

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: 11/29/2022

Is location currently licensed? ☒ Yes ☐ No Type of license: On Premises Liquor

If alteration, describe nature of alteration:

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Calexico Cinco LLC / Calexico

APPLICANT:

Premise address: 99 2nd Avenue New York, NY 10003

Cross streets: East 5 Street and East 6 Street

Name of applicant and all principals:

Patrick Cremin, Tim Hansberry and Joshua Bierman

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: Mixed Residential and Commercial ; 5 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) 11:00am - 2:00am (indoors), Closing Sidewalk Cafe no later than 10:00pm.

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? 16 Total number of indoor seats? 32 seats ; 6 seats by counter

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 bar; 35'-10" length; 15 stools; located on the Ground 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 _____

What are the hours the kitchen will be open? 11:00am - 2:00am.

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

How many employees will there be? 14

Do you have or plan to install ☐ French doors ☐ accordion doors or ☒ windows?*(French doors are being removed)

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 system with existing wall mounted 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.") Applicant will not have waitlines. A staff member will be dedicated to monitor and ensure traffic and crowds do not gather in front of the establishment.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) No more than three security personnel on Thursday, Friday and Saturday nights.

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

Please attach plans. Will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside.

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:
4 Tables and 16 seats on sidewalk

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Sefton

Address: 1373 1st Avenue, New York NY, 10021 Community Board # CB8

Dates of operation: October 2019 to 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. *(See attached)

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? 26

How many On-Premise (OP) liquor licenses are within 500 feet? 22

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.

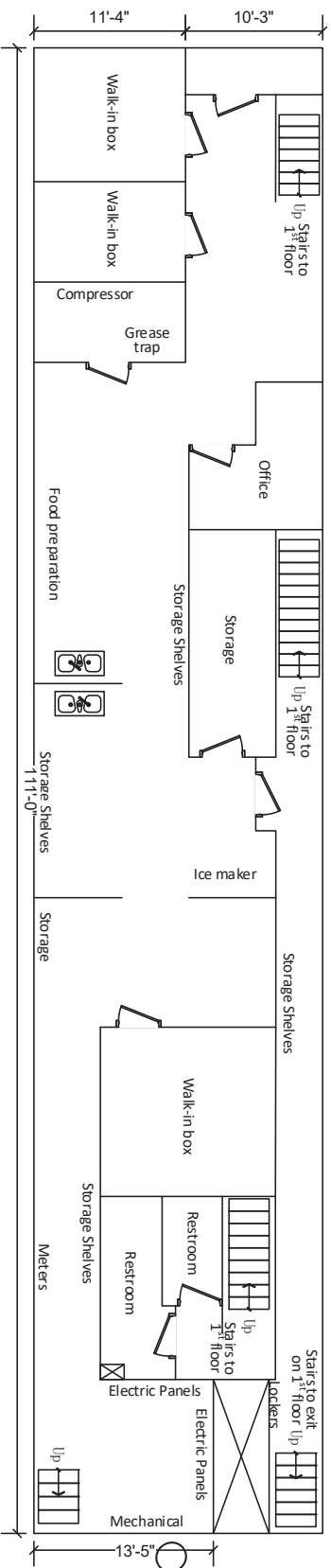
1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant)
American Fusion restaurant, or
☐ I will operate a _____,
☒ with a kitchen open and serving food during all hours of operation OR ☐ 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 11:00am-2:00pm ; Tue 11:00am-2:00pm ; Wed 11:00am-2:00pm ;
Thu 11:00am-2:00pm ; Fri 11:00am-2:00pm ; Sat 11:00am-2:00pm ;
Sun 11:00am-2:00pm . (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
11:00am-10:00pm
5. ☒ I will employ a doorman/security personnel: 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 one 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 7:00pm.
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.

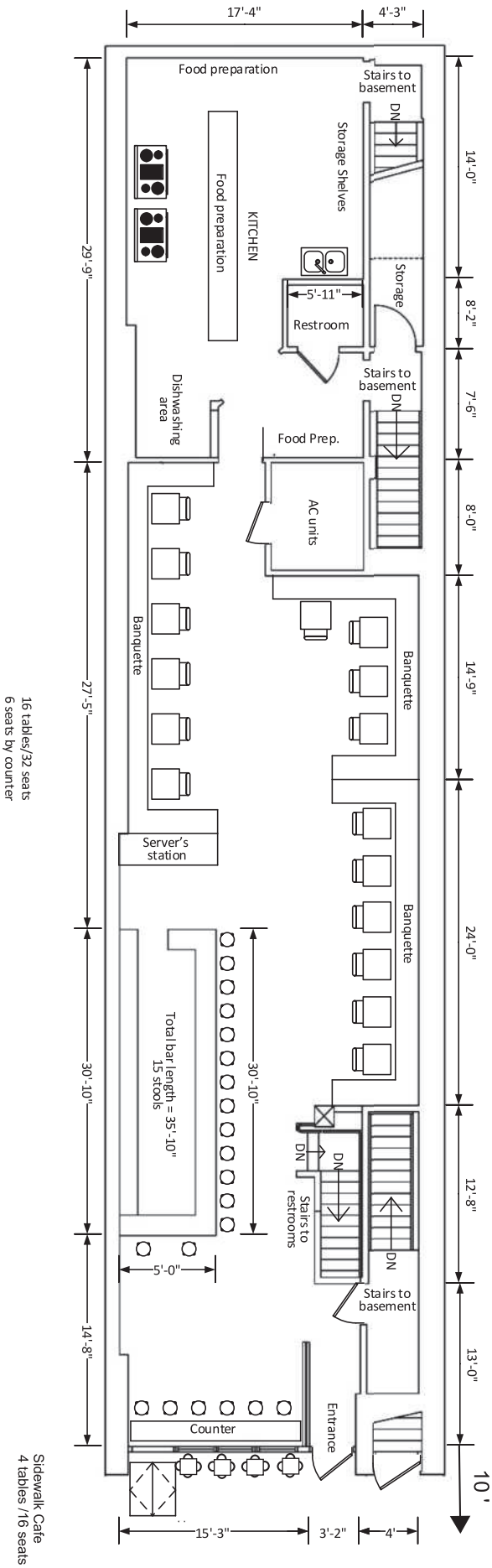
Name: Patrick Joseph Cremin

Phone Number: (347) 494-9719



INTERIOR DIAGRAM – Basement
99 2nd Avenue
New York, NY
November 18, 2022

NOT TO SCALE



2nd Avenue

INTERIOR DIAGRAM — 1st Floor
(Proposed)
99 2nd Avenue
New York, NY
November 18, 2022
NOT TO SCALE

Principal Work History

Patrick Cremin has over 15 years' experience in the bar and restaurant industry beginning his career in the hospitality industry in Ireland. Since 2019 he is a part owner and operates The Sefton in Manhattan's Upper East Side. Prior to this he has held various management roles in the New York hospitality.

House of Brews, June 2013 - November 2016, Manager

Jack Jones, January 2017-September 2019, Manager

Tim Hansberry over 10 years' experience in the New York Hospitality Industry. He began his career in the Upper East Side and has managed Sefton since it opened in 2019.

DOC Watsons Bar, August 2012 – August 2013, Bar Supervisor

Penny Farthing, September 2013-September 2014

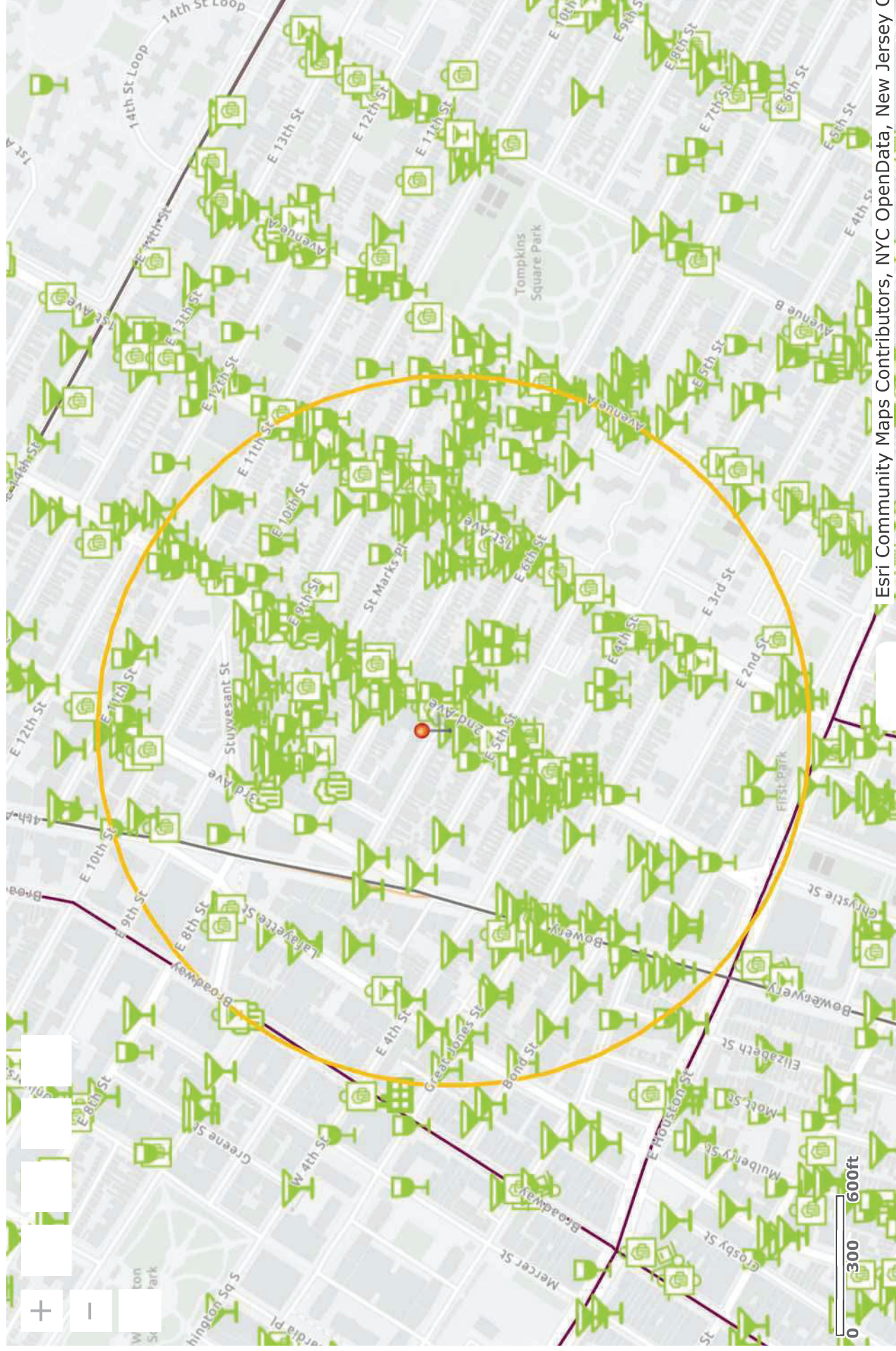
Phebe's, September 2014-October 2019, Manager

Josh Bierman is a Culinary Institute of America graduate. After graduating he worked in some of the finest restaurants New York has to offer including Le Cirque before starting a career expanding more than two decades in The Waldorf Astoria.



NYS Liquor Authority Mapping Project (LAMP)

version: 1.0.2



Appetizers

HUMMUS & TZATZIKI – \$10

HUMMUS, TZATZIKI SERVED WITH PITA
BREAD OR CHIPS

GUACAMOLE AND CHIPS – \$13

AVOCADO, ONION, TOMATO,
JALAPENOS, SPICES, CHIPS

SPINACH & ARTICHOKE DIP – \$13

SPINACH, ARTICHOKE HEARTS,
BREADCRUMBS WITH WARM PITA OR
CORN TORTILLA CHIPS

ROSEMARY FOCACCIA – \$9

SERVED WITH MARINATED OLIVES AND
TOASTED ALMONDS

BURRATA & PROSCIUTTO CRUSTINI – \$13

CREAMY BURRATA, PROSCIUTTO,
ARUGULA AND BALSAMIC GLAZE ON
ROSEMARY CIABATTA BREAD

BEEF CARPACCIO – \$14

BEEF TENDERLOIN, ARUGULA,
CRACKED BLACK PEPPER, TRUFFLE OIL

Salads

HARVEST BOWL – \$14

SWEET POTATOES, KALE, CHICKPEAS,
RADISH, RED ONIONS, QUINOA,
WALNUTS, TAHINI DRESSING ADD
CHICKEN \$5

LITTLE GEM CAESAR – \$14

BABY GEM, CROUTONS, PARMIGIANO
REGGIANO ADD CHICKEN \$5

ROASTED BEET AND GOAT CHEESE SALAD –

\$14

BALSAMIC DRESSING, GOAT CHEESE,
ARUGULA, MIXED GREENS, ROASTED
BEETS, ORANGE, SLICED RED ONIONS
AND WALNUTS

Entrée

STEAK FRITES – \$22

HANGER STEAK SERVED WITH HERB
BUTTER AND POMMES FRITES

LEMON CHARRED

CHICKEN – \$20

GRILLED LEMON CHICKEN WITH HERBS
AND SMASHED BABY POTATOES

HOUSE BURGER – \$18

PAT LAFRIEDA 6OZ PATTY WITH
CHEDDAR, BACON, LETTUCE, TOMATO
AND HAND CUT FRIES

GRILLED BRANZINO – \$20

ROASTED TOMATOES AND GRILLED
BOK CHOY

SPINACH AND RICOTTA

RAVIOLI – \$15

MISO MARINATED BLACK

COD – \$27

RICE AND BOK CHOY

Sides

SAUTÉED GREENS – \$7

TRUFFLE FRIES – \$10

ROASTED BRUSSELS – \$7

MAC N CHEESE – \$10

SIDE SALAD – \$7

HONEY GLAZED CARROTS

– \$7

Dessert

LEMON TART – \$8

DEATH BY CHOCOLATE – \$8

Re: 99 2nd Avenue

1. Ukrainian American Soccer - 122 2nd Avenue - (408')
2. Paloma Rocket - 41-43 East 7th Street - (342')
3. Beetle House - 306-308 East 6th Street - (221')
4. Maya Mezcal - 304 East 6th Street - (192')
5. The Mermaid Inn - 96 2nd Avenue - (118')
6. Local 92 - 92 2nd Avenue - (129')
7. Frank - 88 2nd Avenue - (169')
8. Eros - 88 2nd Avenue - (200')
9. The Cock - 93 2nd Avenue - (84')
10. Coopers - 87 2nd Avenue AKA 239 East 5th Street - (159')
11. Fish Bar - 237 East 5th Street - (202')
12. The Scratcher - 209 East 5th Street - (496')
13. KGB Bar - 85 East 4th Street - (445')
14. New York Comedy Club - 85 East 4th Street - (444')
15. Via Della Pace - 87 East 4th Street - (430')
16. Bar 82 - 82 East 4th Street - (486')
17. Sestina - 84 East 4th Street - (480')
18. The Watering Hole - 68 2nd Avenue - (494')
19. The Boiler Room - 84 East 4th Street - (497')
20. Ybar - 125 2nd Avenue - (427')

Schools & Churches

1. Second Avenue Church - 76 2nd Avenue - (365')
2. Middle Collegiate Church - 112 2nd Avenue - (223') (Re-construction)
3. Community Synagogue - 325 East 6th Street - (447')
4. Saint George's Ukrainian Catholic Church - 30 East 7th Street - (495')
5. Saint George Academy - 215 East 6th Street - (408')
6. La Salle Academy - 215 East 6th Street - (474')

Michael Paleudis

From: Michael Paleudis
Sent: Tuesday, November 22, 2022 1:31 PM
To: info@evccnyc.org
Cc: Jill Denham
Subject: Liquor License Application; 99 2nd Avenue

Dear Ms. Sewell:

Our law firm represents an entity to be formed by Patrick Cremin. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority for a liquor license to be sited at 99 2nd Avenue (presently occupied by Calexico Cinco LLC). As you may know, this location has been previously licensed with a full on-premises license. Similar to Calexico, our client will operate a restaurant and will close by 2:00 am each day. The sidewalk café will close no later than 10:00 pm all nights. Our client will meet with CB3 on December 12. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB3.

Thank you.

Michael J. Paleudis, Esq.

212.837.8482 (Direct)

212.835.6768 (Main)

mjp@kplawyers.com

www.kplawyers.com



New York | New Jersey | Pennsylvania

Michael Paleudis

From: stuart zamsky <east5thstreetblockassociation@gmail.com>
Sent: Tuesday, November 22, 2022 7:46 PM
To: Michael Paleudis
Cc: Jill Denham; Michelle Koppersmith; Margaret Tate; Kathryn e5ba--Feldman Feldman; Carol e5ba--Puttre-Czyz e5ba--Puttre-Czyz
Subject: Re: Liquor License Application; 99 2nd Avenue

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Mr. Paleudas-

Thank you for contacting us about this application.

Having consulted with the officers of the East 5th Street Block Association re: your license request for 99 2nd Ave: If the business will operate by the methods described below, including having it's kitchen open until closing and abiding by the standard stipulations usually imposed by the community board's SLA committee, the block association will not oppose this license.

Best-

stuart zamsky
east5thstreetblockassociation@gmail.com

On Nov 22, 2022, at 1:31 PM, Michael Paleudis <mjp@kplawyers.com> wrote:

Dear Mr. Zamsky:

Our law firm represents an entity to be formed by Patrick Cremin. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority for a liquor license to be sited at 99 2nd Avenue (presently occupied by Calexico Cinco LLC). As you may know, this location has been previously licensed with a full on-premises license. Similar to Calexico, our client will operate a restaurant and will close by 2:00 am each day. The sidewalk café will close no later than 10:00 pm all nights. Our client will meet with CB3 on December 12. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB3.

Thank you.

Michael J. Paleudis, Esq.
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<image001.png>

New York | **New Jersey** | **Pennsylvania**