



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

Andrea Gordillo, 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: 02/21/2024

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

If alteration, describe nature of alteration:

Previous or current use of the location: Tavern Wine

Corporation and trade name of current license: Atelier LES Inc. (Graffito)

APPLICANT:

Premise address: 245 Eldridge Street, Retail 1 / North Store, New York, NY 10002

Cross streets: Stanton Street & E Houston Street

Name of applicant and all principals: Atelier LES Inc (Michel Mroue)

Trade name (DBA): Graffito

Type of building and number of floors: MIXED USE - 6 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 40

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): C4-4A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Every day: 5pm - 12 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: N/A

Number of indoor tables? 0 Total number of indoor seats? 15 seats at bar

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 Customer Bar - 24'-4' - 1st Floor - 15 seats at bar

(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 small plates and tapas - menu attached

What are the hours the kitchen will be open? All operating hours food will be available

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

How many employees will there be? 5

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?

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 Recorded Music

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: Ceiling 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.") _____

Management and security will be on site for customer control

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) Thursday, Friday, Saturday operating hours

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

Please attach plans. Management & security will manage noise and sound dampening panel installed

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:

N/A

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

Address: See attached Community Board # See attached

Dates of operation: See attached

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 N/A

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? 7

How many On-Premise (OP) liquor licenses are within 500 feet? 19

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 bar establishment that also serves small sharing plates,
☐ 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 5pm-12am; Tue 5pm-12am; Wed 5pm-12am;
Thu 5pm-12am; Fri 5pm-12am; Sat 5pm-12am;
Sun 5pm-12am. (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: Thursday - Saturday
6. ☒ I will install soundproofing, Sound insulating panels have been installed on ceiling

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 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 _____.
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: Michel Mroue

Phone Number: 201-470-9645

BUSINESSES LICENSED BY PRINCIPAL (including temporary and pending)

Vicolina Restaurant Venture
1302 Madison Ave
New York, NY 10128
Community Board #8
On-premises liquor license
Serial #1321029

KAFI Inc
611 Fifth Ave, Floor 2
New York, NY 10022
Community Board #5
On-premises wine
Serial #1343452
Conditionally approved pending submission of Notice of Appearance

Mercato Rustico LLC
1300 Madison Ave
New York, NY 10128
Community Board #8
On-premises wine
Serial #1345531

Hiramasa Restaurant Venture LLC
1312 Madison Ave
New York, NY 10128
Community Board #8
On premises liquor license
Serial #1339003

ATELIER LES INC
245 ELDRIDGE STREET
RETAIL 1 / NORTH STORE
NEW YORK, NY 10002
MANHATTAN CB #3
TAVERN WINE
SERIAL #6005067

ATTENTION RESIDENTS & NEIGHBORS

ATTENTION RESIDENTS & NEIGHBORS - 800-476-9642
Community Board 3 SLA & DCA Licensing Committee Meeting

Plans to open a

BAR

at the following location

107 ELDONG STREET, NEW YORK, NY 10002
Building Number and Street Address

This establishment is seeking a license to serve

BEER, WINE & LIQUOR

Beer & Wine or Beer, Wine & Liquor

There will be an opportunity for public comment on

Monday, March 11, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>
or: www.cb3manhattan.org for zoom meeting details

800-476-9642

800-476-9642

800-476-9642

AI COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mail3@cb3nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

ATTENTION RESIDENTS & NEIGHBORS - 800-476-9642
第3社區居民 請注意 (Contact Info)

Plans to open a (以上店主要開張以下商業用途)

BAR

(酒樓/餐館) (Restaurant)
酒吧/酒廊 (Lounge Bar)
外賣咖啡 (Takeaway Coffee) 或 或
外賣酒樓 (Takeaway Bar)

107 ELDONG STREET, NEW YORK, NY 10002
店址地址

seeking a license to serve (以上店主要開張以下商業用途)

BEER, WINE & LIQUOR

(酒樓/餐館) (Restaurant)
啤酒和葡萄酒 (Beer & Wine) 或/或
啤酒和酒 (Beer & Wine) 或/或
酒和烈酒 (Wine & Liquor)

Public meeting for comments

第3社區居民有權利提出自己的意見和建議

(CB3 SLA & DCA Committee Meeting)

第3社區居民委員會

第3社區居民委員會

Monday, March 11, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

800-476-9642

mail3@cb3nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

ATTENTION RESIDENTS & NEIGHBORS - 800-476-9642
Community Board 3 SLA & DCA Licensing Committee Meeting

Plans to open a:

Planifique abrir un/una:

Plans to open a:

Planifique abrir un/una:

Plans to open a:

Planifique abrir un/una:

Seeking a license to serve

En búsqueda de una

licencia para servir:

Public meeting

Reunión pública

for comments

para comentarios

Monday, March 11, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

AI COMMUNITY BOARD 3

SLA & DCA Licensing

Committee Meeting

En la JUNTA COMUNITARIA 3

La reunión del Comité

de Licencias del SLA y del DCA

mail3@cb3nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

ATELIER LES INC - GRAFFITO - 201-470-9645
Company/DBA Name and Contact Number for Questions

Plans to open a

BAR

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

245 ELDRIDGE STREET, NEW YORK, NY 10002
Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER, WINE & LIQUOR

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

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Date/Time/Location

MICHEL MROUE - 201-470-9645

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

ATELIER LES INC - GRAFFITO - 201-470-9645
公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第3社區申請生意相關牌照擴展生意)

BAR

(請選擇/please choose) 酒吧(Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡 (Backyard Use)

245 ELDRIDGE STREET, NEW YORK, NY 10002
Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

BEER, WINE & LIQUOR

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine) or/或者
啤酒牌照(Beer) or/或者
酒和烈酒牌照(Wine & Liquor)

Public meeting for comments

第3社區的居民有權利提出自己的意見和建議。

(CB3 SLA & DCA Committee Meeting)

曼哈頓第3社區委員會
酒牌和紐約市消費局有關小商業牌照委員會

Monday, March 11, 2024 at 6:30pm

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時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD



ATTENTION RESIDENTS & NEIGHBORS

ATELIER LES INC - GRAFFITO - 201-470-9645

Company/DBA Name and Contact Number for Questions

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Date/Time/Location

MICHEL MROUE - 201-470-9645

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

ATELIER LES INC - GRAFFITO - 201-470-9645

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

BAR

(請選擇/please choose) 酒吧(Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡(Backyard Use)

245 ELDRIDGE STREET, NEW YORK, NY 10002

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

BEER, WINE & LIQUOR

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

Public meeting for comments

第 3 社區的居民有權利提出自己的意見和建議。

(CB3 SLA & DCA Committee Meeting)

曼哈頓第 3 社區委員會

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mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

ATELIER LES INC - GRAFFITO - 201-470-9645

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

BAR

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

BEER, WINE & LIQUOR

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
for comments

Reunión público
para comentarios

Monday, March 11, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>

see www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

mn03@cb.nyc.gov - www.cb3manhattan.org

Petition to Support Proposed Liquor License

Date: 02/21/2024

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) FULL LIQUOR

to the following applicant/establishment (company and/or trade name) ATELIER LES INC

Address of premises: 245 ELDRIDGE STREET, RETAIL 1 / NORTH STORE, NEW YORK, NY 10002

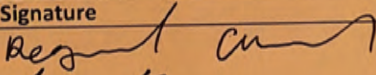
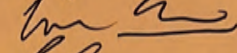
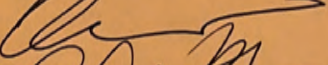
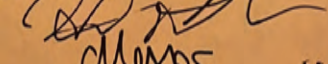
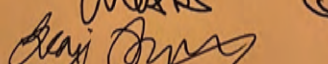
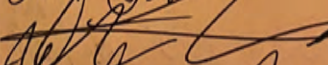
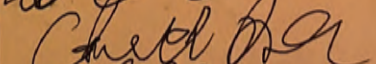
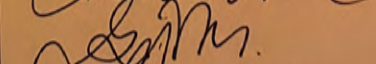
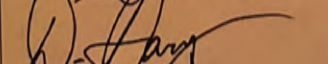

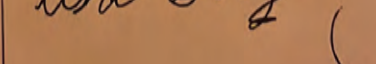
This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be:

EVERY DAY: 5PM - 12AM

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Reginald Armand		74 BUFFALO AVE #3
George Gue		69 E 4th Street
CHRIS TROMBLY		155 HENRY ST. NY, NY
HELEN BLASH		70 E 10th ST
Clay Mears		1117 Jefferson Ave 11221
Levi Dasilva		11 E 1ST ST NY, NY 10003
Sebastian Niculescu		150 RIVINGTON ST, NEW YORK, NY 10002
CHUCK BORUSCI		16 FIRST AVENUE, NEW YORK, NY, 10002
Samantha Morrid		467 Rutland Rd. Brooklyn, ny 11203
Diane Garay		1830 Edison ave Bronx, Ny 10461
Lisa Suarez		

Petition to Support Proposed Liquor License

Date: 02/21/2024

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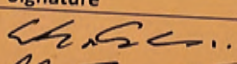

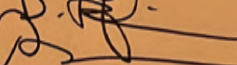
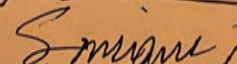
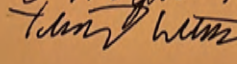

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EVERY DAY: 5PM - 12AM

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Ethan Arbes		21 E 1st Street NY NY
Matt Giannicostano		212 N 4th St BK NY
Daniel Banks		159 Orchard St
Beau Tucco		New York, NY, 10002
Enrique Austria		312 11th Ave, NY, NY
Thomas Wharton		279 E 4th St, NY NY
		406 Virginia St NY, NY 10002

TAPAS

Marinated Olives

Pan con Tomate y Manchego
Toasted Bread with Crushed Tomato, Garlic, Olive Oil

Pimientos de Padròn
Shishito Peppers, Sea Salt

Patatas Bravas
Crispy Potatoes, Salsa Bravas

Roasted Eggplant
Labneh Yogurt, Warm Focaccia

Bouquerones
Anchovies, Vinegar, Olive Oil

Croquetas de Jamòn
Ham & Potato Croquettes

Tortilla Española
Egg, Onion, Potato frittata

Jamòn Serrano
18-month Serrano Ham

Gambas al Ajillo
Shrimp, Garlic, Olive Oil

WINES BY THE GLASS

sparkling
prosecco
roederer brut champagne
thienot brut champagne
veuve clicquot brut rosé

white
pinot grigio
vermentino blanc
falanghina
sauvignon blanc
vouvray
chardonnay
dry riesling

rosé
rosé

red
pinot noir
cabernet sauvignon
malbec
côtes du rhône
chianti
bordeaux
barbera

COCKTAILS

Manhattan Transfer
Rye, Dry Vermouth, Amaro, Orange Bitters

Brown-Eyed Soul
Mezcal, Amaro, Curaçao, Mole Bitters

Drift In
Whiskey, Sweet Vermouth, Amaro, Licor 43

Lonesome Hero
Rye, Becherovka, Cherry Liqueur, Orange Bitters

New York Negroni
Gin, Sweet Vermouth, Aperitivo, Amaro

Rum Rum Room
Rum, Coffee Liqueur, Sambuca, Half & Half

Espresso Martini Especial
Vodka, Espresso, Coffee Liqueur, Licor 43

700 Songs Gimlet
Gin, Fresh Lime Juice, Simple Syrup, Cinnamon Syrup, Shrub

Bittersweet Breeze
Fresh Strawberries, Pear Liqueur, Bitter Liqueur,
Cranberry Juice, Simple Syrup, Fresh Lime Juice

Almond Old Fashioned
Rye, Amaretto, Demerara Syrup, Angostura Bitters,
Orange Bitters

Modern Cosmo
Rose Petal Gin, Rockey's Liqueur, Fresh Lime Juice,
Real Grenadine

Frizzanti Mojito
Aged Rum, Fresh Lime Juice, Simple Syrup, Fresh Mint,
Angostura Bitters, Cava

El Diablo Twist
Fresh Lime Juice, Crème de Cassis, Tequila, Mezcal, Ginger Beer

Pearls of Wisdom
Tequila, Manzanilla Sherry, Pear Liqueur

Dancing Queen
Gin, Banana Liqueur, Fino Sherry, Fresh Lemon Juice,
Simple Syrup

Done With That
Bitter Liqueur, White Wine, Club Soda

FIRST PARK

E HOUSTON STREET



STANTON STREET

245 ELDRIDGE STREET GROUND FLOOR
15 SEATS

ATELIER LES INC
245 Eldridge Street
New York, NY 10002

