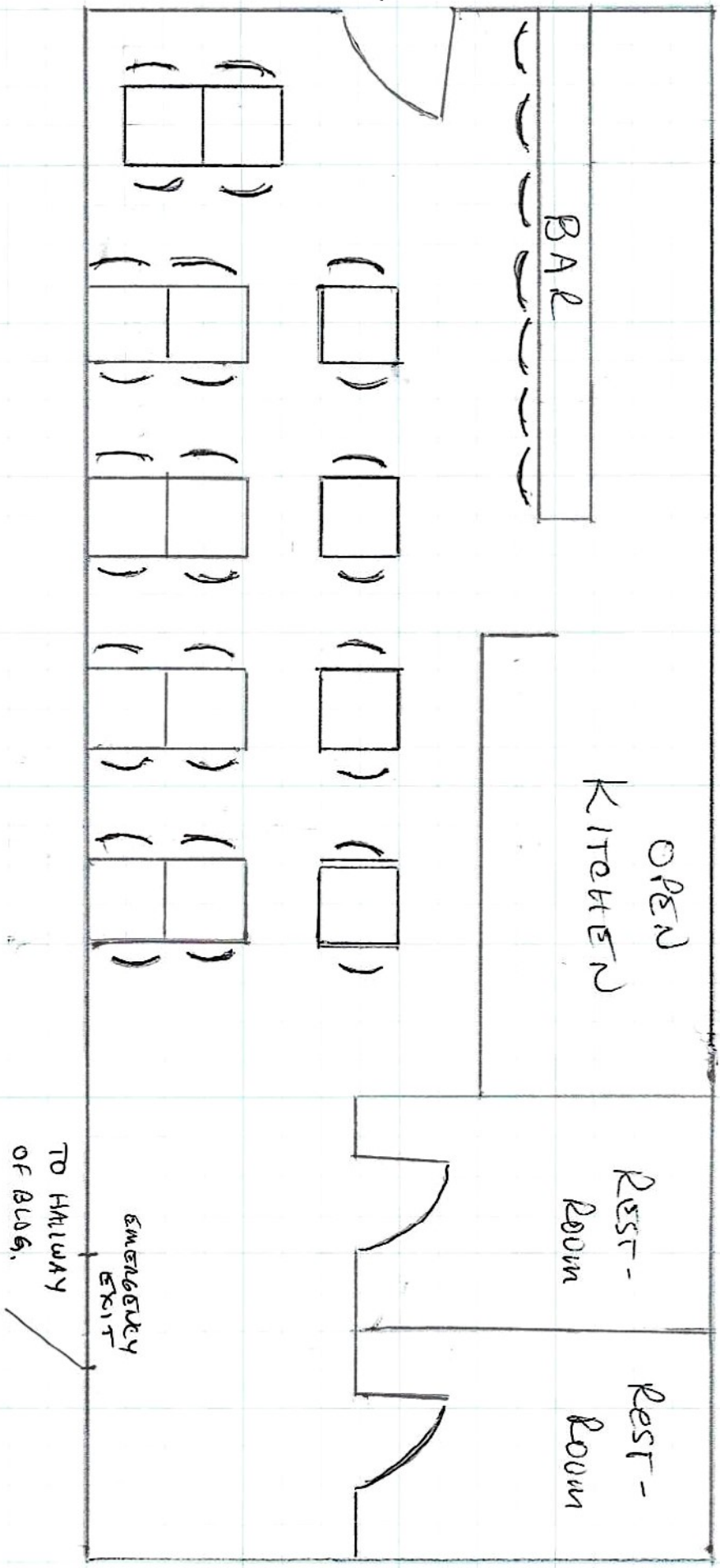
25. Describe all bars (length, shape, and location): 12' STRAIGHT BAR
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 12 PM - 11:30 PM 7 days A week
28. What type of food is available for sale? BURGERS
29. Will a manager or principal always be on site? Yes No If yes, which? owner
30. How many employees will there be? 3 TO 4
31. Do you have or plan to install? French doors accordion doors windows NO
32. Will there be TVs / monitors? Yes No If Yes, how many? 3
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Jukebox
 DJ Tapes / CDs / iPod
34. If other type, please describe: NIA
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: I PAD
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
 Yes No
38. If Yes, what type of events or performances are proposed and how often? NIA
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?
WE ARE A SMALL PLACE AND DO NOT ANTICIPATE CROWDS OF TRAFFIC. OWNER WILL MONITOR
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? CRIMINATIONS OUTSIDE
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected?
ALL WINDOWS AND DOORS WILL BE KEPT CLOSED. WE HAVE SOUND PROOFING. OWNER WILL
42. Do you have sound proofing installed? Yes No MONITOR NOISE
43. If not, do you plan to install sound-proofing? Yes No NIA

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): 1742 WINE BAR / GEORGIO'S BRICK OVEN + WINE BAR
45. Address: 1742 2ND AVE / 1343 2ND AVE 45a. Community Board CB 8 / CB 8
46. Dates of operation: 10 YRS / 10 YRS
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business:
49. Has any principal had SLA reports or action within the past 3 years? Yes No If yes, attach list of violations and dates of violations and outcomes.

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.

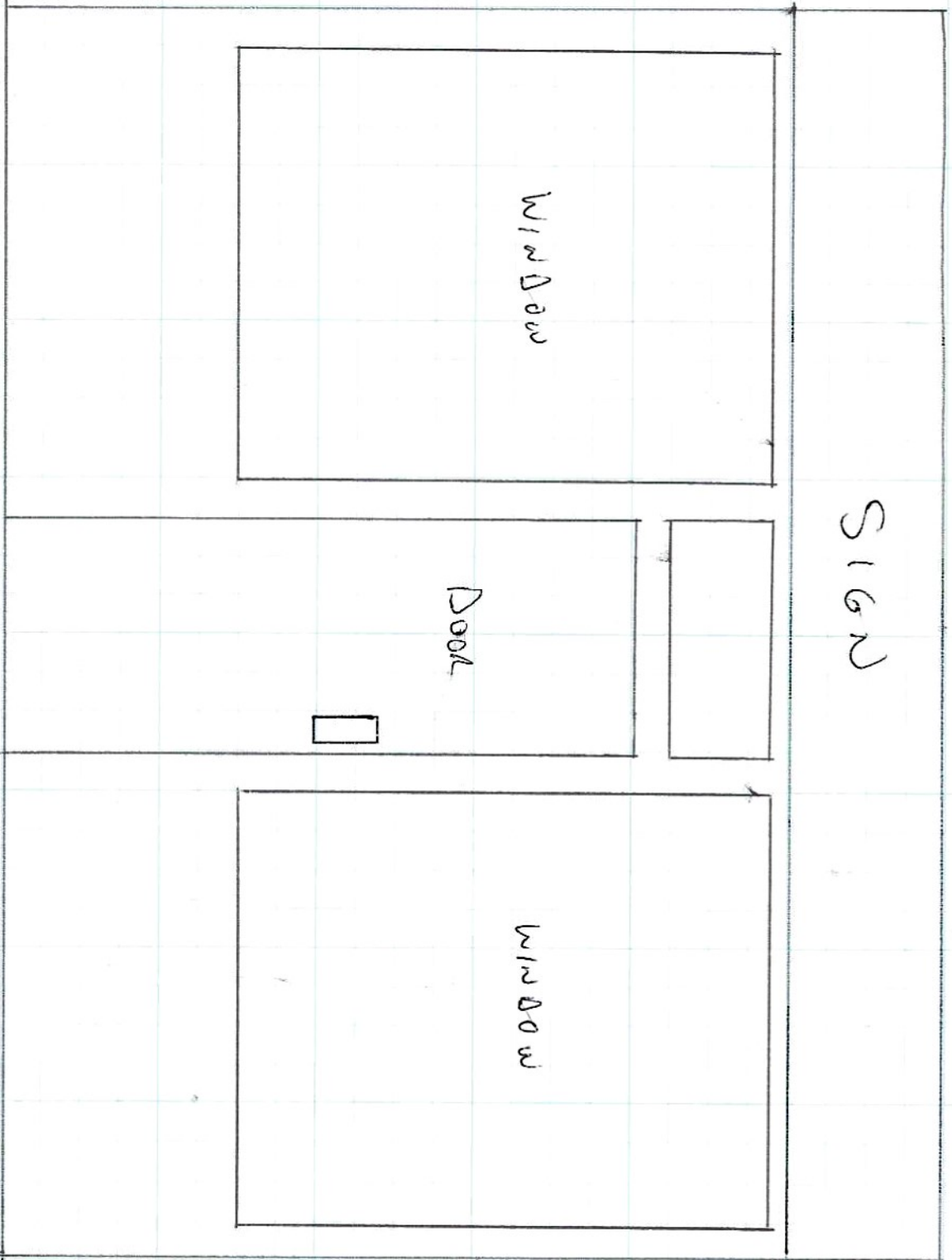


Sign

Window

Door

Window



/

/

Le menu



+



BURGERS



COMPLÉMENTS



Attention!

POULET HOUMOUS

FILET DE POULET HOUMOUS, SALADE
COMITÉ À LA POIVRÉE, SALADE, CIBOULE
FRANÇAISE, SAUCE BLANCHE AUX VÉGÉTAUX
1000KAL | 1300KAL
9,90€ | 13,90€

L'ORIGINAL

STEAK DE BŒUF, CIBOULE, SALADE,
COMITÉ D'ÉGOUTTES, CIBOULE,
SAUCE CLASSIC
1000KAL | 1100KAL
8,90€ | 11,90€

FRITES MAISON 2,90€
COLESLAW 2,90€

BOISSONS



L'HAMBURGER

STEAK DE BŒUF, COMITÉ COMITÉ,
COMITÉ COMITÉ, KETCHUP & MUSTARDE
1000KAL | 900KAL
9,90€ | 9,90€

L'AVOCAT BACON

STEAK DE BŒUF, AVOCAT, POISSONNET FILET,
BOUCARBONNE, MOUTARDE
1000KAL | 14,20€
10,90€ | 14,20€

LES PLATES

CITRONNADÉ 2,90€
THÉ GLACÉ MENTHE à la citrouille
THÉ GLACÉ PÊCHE à la citrouille
ORENADRIE

LE MORBIER

STEAK DE BŒUF, VÉGÉTARIEN AVEC DU
LACTO VÉGÉTARIEN, POISSONNET FILET,
COMITÉ D'ÉGOUTTES, MOUTARDE
1000KAL | 14,20€
10,90€ | 14,20€

LE PROVENCAL

100% SALETTE DE TOP À LA PROVENCAL,
CIBOULE, SALADE, COMITÉ D'ÉGOUTTES,
CIBOULE, SAUCE CLASSIC
1000KAL | 11,90€
8,90€ | 11,90€

LES PÉTILLANTES

LIQUIDE 2,90€
SINGEGRADÉ LIQUIDE EN SUCRE
DIBOLO ORENADRIE
BIÈRE BIO SAISON 190€ | menu + 1€ | 4€

LE POIVRE GOUDA

STEAK DE BŒUF, GOUDA,
COMITÉ D'ÉGOUTTES, SALADE,
SAUCE AU POIVRE
1000KAL | 12,90€
9,90€ | 12,90€

LE RUSTIQUE

100% CHAMPAGNE ROUGE FINE, COMITÉ
POISSONNET, COMITÉ D'ÉGOUTTES, SALADE,
SAUCE CLASSIC
1000KAL | 13,90€
10,90€ | 13,90€

LE BACON

STEAK DE BŒUF, POISSONNET FILET,
CIBOULE, COMITÉ D'ÉGOUTTES, COMITÉ,
SAUCE CLASSIC
1000KAL | 13,90€
10,90€ | 13,90€

LE CHAMPIGNON

100% SALETTE CHAMPIGNON & CIBOULE,
CIBOULE, COMITÉ D'ÉGOUTTES DE POISSONNET,
COMITÉ, SALADE, SAUCE CLASSIC
1000KAL | 12,90€
9,90€ | 12,90€

Attention!
EAU PLATE & GAZEUSE MICROFILTRÉES
CONTIENENT DU VÉGÉTAL

MENU BIOJUNIOR 6,90€

UN PETIT BIO
MENU BIOJUNIOR AVEC UN PETIT BIO
UNE BOÛTE DE 4 POKETTES
+ DES FRITES
+ UNE BOISSON
+ UNE GLACE

PETITS EXTRAS

BOISSON GAZÉE À FROID	2,90€
BOISSON SALETTE À FROID	2,90€
LES POKETTES	2,90€
UN PETIT BIO	2,90€

DESSERTS 2,90€

GLACE NAPPÉE (MILKSHAKE - COCAINE) SAPIN FRUITS, COMITÉ D'ÉGOUTTES, SAUCE CLASSIC GLACE GLACE À LA CITROUILLE (CITROUILLE - COMITÉ D'ÉGOUTTES)	2,90€
MILK-SHAKE FRUITS, COMITÉ D'ÉGOUTTES, SAUCE CLASSIC	2,90€
COMPOTE & CRUMBLE	2,90€
MOLLEUX CHOCOLAT	2,90€
COOKIE <i>Attention!</i> FRUITS, COMITÉ D'ÉGOUTTES, SAUCE CLASSIC	2,90€



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	540 E 5th St, New York, New York, 10009
Geocode	Latitude: 40.72406 longitude: -73.98275
Report Generated On	6/20/2022

8 Closest Liquor Stores		
Name	Address	Distance
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	557 ft
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	773 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	1,050 ft
EAST VILLAGE WINE CORP Ser #: 1260885	100 AVENUE C NEW YORK, NY 10009	1,051 ft
LOCAL NEW YORK LIQUORS LLC Ser #: 1276553	24 AVE C NEW YORK, NY 10009	1,143 ft
JCCSM INC Ser #: 1336591	45 1ST AVE NEW YORK, NY 10003	1,407 ft
TURTLE DOVE LLC Ser #: 1271455	28 30 CLINTON ST STORE B NEW YORK, NY 10002	1,411 ft
BRIX NYC LLC Ser #: 1298290	170 AVENUE B STORE SOUTH NEW YORK, NY 10009	1,441 ft

Schools within 500 feet		
Name	Address	Distance
NEW AMSTERDAM SCHOOL	62 AVE B NEW YORK, NY 10009	165 ft

Schools within 500 feet

Name	Address	Distance
CONNELLY CTR EDUCATION/HOLY CHILD MIDDLE SCHOOL	220 E 4TH ST NEW YORK, NY 10009	283 ft
TOMPKINS SQUARE MIDDLE SCHOOL	600 E 6TH ST NEW YORK, NY 10009	335 ft
EARTH SCHOOL	600 E 6TH ST NEW YORK, NY 10009	383 ft
PS 64 ROBERT SIMON	600 E 6TH ST NEW YORK, NY 10009	383 ft

Churches within 500 feet

Name	Distance
Most Holy Redeemer Church	433 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GAMA LOUNGE LLC Ser #: 1340562	50 AVENUE B NEW YORK, NY 10009	315 ft
BOOK CLUB BAR LLC Ser #: 1346476	197 E 3RD ST NEW YORK, NY 10009	443 ft
NOWON INC Ser #: 1340827	507 E 6TH ST NEW YORK, NY 10009	488 ft
DOWN AND OUT BROOKLYN LLC Ser #: 1343228	503 E 6TH ST NEW YORK, NY 10009	526 ft
OT AT OT LLC Ser #: 1347370	94 AVE A NEW YORK, NY 10009	596 ft
AND ANOTHER ONE INC Ser #: 1345607	190 E 2ND ST NEW YORK, NY 10009	710 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
DESMO 916 CORP Ser #: 1229027	545 E 5TH ST AKA 76 AVE B AVENUES A & B NEW YORK, NY 10009	209 ft
GOSLING INC Ser #: 1309866	234 E 4TH ST WESTERLY STORE NEW YORK, NY 10009	254 ft
GREAT CABIN LLC, THE Ser #: 1311376	205 E 4TH ST NEW YORK, NY 10009	303 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
THUNDERBOLT CORP Ser #: 1024675	531 E 5TH STREET NEW YORK, NY 10009	305 ft
DEROSSA 5TH STREET LLC Ser #: 1330870	511 E 5TH ST NEW YORK, NY 10009	344 ft
EAST COAST FISH MARKET INC Ser #: 1336397	45 AVENUE B NEW YORK, NY 10009	404 ft
PINEAPPLE CLUB LLC THE Ser #: 1321228	509 E 6TH ST NEW YORK, NY 10009	465 ft
ELLSFRED INC Ser #: 1263574	520 E 6TH ST NEW YORK, NY 10009	469 ft
CORMAR INCORPORATED Ser #: 1208152	507 E 5TH ST AVENUE A & AVENUE B NEW YORK, NY 10009	472 ft
FRENCH AVENUE B INC Ser #: 1280774	103 105 AVENUE B NEW YORK, NY 10009	500 ft
BA VICTORY CORP Ser #: 1268813	513 E 6TH ST NEW YORK, NY 10009	515 ft
AH BUSINESS MANAGEMENT LLC Ser #: 1334462	34 AVENUE B NEW YORK, NY 10009	536 ft
AUGUST VAZAC RESTAURANT INC Ser #: 1028351	108 AVENUE B NEW YORK, NY 10009	551 ft
CORSICA ENTERTAINMENT INC Ser #: 1170273	505 E 6TH STREET AVENUES A & B NEW YORK, NY 10009	574 ft
CAFETASIA INC Ser #: 1259691	85 AVENUE A STORE 1 NEW YORK, NY 10009	577 ft
TABLE 20 LLC Ser #: 1317857	94 96 AVENUE A NEW YORK, NY 10009	579 ft
TD AB LLC Ser #: 1317712	29 AVENUE B STORE 2 NEW YORK, NY 10009	580 ft
AVE A KARAOKE CORP Ser #: 1110686	81 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	584 ft
BOGGY DEPOT INC Ser #: 1117052	85 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	595 ft
THAI TOMPKINS INC Ser #: 1337933	50 AVENUE A NEW YORK, NY 10009	597 ft
B M POST LLC Ser #: 1329963	217 E 3RD ST NEW YORK, NY 10009	597 ft
BECAF LLC Ser #: 1188694	29 AVENUE B A/K/A 33 AVE #3 CORNER OF AVE B & E. 3 ST. NEW YORK, NY 10009	598 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GALMAC LLC Ser #: 1304609	28-30 AVENUE B NEW YORK, NY 10009	608 ft
CIEN FUEGOS LLC Ser #: 1239384	95 AVENUE A AKA 445 E 6TH ST NEW YORK, NY 10009	611 ft
BALLINGERS EV LLC Ser #: 1317190	85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, NY 10009	612 ft
25 B GROUP REST AVE LLC Ser #: 1245111	25 AVENUE B NEW YORK, NY 10009	666 ft
MOONWALKERS RESTAURANT CORP Ser #: 1024644	101 AVENUE A NEW YORK, NY 10009	679 ft
ILLB INC Ser #: 1314604	43 AVENUE A 141 E 3RD ST GND FL NEW YORK, NY 10009	707 ft
GERMAT OF NY INC Ser #: 1338768	192 E 2ND ST NEW YORK, NY 10009	725 ft
A O CAFE AND RESTAURANT LLC Ser #: 1268142	17 AVENUE B AKA 241 E 2ND ST NEW YORK, NY 10009	736 ft
LE MIU CORP Ser #: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, NY 10009	739 ft

