



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, George Mercado, as a qualified representative of Group Gem LLC located at 19-21 Clinton Street, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant... Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be: Mon closed; Tue 4-12; Wed 4-12; Thu 4-12; Fri 4-12; Sat 4-12; Sun 4-12.

(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.
4. I will close any front or rear facade doors and windows at 10:00 p.m. every night or when amplified sound is playing...
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 6pm. 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: George Mercado Phone Number: 917 217 4840
16. I will: Address all complaints and inquiries immediately.

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

Signed [Signature]

Dated 7-21-22

Sworn to this 21 day of July, 2022 Melida Ramirez

Notary Public MELIDA RAMIREZ Notary Public, State of New York No. 01RA6194570 Qualified in Bronx County Commission Expires October 6, 2024



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: July 21, 2022

APPLICANT

1. Name of applicant and principle(s): George Mercado/ GROUP GEM LLC
2. Premise address: 19-21 Clinton Street, NY NY 10002
3. Cross streets: Houston & Stanton Street
4. Trade name (DBA): tbd
5. Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? Yes No
8. Type of license: Beer & Wine
9. Previous or current use of the location: Coffee & Wine Bar
10. Corporation and trade name of current location: Maestro Coffee Roaster LLC dba Ooh La La Cafe
11. Type of building and number of floors: 1-C, 8 Floors
12. 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? Store
13. Do you plan to apply for Public Assembly permit? Yes No
14. 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): R7-2
15. How many licensed establishments are within 1 block? 5
16. How many On-Premise (OP) liquor licenses are within 500 feet? 10
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Table service for beer, wine & appetizers
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Tuesday thru Sunday, 4PM to Midnight, outdoor closes at 10PM every night
22. Total number of table: 10 23. Total number of seats: 20
24. How many stand-up bars / bar seats are located on the premise? 6

(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 Ft, rectangular bar, left side of store
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 4PM to 11PM
28. What type of food is available for sale? Appetizers
29. Will a manager or principal always be on site? Yes No If yes, which? Principle
30. How many employees will there be? 2
31. Do you have or plan to install? French doors accordion doors windows
32. Will there be TVs / monitors? Yes No If Yes, how many? One (1)
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: Recorded music
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: Sonos speakers controlled by bluetooth device
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? n/a
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
Advising patrons and others to be mindful of the flow of traffic
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
Advising patrons to be mindful of neighbors and posting a sign advising the same
42. Do you have sound proofing installed? Yes No
43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): Merc & Saint LLC dba Barbarrio
45. Address: 1621 Lexington Ave., NY NY 10029 45a. Community Board cb8
46. Dates of operation: 2017 to 2019
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume: I have owned and operated 5 restaurants.
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.

ATTENTION RESIDENTS & NEIGHBORS

GEM GROUP LLC

Company/DBA Name and Contact Number for Questions

plans to open a

WINE BAR

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

19-21 Clinton Street, NYC 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER & WINE

Beer & Wine or Beer

917 217 4840

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

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

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	19 Clinton St, New York, New York, 10002
Geocode	Latitude: 40.72072 longitude: -73.98435
Report Generated On	7/22/2022

8 Closest Liquor Stores		
Name	Address	Distance
TURTLE DOVE LLC Ser #: 1271455	28 30 CLINTON ST STORE B NEW YORK, NY 10002	117 ft
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	530 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	566 ft
EAST VILLAGE WINE & LIQUORS INC Ser #: 1281322	80-82 CLINTON ST NEW YORK, NY 10002	742 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	833 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	1,019 ft
LOCAL NEW YORK LIQUORS LLC Ser #: 1276553	24 AVE C NEW YORK, NY 10009	1,029 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	1,293 ft

Schools within 500 feet		
Name	Address	Distance
SCHOOL FOR GLOBAL LEADERS	145 STANTON ST NEW YORK, NY 10002	401 ft
LOWER EAST SIDE PREPARATORY HIGH SCHOOL	145 STANTON ST-4TH FL NEW YORK, NY 10002	438 ft

Churches within 500 feet	
Name	Distance
Congregation Chasam Sopher	156 ft
Stanton Street Synagogue	214 ft
Iglesia Ev Hispana Acym	362 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
COBART INC Ser #: 1345517	321 E HOUSTON ST NEW YORK, NY 10002	420 ft
AND ANOTHER ONE INC Ser #: 1345607	190 E 2ND ST NEW YORK, NY 10009	611 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
AVIR LLC Ser #: 1151561	29 CLINTON ST AKA168STANTON ST STANTON STREET & RIVINGTON ST NEW YORK, NY 10002	113 ft
CLINTON EAST CORP Ser #: 1323153	29 CLINTON ST NEW YORK, NY 10002	119 ft
BETA CLINTON CORP Ser #: 1209258	37 39 CLINTON STREET COR OFSTANTON & CLINTON STS NEW YORK, NY 10002	206 ft
MAPLE VIEW HOLDINGS CORP Ser #: 1138797	2 4 CLINTON ST EAST HOUSTON & STANTON STREETS NEW YORK, NY 10002	272 ft
TTBK INC Ser #: 1305169	188 SUFFOLK ST NEW YORK, NY 10002	290 ft
CAVAN SLIGO NYC INC Ser #: 1322172	269 E HOUSTON ST NEW YORK, NY 10002	305 ft
CROSSETT GROUP LLC THE Ser #: 1336082	43 CLINTON ST NEW YORK, NY 10002	312 ft
AZASU INC Ser #: 1275880	49 CLINTON ST NEW YORK, NY 10002	332 ft
STERLING PARKSIDE CORP Ser #: 1024140	317 E HOUSTON STREET NEW YORK, NY 10002	383 ft
GET BACK LLC Ser #: 1335821	63 CLINTON ST NEW YORK, NY 10002	486 ft
BLACK ROSE HOSPITALITY GROUP LLC Ser #: 1288377	67 CLINTON ST NEW YORK, NY 10002	521 ft
A & P RESTAURANT CORP Ser #: 1260821	245 E HOUSTON ST A/K/A 190 NORFOLK ST NEW YORK, NY 10002	536 ft
68 CLINTON RESTAURANT ASSOCIATES LLC Ser #: 1270078	68 CLINTON ST NEW YORK, NY 10002	555 ft
KLAI KUNGWAN LLC Ser #: 1320056	71 CLINTON ST NEW YORK, NY 10002	566 ft
A O CAFE AND RESTAURANT LLC Ser #: 1268142	17 AVENUE B AKA 241 E 2ND ST NEW YORK, NY 10009	582 ft
GERMAT OF NY INC Ser #: 1338768	192 E 2ND ST NEW YORK, NY 10009	584 ft
JOEY ROSES LLC Ser #: 1335988	174 RIVINGTON ST NEW YORK, NY 10002	628 ft
GREY CRESCENT LLC Ser #: 1271941	76 CLINTON ST NEW YORK, NY 10002	646 ft
25 B GROUP REST AVE LLC Ser #: 1245111	25 AVENUE B NEW YORK, NY 10009	653 ft
79 CLINTON RESTAURANT GROUP LLC Ser #: 1298165	79 CLINTON ST NEW YORK, NY 10002	659 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
244EH TENANT LLC Ser #: 1327169	244 E HOUSTON ST NEW YORK, NY 10002	669 ft
TOKYO SUSHI 168 INC Ser #: 1339190	151 RIVINGTON ST UPPER LEVEL* NEW YORK, NY 10002	670 ft
LULLABY DOWNTOWN LLC Ser #: 1337307	151 RIVINGTON ST LOWER LEVEL NEW YORK, NY 10002	690 ft
GALMAC LLC Ser #: 1304609	28-30 AVENUE B NEW YORK, NY 10009	697 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	726 ft
TD AB LLC Ser #: 1317712	29 AVENUE B STORE 2 NEW YORK, NY 10009	748 ft