

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: December 18, 2023

Is location currently licensed?  Yes  No    Type of license: Restaurant Wine

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

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Taberna 97 Inc dba Luz Cafe

**APPLICANT:**

Premise address: 97 St Marks Place

Cross streets: First Avenue & Avenue A

Name of applicant and all principals: 97 St Marks LLC - Russell Steinberg

Trade name (DBA): To be determined

**PREMISE:**

Type of building and number of floors: 5 story mixed use

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 - 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): R 8 B

**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) Monday/Tuesday 5:00 pm - 12:00 am; Wednesday - Friday 5:00 pm - 2:00 am  
Saturday 11:00 am - 2:00 am; Sunday 11:00 am - 12:00 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? 12 Total number of indoor seats? 36

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/14  
1; Approx 14' x 5'7"; 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 Cafe

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? Either

How many employees will there be? 7-10

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?) \_\_\_\_\_

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.") 1 employee will be designated to ensure that neither vehicular or pedestrian traffic pose any issue for our neighbors

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. The interior volume will be kept to ambient background level; the exterior of these premises will be monitored

Is sound proofing installed?  Yes  No by one employee to ensure that the sidewalk fronting these premises and the street do not become noisy or congested

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:

6 Tables; 12 seats

**APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: \_\_\_\_\_

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.   
 1. Rialto - 265 Elizabeth Street, NY, NY 01/1998 - 12/1999 Bartender  
 2. Lucky Strike - 59 Grand Street, NY, NY 1994 - 1998 Bartender

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. n/a

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) American Cafe 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 5:00 pm - 12:00 am; Tue 5:00 pm - 12:00 am; Wed 5:00 pm - 2:00 am;  
Thu 5:00 pm - 2:00 am; Fri 5:00 pm - 2:00 am; Sat 11:00 am - 2:00 am;  
Sun 11:00 am - 12:00 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 5-6 DJs per year,  more than 5-6 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 7pm.
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: Russell Steinberg

Phone Number: (323) 899-3584

Pickles \$5	Wedge Salad, Bayley Hazen Blue, Crispy Shallots, Bacon Lardons \$18	\$14	Patty Melt, Dry Aged Pastured Beef, Rye Bread, Swiss Cheese, Schmaltz Onions, Russian Dressing \$28
Cultured Butter, C & B Bakery Bread \$6	Castelfranco, Pistachios, White Balsamic, Tarragon \$14		Atlantic Halibut, Cranberry Beans, Pounded Parsley \$30
Marinated Sheep's Milk Cheese \$8	Fried Maitake Mushrooms Buttermilk Dressing \$16		Roasted Half Lancaster Chicken & Jus, Dandelion Greens, Hash Potatoes \$26
Chicken Liver Mousse, Pear Jam \$12	Smoked Blue Crab, Absinthe Butter, Pain de Mie Toast \$24		Dry Aged Pastured Beef Bavette \$32
Pickled Anchovy, Torpedo Onion, Olive Oil \$12	Bone Marrow, Parsley Salad, Sourdough Toast \$24		Mafaldine, Porcini Mushroom Sugo \$22/14
<b>Raw Bar</b>	NC Big Eye Tuna, Leeks, Capers \$18		Big Steve's Penne alla Vodka \$22/14
Oysters - Savage Blonde \$40 doz \$24 ½ doz	Fry Bread, Fava Bean Puree \$16		Pumpkin, Mustard Greens, Citrus \$22
ME Little Neck Clams, Horseradish \$18 ½ doz	Carrots, Quince, Smoked Onion \$14		<b>Sides \$6</b> Fries Braised Chard, Brown Butter Crispy Russels Sprouts w/ Aged Cheddar
Gulf Prawn Cocktail, Smoked Cocktail Sauce \$15	<b>Dinner</b>		<b>Sweets \$14</b> Honey Pie Chocolate Soft Serve
<b>First</b> Arugula, Celeriac, & Apples \$12	Burger, Dry Aged Pastured Beef, Potato Bun, American Cheese, Dill Pickles, Red Onions, Thousand Island		
Escarole, Dill Dressing, Fried Breadcrumbs \$14			

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	<b>97 St Marks Pl, New York, New York, 10009</b>
Geocode	<b>Latitude: 40.72745 longitude: -73.98461</b>
Report Generated On	<b>12/18/2023</b>

**8 Closest Liquor Stores**

Name	Address	Distance
EAST VILLAGE WINES & SPIRITS INC Ser #: 1302369	138 1ST AVE NEW YORK, NY 10009	158 ft
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	771 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	1,090 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	1,164 ft
CONVIVE PARTNERS LLC Ser #: 1290950	196 AVENUE A NEW YORK, NY 10009	1,170 ft
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	1,228 ft
BRIX NYC LLC Ser #: 1298290	170 AVENUE B STORE SOUTH NEW YORK, NY 10009	1,350 ft
MRN LIQUOR INC Ser #: 1284586	16 ST MARKS PL NEW YORK, NY 10003	1,366 ft

**Schools within 500 feet**

Name	Address	Distance
GEORGE JACKSON ACADEMY	104 ST MARK'S PL NEW YORK, NY 10009	119 ft

**Churches within 500 feet**

Name	Distance
St Stanislaus B & M Church	234 ft
Citylight Church	339 ft
St Marys American Orthodox Greek Catholic Church	339 ft
Taurus Seventh E LLC	393 ft
Congregation Meseritz Synagogue	457 ft

**Pending On Premises Liquor Licenses within 750 feet**

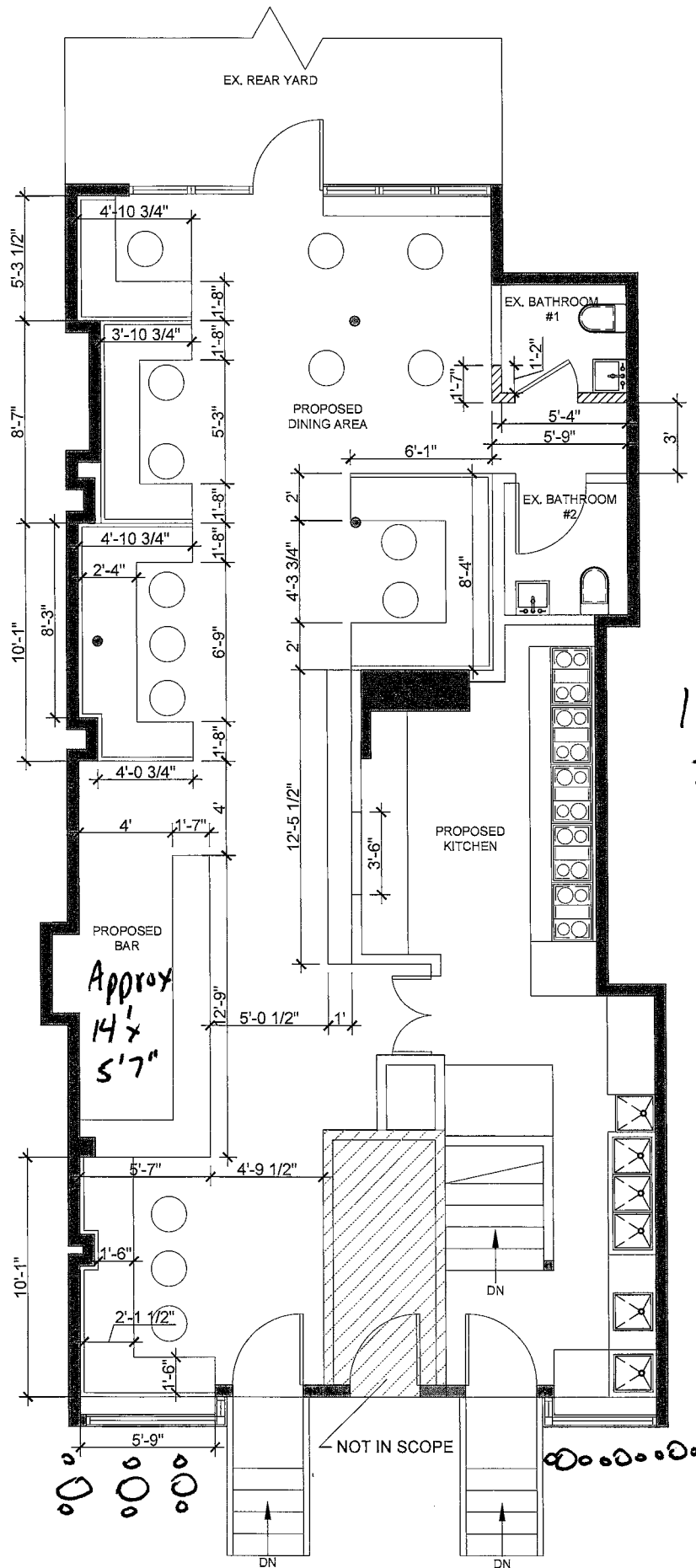
<b>Name</b>	<b>Address</b>	<b>Distance</b>
LITTLE SAINT INC Ser #: 1345519	121 ST MARKS PL EAST STORE NEW YORK, NY 10009	371 ft
TEAM BODOR 3 LLC Ser #: 1350754	101 AVENUE A NEW YORK, NY 10009	630 ft
KOUFUKU LLC Ser #: 1366131	342 E 6TH ST STORE 4 NEW YORK, NY 10003	663 ft

**Active On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
BUA NEW YORK LLC Ser #: 1154910	122 SAINT MARKS PLACE NEW YORK, NY 10009	68 ft
RIVKA INC Ser #: 1155091	101 ST MARKS PLACE NEW YORK, NY 10009	89 ft
SADA THREE LLC Ser #: 1280002	132 ST MARKS PL NEW YORK, NY 10009	127 ft
ANIMALS GROUP INC Ser #: 1323698	90 ST MARKS PL AKA 132 1ST AVE NEW YORK, NY 10009	145 ft
BIG LEE AND SASHAS INC Ser #: 1303765	140 1ST AVE NEW YORK, NY 10009	169 ft
LITTLE REBEL INC Ser #: 1285359	134 1ST AVE NEW YORK, NY 10009	182 ft
NOREETUH RESTAURANT LLC Ser #: 1337700	128 1ST AVE NEW YORK, NY 10009	200 ft
118 RESTAURANT LLC Ser #: 1322976	118 SAINT MARKS PL NEW YORK, NY 10009	237 ft
NUDIBRANQUIO LLC Ser #: 1340390	125 127 1ST AVE NEW YORK, NY 10003	242 ft
1465 CDM INCORPORATED Ser #: 1140940	126 1ST AVENUE NEW YORK, NY 10009	245 ft





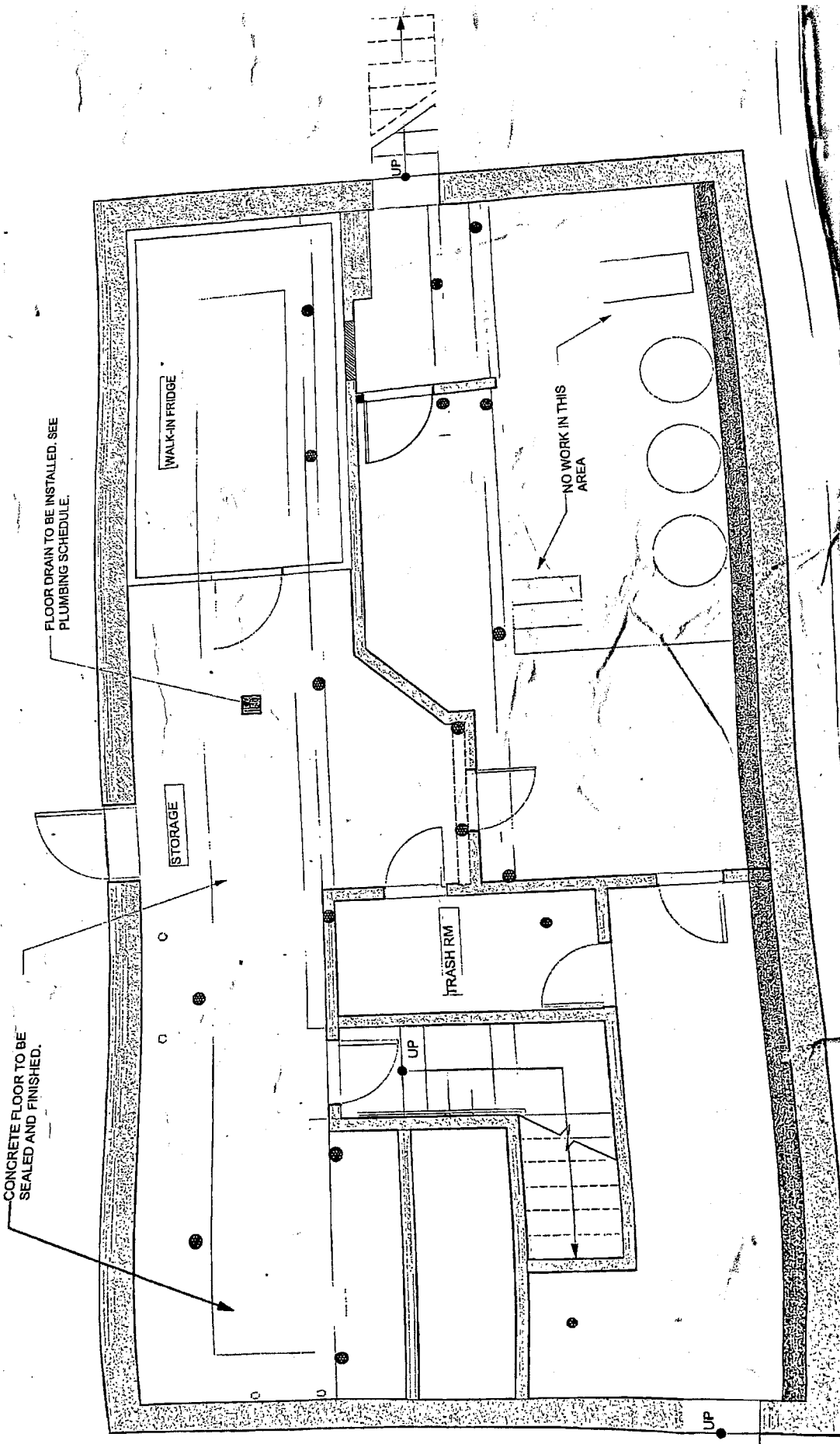


12 Tables  
 36 chairs  
 14 barstools

Approx  
 14' x  
 5'7"

NOT IN SCOPE

2 PROPOSED FIRST FLOOR  
 A-100 SCALE: 1/4" = 1'-0"



KITCHEN FLOOR PATTERN PLAN