



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: 11/18/2022

Is location currently licensed? Yes No Type of license: Beer/Wine temp permit, exp 12/25/2022

If alteration, describe nature of alteration: _____

Previous or current use of the location: Previous: Cafe TKJ Inc DBA Suki

Corporation and trade name of current license: Cafe Mocha Inc DBA Aura Kitchen & Bar

APPLICANT:

Premise address: 111 1st Ave (North Store), New York, NY 10003

Cross streets: Between E 6th St & E 7th St

Name of applicant and all principals: Cafe Mocha Inc
Ghasan Ballan, President

Trade name (DBA): Aura Kitchen & Bar

PREMISE:

Type of building and number of floors: 5-story mixed residential & commercial bldg

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 per LNO

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) Mon-Thurs: 11AM - 3AM, Fri & Sat: 11AM - 4AM, Sun: 10AM - 3AM

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: N/A

Number of indoor tables? 10 Tables Total number of indoor seats? 42 Seats

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1
16' x 6' L-shaped bar with 13 Stools located on the right side mid-half way into the restaurant

(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 Mediterranean Restaurant

What are the hours the kitchen will be open? Mon-Thurs: 11AM - 2:30AM, Fri & Sat: 11AM - 3:30AM, Sun: 10AM - 2:30AM

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

How many employees will there be? approximately 8-10

Do you have or plan to install French doors accordion doors or windows? already installed by prior tenant

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: Bose wall speaker systems

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.") _____

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. We will have background music only

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: Cafe Mocha Inc

Address: 116 2nd Ave, New York, Y 10003 Community Board # 3 Manhattan

Dates of operation: 08/2009 - 02/2020 (business wiped out by a 3-alarm fire)

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? 60 within 500 ft radius

How many On-Premise (OP) liquor licenses are within 500 feet? 30

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.

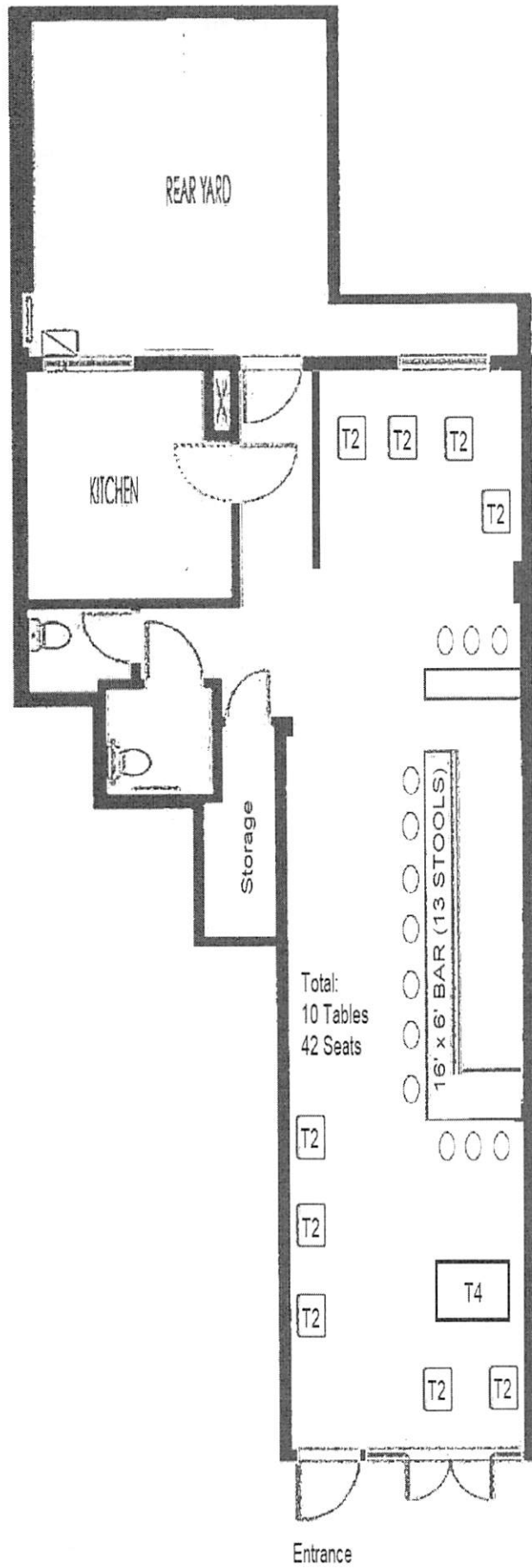
1. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
2. I will operate a full-service restaurant, specifically a (type of restaurant) Mediterranean restaurant, or
 I will operate a _____,
 with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

3. My hours of operation will be:
Mon 11:30am - 3am ; Tue 11:30am - 3am ; Wed 11:30am - 3am ;
Thu 11:30am - 3am ; Fri 11:30am - 4am ; Sat 11:30am - 4am ;
Sun 10am - 3am . (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
11:30am - 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 _____ 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: Jessie Ballan

Phone Number: (646) 573-5578



Salad

Caesar	Lettuce, Parmesan Cheese, Croutons, Housemade Caesar Dressing	12
Paradise	Beets, Mixed Greens, Apple, Aged Goat Cheese, Walnuts, Herb Balsamic Vinaigrette	14
Mediterranean	Lettuce, Tomatoes, Cucumbers, Feta Cheese, Olives with Lemon, Herb Dressing	14
Quinoa	Lettuce, Cucumber, Cherry Tomatoes, Avocado, Onions, Lemon Dressing	14

Add Grilled: • Chicken 6.00 • Shrimp 7.00 • Steak 10.00 • Roasted Salmon 10.00

Pasta

Gluten Free Pasta Available

Pasta Pomodoro	Linguini in Fresh Marinara-Basil Sauce	13
Mac & Cheese	- Cavatappi, Cheddar, Bacon, Parmesan Bread Crumbs	15
Fettuccine Alfredo	- Creamy Parmesan Sauce	14
Penne A la Vodka	- Light Vodka Cream Tomato Sauce	14
Carbonara	- Linguini, Bacon, Asparagus and Cream Sauce	15
Pesto Fettuccine	- Mushrooms, Creamy Pesto Sauce	15
Garden Linguini	- Garden Vegetables, Olives, Cherry Tomatoes, Spinach & Lemon Olive Oil	16
Truffle Mac & Cheese	- Cavatappi, Cheddar, Bacon, Mushrooms, Truffle Oil	17
Italian Meatballs Linguini	- Beef Meatball, Linguini, Marinara Sauce	16
Shrimp Scampi	- Linguini, Garlic, Wine Herb Lemon Sauce	17

Add: • Grilled Chicken 6.00 • Grilled Shrimp 7.00 • Grilled Steak 10.00 • Roasted Salmon 8.00

Entrée

Lemon Chicken	20
Shallot, Capers, Lemon Wine Sauce, Mashed Potatoes and Vegetables	
Roasted Atlantic Salmon	24
Lemon-Caper Sauce, Mashed Potato and Vegetables	
Rib Eye Steak	26
Sautéed Mushroom Red Wine Sauce with Herb Mashed Potato	
Grilled Salmon Salad	
Mixed Greens, Tomatoes, Cucumber, Onions, Olives, Citrus Olive Oil	20
Crusted Sashimi Tuna	
Roasted Market Vegetable, Quinoa, Sesami Ginger Dressing	22
Shrimp & Avocado Salad	
Mixed Greens, Tomato, Cucumber, Corn, Tortilla Chips, Cilantro Lime Vinaigrette	20

Dessert

• Cocolate Truffle • Tiramisu • Cheesecake 8.50

Tapas

Chips & Salsa 7

Guacamole 13
Tortilla Chips

Hummus Dip 10
Pita Bread

Brussel Sprouts 9
Cranberries, Parmesan, Balsamic

Garlic Shrimp 12
Lemon-Butter Wine Sauce, Toast

Burrata 12

Cherry Tomato & Basil

Buffalo Wings 12
Carrots and Blue Cheese Dip

Meatballs 10
Marinara, Toast, Parmesan

Classic Bruschetta 9
Tomato, Mozzarella, Basil & Balsamic

Tacos

Corn tortila, pico de gallo, guacamole
Chicken 9
Shrimp 10

Truffle Fries 8

Sriracha Mayo, Parmesan
Cheese, Fine Herbs

Tuna Tartar 14
Avocado, Sesame, Soy, Baguette

Meza Plate **16**

***Hummus ,
Baba Ghanoush,
Olives & Pita Bread***

Cheese Plate **16**

***Chef's Selection Of
Cheeses, Baguette,
and Fig Jam***

Salumi Plate **18**

***Chef's Choice of
Selected Cured Meats
served with Bread,
Olives and Mustard***

Flat Bread

Margherita 10

Olives, Tomatoes, Basil, Mozzarella, Balsamic

Zaatar & Feta 10

Olives, Feta, Tomato-Zaatar, Onions & Olive Oil

Three Cheese 10

Three-cheese, Bacon, Sausage, Marinara, Onion

Burgers **\$14**

With French Fries, Salad or Sweet Potato Fries

Beef Burger

Turkey Burger

Veggie Burger

ADD: Cheese - Cheddar, American, Swiss, Mozzarella - 2.00

ADD: Cheese - Blue, Goat, Brie - 2.50

ADD: Bacon, Avocado, Egg - 3.00

**Gluten Free Bun-1.50

Specialty Beef Burgers **\$18**

Black & Blue - Applewood Smoked Bacon & Blue Cheese

Texas - Double Applewood Smoked Bacon, Cheddar & Fried Egg

Truffle - Sautéed Mushrooms, Onions, Smoked Gouda & Truffle Oil

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	111 1st Ave, New York, New York, 10003
Geocode	Latitude: 40.72693 longitude: -73.98605
Report Generated On	12/2/2022

8 Closest Liquor Stores

Name	Address	Distance
EAST VILLAGE WINES & SPIRITS INC Ser #: 1302369	138 1ST AVE NEW YORK, NY 10009	442 ft
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	729 ft
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	811 ft
JCCSM INC Ser #: 1336591	45 1ST AVE NEW YORK, NY 10003	1,007 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	1,041 ft
MRN LIQUOR INC Ser #: 1284586	16 ST MARKS PL NEW YORK, NY 10003	1,119 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	1,146 ft
CONVIVE PARTNERS LLC Ser #: 1290950	196 AVENUE A NEW YORK, NY 10009	1,610 ft

Schools within 500 feet

Name	Address	Distance
GEORGE JACKSON ACADEMY	104 ST MARK'S PL NEW YORK, NY 10009	441 ft

Churches within 500 feet

Name	Distance
Congregation Meseritz Synagogue	319 ft
St Stanislaus B & M Church	339 ft
Saint Cyrils Church	362 ft
6TH Street Synagogue	370 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ARIARI NYC LLC Ser #: 1352665	119 1ST AVE NEW YORK, NY 10003	138 ft
128 MAC CORP Ser #: 1353270	128 E 7TH STREET 1ST AVENUE & AVENUE A NEW YORK, NY 10009	612 ft
PERMSUB INC Ser #: 1354763	309 E 5TH ST NEW YORK, NY 10003	653 ft
EK FOOD SERVICES INC Ser #: 1346444	92 2ND AVE SOUTH STORE NEW YORK, NY 10003	714 ft
TEAM BODOR 3 LLC Ser #: 1350754	101 AVE A NEW YORK, NY 10009	723 ft
TEAM BODOR 3 LLC Ser #: 1353957	101 AVE A NEW YORK, NY 10009	723 ft
LITTLE SAINT INC Ser #: 1345519	121 ST MARKS PL EAST STORE NEW YORK, NY 10009	725 ft
NONPLUSSED LEGERDEMAIN LLC Ser #: 1340150	119 AVENUE A NEW YORK, NY 10009	747 ft

30 Total: 16 Restaurants, 14 Bars

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
1 MOLINERO LLC Ser #: 1285163	Restaurant 107 1ST AVE NEW YORK, NY 10003	61 ft
2 FIRST HOSPITALITY LLC Ser #: 1305241	Bar 105 1ST AVE NEW YORK, NY 10009	70 ft
3 W C O U RADIO INC Ser #: 1024404	Bar 115 1ST AVENUE NEW YORK, NY 10003	79 ft
4 SIDNEY'S FIVE LLC Ser #: 1334678	Restaurant 103 1ST AVE NEW YORK, NY 10003	92 ft
5 YORI NYC CORP Ser #: 1279818	Restaurant 119 1ST AVE NEW YORK, NY 10003	131 ft
6 JAMIE COFFEE LLC Ser #: 1306543	Restaurant 81 E 7TH ST NEW YORK, NY 10003	137 ft
7 BLUE & GOLD BAR INC Ser #: 1024187	Bar 79 E 7TH STREET GROUND FLOOR STORE NEW YORK, NY 10003	145 ft
8 HEADLESS WIDOW LLC, THE Ser #: 1317372	Bar 99 1ST AVE NEW YORK, NY 10003	145 ft
9 JUSTIFIED LLC Ser #: 1246384	Bar 102 1ST AVENUE NEW YORK, NY 10009	173 ft
10 7TH STREET SUSHI PARK INC Ser #: 1336507	Bar 77 E 7TH ST 1ST & 2ND AVENUES NEW YORK, NY 10003	178 ft
11 MALA PROJECT EAST VILLAGE LLC Ser #: 1319413	Restaurant 122 1ST AVE NEW YORK, NY 10003	190 ft
12 1465 CDM INCORPORATED Ser #: 1140940	Bar 126 1ST AVENUE NEW YORK, NY 10009	204 ft
13 HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE Ser #: 1275274	Restaurant 405 E 6TH ST NEW YORK, NY 10009	218 ft
14 TOMKIN SQUARE KIDS INC Ser #: 1024392	Bar 73 75 E 7TH STREET NEW YORK, NY 10003	225 ft

Active On Premises Liquor Licenses within 750 feet			
	Name	Address	Distance
15	MARRY THE KETCHUP INC Ser #: 1265104 Restaurant	95 1ST AVE NEW YORK, NY 10003	237 ft
16	NUDIBRANQUIO LLC Ser #: 1340390 Restaurant	125 127 1ST AVE NEW YORK, NY 10003	251 ft
17	NOREETUH RESTAURANT LLC Ser #: 1337700 Restaurant	128 1ST AVE NEW YORK, NY 10009	252 ft
18	SCHEIB S PLACE INC Ser #: 1249765 Bar	80 ST MARKS PLACE NEW YORK, NY 10003	293 ft
19	ANIMALS GROUP INC Ser #: 1323698 Restaurant	90 ST MARKS PL AKA 132 1ST AVE NEW YORK, NY 10009	312 ft
20	LITTLE REBEL INC Ser #: 1285359 Bar	134 1ST AVE NEW YORK, NY 10009	317 ft
21	75 ST MARKS PLACE LLC Ser #: 1262361 Bar	75 ST MARKS PL NEW YORK, NY 10003	324 ft
22	BARMAR LLC Ser #: 1108851 Restaurant	77 ST MARKS PLACE NEW YORK, NY 10003	337 ft
23	TAQUERIA SAINT MARKS PLACE INC Ser #: 1282265 Restaurant	79 SAINT MARKS PL NEW YORK, NY 10003	361 ft
24	RIVKA INC Ser #: 1155091 Restaurant	101 ST MARKS PLACE NEW YORK, NY 10009	375 ft
25	EDWIN & NEAL'S LLC Ser #: 1289297 Restaurant	345 E 6TH ST NEW YORK, NY 10003	383 ft
26	CHERRY TAVERN INC Ser #: 1028352 Bar	441 E 6TH STREET NEW YORK, NY 10009	394 ft
27	ESQEV LLC Ser #: 1310877 Restaurant	83 1ST AVE NEW YORK, NY 10003	396 ft
28	BUA NEW YORK LLC Ser #: 1154910 Bar	122 SAINT MARKS PLACE NEW YORK, NY 10009	437 ft
29	BIG LEE AND SASHAS INC Ser #: 1303765 Bar	140 1ST AVE NEW YORK, NY 10009	461 ft
30	SADA THREE LLC Ser #: 1280002 Restaurant	132 ST MARKS PL NEW YORK, NY 10009	467 ft
	C & V 77 ENTERPRISES LLC Ser #: 1205869	1475 77 1ST AVE E 76TH ST & E 77TH ST NEW YORK, NY 10021	509 ft
	DEATH & CO EAST VILLAGE LLC Ser #: 1313715	433 E 6TH ST NEW YORK, NY 10009	532 ft
	118 RESTAURANT LLC Ser #: 1322976	118 SAINT MARKS PL NEW YORK, NY 10009	558 ft
	FUN HAT LLC Ser #: 1335682	306 308 E 6TH ST NEW YORK, NY 10003	562 ft
	BYTELOGICS INC Ser #: 1304247	304 E 6TH ST NEW YORK, NY 10003	592 ft
	IMMIGRANT TAP ROOM INC Ser #: 1306247	341 E 9TH ST WEST STORE NEW YORK, NY 10003	606 ft
	IMMIGRANT WINE BAR LLC, THE Ser #: 1298429	341 E 9TH ST NEW YORK, NY 10003	606 ft
	CRIF DOGS ST MARKS LLC Ser #: 1333902	113 ST MARKS PL NEW YORK, NY 10009	630 ft
	BAC 115 CORP Ser #: 1287332	115 ST MARKS PL STORE 1 NEW YORK, NY 10009	680 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
UKRAINIAN AMERICAN SOCCER Ser #: 1022433	122 2ND AVENUE GR FL NEW YORK, NY 10003	682 ft
KING ME KONG LLC Ser #: 1310387	119 SAINT MARKS PL STORE #2 OR FRNT2 NEW YORK, NY 10009	688 ft
POINT JUDITH LLC Ser #: 1339464	96 2ND AVE NEW YORK, NY 10003	700 ft
LOCAL 92 INC Ser #: 1290546	92 2ND AVE NORTH STORE NEW YORK, NY 10003	715 ft
39 ST MARKS INC Ser #: 1189562	41 ST MARKS PLACE 2ND AVENUE & 1ST AVENUE NEW YORK, NY 10003	715 ft
241 ON ST MARKS CORP Ser #: 1337647	121 ST MARKS PL NEW YORK, NY 10009	729 ft
TWO AND EIGHT GOURMET LTD Ser #: 1024394	132 2ND AVENUE NEW YORK, NY 10003	741 ft
ST DYMPCNAS LLC Ser #: 1316327	117 AVENUE A NEW YORK, NY 10009	742 ft
949 GRAND BAR LLC Ser #: 1336060	155 2ND AVE NEW YORK, NY 10003	743 ft
88 2ND AVE FOOD CORP Ser #: 1276644	88 2ND AVE NEW YORK, NY 10003	744 ft
JARLENE CORP Ser #: 1290480	160 1ST AVE NEW YORK, NY 10009	747 ft
UKI FREEDOM LLC Ser #: 1313706	136 2ND AVE NEW YORK, NY 10003	749 ft
SEVEN A CAFE INC Ser #: 1024665	130 E 7TH STREET AKA 109 AVENUE A NEW YORK, NY 10009	749 ft

