



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:

- 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: July 27, 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: 23 Avenue A

Cross streets: E Houston and East 2nd Street

Name of applicant and all principals: LLC to be formed by Mike Droney/Michael Droney

Trade name (DBA): To be determined

PREMISE:

Type of building and number of floors: 4 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 _____

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): 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) SUN-WED 11AM-2AM

THURS-SAT 11AM-4AM

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? 18 Total number of indoor seats? 38

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 bar/10 seats - Approx 20' 10"/L shape/First 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

What are the hours the kitchen will be open? To within one hour of closing

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

How many employees will there be? 6-8

Do you have or plan to install French doors accordion doors or windows? No

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 _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: computer generated 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? n/a

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.") _____

One employee will ensure that traffic and crowds do not become a problem for the 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. _____

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:

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: T.S.Q. B. 41 LLC / CC West 58 Corp

Address: 206 W. 44th St NYC / 312 W. 58th St Community Board # 5/4

Dates of operation: 4/16 - Present 2018-2020

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? See attached

How many On-Premise (OP) liquor licenses are within 500 feet? 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) American restaurant, or
 I will operate a n American
 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 Kitchen closing one hour before closing, but food available during all hours
3. My hours of operation will be:
 Mon 11 AM - 2 AM ; Tue 11 AM - 2 AM ; Wed 11 AM - 2 AM ;
 Thu 11 AM - 4 AM ; Fri 11 AM - 4 AM ; Sat 11 AM - 4 AM ;
 Sun 11 AM - 2 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 AM - 11 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 5 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 _____.
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: Michael Droney

Phone Number: (212) 673-5550



SALADS

Baby Mixed Greens
Dijon Vinaigrette, Red Onions, 9
add Chicken 7

Arugula & Cantaloupe Salad
Cucumbers, Feta, Red Onion,
Greek Yogurt Vinaigrette 14, add Prosciutto 2

Baby Kale Caesar
Parmesan Cheese, Sourdough Croutons, 12
Add Grilled Chicken, 7

Chef's Salad
Turkey, Ham, Cheddar Cheese, Cucumbers,
Tomato, Sliced Egg, Red Onions,
Mixed Greens, Sherry Vinaigrette, 16

Nicoise Salad
Tuna Salad, Olives, Potatoes, Cucumbers,
Tomatoes, Sliced Egg, Red onion,
Lemon Vinaigrette, 15

Grilled Chicken Cobb Salad
Avocado, Warm Bacon, Sliced Egg,
Red Onion, Crumbled Blue Cheese,
Balsamic Vinaigrette, 17

FLAT BREADS

Wild Mushroom Flat Bread
Marjoram, Taleggio,
Balsamic Truffle Glaze, 12

Prosciutto Flat Bread
Baby Arugula, Extra Virgin Olive Oil,
Parmesan, 12

Chorizo Flat Bread
Granny Smith Apples, Red Bliss Potatoes,
Rosemary Manchego, 12

LARGE PLATES

Grilled New York Strip
Roasted Garlic Smashed Potatoes,
Grilled Asparagus, Red Wine Jus, 32

Fish & Chips
Beer Battered Atlantic Cod, Spicy Fries,
Yuzu Tartar Sauce, 20

Today's Pasta
Ask Your Server M/P

SIDES

Basket of French Fries 7
Basket of Sweet Fries 8
Roasted Garlic Mash 7
Grilled Asparagus 8

SANDWICHES & BURGERS

*All Sandwiches Served With Shoestring French Fries.
Substitute Sweet Fries or Mixed Green Salad for \$2*

Slider Trio
Griddled Onion, American Cheese,
Dill Pickle Slice, 14

Gleason's Cheese Burger
Vermont Cheddar Cheese, Tomato,
Red Onion, 15

Black Bean Burger
Gujuchang Aioli, Pickled Red Onions,
Baby Arugula, 14

Turkey Burger
Aged Swiss, Lettuce, Tomato, Red Onion, 14

Chicken Club
7-Grain Bread, Avocado, Aged Swiss,
Tomato, 14

The Black & Blue
Blackened Beef Patty, Bacon, Blue Cheese
Lettuce, Tomato, Toasted Brioche, 15

B.L.A.T
Bacon, Lettuce, Tomato, & Avocado,
With Herb Mayo
on Your Choice of Bread, 14

Turkey Club
Freshly Sliced Turkey Breast with Bacon
Lettuce and Tomato, Aged Swiss Cheese,
Served "Triple Decker Style"
On White Toast with Mayo, 15

The Alpine Burger
Beef Patty, Sautéed Onions,
Mushrooms and Swiss, 15

The Bada Burger
Beef Patty, Prosciutto, Taleggio, Arugula, 16

Beer Battered Cod
Toasted Brioche, Yuzu Aioli, Lettuce Tomato, 14

Saltimbocca Chicken Sandwich
Prosciutto, Oregano, Arugula, Mozzarella,
Caesar Vinaigrette, Toasted Brioche, 15

Blackened Catfish Sandwich
Buffalo Aioli, Lettuce and Tomato,
Toasted Brioche, 16

Additions \$2 each
Mushrooms Bacon, Avocado,
Sautéed Onions, Fried Egg

Breakfast	Lunch	Dinner
Monday - Sunday	Monday - Sunday	Monday - Sunday
6:30am - 10:30am	11:00am - 5:00pm	5:00pm - 11:00pm



COCKTAILS

Mountain Mule

Cutty Sark Prohibition, Ginger Beer, Fresh Lime 14

Aperol Negroni

Hendricks Gin, Aperol, Sweet Vermouth,
Fresh Lemon 14

Ancho Paloma

Jose Cuervo Gold, Ancho Reyes Liqueur,
Fresh Lime, Grapefruit Soda, Salt Rim 13

Manhattan

Woodford Reserve Rye, Sweet Vermouth,
Bitters, Fresh Orange Twist 13

Bourbon and Berries

Old Forester Bourbon, Chambord,
Simple Syrup, Dash of Bitters 14
(Make it spicy-add Ancho Reyes)

Woodford Fizz

Woodford Reserve, Cointreau,
Angostura Bitters, Prosecco 14

Cucumber Gin Fizz

Hendricks Gin, Elderflower liqueur,
Fresh lemon, Muddled Cucumbers, Soda 13

Spiked Cider

Jack Fire, Bayou Spiced Rum, Cider beer 14

Old Cuban

Sailor Jerry Rum, Mint, Simple Syrup,
Bitters, Prosecco 13

Aperol Spritz

Aperol, Prosecco, Soda 13

Barbados Airmail

Plantation Pineapple Rum, Lime,
Simple Syrup, Prosecco 13

For a full, interactive list of our beer list,
(tasting notes, specs, style guide)
please scan this code with your phone.



DRAUGHT BEER

10 Barrel Apocalypse IPA 8

Ace Perry Cider 8

Ballast Point Grapefruit Sculpin IPA 9

Bud Light 6

Delirium Tremens 9

Founders All Day IPA 8

Goose Island 4 Star Pils 8

Guinness Draught 8

Kona Big Wave Golden Ale 8

Peroni 8

Radiant Pig Gangster Duck 8

Radeberger Pils 8

Spaten Franziskaner Hefe-Weisse 8

Stella Artois 8

BOTTLED BEER

Heineken 7 | Corona 7 | Sam Adams 7

Clausthaler 6 | Bud 6 | Bud Light 6 | Magners 7



SPARKLING

Valdo, Prosecco Brut 11/42

Charles de Morency, Champagne, 80 bottle

WHITE

Pasqua, Pinot Grigio 11/42

Layer Cake Sauvignon Blanc 10/40

D. Jean-Paul Balland, Sancerre 16/58

M de Mulonniere, Chenin Blanc 12/44

Cherry Tart, Chardonnay 13/48

Brassfield Estate Winery, Serenity Reserve 13/48

St Urans-Hof, Riesling Nik Weiss Selection 11/42

ROSE

Boschendal, The Rose Garden, Rose 10/40

Sophora, Sparkling Rose 14/52

RED

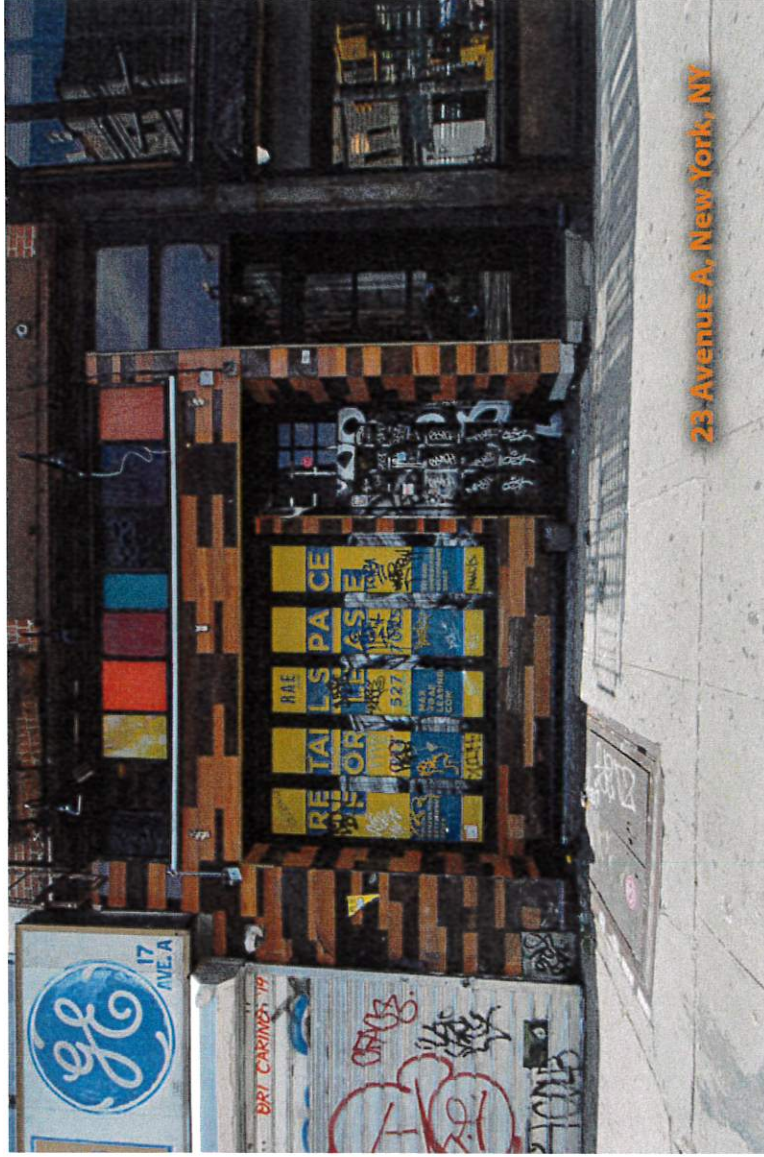
Guenoc Winery, Pinot Noir 11/40

Bedell Celars, First Crush Red 13/48

Castelle D'Albola, Chianti 10/40

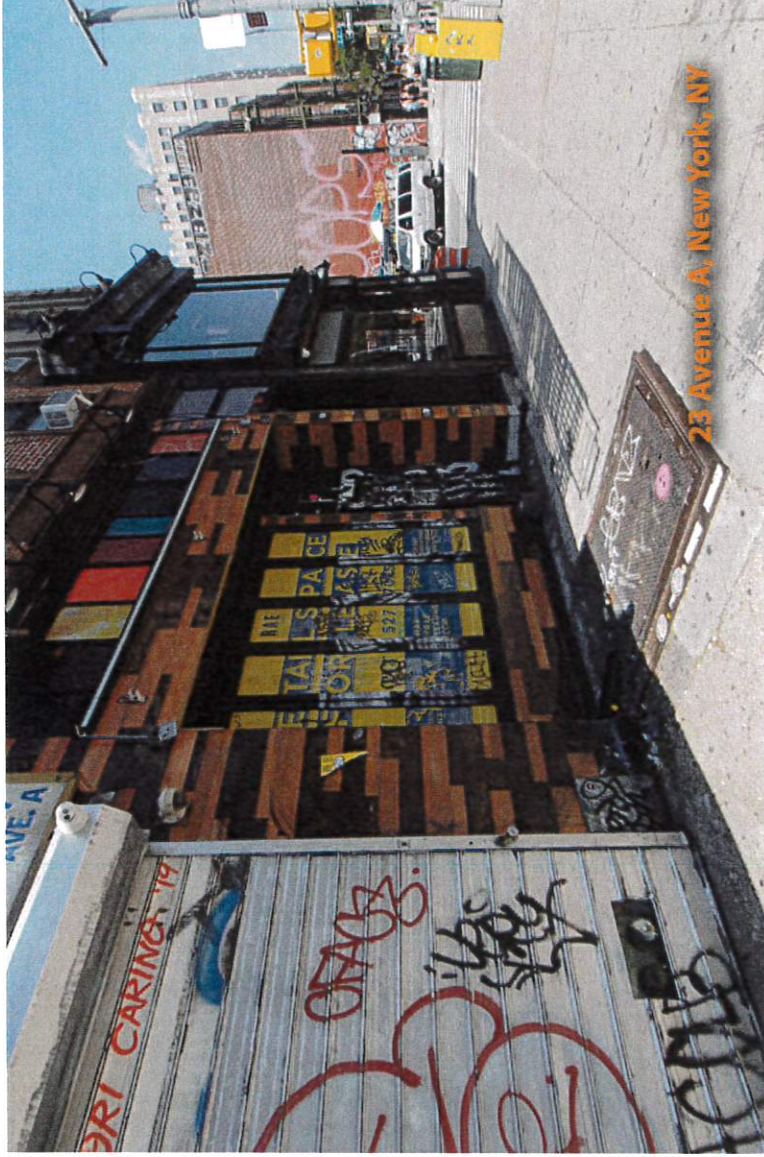
Layer Cake Cabernet Sauvignon 13/48

Barosa Valley Shiraz 13/48



23 Avenue A, New York, NY

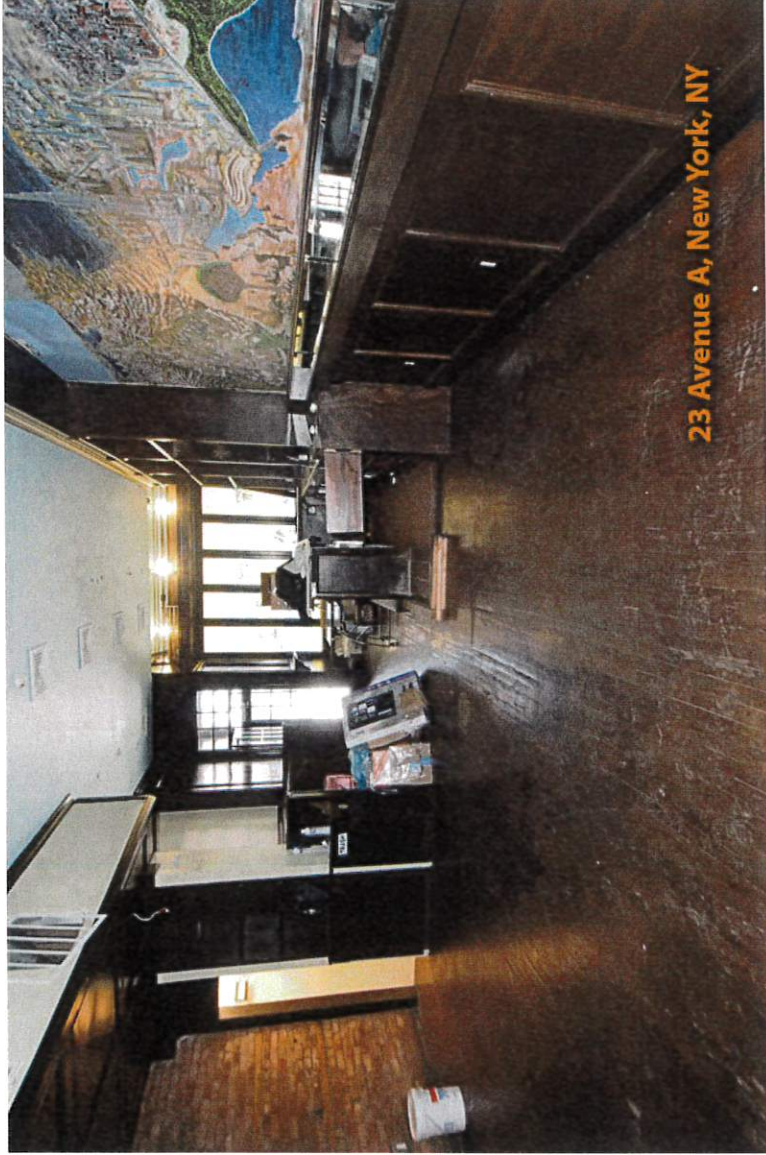








23 Avenue A, New York, NY



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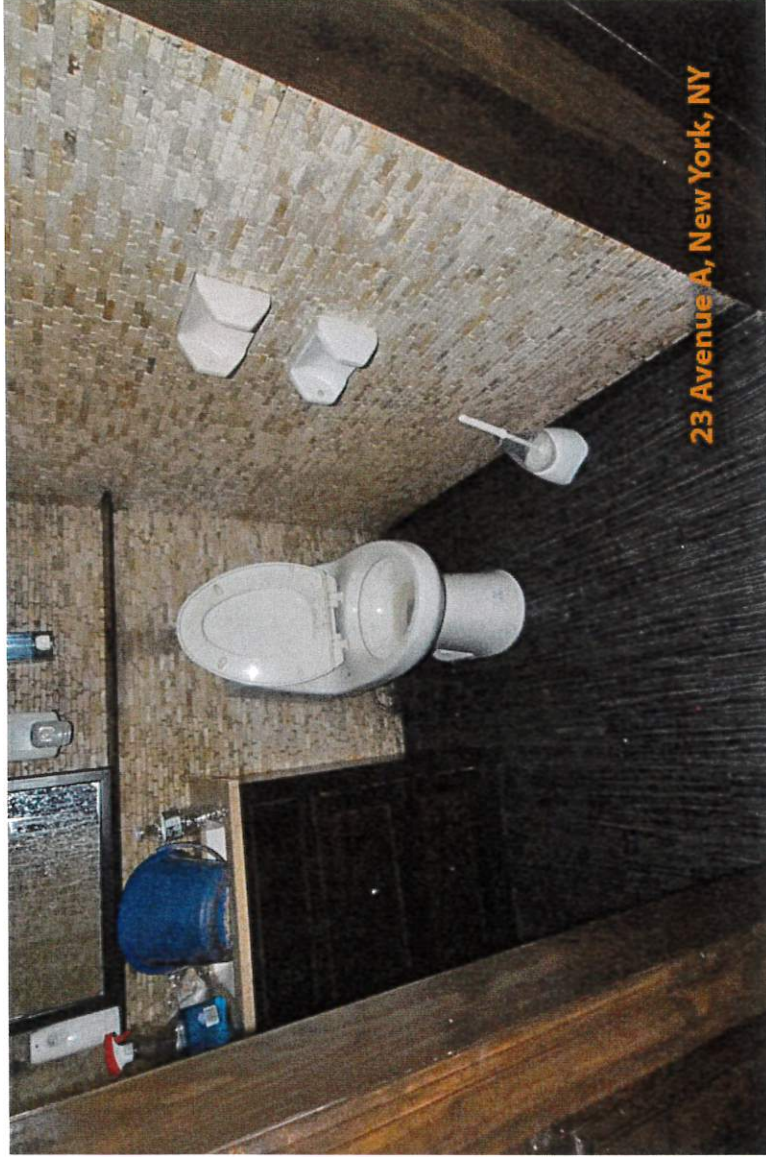




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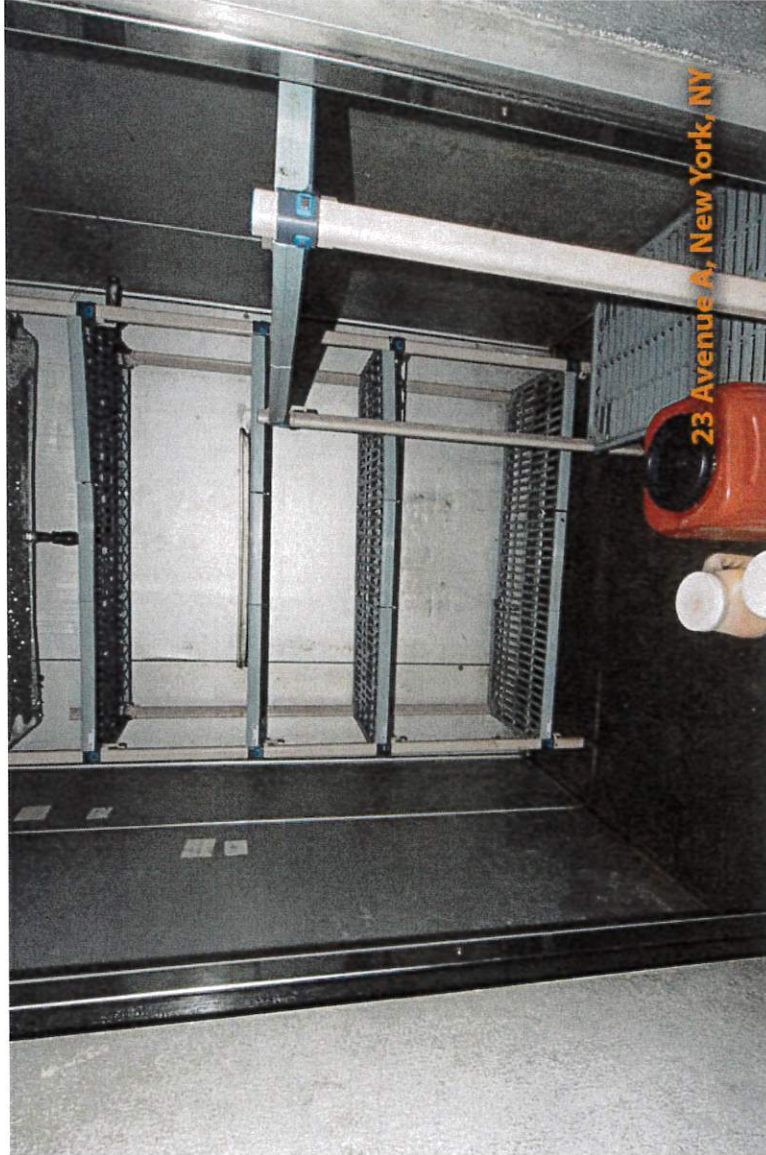


23 Avenue A, New York, NY

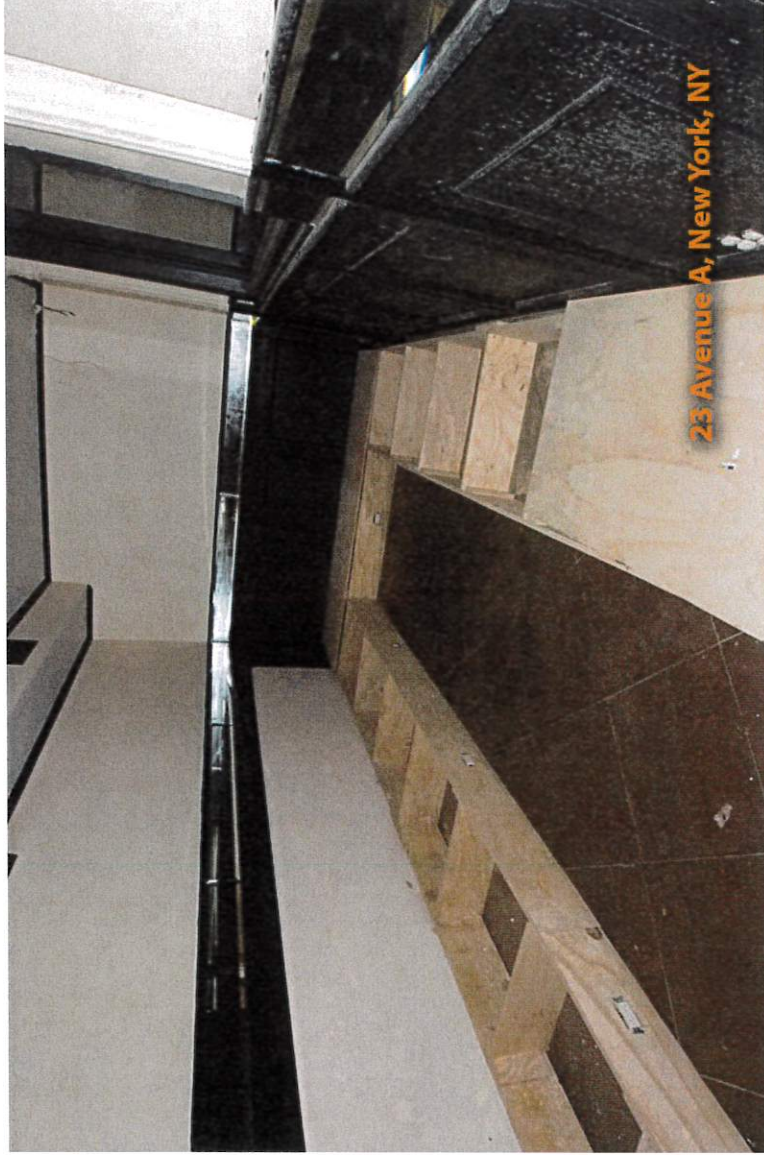




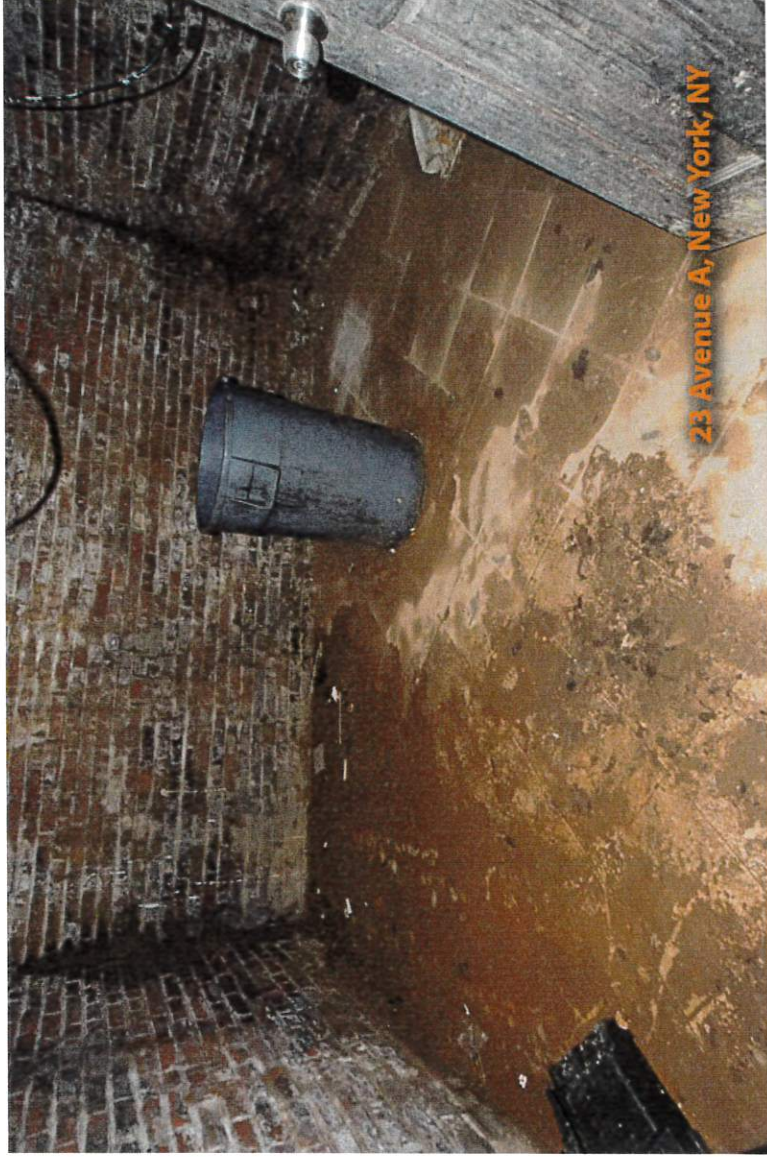
23 Avenue A, New York, NY



23 Avenue A, New York, NY







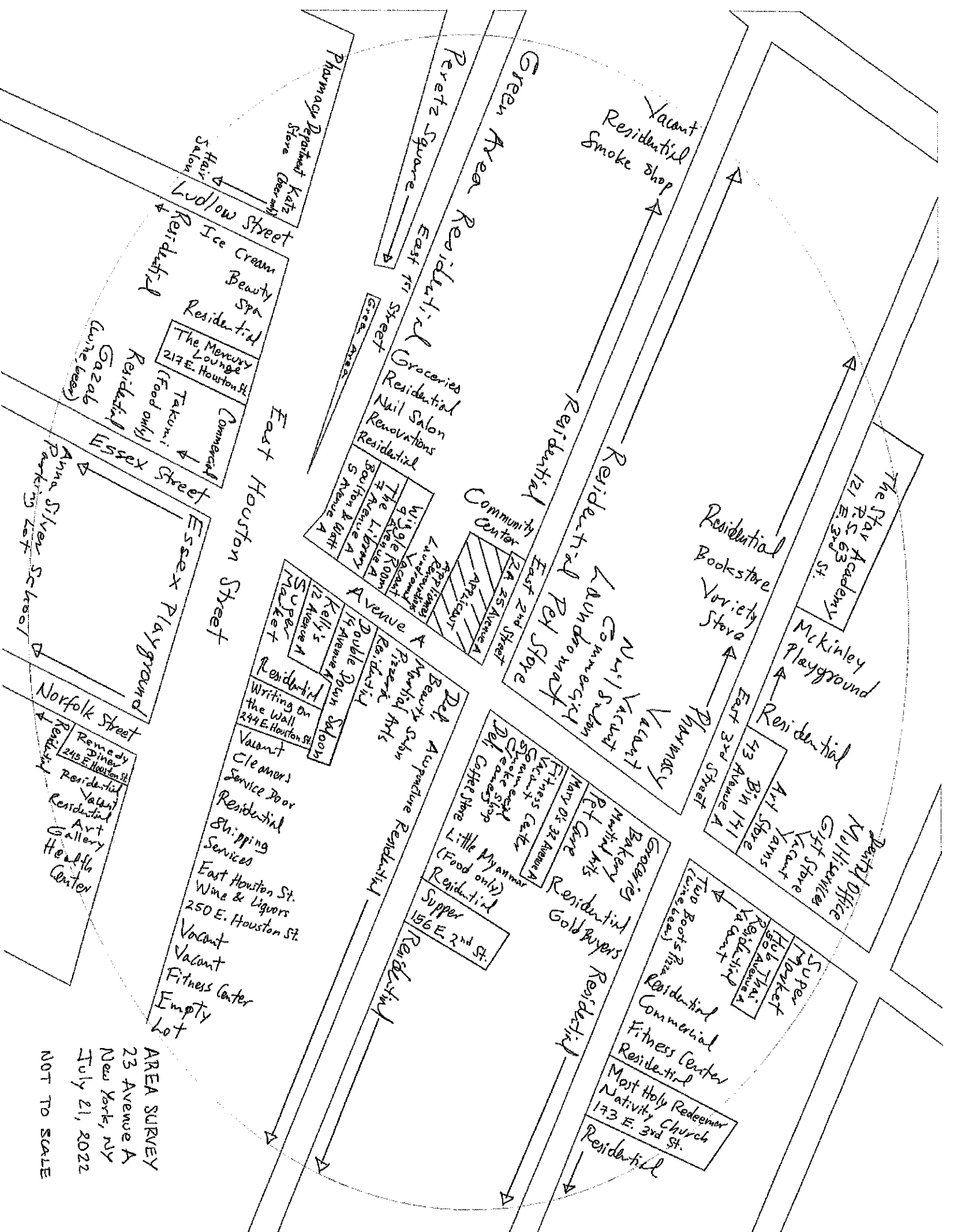
23 Avenue A, New York, NY



23 Avenue A, New York, NY



23 Avenue A, New York, NY



AREA SURVEY
 23 Avenue A
 New York, NY
 July 21, 2022
 NOT TO SCALE

Landess-Simon, Inc.

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Legal & Commercial Photography
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Wyckoff, NJ 07481
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E-mail: landess@att.net
landessphotographers.com

Re: 23 Avenue A

1. Hub Thai - 50 Avenue A - (468')
2. Bin 141 - 43 Avenue A - (350')
3. Mary O's - 32 Avenue A - (231')
4. Supper - 156 East 2nd Street - (190')
5. 2A - 25 Avenue A - (15')
6. Wiggle Room - 9 Avenue A - (135')
7. The Library - 7 Avenue A - (156')
8. Boulton & Watt - 5 Avenue A - (177')
9. Double Down Saloon - 14 Avenue A - (125')
10. Kelly's - 12 Avenue A - (144')
11. Writing on the Wall - 244 East Houston Street - (274')
12. Remedy Diner - 245 East Houston Street - (447')
13. The Mercury Lounge - 217 East Houston Street - (349')

Schools & Churches

1. The Star Academy P.S. 63 - 121 East 3rd Street - (471')
2. Most Holy Redeemer Nativity Church - 173 East 3rd Street - (422')

2A 25 Avenue A
APPLICANT
Appliances
Renovations
Laundromat
Vacant
Wiggle Room 9 Avenue A
The Library 7 Avenue A
Boulton & Watt 5 Avenue A

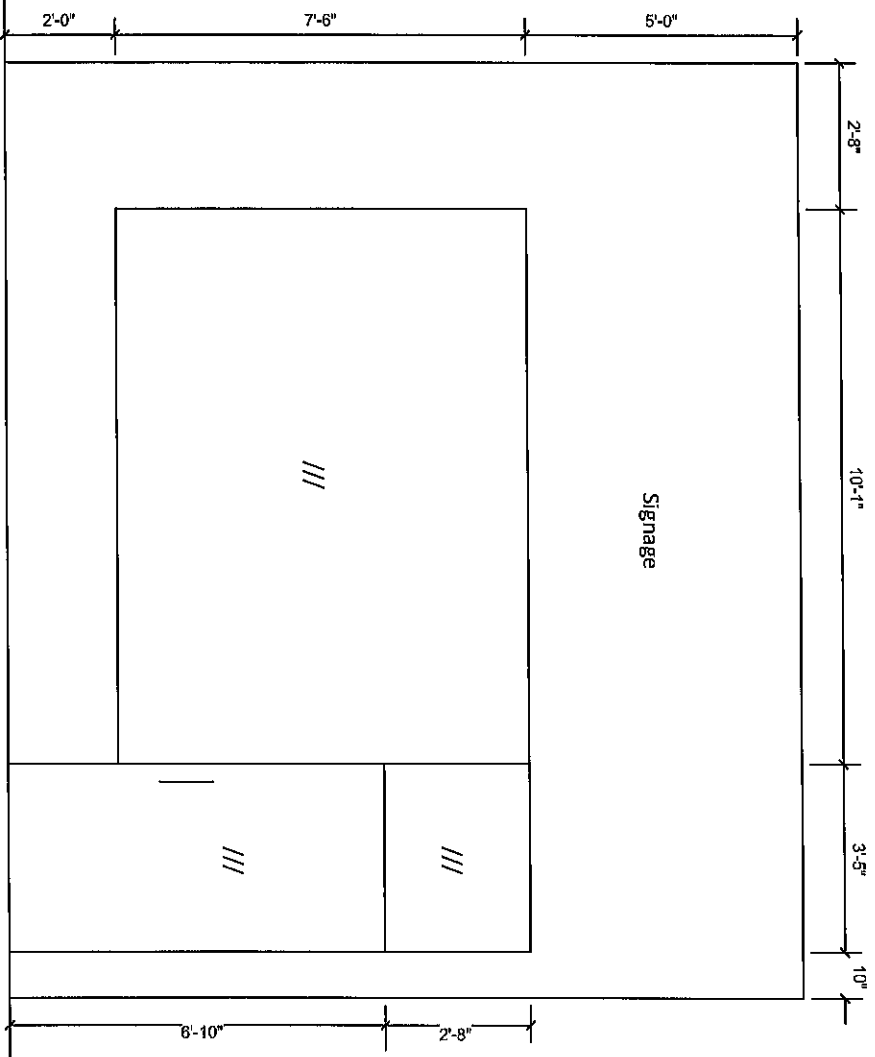
Avenue A

BLOCK PLOT
 23 Avenue A
 New York, NY
 July 21, 2022
 NOT TO SCALE

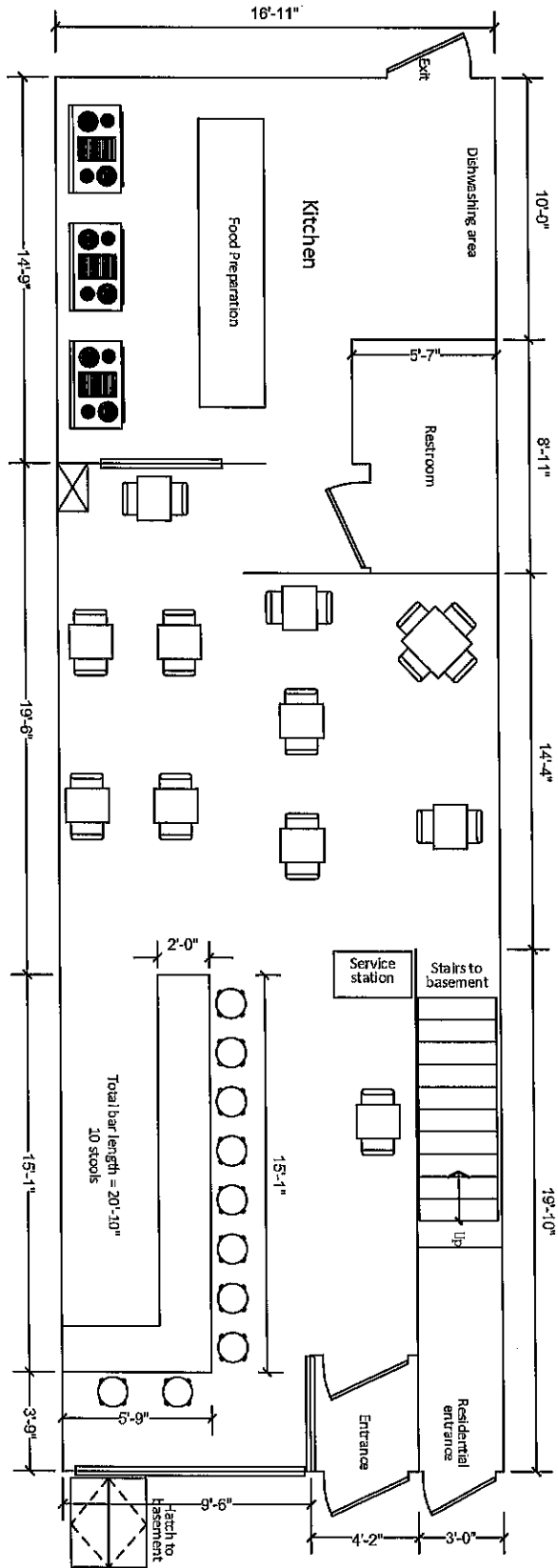
East 2nd St.

Deli
Beauty Salon
Martial Arts
Pizzeria
Residential
Double Down Saloon 14 Avenue A
Kelly's 12 Avenue A
Super Market

East Houston St.



FRONT ELEVATION
 23 Avenue A
 New York, NY
 July 21, 2022
 NOT TO SCALE

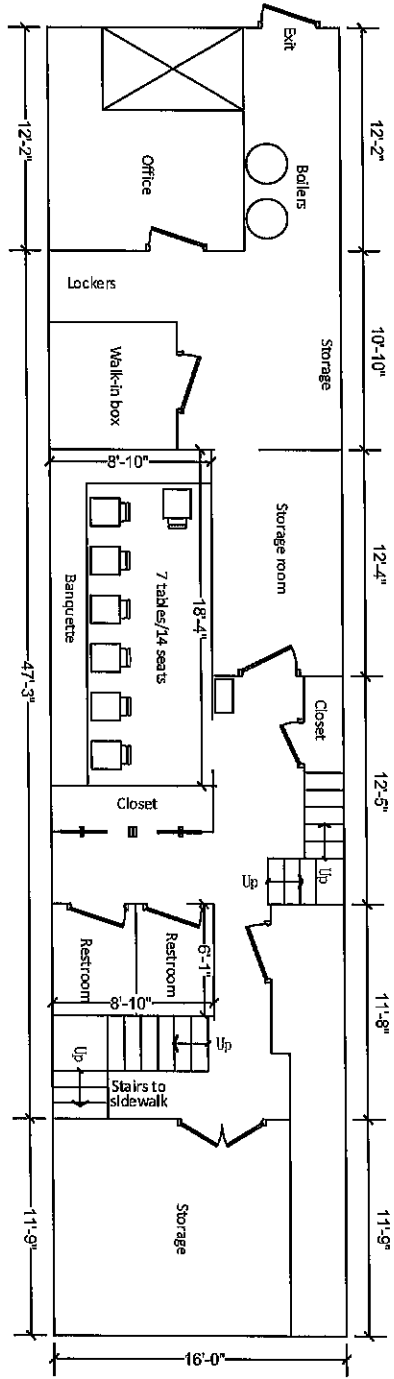


11 tables/24 seats

Total bar length = 20'-10"
20 stools

INTERIOR DIAGRAM - 1st Floor
 (Proposed)
 23 Avenue A
 New York, NY
 July 21, 2022
 NOT TO SCALE

Avenue A



Avenue A

INTERIOR DIAGRAM – Basement
 23 Avenue A
 New York, NY
 July 21, 2022
 NOT TO SCALE