



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: November 21, 2022

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

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

Previous or current use of the location: Cocktail Art LLC d/b/a Sanatorium  
 Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 14 Avenue C

Cross streets: East 2nd ; East 3rd Sts

Name of applicant and all principals: Corp to be formed by Christopher Bunch / Taylor Dow

Trade name (DBA): The Commodore

**PREMISE:**

Type of building and number of floors: 6 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 2NO - 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): R8A 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) Mon-WED 4pm-2am

Thursday/Friday 4pm-4am; Saturday 11AM-4AM  
SUNDAY 11AM-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: \_\_\_\_\_

Number of indoor tables? 7 Total number of indoor seats? 40

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1  
Approx 20' x 4' 10 barstools

(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 restaurant with Southern influences

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? 12-15

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 1

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? \_\_\_\_\_

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.") Security will insure

that vehicular traffic and crowds do not become an issue for our neighbors

Will there be security personnel?  Yes  No (If Yes, how many and when) Thursday-Saturday  
9pm-4am

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

Please attach plans. Security and management will insure that at all

Is sound proofing installed?  Yes  No times, neither noise inside or outside will ever  
become a problem to our neighbors

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:

7 tables 14 Seats closing nightly at 10pm

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Dow Young Group Inc / Dow Young Group Inc

Address: 366 Metropolitan Ave B'klyn NY 11211 Community Board # CBI Bk

Dates of operation: 2010 - Present 2015 - Present

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. Late payment 2/1/19 - \$500 fine

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  
East Side Tabernacle 102' away - non exclusive use

**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)

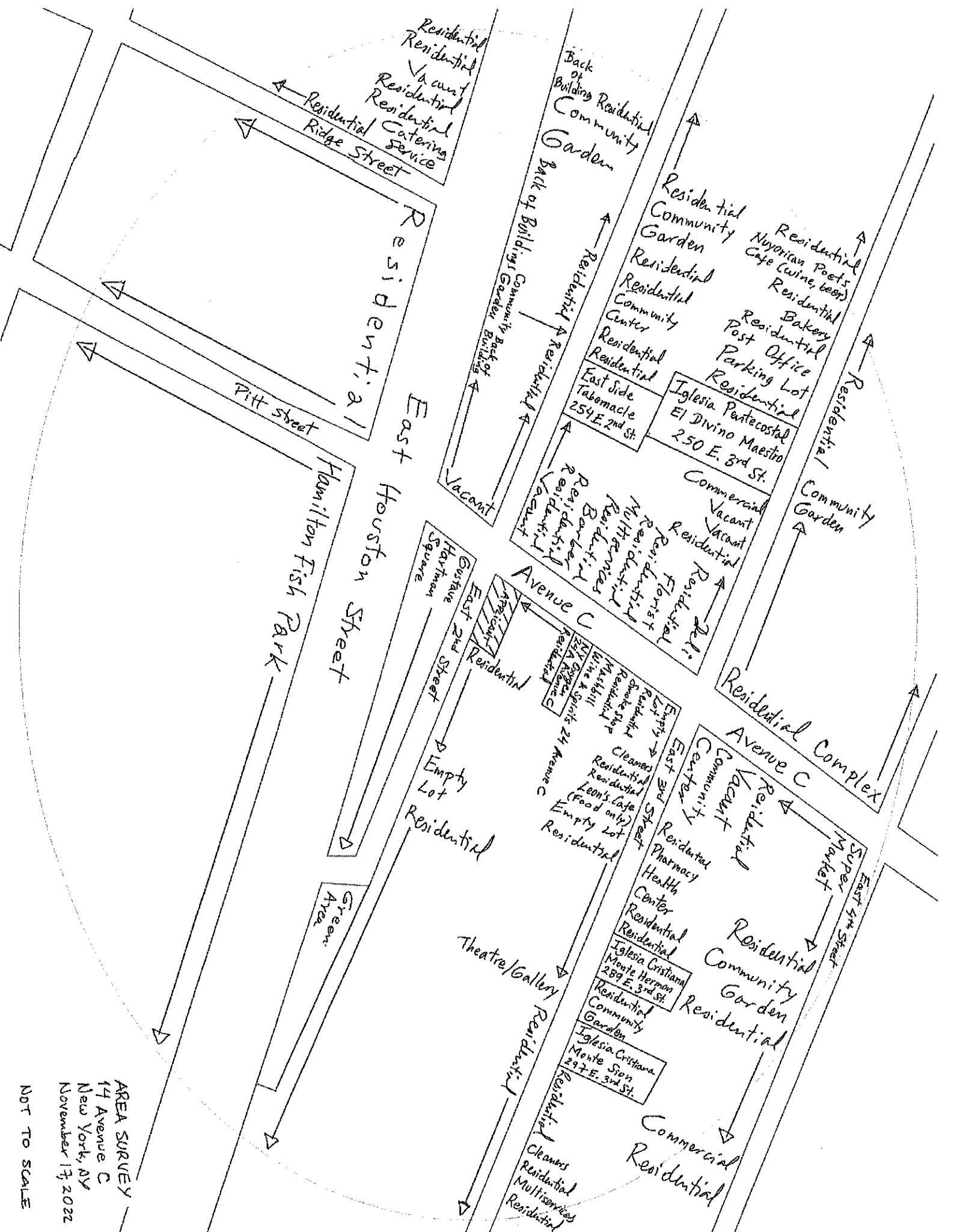
**We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.**

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)  
Southern American 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 4pm - 2am; Tue 4pm - 2am; Wed 4pm - 2am;  
Thu 4pm - 4am; Fri 4pm - 4am; Sat 11am - 4am;  
Sun 11am - 2am. (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  
closing nightly at 10pm
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 5-6 private parties per year
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 6pm.
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: Taylor Dow

Phone Number: (917) 627-2967



AREA SURVEY  
 14 Avenue C  
 New York, NY  
 November 17, 2022  
 NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography

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

Re: 40 Avenue C

---

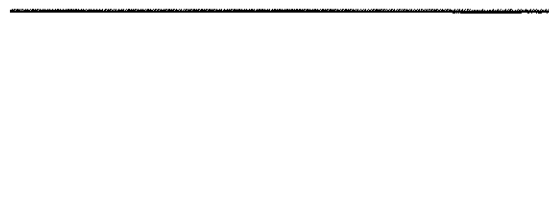
1. NY Oxygen - 24 A Avenue C - (102')

Schools & Churches

1. Iglesia Pentecostal El Divino Maestro - 250 East 3<sup>rd</sup> Street - (273')
2. Iglesia Cristiana Monte Hermon - 289 East 3<sup>rd</sup> Street - (338')
3. Iglesia Cristiana Monte Sion - 297 East 3<sup>rd</sup> Street - (397')
4. East Side Tabernacle - 254 East 2<sup>nd</sup> Street - (130') (Non-exclusive)



Deli
Residential
Florist
Residential
Residential
Multiservices
Residential
Barber
Residential
Residential
Vacant



AVENUE C

BLOCK PLOT  
 14 AVENUE C  
 NEW YORK, NY  
 NOVEMBER 17, 2022  
 NOT TO SCALE

East 3<sup>rd</sup> Street

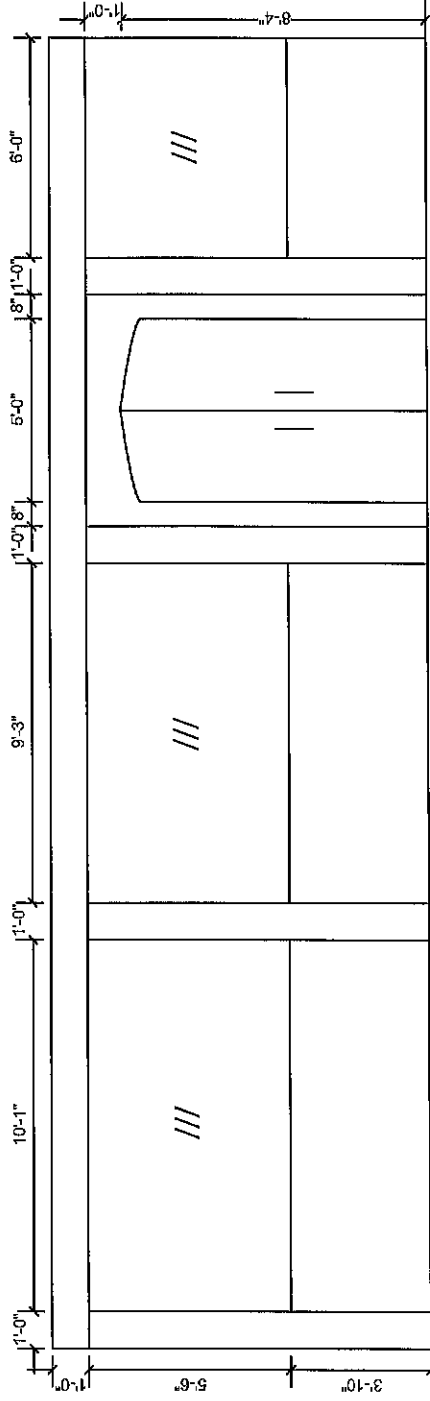
Empty Lot
Residential
Smoke Shop
Residential
Mashbill Wine & Spirits 24 Avenue C
NY Oxygen 24A Avenue C
Residential
↓
APPLICANT

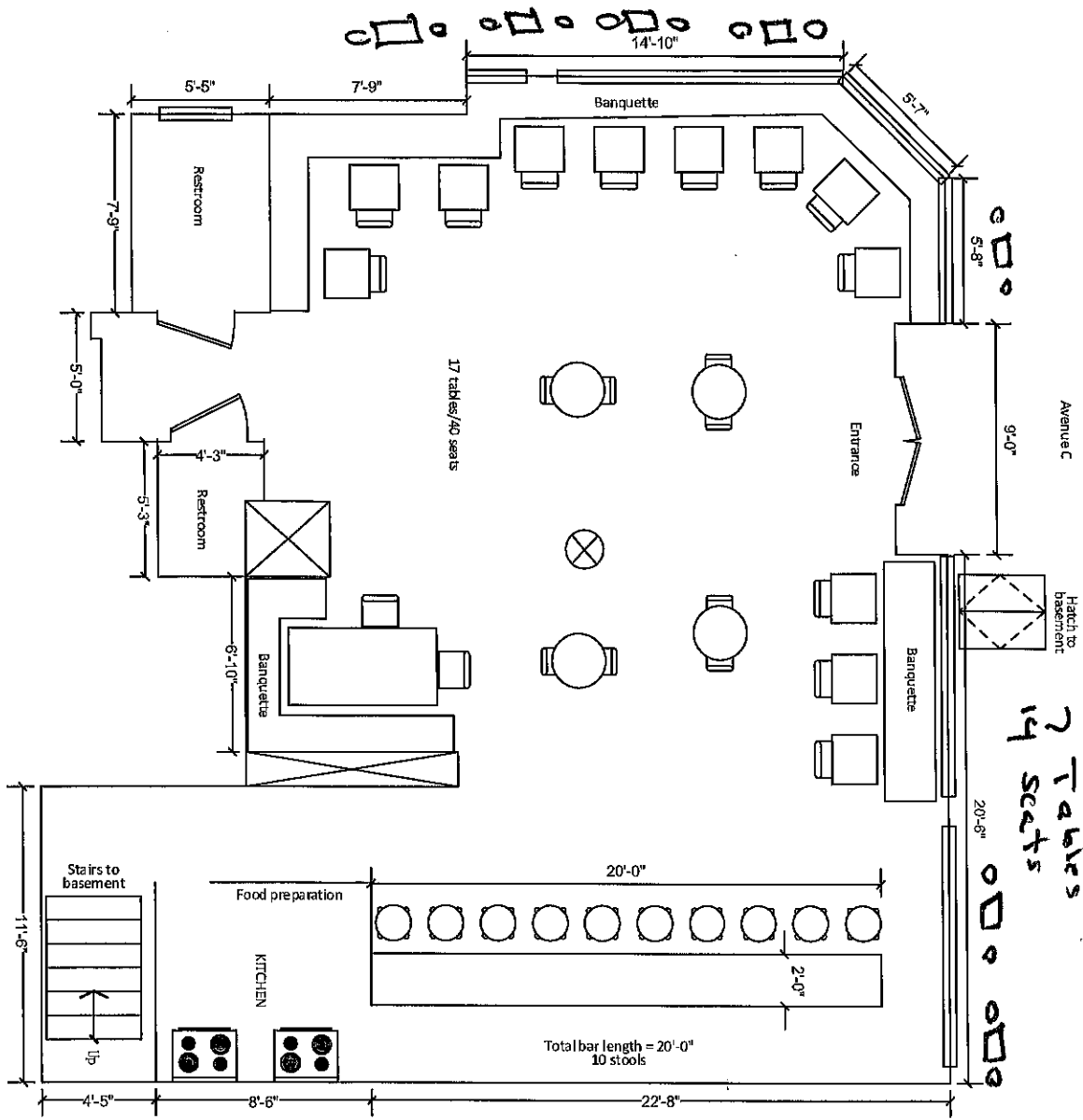
East 2<sup>nd</sup> Street



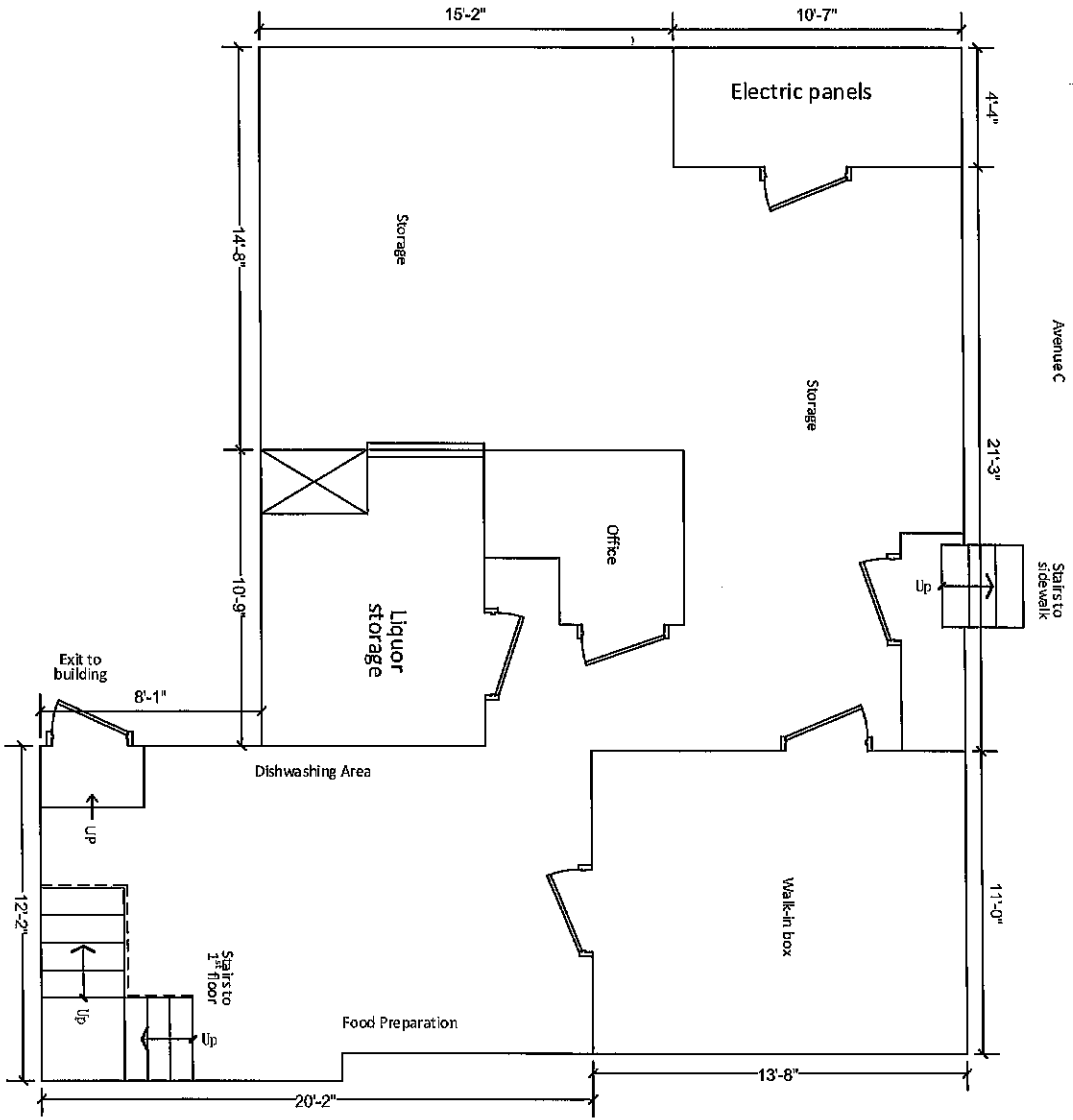


FRONT ELEVATION  
14 Avenue C  
New York, NY  
November 17, 2022  
NOT TO SCALE





INTERIOR DIAGRAM - 1<sup>st</sup> Floor  
 (Proposed)  
 14 Avenue C  
 New York, NY  
 November 17, 2022  
 NOT TO SCALE



INTERIOR DIAGRAM -- Basement  
 14 Avenue C  
 New York, NY  
 November 17, 2022  
 NOT TO SCALE



The

# COMMODORE



## SIDES, SNACKS & STUFF

GREEN SALAD* .....	\$10
lettuce, parsley, green onions, white cheddar, new pickles	
KALE CAESAR SALAD** .....	\$12
PERFECT WEDGE SALAD.....	\$12
blue cheese dressing, sb egg, bacon	
SAUTEED KALE* .....	\$8
MAC N' CHEESE* .....	\$8
CADILLAC NACHOS* .....	\$16
queso w/ jalapeños, pintos, 3 salsas, tomato, onion, sour cream	
MEXICAN CHICKEN SOUP.....	\$12
hominy, green chilies, etc	
STEWED BLACKEYED PEAS* .....	\$12
w/ kale over herbed cornbread	
FRENCH FRIES* .....	sm \$6/lg \$9
SIDE OF QUESO* .....	\$6/with chips \$9
SIDE OF BISCUITS w/ honey butter* .....	\$6
MINI KEY LIME PIE* .....	\$8

## ORDER FROM THE BAR



We use free-range chicken & organic meats // Vegetarian

\*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.



The  
**COMMODORE**  
BROOKLYN NEW YORK



**BRUNCHIES**

COMMODORE PLATE* .....	\$13
2 eggs any style, hashbrowns, toast	
PORK HASH* .....	\$14
2 eggs any style w/ salsas	
FISH N' GRITS - 2 eggs any style* .....	\$12
EGG IN THE WINDOW* .....	\$10
adult cheese / spicy roja	
CHILAQUILES w/ eggs* .....	\$14
stewed tortillas, chicken, queso fresca	
HASH BROWNS.....	\$8
add cheese + \$1	
any or all: tomato, onion, poblanos, salsas + \$1	
CHICKEN BISCUIT.....	\$15
EGG BISCUIT* .....	\$9
add cheese +\$1/ add bacon +\$2	
HAMBURGER* or VEGGIE BURGER w/ chz...\$12	
add bacon +\$2 / add an egg +\$2*	

**ORDER FROM THE BAR**

We use free-range chicken & organic meats // \*Vegetarian

\*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness

## CHEF'S SPECIALS

FRIED CHICKEN PLATE.....	\$18
3 thighs & biscuits w/ honey butter & hot sauces	
SPICY VEGGIE-BURGER TACOS (3)*.....	\$15
beans, radish, cilantro, lettuce OR slaw, hot sauces	
TUNA MELT on rye w/ gruyere.....	\$13
FRIED FISH TACOS w/ Mexican slaw.....	\$15
SHRIMP PO BOY SANDWICH. ....	\$15
FRIED GREEN TOMATO SANDWICH* spicy...	\$12

## SANDWICHES

HOT BREAST (or MEDIUM).....	\$16
topped w/ coleslaw & pickles	
MILD BREAST.....	\$16
topped w/ mayo, lettuce & pickles	
HOT FISH.....	\$15
topped w/ coleslaw, smoked mayo & pickles	
BBQ PULLED PORK SANDWICH.....	\$15
N.C. style w/ coleslaw & pickles	
GRILLED CHICKEN CLUB SANDWICH.....	\$14
BRISKET DIP au jus & horseradish mayo.....	\$15
ADULT CHEESE*.....	\$10
gooey spicy grilled special cheese	
HAMBURGER**/VEGGIEBURGER*.....	\$13
cheese, lettuce, tomato, onion, pickle, mayo (Veggie=Beyond Meat) add bacon \$2	

@THECOMMODOREBAR / THECOMMODOREBROOKLYN.COM

## SIDES N' STUFF

GRITS \$5 - CHEESE GRITS \$7 - BACON \$5
BISCUIT \$4 - TOAST \$2 - SAUTEED KALE \$8