

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

Tareake Dorill, 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: June 5, 2023

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Timbuktu Clothing Store

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 45 Second Avenue

Cross streets: Between East 2nd and East 3rd Street

Name of applicant and all principals: JBMT Tavern Corp

Jesse Weinberg, Gina Weinberg and John Singer

Trade name (DBA): The Boiler Room 45

PREMISE:

Type of building and number of floors: 4 story brick

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use? Pending

☐ 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): _____

C6 - 2A

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) 7 days per week; 2:00 pm - 2:00 am

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? 20 Total number of indoor seats? 40

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/24

One Approx 40' Front Left

(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 Comfort food

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? 8-10

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NO

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 2

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: Juke Box / small speakers generated by computer

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.") One security guard will manager
the sidewalk to ensure that crowds do not congregate and disturb our neighbors

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) _____

1 - Thursday, Friday, Saturday 10:00 pm - 2:00 am

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

Please attach plans. Security guard will maintain the exterior of the space to ensure that it is orderly and quiet and management will monitor the interior

Is sound proofing installed? ☐ Yes ☒ No to keep the volume confined to ambient background music

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: The Boiler Room

Address: 86 East 4th Street Community Board # 3

Dates of operation: 1993 - 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 The Watering Hole of 2nd Ave Corp dba The Watering Hole

68 Second Avenue, New York, New York 1999 - Present

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? 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

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) _____ restaurant, or
☒ I will operate a Tavern _____
☐ 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 2:00 pm - 2:00 am; Tue 2:00 pm - 2:00 am; Wed 2:00 pm - 2:00 am;
Thu 2:00 pm - 2:00 am; Fri 2:00 pm - 2:00 am; Sat 2:00 pm - 2:00 am;
Sun 2:00 pm - 2:00 am. (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
☒ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
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 10 DJs per month, ☐ more than 4 private parties per year
9. ☒ I will play ambient recorded background music only.
10. ☒ 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.
11. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ 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 8:00 pm.
15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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: Gina Weinberg

Phone Number: (516) 522-1733

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	45 2nd Ave, New York, New York, 10003
Geocode	Latitude: 40.72537 Longitude: -73.99024
Report Generated On	6/28/2023

8 Closest Liquor Stores		
Name	Address	Distance
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	657 ft
JCCSM INC Ser #: 1336591	45 1ST AVE NEW YORK, NY 10003	749 ft
ELIZABETH & VINE INC Ser #: 1192584	269 BOWERY NEW YORK, NY 10012	949 ft
ASTOR WINES & SPIRITS INC Ser #: 1023515	399 LAFAYETTE STREET NEW YORK, NY 10003	1,231 ft
MRN LIQUOR INC Ser #: 1284586	16 ST MARKS PL NEW YORK, NY 10003	1,320 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	1,578 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	1,597 ft
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	1,616 ft

Schools within 500 feet		
Name	Address	Distance
NORD ANGLIA INTERNATIONAL SCHOOL-NEW YORK	44 E 2ND ST NEW YORK, NY 10003	224 ft

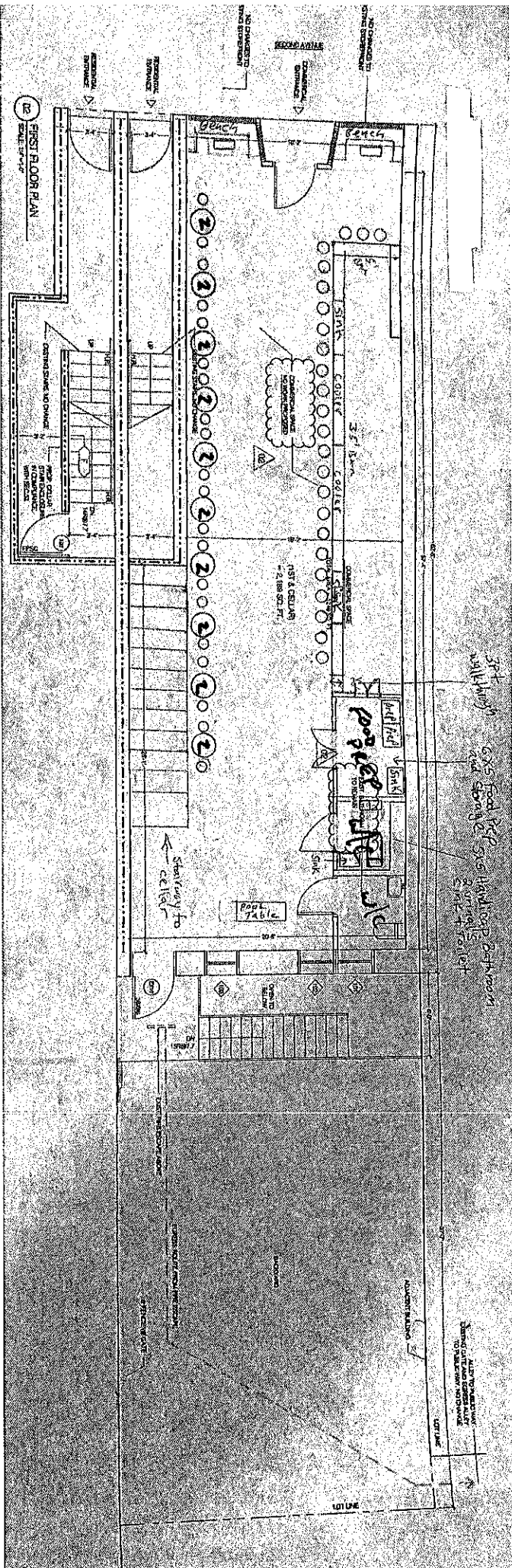
Churches within 500 feet	
Name	Distance
The Nativity Church	74 ft
Church of Christ	229 ft
Orthodox Cathedral of The Holy	438 ft
Inglesia Evangelica Hispana	486 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SOMETHING SHORT LLC Ser #: 1359086	355 BOWERY NEW YORK, NY 10003	579 ft
VIVA NATURAL PIZZA INC Ser #: 1359727	248 E 5TH ST NEW YORK, NY 10003	581 ft
PERMSUB INC Ser #: 1354763	309 E 5TH ST EAST STORE NEW YORK, NY 10003	694 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PAPI LUIS CORP Ser #: 1024327	32 34 E 2ND STREET NEW YORK, NY 10003	154 ft
EAST THIRD RESTAURANT CORP Ser #: 1193666	29 E 3RD ST STORE 2 NEW YORK, NY 10003	191 ft
LIGHT SIDE CORP Ser #: 1246146	60 2ND AVE. NEW YORK, NY 10003	225 ft
SECOND STREET RESTAURANT LLC Ser #: 1280481	29 E 2ND ST NEW YORK, NY 10003	227 ft
STUDIO CAFFE LLC Ser #: 1107358	CHELSEA PIERS #59 2ND LEVEL 17 & 18 STREETS NEW YORK, NY 10011	228 ft
MEATH TRAILS INC Ser #: 1024301	61 2ND AVENUE NEW YORK, NY 10003	261 ft
DOUBLE ZERO LIC LLC Ser #: 1338944	43-69 11TH ST LONG ISLAND CITY, NY 11101	294 ft
KO EP LLC Ser #: 1277322	8 EXTRA PL AKA 4-8 EXTRA PL AKA 22 E 1ST NEW YORK, NY 10003	295 ft
AMIGO BY NAI LLC Ser #: 1327951	29 2ND AVE NEW YORK, NY 10003	306 ft
CJFM LLC Ser #: 1295105	84 E 4TH ST NEW YORK, NY 10003	335 ft
WATERING HOLE OF 2ND AVE CORP,THE Ser #: 1024384	68 2ND AVENUE NEW YORK, NY 10003	339 ft
TED ARTO INC Ser #: 1324038	78 80 E 4TH ST NEW YORK, NY 10003	345 ft
J B MAX INC Ser #: 1176096	86 E 4TH STREET 1ST AVENUE & 2ND AVENUE NEW YORK, NY 10003	368 ft
KRAINE INTERNATIONAL INC Ser #: 1273196	85 E 4TH ST 3RD FLOOR NEW YORK, NY 10003	400 ft
48 E 7TH ST ASSOCIATES INC Ser #: 1334048	87 E 4TH ST NEW YORK, NY 10003	416 ft
PASTA SHOP LLC Ser #: 1277101	325 BOWERY NEW YORK, NY 10003	416 ft
KRAINE GALLERY BAR INC Ser #: 1024275	85 E 4TH STREET NEW YORK, NY 10003	418 ft

I LIKE SIT DOWN COMEDY LLC Ser #: 1309404	85 E 4TH ST NEW YORK, NY 10003	419 ft
BOWERY TECH RESTAURANT LLC Ser #: 1114075	327 BOWERY NEW YORK, NY 10003	467 ft
KISSAKI OMAKASE LLC Ser #: 1322347	319 BOWERY NEW YORK, NY 10003	468 ft
BOWERY HOTEL LLC, THE Ser #: 1170319	335 BOWERY AKA 4 E 3RD ST BOWERY & 2ND AVENUE NEW YORK, NY 10003	480 ft
AEN HOSPITALITY GROUP LLC Ser #: 1341848	299 BOWERY NEW YORK, NY 10003	499 ft

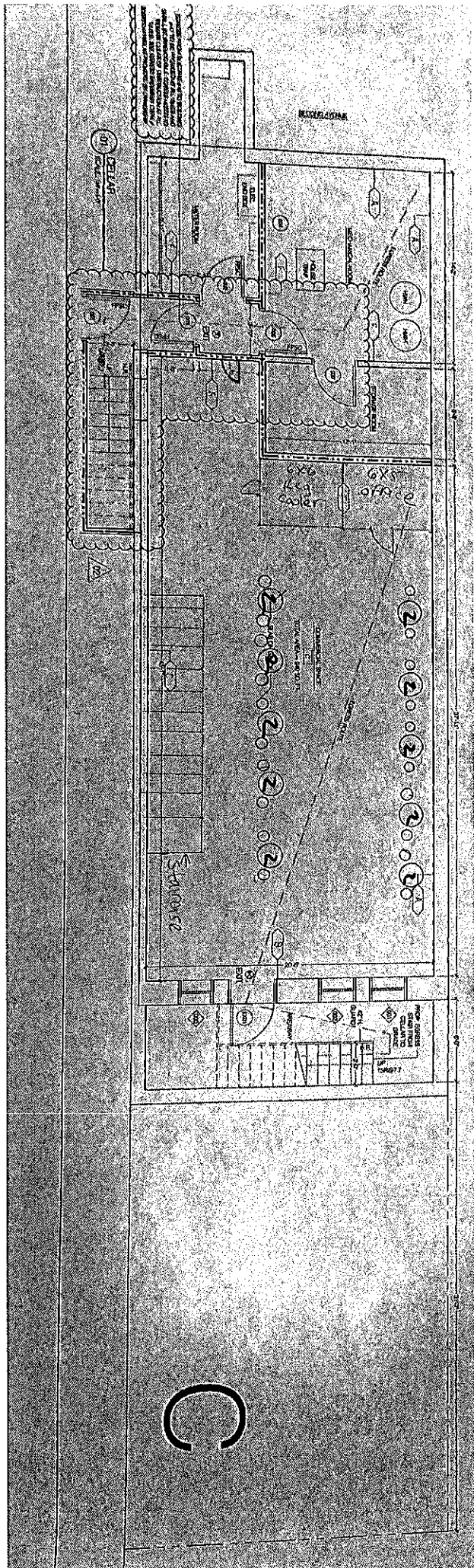
45 Second Ave
New York, New York
First Floor



10 Tables
20 Seats
24 Bar stools

45 Second Avenue
New York, NY
cellar

10 Tables
20 Seats



THE BOILER ROOM ⁴⁵

BR Throwback Bar Classics

<i>Kraft Mac & Cheese Bowl</i>	<i>\$4</i>
<i>Uncrustable PB&J (grape jelly) Pocket</i>	<i>\$4</i>
<i>Turkey and Cheese Pocket</i>	<i>\$5</i>
<i>Ham and Cheese Pocket</i>	<i>\$5</i>
<i>Hot Dog on a bun</i>	<i>\$3</i>
<i>Chocolate Croissant</i>	<i>\$3</i>
<i>Uncrustable chocolate hazelnut flavor pocket</i>	<i>\$4</i>

Fresh Popped Popcorn
Always FREE!

45 Second Avenue
NY, NY 10003
BoilerroomNYC.net