



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

Tarek 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/manhattan/cb3/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: \_\_\_\_\_

Is location currently licensed?  Yes  No Type of license: \_\_\_\_\_

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

Previous or current use of the location: CURRENTLY A PIZZA/PASTA RESTAURANT OPERATED

Corporation and trade name of current license: \_\_\_\_\_

BY THE APPLICANT. IT WAS PREVIOUSLY A CHICKEN RESTAURANT WITH AN RW LICENSE FROM 12/12 - 12/27. ALSO OPERATED BY THE APPLICANT.

APPLICANT:

Premise address: 115-117 ESSEX ST.

Cross streets: RIVINGTON ST. - DELANCEY ST.

Name of applicant and all principals: ESSEX CHICKEN LLC HAKKI AKOENIS

Trade name (DBA): TBD

**PREMISE:**

Type of building and number of floors: MIXED-USE WITH 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 74

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doh/nycitymap/> please give specific zoning designation, such as RR or C2): C4-4A

**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) 11AM - 12AM 7 days a week

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? 10 Total number of indoor seats? 20

How many stand-up bars/bar seats are located on the premise (number, length, and location) 0

(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 \_\_\_\_\_

PIZZA / ITALIAN PASTA DISHES

What are the hours the kitchen will be open? 11 AM - 11:30 PM

Will a manager or principal always be on site?  Yes  No. If yes, which? OWNER OR MANAGER AT ALL TIMES

How many employees will there be? 7-10

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

Will there be TVs/monitors?  Yes  No (if Yes, how many?) 2 SMALL TV'S

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: JBL + A FEW 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? 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.") THE OWNER WILL CONTINUOUSLY MONITOR THE CURB AND TAKE NECESSARY ACTION IF NEEDED

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. WE WILL ONLY PLAY LIGHT BACKGROUND MUSIC AND NO

Is sound proofing installed?  Yes  No EXISTING VOLUME ON THE TV'S

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: ESSEX CHICKEN

Address: 115 ESSEX ST, NY NY Community Board # 3

Dates of operation: 12/2020 - 11/2022

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 ESSEX PIZZA 123 ESSEX ST.

ESSEX TACO 125 ESSEX ST

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 (R/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? 15

How many On-Premise (OP) liquor licenses are within 500 feet? 35

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) PIZZA + PASTA 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 11Am - 12Am; Tue 11Am - 12Am; Wed 11Am - 12Am;  
Thu 11Am - 12Am; Fri 11Am - 12Am; Sat 11Am - 12Am;  
Sun 11Am - 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

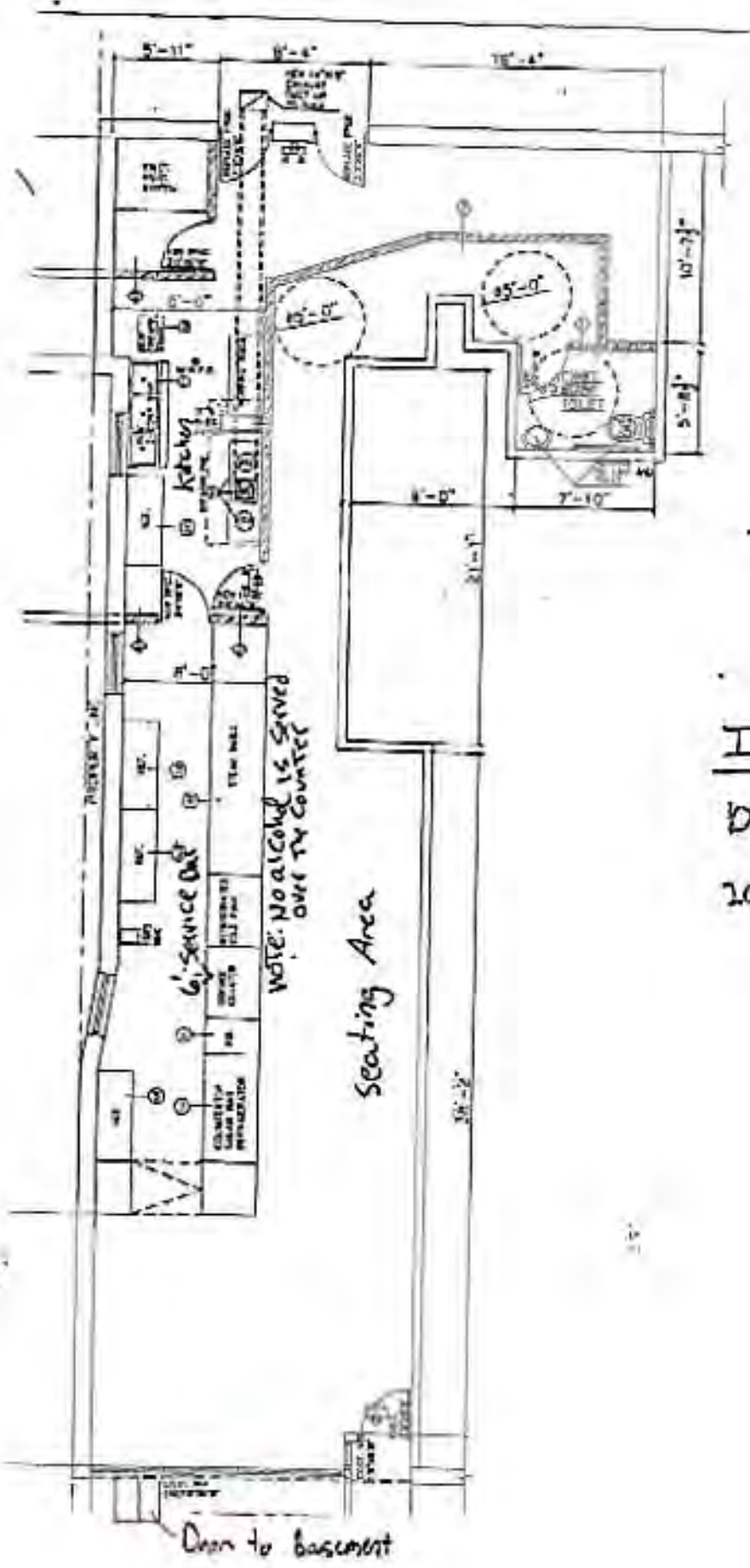
5.  I will employ a doorman/security personnel: \_\_\_\_\_

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 booty brunches, with food.
14.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by 8 PM.
15.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
17.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: HAKKI AKDENIZ

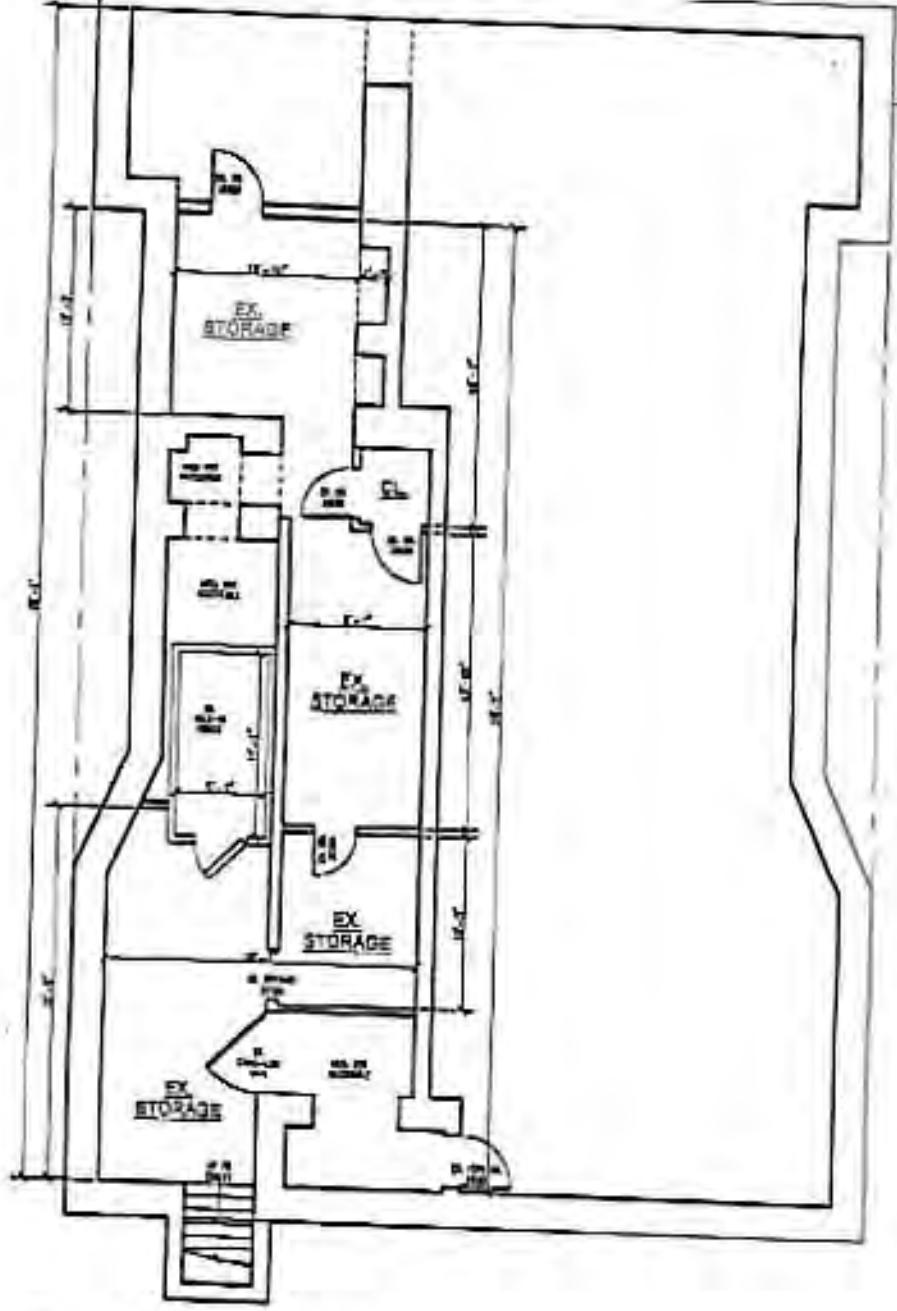
Phone Number: 917 689-5663



1st Floor

Inside

D Tables  
20 Seats



2 EXISTING CELLAR PART. PLAN  
 Scale 1/8" = 1'-0"

115 Essex st

Market

Bank

- Restaurant
- Empty
- Subway entrance
- Empty
- Empty

- Restaurant
- Residence
- Restaurant
- Residence
- Public garage
- Applicant 111
- Residence
- Check cashing
- Restaurant
- Residence
- Tattoo parlor
- Restaurant
- Spa
- Restaurant
- Lawyer
- Restaurant
- Deli

Restaurant

Restaurant



# CHAMPION Pizza<sup>PRIME</sup>

## SOUP

1. Daily special homemade creamy tomatoes soup
2. Daily special creamy artichoke spinach soup

## APPETIZERS

3. Burrata, with baby aragula, extra virgin olive oil & caviar on the top.
4. Smoked buffalo cheese with baby aragula & truffle oil.
5. Baked zucchini with cruchy flavors & homemade spicy sauce.
6. Baked okras with homemade spicy sauce & reggiano parmagiano cheese.
7. Baked sweet potatoes slices with cottage, mariana sauce & shaved regiano parmigiano.
8. Baked brussels with roasted garlic & shaved regiano parmigiano.
9. Shishito peppers with reaggiana parmigiano & truffle oil.
10. Baked truffle fries with shaved parmigiano cheese.
11. Humus with roasted garlic chick beans & cherry tomatoes.
12. Edamame

## PASTA

1. Pesto shrimp fettucini
2. Lopster truffle fettucini
3. Spicy penne alla vodka
4. Spaghetti meatballs

## SALAD

1. House salad
2. Shepherds salad
3. Baby aragula salad extra virgin olive oil
4. Walnut salad with pomegranate soup
5. Ceasar salad with smoked salmaon

## DESSERT

1. Chocolate soufflé, green tea ice cream
2. Fresh crepe with banana, strawberry nutella & ice cream pieces of dark chocolate.
3. Mochi with ice cream, pistachios, crumble nuts, chocolate sauce & gold flakes.

## PIZZA

1. Vodka pizza with Pesto sauce & homemade spicy sauce
2. Pesto sauce with grill tomatoes, grill peach, baby aragula, balsamic vinegar, sea salt, crumble pistachio on the top.
3. Liver pure pizza with truffle sauce.
4. Seafood pizza with sauce clam pizza.
5. White pie, Spinach with gorgonzola cheese, roasted onion, balsamic vinegar.
6. Tuna tartar with avacado soy sauce? with UNI & eggs yolk.
7. Burrata with baby aragula, roasted pepper, roasted garlic, reggiano parmigiano & truffle oil.
8. White pizza with funghi mushroom & truffle oil.
9. Veggie pizza with fresh mozzarella homemade spicy sauce & gorgonzola cheese.
10. Margherita pizza with pepperoni & sweet honey.
11. Mac&Cheese with pepperoni-bacon, ranch sauce on the top.
12. Spicy Vegan Pizza, roasted mix vegetables with garlic and truffle oil.
13. Margherita pesto
14. Smoke salmon pizza with cream cheese and CAVIAR & roasted onion.
15. Avocado smoke salmon pizza with capers, homemade spicy sauce, scallion onionis & pickles

## - OPTIONAL -

16. Barbequ chicken pizza with grilled caramalized onion.
17. Tuscany chicken pizza, grilled chicken, smoked bacon & ranch sauce on the top.
18. Chipotle chicken pizza
19. Buffalo chicken pizza with blue cheese.
20. Hawaiian pizza
21. Meat LOVERS
22. Double(tripple) Pepperoni pizza
23. Meatballs grilled peppers onions pizza
24. Lasanga pizza
25. Philly cheesesteak pizza











DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

No. 42075

Date January 15, 1958

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 inclusive Administrative Code 23.31 to 23.37, Building Code.)

This certificate approves C. O. No. 27659

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building-premises located at

115-117 Essex Street

Block 410 Lot 55

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 640f of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Class~~ A.L. No.—188-1953

Construction classification—Class 3 nonfireproof

Occupancy classification—Old Law Tenement Class 2<sup>1/2</sup> M.L.T. Wall.

6 stories 63 feet

Date of expiration—January 8, 1954

Located in Business Use District.

B Area 1

Height Zone at time of issuance of permit 956-1953

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE FLOOR AREA IN SQ. FT.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground				Boiler room and storage.
1st story	100			6	One (1) apartment and stores.
2nd story	40				Three (3) apartments and one (1) dentist's apartment and office.
3rd to 6th story, incl.	40 each				Four (4) apartments on each story.
					Fuel Oil installation approved by Fire Department January 20, 1953.

Fuel Oil installation approved by Fire Department January 20, 1953.

*[Handwritten notes and signatures in the bottom right of the table area]*

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargements, whether by extending in any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified limit; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any local order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any local order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and colored by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirements or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 640F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises where a container for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy.

Additional copies of this certificate will be furnished to persons having an interest in the building or structure, upon payment of a fee of \$10.00 per set here.



**ATTENTION RESIDENTS & NEIGHBORS**  
**第3社區居民 請注意**

ESSEX CHICKEN LLC HAKKI  
(917) 689-5663

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

Plans to open a (以上的店主要要在第3社區中開生意相關牌照類生意)  
RESTAURANT

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Cafe) or 或者  
後院咖啡 (Backyard Use)

115-117 ESSEX ST

Address/生意地址

seeking a license to serve (以上的店主都要請以下相關牌照用)

BEER/WINE + LIQUOR

(請選擇/please choose) 啤酒和酒牌 (Beer & Wine) or/或者  
啤酒牌 (Beer) or/或者  
酒和酒牌 (Wine & Liqueur)

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  
諮詢和聽取市民意見的公開會議

Monday, May 13, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>  
see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)

# The New York Times

"All the News That's Fit to Print"

WEDNESDAY, MAY 15, 2024

## Israel Declares Rafah Invasion As a Certainty

### Cease-Fire Won't Stop It, Netanyahu Says

The Israeli Defense Forces  
said on Wednesday that it was  
preparing to invade Rafah, a  
city in the Gaza Strip, and that  
it would do so regardless of  
whether a cease-fire was agreed  
to.

Prime Minister Benjamin  
Netanyahu said in a speech  
on Wednesday that Israel  
was preparing to invade  
Rafah, a city in the Gaza  
Strip, and that it would do  
so regardless of whether a  
cease-fire was agreed to.



**TRUMP WITNESS  
TELLS OF TACTICS  
TO BUY SILENCE**

## TRUMP WITNESS TELLS OF TACTICS TO BUY SILENCE

### DEALS IN THE SHADOWS

Secretary of State  
Adviser to President  
Trump

The former Trump aide, who  
has been a vocal critic of  
the president's policies,  
said he had seen a deal  
that would allow the  
administration to buy  
silence from the media  
and the public.

**ATTENTION RESIDENTS  
& NEIGHBORS**

STONER CASHIER LLC

Please to open a  
STONER CASHIER

at the following location  
ST. GEORGE ST

Looking to working a Summer to serve

STONER CASHIER

There will be an opportunity for public consultation

Monday, May 15, 2024 at 6:00pm  
St. George St, St. George, VT 05670  
see www.stonercashier.com for more meeting details

STONER CASHIER LLC

STONER CASHIER LLC  
111 S. Main St., St. George, VT 05670  
www.stonercashier.com

**ATTENTION RESIDENTS & NEIGHBORS**

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111 S. Main St., St. George, VT 05670  
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**NEIGHBORING RESIDENTS  
VECINOS DE LA COMUNIDAD**

STONER CASHIER LLC

STONER CASHIER

Please to open a  
STONER CASHIER

Looking to working a Summer to serve

STONER CASHIER

There will be an opportunity for public consultation

Monday, May 15, 2024 at 6:00pm

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STONER CASHIER LLC

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www.stonercashier.com

Public meeting  
for comments

Monday, May 15, 2024 at 6:00pm  
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STONER CASHIER LLC

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www.stonercashier.com

\$8.99