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: MAY 23, 2024

Is location currently licensed? ☐ Yes ☒ No Type of license: _____

If alteration, describe nature of alteration: _____

_____

Previous or current use of the location: RETAIL RESTAURANT

Corporation and trade name of current license: HEN HOUSE NYC LLC (no license)

APPLICANT:

Premise address: 120 1ST AVENUE

Cross streets: E 7TH ST and E 8TH ST (ST MARKS PLACE)

Name of applicant and all principals: ANTONY NASSIF

_____

Trade name (DBA): _____

PREMISE:

Type of building and number of floors: 4 STORIED BRICK

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 _____

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, C1-5

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) SUN, TUES, WED, THURS 12PM - 10PM, FRI, STA 12PM - 2:30AM, MONDAY CLOSED

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? 5 Total number of indoor seats? 12

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 MIDDLE EASTERN

What are the hours the kitchen will be open? SUN, TUES, WED, THURS 12PM - 10PM, FRI, STA 12PM - 2:30AM, MONDAY CLOSED

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

How many employees will there be? 3 - 4

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 BACKGROUND

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

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? FOOD POP UPS / SOCIAL MEDIA

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.") ALL LOCAL DINE IN AND PICKUPS

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. MUSIC IS ONE SMALL SPEAKER

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: _____

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 _____

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 29

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) MIDDLE EASTERN 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 CLOSED; Tue 12PM-10PM; Wed 12PM-10PM;
   Thu 12PM-10PM; Fri 12PM-2:30AM; Sat 12PM-2:30AM;
   Sun 12PM-10PM. (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, _____

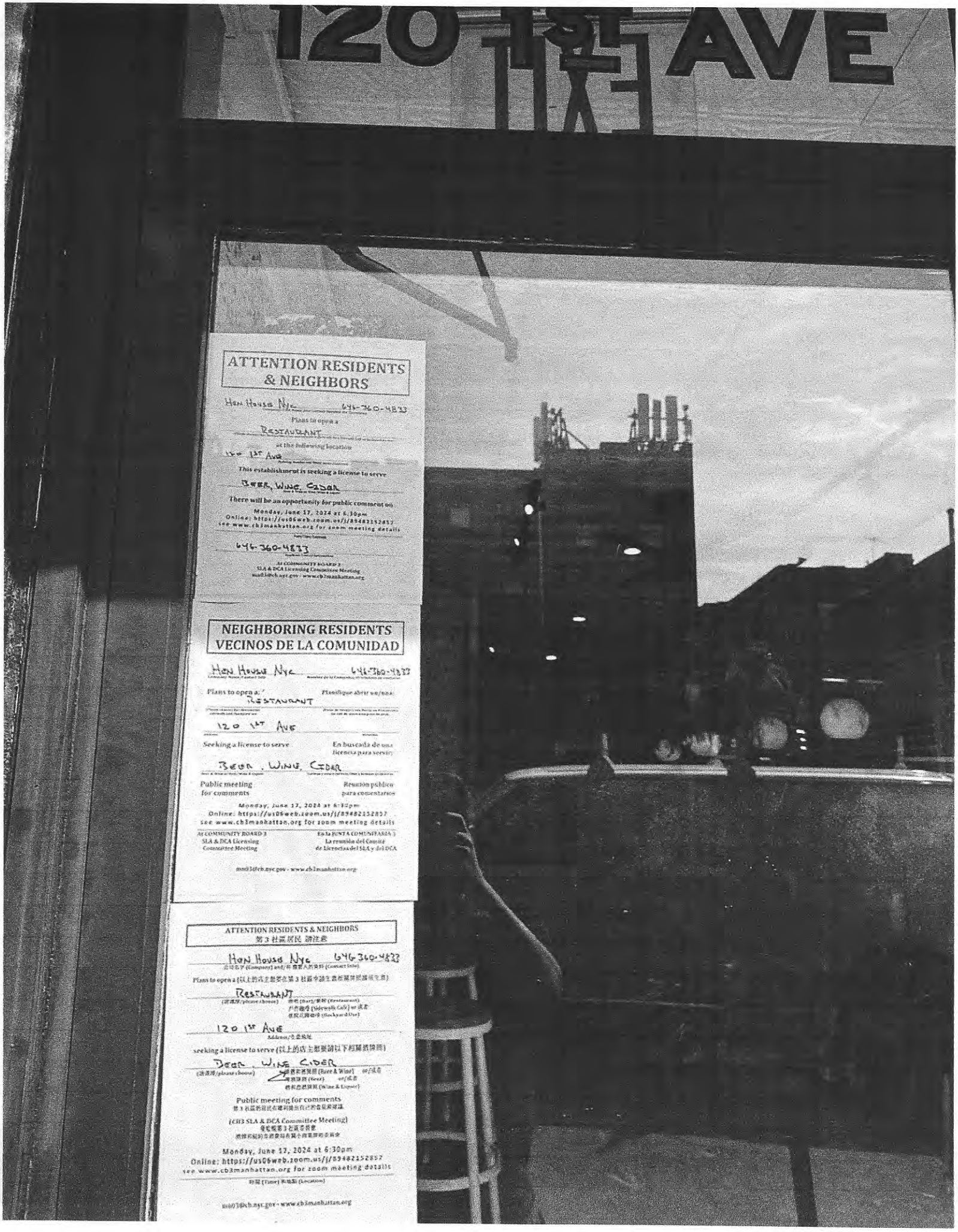
7. ☐ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.

☐ 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 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: _____

Phone Number: 646-360-7833


120 1ST AVE
ATTENTION RESIDENTS & NEIGHBORS
Hon House Nyc 646-360-4837
Plans to open a
RESTAURANT
at the following location
120 1st Ave
This establishment is seeking a license to serve
Beer, Wine, Cider
There will be an opportunity for public comment on
Monday, June 17, 2024 at 6:30pm
Online: https://us06web.zoom.us/j/89482152857
see www.cb3manhattan.org for zoom meeting details
646-360-4837
NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD
Hon House Nyc 646-360-4837
Plans to open a:
RESTAURANT
120 1ST Ave
Seeking a license to serve
Beer, Wine, Cider
Public meeting for comments
Monday, June 17, 2024 at 6:30pm
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ATTENTION RESIDENTS & NEIGHBORS
Hon House Nyc 646-360-4837
Plans to open a
RESTAURANT
120 1st Ave
seeking a license to serve
Beer Wine Cider
Public meeting for comments
(CB3 SLA & DCA Committee Meeting)
Monday, June 17, 2024 at 6:30pm
Online: https://us06web.zoom.us/j/89482152857
see www.cb3manhattan.org for zoom meeting details

Pitas & Sandwiches

FULLY LOADED
MARINATED CABBAGE, EGGPLANT, PICKLED TURNIPS, FRIES, POMAGRANATE MOLASSES 5$

CHICKEN SHAWARMA 11$

TOUM, LEBANESE PICKLES

FALAFEL 13$

TAHINI, PICKLES,TOMATO, ONION, TURNIPS, CUCUMBER, CABBAGE

LAMB SHAWARMA 15$

TAHINI, PICKLES, TOMATO, ONION, POMEGRANATE MOLASSES

SOUJOUK PITA 16$

TOUM, PICKLES, TOMATO, ONION, POMEGRANATE MOLASSES

CHUNK(VEGAN) SHAWARMA 17$

TAHINI SAUCE, PICKLES, TOMATO, ONION, POMEGRANATE MOLASSES

TONYS PIRI PIRI FRIED CHICKEN SANDWICH 16$

TOUM, PICKLES AND PICKLED CABBAGE

HOT HONEY AND CHEESE LAMB SAJ 18$

PICKLED CABBAGE, PICKLES AND MINT

BIRRIA STYLE LAMB SHAWARMA

ARMENIAN STRING CHEESE AND SMOKEY CONSOME 25$

Platters

Rice or Potatoes, eggplant, hummus, tabouleh, turnips, pickles, onions, cabbage salad, tahini, toum, pomagrante molasses

SHISH TAOUK 20$

LAMB SHAWARMA 21$

SOUJOUK SAUSAGE 23$

CHUNK (V) 24$

FALAFEL 18$

Sides

GARLIC POTATOES & TOUM 8$

CRUNCHY GARLIC RICE 8$

FATTOUCH SALAD 13$

HUMMUS 8$

RAMP LABNEH 15$

BABAGHANOUSH 8$

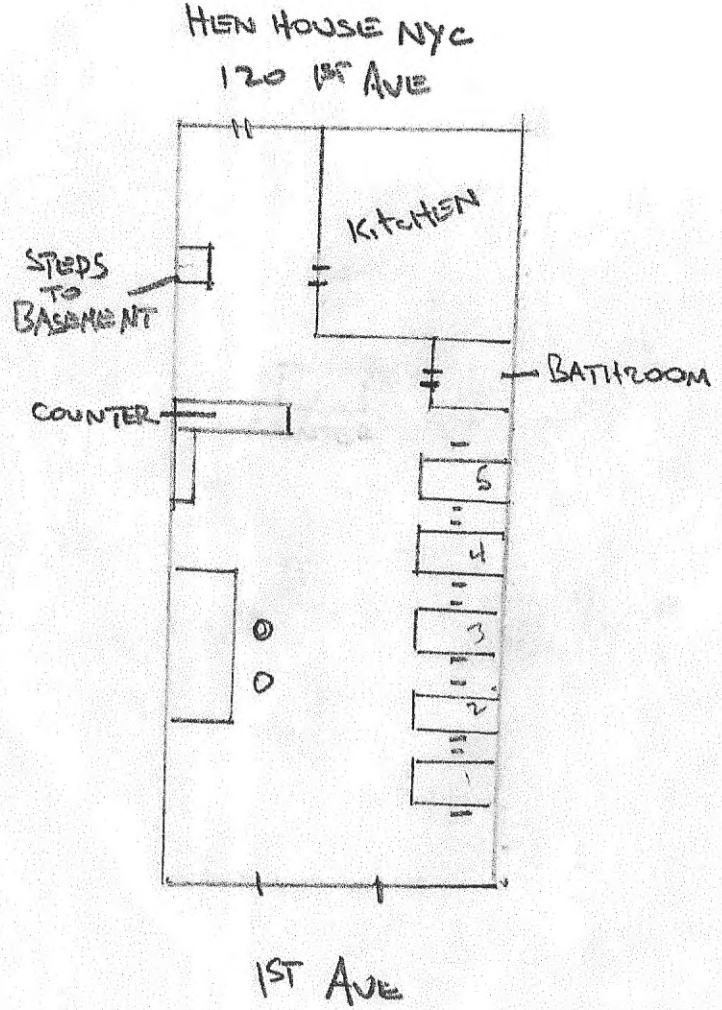
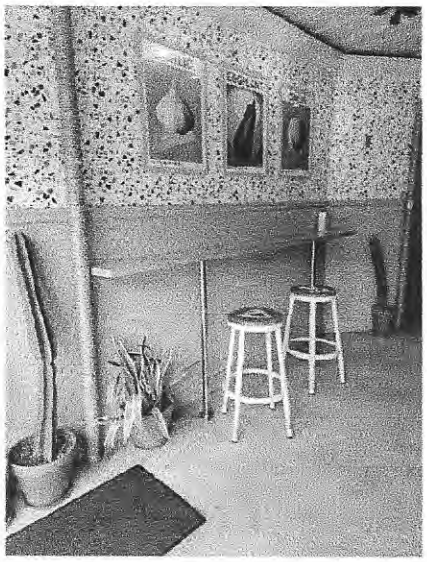
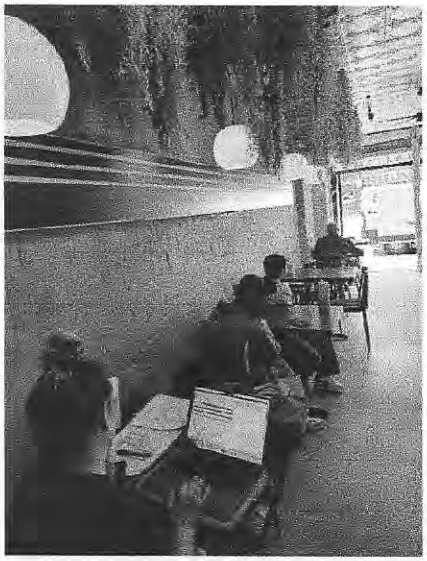
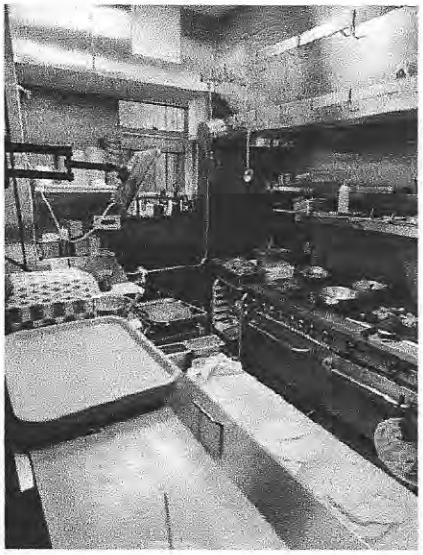
SIDE SAUCE 2$

CHUNK(VEGAN) SHAWARMA 17$

TAHINI SAUCE, PICKLES, TOMATO, ONION, POMEGRANATE MOLASSES

SPRING HUMMUS 17$

GREEN CHICKPEA, TAHINI, PICKLED RAMP, MINT, OLIVE OIL


HEN HOUSE NYC
120 1ST AVE
KITCHEN
STEPS TO BASEMENT
BATHROOM
COUNTER
5
4
3
2
1
1ST AVE

HEN HOUSE NYC
120 1ST AVENUE