



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: 03/27/2024

Is location currently licensed? ☒ Yes ☐ No Type of license: *Other space in the building is currently licensed

If alteration, describe nature of alteration: _____

Previous or current use of the location: Horse Trade Management Group- License #1273810

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 85 East 4th Street, Unit 1, New York, NY 10003

Cross streets: 2nd Avenue & Bowry

Name of applicant and all principals: The Private Curtain Inc
Denis Woychuk, Lori Schwarz

Trade name (DBA): The Powder Room

PREMISE:

Type of building and number of floors: Multi-unit- 4 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 111 (Theatre)
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): R8B

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) Sunday- Wednesday: 5pm-2am; Thursday-Saturday: 5pm-4am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☒ Yes ☐ No
If yes, please describe what type: Culture event space / Community Theatre (including Live Jazz/Acoustic)
Speakers, Cultural events, etc

Number of indoor tables? 5 Total number of indoor seats? 75 seats (10 table seats, 65 theatre seats)

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2 bars on the ground floor- Bar 1: L shaped, 20' x 4' (no bar seats); Bar 2: Irregular shape, 6' x 3' (no bar seats)
(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 See Attached Menu

What are the hours the kitchen will be open? All hours of open operation

Will a manager or principal always be on site? ☐ Yes ☐ No If yes, which? Denis Woychuk or Lori Schwarz

How many employees will there be? Approximately 5 employees

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

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

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? Cultural events, speakers, live music (jazz/acoustic), etc

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Social media, word of mouth, flyers, etc

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.")

Designated staff person to insure no traffic or crowds outside

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

2 security guards for all scheduled events

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

Please attach plans. Designated staff person to insure no noise or disturbances outside of the premises

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

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.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name, address and describe the business See Attached

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.

Prior Experience of Applicant Principal Denis Woychuk

Business Name: Kraine Gallery Bar Inc. d/b/a K G B Bar
Address: 85 East 4th Street, New York, NY 10003
Dates of Operation: 04/1993- Present
Community Board: Manhattan Community Board 3
License Serial #: 1024275

Business Name: Kraine International Inc. d/b/a Red Room
Address: 85 East 4th Street, 3rd Floor, New York, NY 10003
Dates of Operation: 12/2014- Present
Community Board: Manhattan Community Board 3
License Serial #: 1273196

LOCATION:

How many licensed establishments are within 1 block? 8

How many On-Premise (OP) liquor licenses are within 500 feet? 22

Is the premise within 200 feet on the same street of any school or place of worship? ☐ Yes ☒ No

COMMUNITY OUTREACH:

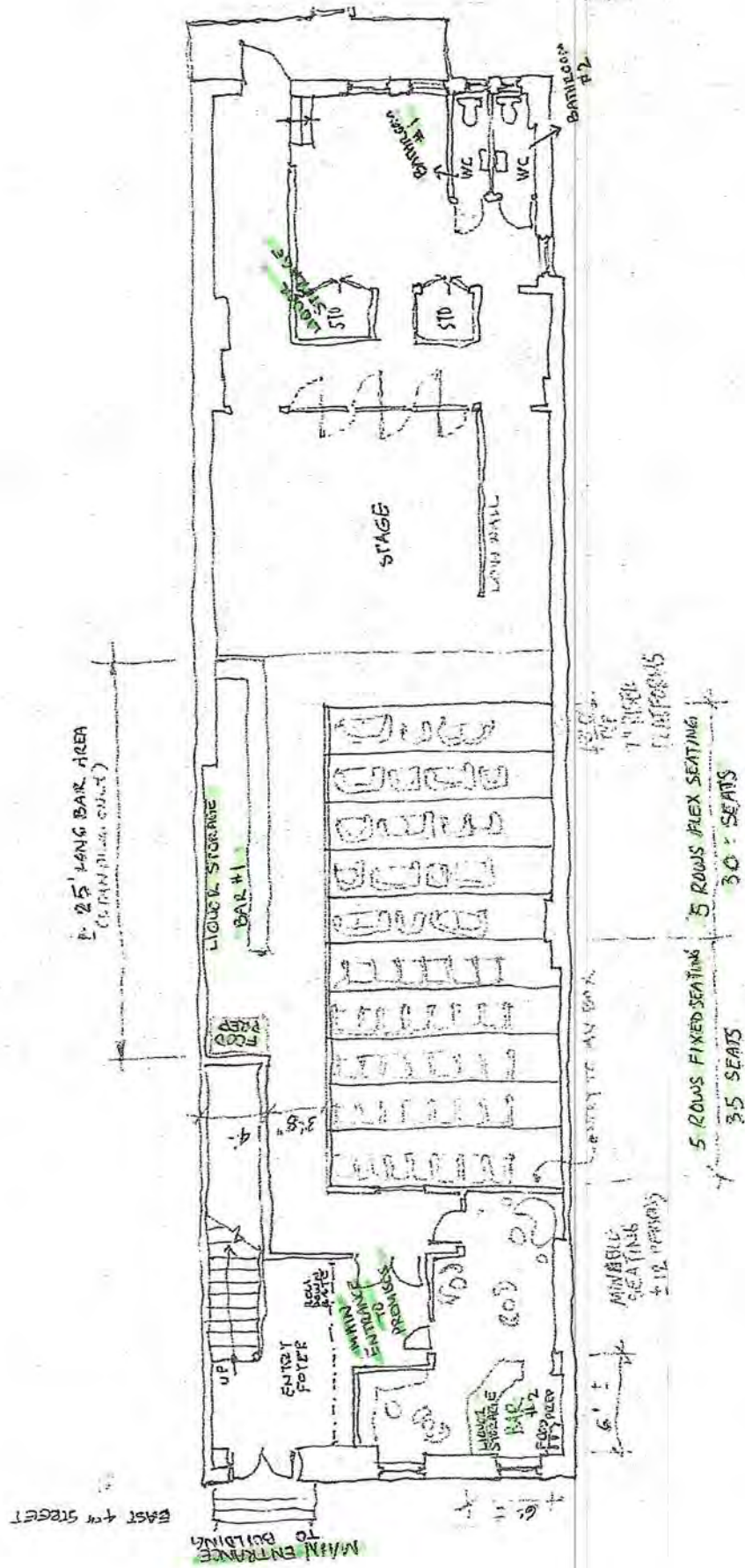
Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, 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 Community theatre/cultural event space
☐ 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-2am; Tue 5pm-2am; Wed 5pm-2am;
Thu 5pm-4am; Fri 5pm-4am; Sat 5pm-4am;
Sun 5pm-2am. (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: 2 security guards for all scheduled events
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 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: Denis Woychuk
- Phone Number: 917-763-1612

The Private Curtain Inc- Interior Diagram- Ground Floor
85 East 4th Street, Unit 1, New York, NY 10003



SEATING

- 5 Total Tables
- 75 Total Seats (10 Table Seats, 65 Theatre Seats)

The Private Curtain Inc.
85 East 4th Street, Unit 1, New York, NY 10003

Toast

The Dutch- Peanut Butter, homemade
Chutney, Oelek Sambal

Chicken Liver Pate, Kirsch Cherry Jam w 5
spice powder

Muhammara, hot honey cream cheese, toasted
walnuts

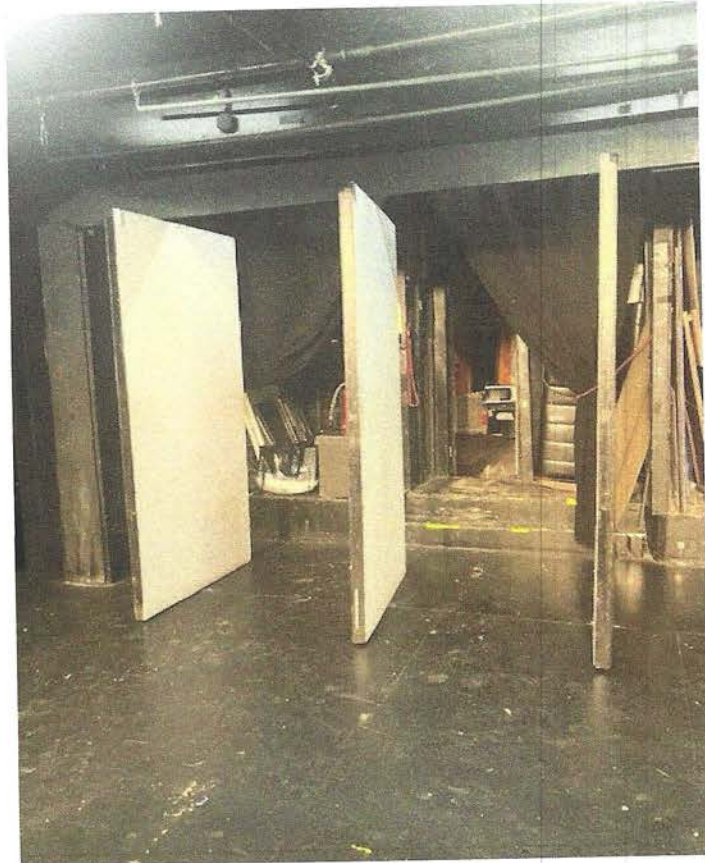
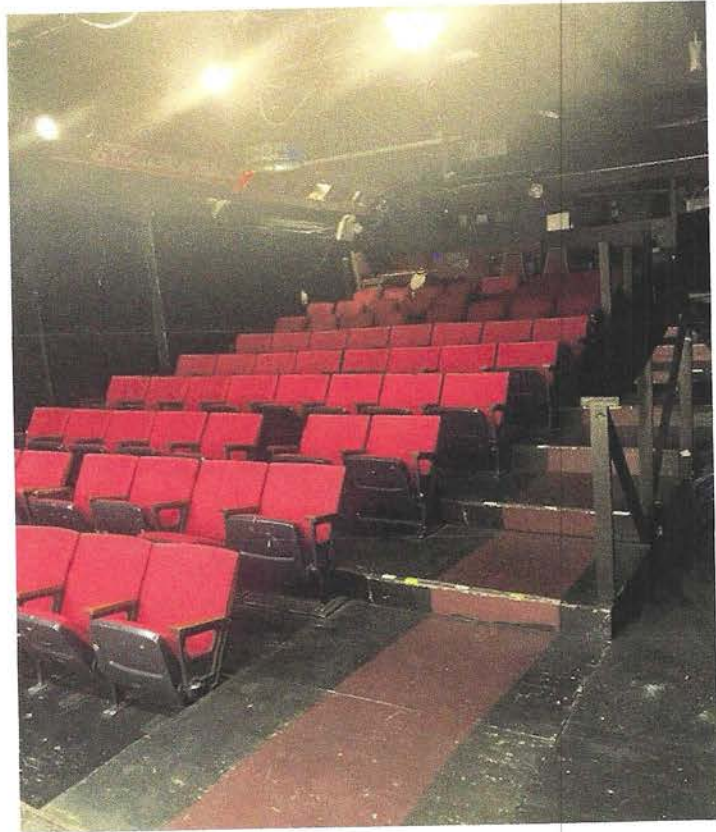
Goat Cheeses, Olives Walnut
Tapenade, Thyme

Croque-Monsieur, Gruyère Bechamel w
Ham

Reese's peanut butter, cup
Some Mores















Buildings

PLACE OF ASSEMBLY

CERTIFICATE OF OPERATION

Certificate Number: 103807294

Premises Address: 85 E 4 ST

Issued On: 05/07/2013

Borough: MANHATTAN

Block/Lot: 460 / 44

BIN: 1006599

Related NB/A1 Job No: ALT827/22

Name of Establishment: HORSE TRADE THEATRE

Floors: 1ST

Occupancy Classification and Description:

A-1 THEATER (LIVE PERFORMANCE)

Number of Persons

111

This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

Borough Commissioner:

Commissioner:

MUST BE POSTED CONSPICUOUSLY AT ALL TIMES

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	85 E 4th St, New York, New York, 10003
Geocode	Latitude: 40.72650 longitude: -73.98988
Report Generated On	3/18/2024

8 Closest Liquor Stores

Name	Address	Distance
S & P LIQUOR & WINE CORP License ID: 0100-22-117172 Legacy Serial No.: 1281498	89 2ND AVE NORTH STORE NEW YORK, New York 10003	289 ft
MRN LIQUOR INC License ID: 0100-21-115430 Legacy Serial No.: 1284586	16 ST MARKS PL NEW YORK, New York 10003	898 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	928 ft
ASTOR WINES & SPIRITS INC License ID: 0100-23-124648 Legacy Serial No.: 1023515	399 LAFAYETTE STREET NEW YORK, New York 10003	1,008 ft
SAKAYA INC License ID: 0100-22-116932 Legacy Serial No.: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, New York 10003	1,243 ft
ELIZABETH & VINE INC License ID: 0100-21-115687 Legacy Serial No.: 1192584	269 BOWERY NEW YORK, New York 10012	1,328 ft
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	1,448 ft
GB LICENSE LLC License ID: 0100-22-116692 Legacy Serial No.: 1342380	735 BROADWAY NEW YORK, New York 10003	1,544 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
Iglesia De Segundo Avenida		261 ft
Inglesia Evangelica Hispana		267 ft
Church of Christ		330 ft
Chabad House Bowery		409 ft

Pending On Promises Liquor Licenses within 750 feet		
Name	Address	Distance
VIVA NATURAL PIZZA INC Application ID: NA-0340-23-111240	248 E 5TH ST NEW YORK, New York 10003.0	204 ft
Feichangchenggong Inc Application ID: NA-0340-24-106677	96 2nd Ave New York, New York 10003.0	416 ft
JBMT TAVERN CORP Application ID: NA-0340-23-111419	45 2ND AVE NEW YORK, New York 10003.0	422 ft
SOMETHING SHORT LLC Application ID: NA-0340-23-111606	355 BOWERY NEW YORK, NY 10003.0	442 ft
NGE NYC LLC Application ID: NA-0340-23-112181	308 E 6TH ST, New York, NY 10003 New York, New York 10022.0	560 ft
SIX SQUARE MANAGEMENT LLC Application ID: NA-0340-23-112252	356 BOWERY NEW YORK, New York 10012.0	565 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
I LIKE SIT DOWN COMEDY LLC License ID: 0340-22-114605 Legacy Serial No.: 1309404	85 E 4TH ST NEW YORK, New York 10003	3 ft
48 E 7TH ST ASSOCIATES INC License ID: 0340-22-108385 Legacy Serial No.: 1334048	87 E 4TH ST NEW YORK, New York 10003	24 ft
KRAINE GALLERY BAR INC License ID: 0340-23-131132 Legacy Serial No.: 1024275	85 E 4TH STREET NEW YORK, New York 10003	52 ft
J B MAX INC License ID: 0340-22-103939 Legacy Serial No.: 1176096	86 E 4TH STREET 1ST AVENUE & 2ND AVENUE NEW YORK, New York 10003	61 ft

KRAINE INTERNATIONAL INC License ID: 0340-21-120148 Legacy Serial No.: 1273196	85 E 4TH ST 3RD FLOOR NEW YORK, New York 10003	64 ft
TED ARTO INC License ID: 0340-23-138261 Legacy Serial No.: 1324038	78 80 E 4TH ST NEW YORK, New York 10003	78 ft
CJFM LLC License ID: 0340-22-104483 Legacy Serial No.: 1295105	84 E 4TH ST NEW YORK, New York 10003	111 ft
DOUBLE ZERO LIC LLC License ID: 0340-23-128398 Legacy Serial No.: 1338944	43-69 11TH ST LONG ISLAND CITY, New York 11101	143 ft
MEATH TRAILS INC License ID: 0340-22-107363 Legacy Serial No.: 1024301	61 2ND AVENUE NEW YORK, New York 10003	207 ft
STUDIO CAFFE LLC License ID: 0340-22-104973 Legacy Serial No.: 1107358	CHELSEA PIERS #59 2ND LEVEL 17 & 18 STREETS NEW YORK, New York 10011	233 ft
ROSS KELLY INC License ID: 0370-23-161893 Legacy Serial No.: 6004261	237 E 5TH ST NEW YORK, NY 10003	252 ft
TRIM CASTLE CORP License ID: 0340-23-132238 Legacy Serial No.: 1255774	87 2ND AVE AKA 239 E 5TH ST NEW YORK, New York 10003	258 ft
LIGHT SIDE CORP License ID: 0340-23-137517 Legacy Serial No.: 1246146	60 2ND AVE. NEW YORK, New York 10003	269 ft
EAST THIRD RESTAURANT CORP License ID: 0340-23-132806 Legacy Serial No.: 1193666	29 E 3RD ST STORE 2 NEW YORK, New York 10003	274 ft
KITCHEN TABLE INC License ID: 0340-23-128171 Legacy Serial No.: 1102529	88B 2ND AVE NEW YORK, New York 10003	283 ft
575 PUB ON SECOND INC License ID: 0340-22-104585 Legacy Serial No.: 1288774	93 2ND AVE CELLAR NEW YORK, New York 10003	348 ft
ROSS KELLY INC License ID: 0340-21-117869 Legacy Serial No.: 1024351	237 E 5TH ST NEW YORK, New York 10003	361 ft
EK FOOD SERVICES INC License ID: 0340-23-128701 Legacy Serial No.: 1346444	92 2ND AVE SOUTH STORE NEW YORK, New York 10003	387 ft
CALEXICO CINCO LLC License ID: 0340-23-136664 Legacy Serial No.: 1316429	99 2ND AVE NEW YORK, New York 10003	417 ft
PERMSUB INC License ID: 0340-23-128926 Legacy Serial No.: 1354763	309 E 5TH ST STORE 1 NEW YORK, New York 10003	418 ft

PARADISE LOST LLC License ID: 0340-23-136432 Legacy Serial No.: 1355910	100 2ND AVE NEW YORK, New York 10003	459 ft
EAST PUB INC License ID: 0340-22-107138 Legacy Serial No.: 1154351	359 361 BOWERY NEW YORK, New York 10003	470 ft
BOWERY F & B LLC AND E & S HOTEL OWNERS INC AS MGR License ID: 0340-22-103833 Legacy Serial No.: 1170322	4 E 3RD ST BOWERY & 2ND AVENUE NEW YORK, New York 10003	503 ft
BYTELOGICS INC License ID: 0340-21-120328 Legacy Serial No.: 1304247	304 E 6TH ST NEW YORK, New York 10003	528 ft
FUN HAT LLC License ID: 0340-23-137888 Legacy Serial No.: 1335682	306 308 E 6TH ST NEW YORK, New York 10003	530 ft
SCRATCHER CAFE INC, THE License ID: 0340-23-131642 Legacy Serial No.: 1024383	209 EAST 5TH ST NEW YORK, New York 10003	540 ft
PAPI LUIS CORP License ID: 0340-22-107292 Legacy Serial No.: 1024327	32 34 E 2ND STREET NEW YORK, New York 10003	547 ft
BOWERY HOTEL LLC, THE License ID: 0343-22-127520 Legacy Serial No.: 1170319	335 BOWERY AKA 4 E 3RD ST BOWERY & 2ND AVENUE NEW YORK, New York 10003	554 ft
WREN NEW YORK LLC, THE License ID: 0340-21-120341 Legacy Serial No.: 1253507	344 BOWERY NEW YORK, New York 10012	581 ft
PASTA SHOP LLC License ID: 0340-22-106516 Legacy Serial No.: 1277101	325 BOWERY NEW YORK, New York 10003	600 ft
BOWERY TECH RESTAURANT LLC License ID: 0340-23-128001 Legacy Serial No.: 1114075	327 BOWERY NEW YORK, New York 10003	627 ft
SECOND STREET RESTAURANT LLC License ID: 0340-23-135408 Legacy Serial No.: 1280481	29 E 2ND ST NEW YORK, New York 10003	631 ft
949 GRAND BAR LLC License ID: 0340-23-138078 Legacy Serial No.: 1336060	155 2ND AVE NEW YORK, New York 10003	659 ft
XEO CANTINA INC License ID: 0340-23-128478 Legacy Serial No.: 1344598	334 BOWERY NEW YORK, New York 10012	663 ft
COOPER AB LLC & STANDARD INTERNATIONAL License ID: 0343-21-110697 Legacy Serial No.: 1258483	25 33 COOPER SQ NEW YORK, New York 10003	687 ft
EDWIN & NEAL'S LLC License ID: 0340-23-133728 Legacy Serial No.: 1289297	345 E 6TH ST NEW YORK, New York 10003	703 ft

MORARS LLC License ID: 0340-23-137575 Legacy Serial No.: 1301522	36 E 4TH ST NEW YORK, New York 10003	706 ft
KISSAKI OMAKASE LLC License ID: 0340-22-107221 Legacy Serial No.: 1322347	319 BOWERY NEW YORK, New York 10003	706 ft
AMIGO BY NAI LLC License ID: 0340-22-107707 Legacy Serial No.: 1327951	29 2ND AVE NEW YORK, New York 10003	721 ft







NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

The following information is for the residents of the community who are affected by the proposed development. This information is being provided to you so that you can understand the project and the impact it will have on the community. If you have any questions or concerns, please contact the project manager at the address below.

Project Location:
1234 Main Street, New York, NY 10001

Project Description:
The proposed development is a new building that will be constructed on the site of the old building. The new building will be a multi-story building that will house a mix of residential and commercial units. The building will be designed to be energy efficient and will have a modern, sustainable design.

Impact on the Community:
The proposed development will have a positive impact on the community. It will provide new housing for the community and will create new jobs. The building will also be a landmark building that will add to the character of the neighborhood.

Contact Information:
Project Manager: John Doe
Phone: (212) 123-4567
Email: john.doe@project.com
Address: 1234 Main Street, New York, NY 10001

ATTENTION RESIDENTS & NEIGHBORS


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Contact Information:
Project Manager: John Doe
Phone: (212) 123-4567
Email: john.doe@project.com
Address: 1234 Main Street, New York, NY 10001

From: Kimberly Summers kimberly@ds-lawoffices.com 
Subject: CB Liquor License Application- 85 E 4th Street, Unit 1
Date: March 27, 2024 at 8:36 AM

KS

To:

Bcc: ban62007@gmail.com, lesdwellers2012@gmail.com, east5thstreetblockassociation@gmail.com, mitchellgrubler@yahoo.com, bstarztwo@gmail.com, mhannay@igc.org, franklin.douglas@gmail.com, ayoharrington@gmail.com, friendsoftheles@gmail.com, info@gohproductions.org, ck@wingflix.com, info@lespi-nyc.org, sudhasahai1@gmail.com, info@evccnyc.org, dakota@fabnyc.org, Dimes Square Block Association hello@dsba.nyc, andrew@gvshp.org, Kimberly Summers kimberly@ds-lawoffices.com

Good morning,

I am the attorney for The Private Curtain Inc, d/b/a The Powder Room, who is seeking a liquor license for a small community theatre/cultural event space at 85 East 4th Street. Please see the attached CB Application, and supporting documents, in advance of the CB3 meeting on April 8th.

As a little background, my client has two existing licenses in the neighborhood (same building), one for over 30 years, and both have operated without incident. For this space, he intends to operate as a small community theatre, featuring speakers, cultural events, theatre performances, live jazz/acoustic musicians, etc. There is seating for no more than 75.

My client would be more than happy to speak with, or meet with, anyone with questions so please do not hesitate to reach out. Thank you and have a great day!

Best regards,

Kimberly A. Summers, Esq.
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New York, New York 10017
(t) 646.383.4607
(f) 646.606.2388
www.DS-LawOffices.com

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**CB Application- The Private
Curtain- Submitted- Reduced ...**
2.9 MB



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