



# 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: 11/30/2023

Is location currently licensed?  Yes  No    Type of license: OP 252

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

Previous or current use of the location: Bar/Tavern

Corporation and trade name of current license: Allyn LLC d/b/a The Grayson

### APPLICANT:

Premise address: 16 First Avenue, New York, NY 10009

Cross streets: East First Street & East Second Street

Name of applicant and all principals: Brenmck LLC, Michael Brennan

Trade name (DBA): pending

**PREMISE:**

Type of building and number of floors: 5 story multi unit

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 185

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) 2pm - 4am (Monday - Friday), 11am - 4am (Saturday & Sunday)

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? 19 Total number of indoor seats? 58

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_  
One customer bar located on the ground floor, 21 bar stools, 35'2" total length

*(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 \_\_\_\_\_  
Pub fare; please see attached menus

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? A manager will be on site daily and the principal will be on site 2-3 days per week.

How many employees will there be? 12

Do you have or plan to install  French doors  accordion doors\*or  windows?\*Currently installed and will remain.

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 20

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: 9 wall-mounted speakers (3 in front, 4 in dining area and 2 in back)  
(same system as existing)

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.") \_\_\_\_\_

Staff will monitor sidewalk and vehicular traffic to ensure no crowds or vehicular congestion occur.

Will there be security personnel?  Yes  No (If Yes, how many and when) 2 security personnel  
Friday and Saturday

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

Please attach plans. Soundproofing is installed and the speaker system has a limiter. Staff will monitor the noise level of the music and keep the volume at a moderate noise level.

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: See attached roster for Michael Brennan

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. Please refer to the attached Roster.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name, address and describe the business The Hairy Lemon, sports bar/tavern at 28 Avenue B

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. Galmac LLC d/b/a Hairy Lemon paid a fine for a COVID related violation in the fall 2021

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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 15

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 2pm - 4am; Tue 2pm - 4am; Wed 2pm - 4am;  
 Thu 2pm - 4am; Fri 2pm - 4am; Sat 11am - 4am;  
 Sun \_\_\_\_\_. (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, existing 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 2 DJs per week,  more than \_\_\_\_\_ private parties per \_\_\_\_\_
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 8pm.
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: Michael Brennan

Phone Number: (954) 600-3414

## **Michael Brennan's Licensed Establishments**

### **MCCBREN Corp. d/b/a Triona's**

237 Sullivan Street

New York, NY 10012

Manhattan Community Board 2

Owner since 2009

### **192 TM Third Tavern LLC d/b/a Triona's**

192 Third Avenue

New York, NY 10003

Manhattan Community Board 6

Owner since 2013

### **Galmac LLC d/b/a The Hairy Lemon**

28-30 Avenue B

New York, NY 10009

Manhattan Community Board 3

Owner since 2017

# APPETIZERS SALADS AND SNACKS

**BUFFALO CHICKEN SLIDERS** \$16.00  
lettuce, tomato, blue cheese dressing

**BEEF SLIDERS** \$16.00  
sauteed onions, cheese

**HUMMUS** \$12.00  
served with cucumber riata and pita  
add extra veggies \$2 add extra pita \$1

**CHIPS AND GUAC** \$10.00  
tortilla chips, homemade guacamole, homemade salsa

**NACHOS** \$15.00  
beef chili, pickled jalapeno, sour cream, pico de gallo, guac & creamy cheddar  
add chicken +\$5

**BUFFALO CHICKEN SPRING ROLLS** \$14.00  
served with blue cheese and buffalo ranch dressing

**MOZZARELLA STICKS** \$13.00  
served with marinara sauce

**CHICKEN FINGERS** \$14.00  
served with honey mustard

**PIGS N' BLANKET** \$12.00  
served with ketchup and mustard

**PRETZEL** \$11.00  
served with cheddar sauce and wholegrain mustard

**THREE CHEESE QUESADILLA** \$16.00  
cheddar, cotija and oaxaca cheese, served with sour cream, salsa and pico de gallo

**STEAK QUESADILLA** \$16.00  
peppers, oaxaca cheese, salsa, pico de gallo, sour cream

**QUESADILLA \$17.00**  
tinga chicken, oaxaca cheese  
served with pico, sour cream and salsa

**NYC'S BEST WINGS**

hot  
mild  
spicy bbq  
sweet chili  
mango habanero  
bbq

6pcs \$12    10pcs \$18  
20pcs \$32

served with homemade blue cheese

**GO BONELESS!**

6pcs \$10    10pcs \$15  
20pcs \$28

**CAULIFLOWER BITES** \$13.00  
breaded cauliflower served with buffalo ranch dressing

# SANDWICHES, DOGS & SALADS

**BUFFALO CHICKEN WRAP** \$17.00  
blue cheese, onion, lettuce and tomato.  
served with fries

**CHICKEN CAESAR WRAP** \$17.00  
romaine lettuce, caesar dressing, parmesan cheese  
served with fries

**GRILLED CHEESE** \$12/\$14  
cheddar on pullman loaf  
with fries \$12 with tomato soup \$14

**PHILLY CHEESESTEAK** \$17.00  
ribeye, cheese and sauteed onions.  
served with fries

**GRILLED CHICKEN SANDWICH** \$17.00  
shredded lettuce, tomato, red pepper, homemade spicy mayo, served with fries

**CLASSIC DOGS (2)** \$12.00  
ketchup and mustard.  
served with fries

**CHICAGO DOGS (2)** \$15.00  
mustard, relish, onion, tomato and celery salt.  
served with fries

**MARGHERITA FLATBREAD** \$15.00  
basil, mozzarella, tomato sauce

**BUFFALO CHICKEN FLATBREAD** \$17.00  
mozzarella, buffalo fried chicken and blue cheese drizzle

**BBQ CHICKEN FLATBREAD** \$17.00  
bbq fried chicken, cheese, basil, red onion, ranch drizzle

**CAESAR SALAD** \$13.00  
romaine, parmesan croutons, grated parmesan & caesar dressing  
add chicken +\$5

**COBB SALAD** \$17.00  
chargrilled chicken with bacon, avocado, tomato, boiled egg, blue cheese & balsamic vinaigrette

# BURGERS

**CLASSIC BURGER** \$17.00  
8oz grass fed beef, lettuce, tomato, red onion and pickle. served with fries

**Gaelic Burger** \$21.00  
8oz grass fed beef, lettuce, tomato, Kerrygold dubliner cheese, irish bacon  
served with fries

**FRIED CHICKEN BURGER \$ 19**  
slaw, pickles and homemade spicy mayo  
served with fries

**MANHATTAN BURGER** \$19.00  
8oz grass fed beef, white cheddar, caramelized onions, arugula, mayo  
served with fries

**BEYOND BURGER** \$16.00  
arugula, jalapenos, pickles, onion and grilled pineapple, roasted pepper garlic aioli dressing  
served with fries

# SIDES

**FRIES** \$7  
**SWEET POTATO FRIES / WAFFLE FRIES / TATER TOTS** \$9  
**ONION RINGS** \$9

# LATE NIGHT MENU

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HUMMUS \$10.00

served with cucumber riata and pita  
add extra veggies \$2 add extra pita \$1

CHIPS AND GUAC \$10.00

tortilla chips, homemade guacamole, homemade salsa

PRETZEL \$11.00

served with cheese sauce and mustard

FRIES \$6.00

SWEET POTATO FRIES \$8.00

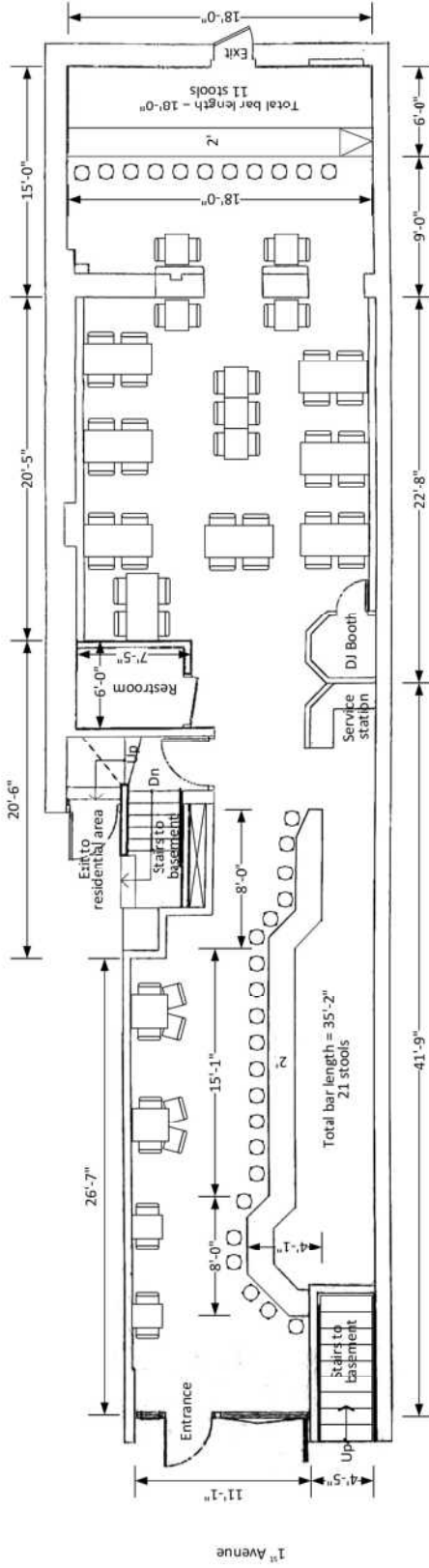
BUFFALO CHICKEN FLATBREAD \$17.00

mozzarella, buffalo fried chicken and blue cheese drizzle

MARGHERITA FLATBREAD \$15.00

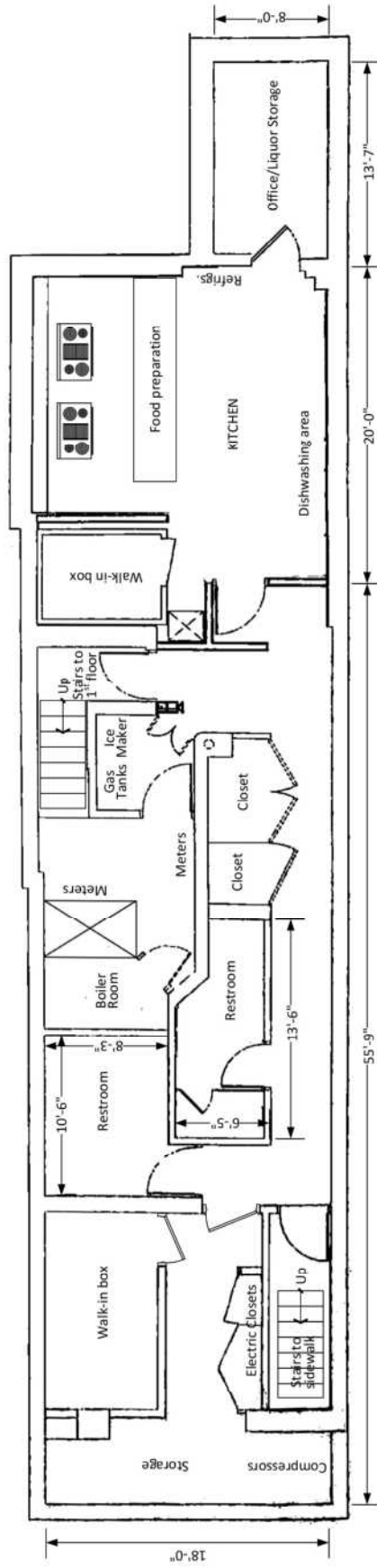
basil, mozzarella, tomato sauce  
add buffalo chicken +\$5  
add BBQ chicken +\$5





19 tables/58 seats

INTERIOR DIAGRAM – 1<sup>st</sup> Floor  
 16 1st Avenue  
 New York, NY  
 November 21, 2023  
 NOT TO SCALE



**INTERIOR DIAGRAM – Basement**

16 1st Avenue  
 New York, NY  
 November 21, 2023

NOT TO SCALE



# Landess-Simon, Inc.

Legal & Commercial Photography

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

## Re: 16 1<sup>st</sup> Avenue (OP Licenses)

- R1. Lucien - 14 1<sup>st</sup> Avenue - (34')
- R2. One and One - 76 East 1<sup>st</sup> Avenue AKA 12 1<sup>st</sup> Avenue - (69')
- R3. Rockwood's - 192 Allen Street - (495') *Music Hall*
- R4. Rockwood 1 - 194 Allen Street - (469') *Music Hall*
- R5. Mi Salsa Kitchen - 205 Allen Street - (334')
- B6. Two Doors Down - 159 East Houston Street - (345')
- B7. Rumpus Room - 249 Eldridge Street - (455')
- B8. Lounge 247 - 247 Eldridge Street - (492')
- B9. Fools Gold - 145 East Houston Street - (471')
- R10. Prune - 54 East 1<sup>st</sup> Street - (367')
- R11. May Ree - 58 East 1<sup>st</sup> Street - (334')
- R12. Superbueno - 13 1<sup>st</sup> Avenue - (118')
- B13. La Linea - 15 1<sup>st</sup> Avenue - (104')
- B14. d.b.a. - 41 1<sup>st</sup> Avenue - (297')
- 500' R15. Uminoje - 86 East 3<sup>rd</sup> Street - (477')
- B16. The Mercury Lounge - 217 E. Houston Street - (603')
- H17. Dirty French @ The Ludlow Hotel - 180-184 Ludlow Street - (592')
- R18. Souvlaki GR - 116 Stanton Street - (898')
- B19. Local 138 - 181 Orchard Street - (567')
- R20. Sweet Chick - 178 Ludlow Street - (664')
- R21. BBF - 177 Ludlow Street - (588')
- R22. Taverna Di Bacco - 175 Ludlow Street - (613')
- B23. Thief - 161 Ludlow Street - (754')
- B24. 82 Stanton - 82 Stanton Street - (693')
- H25. Sixty LES - 190 Allen Street - (510')
- R26. Tre Pizzeria - 173 Ludlow Street - (625')
- H27. Hotel Indigo - 171 Ludlow Street - (656')
- R28. Peppa's - 90-96 Stanton Street - (736')
- R29. Saigon Social - 172 Orchard Street - (722')
- B30. Skinny Bar - 174 Orchard Street - (676')
- R31. 8282 - 84 Stanton Street - (698')
- R32. Bar Goto - 245 Eldridge Street - (524')
- B33. Victoria Bar - 235 Eldridge Street - (626')
- R34. Cheese Grille - 188 Allen Street - (579') (closed)



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Legal & Commercial Photography

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

Re: 16 1<sup>st</sup> Avenue (OP Licenses, Cont'd)

- B35. Boulton & Watt - 5 Avenue A - (623')
- B36. The Library - 7 Avenue A - (618')
- B37. Wiggle Room - 9 Avenue A - (615')
- B38. Berlin - 25 Avenue A - (631')
- R39. Bin 141 - 43 Avenue A - (780')
- B40. Karma - 51 1<sup>st</sup> Avenue - (538')
- B41. The Watering Hole - 68 2<sup>nd</sup> Avenue - (998')
- B42. The Boiler Room - 86 East 4<sup>th</sup> Street - (971')
- R43. The Black Ant - 60 2<sup>nd</sup> Avenue - (934')

### Schools & Churches

1. Orthodox Cathedral of the Holy Virgin Protection - 59 East 2<sup>nd</sup> Street - (496')
2. Nord Anglia International School - 44 East 2<sup>nd</sup> Street - (694')
3. Hare Krishna Temple - 26 2<sup>nd</sup> Avenue - (748')
4. Iglesia de Cristo - 56 2<sup>nd</sup> Avenue - (906')
5. Forsythe Satellite Academy - 198 Forsyth Street - (714')
6. Cascades High School - 198 Forsyth Street 3<sup>rd</sup> Floor - (734')
7. The Star Academy P.S. 63 - 121 East 3<sup>rd</sup> Street - (530')
8. M363 The Neighborhood School - 121 East 3<sup>rd</sup> Street - (530')

## Re: 16 1<sup>st</sup> Avenue (Beer & Wine Licenses)

1. Café Himalaya – 78 East 1<sup>st</sup> St. (R)
2. Cozy Café – 43 East 1<sup>st</sup> St. (B)
3. Lil Frankie's – 19 1<sup>st</sup> Ave. (R)
4. Aziza's – 45 1<sup>st</sup> Ave. (R)
5. Meat & Bread – 201 Allen St. (R)
6. Beloved – 198 Allen St. (R) TEMPORARILY CLOSED
7. Cho-Ko – 59 1<sup>st</sup> Ave. (R)
8. Rake – 45 1<sup>st</sup> Ave (B)
9. La Sultana – 124 East 4<sup>th</sup> St. (R)
10. Mono+Mono – East 4<sup>th</sup> St. (R)
11. Benemon – 108 East 4<sup>th</sup> St. (R)
12. Soogil – 108 East 4<sup>th</sup> St. (R)
13. Gazab – 179 Essex St. (R)
14. Takumi – 181 Essex St. (R)
15. Foul Witch – 15 Avenue A (R)
16. Spaghetti Incident – 21 Eldridge St. (R)
17. Sami & Susu – 190 Orchard St. (R)
18. Claw Daddy's – 185 Orchard St. (R)
19. Kinky's – 181 Orchard St. (B)
20. Le French Diner – 188 Orchard St. (R)
21. Una Pizza Napoletana – 175 Orchard St. (B)
22. Bareburger – 173 Orchard St. (R) CLOSED
23. Zazzy's – 173 Orchard St. (R)
24. Katz's – 205 East Houston St.
25. Ludlow Coffee Supply – 176 Ludlow St. (B)

## Alexandra Calderwood

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**From:** Michael Paleudis  
**Sent:** Tuesday, November 21, 2023 3:06 PM  
**To:** rbononno@twc.com  
**Cc:** Alexandra Calderwood  
**Subject:** Liquor License Application; 16 1st Avenue, New York, NY  
**Attachments:** 11.09.23 - 30 Day Notice (submitted).pdf

Dear Sir or Madam:

Our law firm represents Brenmck LLC. 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 16 1<sup>st</sup> Street. As you may know, this location is currently licensed to Allyn LLC d/b/a The Grayson with a full on-premises license with an approved 4:00 am closing hour. A copy of the 30 Day Notice submitted to CB3 is attached. Our client **will not** operate any outdoor areas. Our client is scheduled to meet with CB3 on December 11. 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](mailto:mjp@kplawyers.com)

[www.kplawyers.com](http://www.kplawyers.com)



New York | New Jersey

## Alexandra Calderwood

---

**From:** Michael Paleudis  
**Sent:** Tuesday, November 21, 2023 3:07 PM  
**To:** rgraf2@earthlink.net  
**Cc:** Alexandra Calderwood  
**Subject:** Liquor License Application; 16 1st Avenue, New York, NY  
**Attachments:** 11.09.23 - 30 Day Notice (submitted).pdf

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Thank you!

---

**Michael J. Paleudis, Esq.**

212.837.8482 (Direct)

212.835.6768 (Main)

[mjp@kplawyers.com](mailto:mjp@kplawyers.com)

[www.kplawyers.com](http://www.kplawyers.com)



New York | New Jersey



## Alexandra Calderwood

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**From:** rgraf2@earthlink.net  
**Sent:** Tuesday, November 21, 2023 4:04 PM  
**To:** Michael Paleudis  
**Cc:** Alexandra Calderwood; susan stetzer; MARTHA DANZIGER  
**Subject:** Re: Liquor License Application; 16 1st Avenue, New York, NY

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Michael,

FYI: The subject heading of your email refers to the correct location of Grayson's at 16 First Avenue, but the text of your letter refers to the incorrect location as 16 East First Street.

Also, we are pleased to hear that you will not be operating outdoor areas.

Finally, will you be observing Community Board policy of closing your doors/windows at 10 pm.

Sincerely,

Robert Graf, President, First Street Block Association

-----Original Message-----

From: Michael Paleudis <mjp@kplawyers.com>  
Sent: Nov 21, 2023 3:07 PM  
To: rgraf2@earthlink.net <rgraf2@earthlink.net>  
Cc: Alexandra Calderwood <aac@kplawyers.com>  
Subject: Liquor License Application; 16 1st Avenue, New York, NY

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Thank you!

---

**Michael J. Paleudis, Esq.**

212.837.8482 (Direct)

212.835.6768 (Main)

[mjp@kplawyers.com](mailto:mjp@kplawyers.com)

[www.kplawyers.com](http://www.kplawyers.com)



**New York | New Jersey**

## Alexandra Calderwood

---

**From:** Michael Paleudis  
**Sent:** Wednesday, November 22, 2023 6:34 AM  
**To:** 'rgraf2@earthlink.net'  
**Cc:** Alexandra Calderwood; susan stetzer; MARTHA DANZIGER  
**Subject:** RE: Liquor License Application; 16 1st Avenue, New York, NY

Mr. Graf:

Thank you for your email. Apologies for the error. You are, of course, correct and the premises sought to be licensed by our client is located at 16 First Avenue.

Yes, I am hereby confirming that our client will close all doors/windows at 10 pm.

Please do not hesitate to contact me with any further concerns.

---

**Michael J. Paleudis, Esq.**

212.837.8482 (Direct)

212.835.6768 (Main)

[mjp@kplawyers.com](mailto:mjp@kplawyers.com)

[www.kplawyers.com](http://www.kplawyers.com)



New York | New Jersey

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**From:** rgraf2@earthlink.net <rgraf2@earthlink.net>  
**Sent:** Tuesday, November 21, 2023 4:04 PM  
**To:** Michael Paleudis <mjp@kplawyers.com>  
**Cc:** Alexandra Calderwood <aac@kplawyers.com>; susan stetzer <sstetzer@cb.nyc.gov>; MARTHA DANZIGER <marthadanziger@msn.com>  
**Subject:** Re: Liquor License Application; 16 1st Avenue, New York, NY

Hello Michael,

FYI: The subject heading of your email refers to the correct location of Grayson's at 16 First Avenue, but the text of your letter refers to the incorrect location as 16 East First Street.

Also, we are pleased to hear that you will not be operating outdoor areas.

Finally, will you be observing Community Board policy of closing your doors/windows at 10 pm.

Sincerely,

Robert Graf, President, First Street Block Association

-----Original Message-----

From: Michael Paleudis <[mjp@kplawyers.com](mailto:mjp@kplawyers.com)>

Sent: Nov 21, 2023 3:07 PM

To: [rgraf2@earthlink.net](mailto:rgraf2@earthlink.net) <[rgraf2@earthlink.net](mailto:rgraf2@earthlink.net)>

Cc: Alexandra Calderwood <[aac@kplawyers.com](mailto:aac@kplawyers.com)>

Subject: Liquor License Application; 16 1st Avenue, New York, NY

Dear Sir or Madam:

Our law firm represents Brenmck LLC. 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 16 1<sup>st</sup> Street. As you may know, this location is currently licensed to Allyn LLC d/b/a The Grayson with a full on-premises license with an approved 4:00 am closing hour. A copy of the 30 Day Notice submitted to CB3 is attached. Our client **will not** operate any outdoor areas. Our client is scheduled to meet with CB3 on December 11. 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!

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**Michael J. Paleudis, Esq.**

212.837.8482 (Direct)

212.835.6768 (Main)

[mjp@kplawyers.com](mailto:mjp@kplawyers.com)

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## Alexandra Calderwood

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**From:** Michael Paleudis  
**Sent:** Wednesday, November 22, 2023 6:35 AM  
**To:** 'rbononno@twc.com'  
**Subject:** FW: Liquor License Application; 16 1st Avenue, New York, NY  
**Attachments:** 11.09.23 - 30 Day Notice (submitted).pdf

Please note that the body of the below email incorrectly refers to the location where this license will be sited at 1<sup>st</sup> Street when it is in fact 1<sup>st</sup> **Avenue**. Thank you.

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**Michael J. Paleudis, Esq.**

212.837.8482 (Direct)

212.835.6768 (Main)

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New York | New Jersey

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**From:** Michael Paleudis  
**Sent:** Tuesday, November 21, 2023 3:06 PM  
**To:** rbononno@twc.com  
**Cc:** Alexandra Calderwood <aac@kplawyers.com>  
**Subject:** Liquor License Application; 16 1st Avenue, New York, NY

Dear Sir or Madam:

Our law firm represents Brenmck LLC. 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 16 1<sup>st</sup> Street. As you may know, this location is currently licensed to Allyn LLC d/b/a The Grayson with a full on-premises license with an approved 4:00 am closing hour. A copy of the 30 Day Notice submitted to CB3 is attached. Our client **will not** operate any outdoor areas. Our client is scheduled to meet with CB3 on December 11. 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!

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**Michael J. Paleudis, Esq.**

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