



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: 9/7/2022

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Starbucks Coffee

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 145 2nd Avenue, New York, NY 10003

Cross streets: E. 9th Street

Name of applicant and all principals: Wolf of 3rd Ave, LLC

Jason Correa, William Djuric, Aaron Appel

Trade name (DBA): Balkan strEAT

PREMISE:

Type of building and number of floors: Mixed Residential & Commercial D9 Elevator Apt. Building, 7 floors

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 74

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

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) Sunday-Thursday 12pm-11pm, Friday & Saturday 12pm-2am. Sidewalk cafe 12pm-10pm daily

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? 12 Total number of indoor seats? 34

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 rectangular customer bar is located in the back of the dining room that has 4 seats.

*(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 _____
See menu attached

What are the hours the kitchen will be open? During all hours of operation

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

How many employees will there be? 15-20 employees

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

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: Sonos 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.") _____

The sidewalk cafe outdoor seating will be fenced in and separated from the walking _____

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. Sidewalk seating will be contained with fencing, no music, and close by 10pm. Indoors, the music will be

Is sound proofing installed? Yes No kept at a conversational level.

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: See attached

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 Wolf of 6th Ave, LLC DBA Balkan strEAT 353 6th Avenue, New York, NY 10014

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.

Wolf of 3rd Ave, LLC

DBA Balkan strEAT

Applicant Principals Experience

Jason Correa: Jason is a native New Yorker who began his career in hospitality working for the Gerber Group, where he managed Whiskey Blue in the W New York Hotel and Stone Rose at the Time Warner Center. Jason handled FOH and BOH operations at both locations and was responsible for staffing, ordering, inventory, service and overall revenue and cost control. He was later recruited to be the General Manager of Tao Group's Lavo Nightclub in New York. While at Lavo, he was involved in the operations, programming, marketing and promotions of the venue, all major contributing components of the venue's success. He later focused on the opening of Tao Downtown, which led to a new role as Tao Group's Director of Operations, overseeing the day-to-day operations of the New York nightclubs where he was responsible for managing finances and leading management teams.

William Djuric: Born and raised in New York City, William was raised by parents with a deep appreciation for cooking and entertaining, greatly influencing his curiosity in the kitchen and was a way for him to learn about his Balkan and Eastern European roots and share it with others. After his father's passing in 2014, William decided to pursue his dream of opening a Balkan restaurant that would be inspired by his father's Serbian heritage and childhood summers spent in Yugoslavia. In early 2017, he left more than a decades-long career in entertainment, the majority spent as a producer for short films, music videos and documentaries, and enrolled in the Institute of Culinary Education. During his time at ICE, he worked his first kitchen job at Thomas Keller's Bouchon Café & Bakery in Columbus Circle, and upon graduating landed opportunities at other highly regarded restaurants such as Gramercy Tavern, The Nomad and Momofuku Ssam Bar. During his time at Ssam Bar, William found his rhythm in the kitchen and discovered his cooking style that would eventually inspire his first venture. It was during the early months of the pandemic in 2020 that William decided to experiment with an original recipe for the Balkan pastry burek, which brought life to Balkan StrEAT, New York's first Balkan fine casual restaurant concept.

LOCATION:

How many licensed establishments are within 1 block? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 21

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)
Fast Casual 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 12pm-11pm; Tue 12pm-11pm; Wed 12pm-11pm;
Thu 12pm-11pm; Fri 12pm-2am; Sat 12pm-2am;
Sun 12pm-11pm. (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
12pm-10pm daily
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 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: Jason Correa/William Djuric

Phone Number: (917)-603-9000/ (917)-617-6070

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	145 2nd Ave, New York, New York, 10003
Geocode	Latitude: 40.72935 longitude: -73.98735
Report Generated On	9/7/2022

8 Closest Liquor Stores		
Name	Address	Distance
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	259 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	340 ft
MRN LIQUOR INC Ser #: 1284586	16 ST MARKS PL NEW YORK, NY 10003	525 ft
TASTE WINE LLC Ser #: 1282743	50 3RD AVE NEW YORK, NY 10003	797 ft
EAST VILLAGE WINES & SPIRITS INC Ser #: 1302369	138 1ST AVE NEW YORK, NY 10009	876 ft
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	1,002 ft
CARMAD INC Ser #: 1023546	224 226 1ST AVE NEW YORK, NY 10009	1,405 ft
ASTOR WINES & SPIRITS INC Ser #: 1023515	399 LAFAYETTE STREET NEW YORK, NY 10003	1,578 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name	Distance	
Church Of All Nations	467 ft	
The Church of The Village	467 ft	
Middle Church Office	471 ft	

Pending On Premises Liquor Licenses within 750 feet

Pending On Premises Liquor Licenses within 750 feet		Distance
Name	Address	Distance
CLOISTER EAST INC, THE Ser #: 1350318	238 236 E 9TH ST NEW YORK, NY 10003	274 ft
DINAH CORPORATION Ser #: 1340316	162 166 2ND AVE NEW YORK, NY 10003	342 ft
BIG BEN RESTAURANT CORP Ser #: 1347828	212 E 10TH ST NEW YORK, NY 10003	369 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
149 SECOND AVE REST INC Ser #: 1237783	R 149 2ND AVENUE NEW YORK, NY 10003	39 ft
HONEY RYDER LLC Ser #: 1262045	R 147 149 2ND AVE NEW YORK, NY 10003	57 ft
MSB RESTAURANTS LLC Ser #: 1278473	R 151 2ND AVE NEW YORK, NY 10003	97 ft
J & K RES ENTERPRISES INC Ser #: 1149917	R 140 142 2ND AVENUE MAIN FLOOR NEW YORK, NY 10003	121 ft
TEMAKASE NYC LLC Ser #: 1333140	B 157 2ND AVE NEW YORK, NY 10003	141 ft
ROBATAYA NY LLC Ser #: 1311089	R 231 E 9TH ST NEW YORK, NY 10003	157 ft
TOKYO MAMA INC Ser #: 1308766	R 230 E 9TH ST NEW YORK, NY 10003	217 ft
UKI FREEDOM LLC Ser #: 1313706	R 136 2ND AVE NEW YORK, NY 10003	223 ft
TOKYO MAMA INC Ser #: 1024390	R 240 E 9TH STREET NEW YORK, NY 10003	249 ft
39 ST MARKS INC Ser #: 1189562	R 41 ST MARKS PLACE 2ND AVENUE & 1ST AVENUE NEW YORK, NY 10003	287 ft
TWO AND EIGHT GOURMET LTD Ser #: 1024394	R 132 2ND AVENUE NEW YORK, NY 10003	287 ft
9TH STREET VENTURE LTD Ser #: 1024461	T 232 E 9TH STREET NEW YORK, NY 10003	288 ft
29 ST MARKS PLACE REST INC Ser #: 1024431	T 29 ST MARKS PLACE NEW YORK, NY 10003	289 ft
M & Y CATERING INC Ser #: 1308912	R 31 SAINT MARKS PL WEST GROUND STORE NEW YORK, NY 10003	291 ft
HINOMARU INC Ser #: 1145016	R 25 ST MARKS PLACE 2ND & 3RD AVENUES NEW YORK, NY 10003	326 ft
E OCHI INC Ser #: 1121866	R 218 E 9TH ST NEW YORK, NY 10003	355 ft
TSAMPA INC Ser #: 1024414	R 212 E 9TH ST NEW YORK, NY 10003	381 ft
HASAKI RESTAURANT INC Ser #: 1024242	R 210 E 9TH STREET NEW YORK, NY 10003	400 ft
YPB CORP Ser #: 1321463	B 125 2ND AVE NEW YORK, NY 10003	418 ft

Active On Premises Liquor Licenses within 750 feet			
Name		Address	Distance
MI NE FOODS GROUP INC Ser #: 1324666	R	15 ST MARKS PL NEW YORK, NY 10003	440 ft
UKRAINIAN AMERICAN SOCCER Ser #: 1022433	T	122 2ND AVENUE GR FL NEW YORK, NY 10003	460 ft
AUANTHAI INC Ser #: 1277047	R	7 ST MARKS PLACE EAST & WEST STORES NEW YORK, NY 10003	504 ft
CLINTON CRAFT LLC Ser #: 1321215	R	41 43 E 7TH ST BASEMENT, LOWER LEVEL NEW YORK, NY 10003	509 ft
HOURGLASS HOLDINGS INC Ser #: 1298006	R	9 ST MARKS PL EAST SIDE NEW YORK, NY 10003	515 ft
JUDEX ENTERPRISES INC Ser #: 1024266	R	178 2ND AVENUE NEW YORK, NY 10003	533 ft
LA MERIDIANA I LTD Ser #: 1298843	R	176 2ND AVE NEW YORK, NY 10003	539 ft
TKM 228 EAST 10TH ST LLC Ser #: 1328187	R	228 E 10TH ST NEW YORK, NY 10003	547 ft
TAISHO INC Ser #: 1141078	R	9 ST MARKS PLACE 2ND & 3RD AVENUES NEW YORK, NY 10003	552 ft
FT 245 CORP Ser #: 1144031	TR	245 EAST 11TH STREET AKA 175 S NEW YORK, NY 10003	576 ft
BARCADE DOWNTOWN LLC Ser #: 1316575	BT	6 SAINT MARKS PL NEW YORK, NY 10003	589 ft
A VENIERO INC Ser #: 1122289	R	342 EAST 11TH STREET NEW YORK, NY 10003	591 ft
949 GRAND BAR LLC Ser #: 1336060	T	155 2ND AVE NEW YORK, NY 10003	600 ft
PEPRICO INC Ser #: 1279139	R	182 2ND AVE NEW YORK, NY 10003	617 ft
IMMIGRANT WINE BAR LLC, THE Ser #: 1298429	BT	341 E 9TH ST NEW YORK, NY 10003	618 ft
IMMIGRANT TAP ROOM INC Ser #: 1306247	BT	341 E 9TH ST WEST STORE NEW YORK, NY 10003	618 ft
N Y RESTAURANT SUPPLIES INC Ser #: 1232110	R	29 3RD AVE 2ND FL 3RD AVENUE & EAST 9TH STREET NEW YORK, NY 10003	653 ft
75 ST MARKS PLACE LLC Ser #: 1262361	BT	75 ST MARKS PL NEW YORK, NY 10003	717 ft
PJ RESTAURANT INC Ser #: 1299503	R	302 E 12TH ST NEW YORK, NY 10003	723 ft
TOMKIN SQUARE KIDS INC Ser #: 1024392	T	73 75 E 7TH STREET NEW YORK, NY 10003	729 ft
TAQUERIA SAINT MARKS PLACE INC Ser #: 1282265	R	79 SAINT MARKS PL NEW YORK, NY 10003	732 ft
BARMAR LLC Ser #: 1108851	R	77 ST MARKS PLACE NEW YORK, NY 10003	739 ft
82ND STREET CAFE INC Ser #: 1205934	TR	1453 57 3RD AVE 82ND & 83RD NEW YORK, NY 10028	742 ft

FROM THE GRILL

CEVAP chevap Balkan kebabs

SANDWHICH OR PLATTER

BELGRADE STYLE

Pork & Veal Kebab served w/ raw onions, Shredded Cabbage & ajvar on house-made flatbread or w/ two sides

SARAJEVO STYLE

Beef & Lamb Kebab served w/ raw onions, shredded Cabbage & ajvar on house-made flatbread or w/ two sides

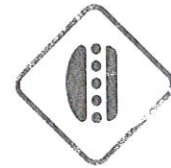
NEW YORK STYLE

Chicken Kebab served w/ raw onions, shredded cabbage & ajvar on house-made flatbread or w/ two sides

THE ŠIŠ CEVAP

Single Large Belgrade Style Kebab served w/ raw onions, shredded cabbage & ajvar on served on house-made long roll

+ **SANDWICH ADD ONS** Kaymak, Urnebes (Ajvar + Feta), Mild or Spicy Ajvar, Spicy Jalapeno Ajvar, Crushed Chili Pepper, Shredded cabbage, Tomatoes, Bulgarian Feta, Balkan White Cheddar, NY sharp Cheddar, Ljutenica, Tartar sauce



BALKAN STREET

FROM THE OVEN

BUREK SUICE OR WHOLE

House-made round filo pies

PLAIN

Housemade filo Pie

CHEESE

Bulgarian Feta & Farmers Cheese

CABBAGE, POTATO

Market Fresh Spinach

CHEESE & SPINACH

Bulgarian Feta & Market Fresh Spinach

PIZZA

Marinara, Onions, Mushrooms, Ham

CHEESE STEAK

Shaved Ribeye, Onions & Peppers, Balkan White Cheese.

SEASONAL SPECIAL

BEEF GOULASH

Slow cooked beef, Potatoes, Peppers, Onions.

SARMA

Pickled Cabbage rolled with a filling of ground pork, Carrots, and onions.

SALADS

SHOPSKA SMALL

Tomatoes, Cucumber, Onion, Shaved Bt. garian Feta

MEDITERANEAN SALAD

small / large

ROASTED PEPPER SALAD

small / large

Marinated Market Peppers & Garlic

TOMATO SALAD

small / large

Market Fresh Marinated Tomatoes, Red Onion, Garlic

BEAN SALAD

small / large

White beans, Red Onion, Roasted Peppers, Parsley, Red Wine Vinegar, Sunflower Oil

SIDES

FRIES

small / large

BAKED BEANS

small / large

Double Smoked Bacon, Onion, Carrot, Paprika

SPICY SAUERKRAUT

small / large

HOT PAPRIKA

small / large

Garlic, Vinegar, Hot Paprika Oil

SWEET STUFF

ZITO

BAKLAVA

BALKAN DOUGHNUTS

145 2ND AVENUE, NEW YORK, NY 10003
 212.693.8888
 www.boltdesign.com

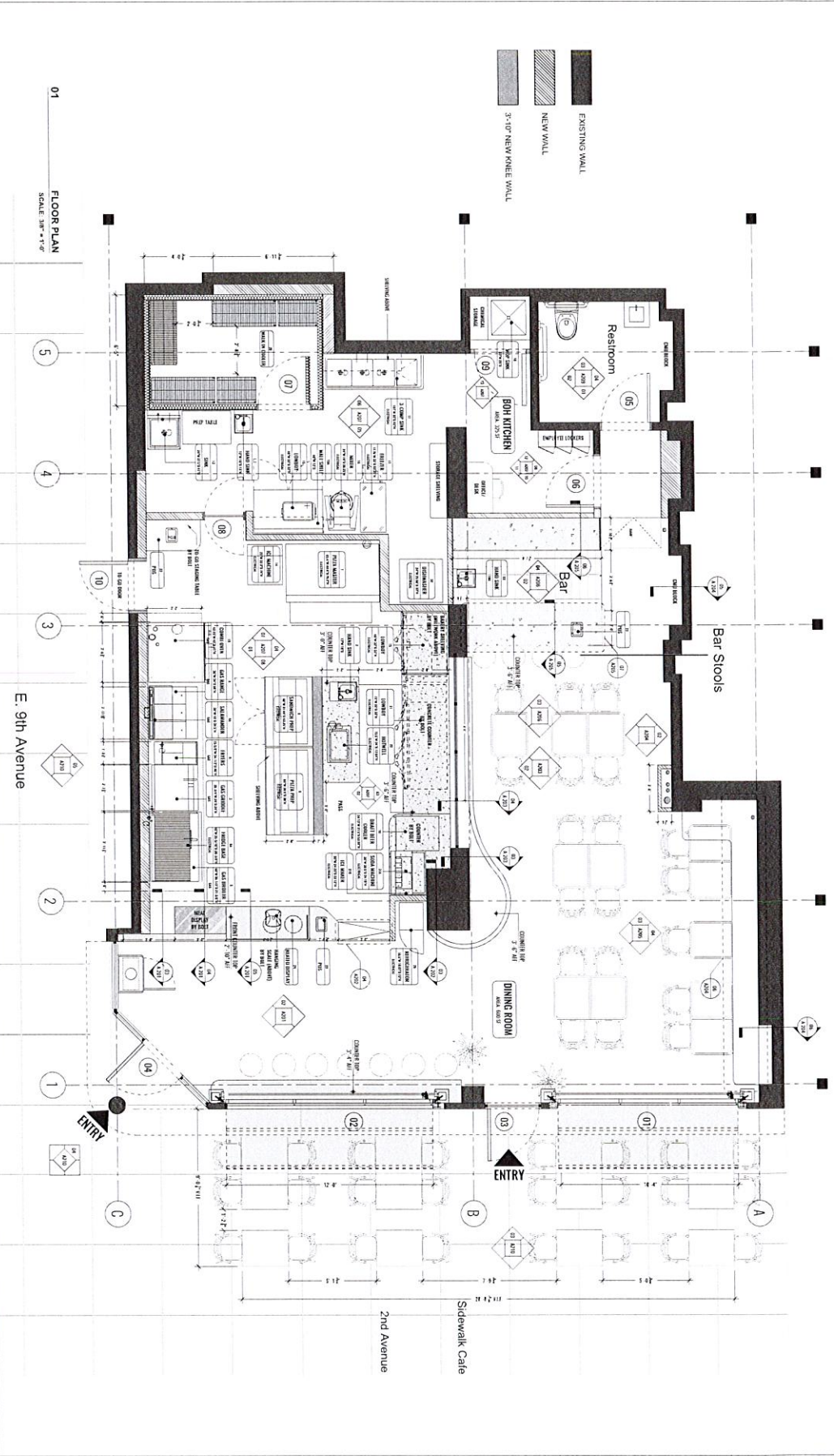
BOLT DESIGN GROUP
 ARCHITECTS
 145 2ND AVENUE
 NEW YORK, NY 10003

BALKAN STREET
 145 2ND AVE
 NEW YORK
 NY 10003

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	EXISTING WALL
2	(Symbol)	NEW WALL
3	(Symbol)	3'-0" NEW KNEE WALL

A 100.7

FLOOR PLAN



01 FLOOR PLAN
 SCALE: 3/8" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	DATE	REVISIONS
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ONE WAY
WAY

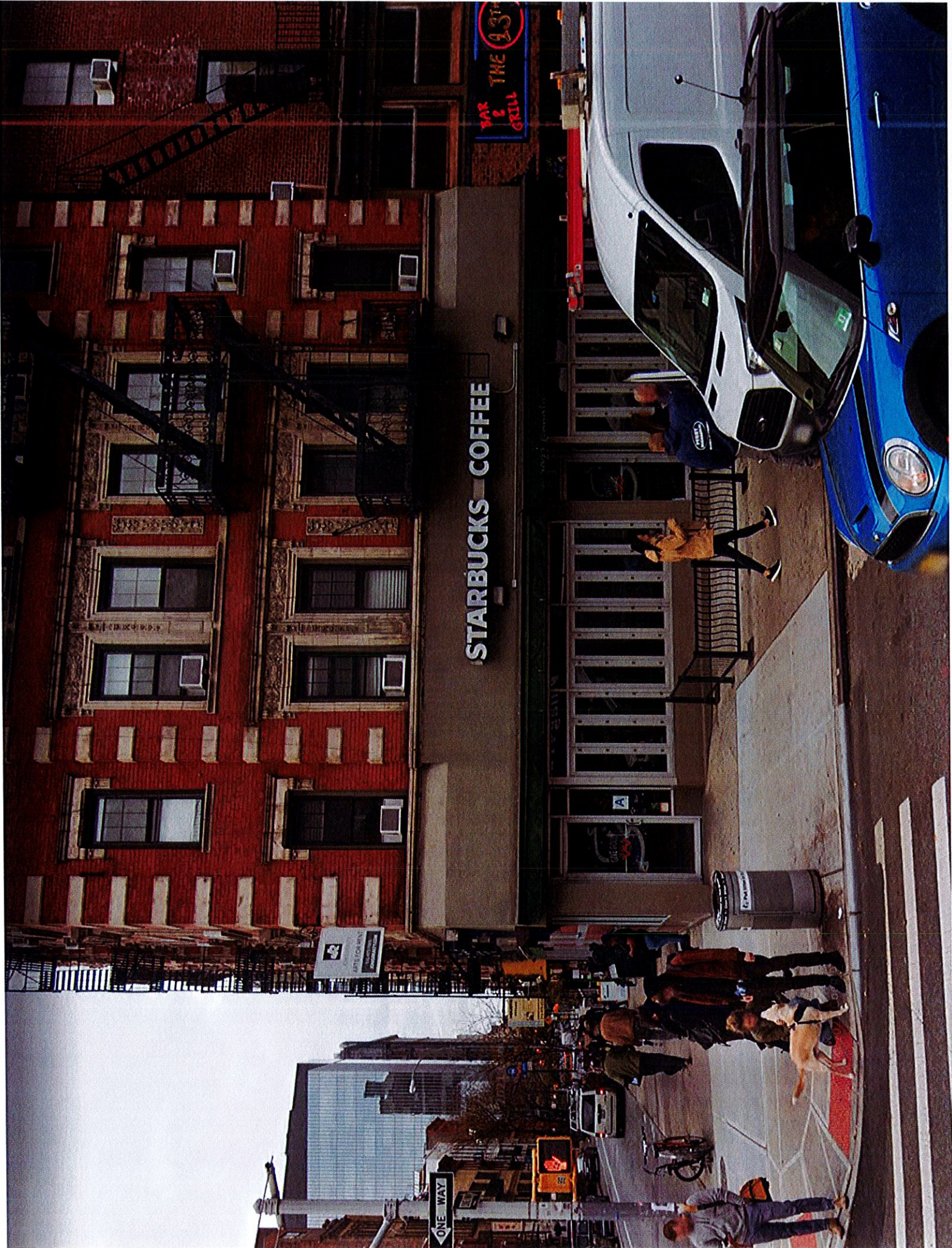
pedestrian crossing signal
red arrow

©2011 Google

Person 1: light grey t-shirt, black pants
Person 2: brown jacket with red lining, dark pants

fire hydrant
CAMEL
CAMEL

bicycle

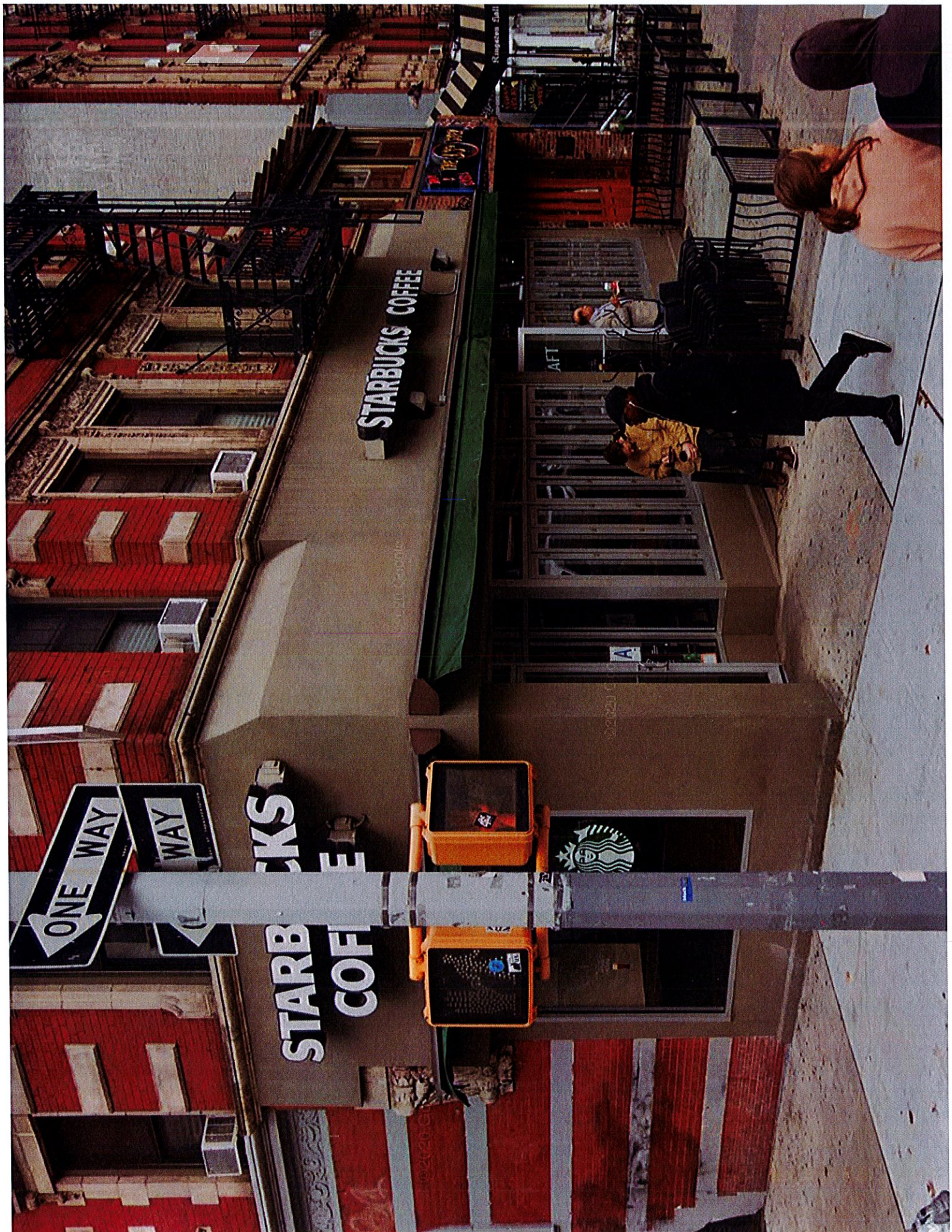


STARBUCKS COFFEE

THE 93RD
BAR & GRILL

ONE WAY

93RD ST
MAY 1904



STARBUCKS COFFEE

STARBUCKS COFFEE

ONE WAY

ONE WAY



AFT

A

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Starbucks Siren







