

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: 8/2/2024

Is location currently licensed? ☐ Yes ☒ No Type of license: (OP Full Liquor expired 3/31/2024)

If alteration, describe nature of alteration: _____

Previous or current use of the location: Music Venue

Corporation and trade name of current license: Rockwood Music Hall Stage 2

APPLICANT:

Premise address: 192 Allen Street

Cross streets: Houston & Stanton

Name of applicant and all principals: Nick Bodor

Trade name (DBA): n/a

PREMISE:

Type of building and number of floors: Commercial Condo in Hotel Sixty LES, 20 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 150

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

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) 8AM to 3AM (no outdoor space)

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☒ Yes ☐ No

If yes, please describe what type: will be a retail component of curated "Maker Fairs" where local people invited to sell their products, collabs w/ artists for apparel and Coffee retail

Number of indoor tables? 20 - 30 Total number of indoor seats? 50 to 75

How many stand-up bars/bar seats are located on the premise (number, length, and location) one 15 foot bar with 15 bar seats along the south wall of the space

(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 menu

fresh made meat from Dave the Butcher, fresh bread from C & B Bakery, veggies and breakfast burritos and sandwiches

What are the hours the kitchen will be open? 8am to 3am

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

How many employees will there be? 12

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 theater performance, Puppetry, and other types

What will be the music volume? ☐ Background (conversational) ☒ Entertainment (live music venue level) Please describe your sound system: State of the art showcase style venue

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? artists performance based on downtown scene: bands, theatre, comics, all inclusive, LGBTQ, 7days a week

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Mostly promoted with in-house team socials, online ads, website

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.") Hire 3rd party security professionals who take direction well from us to keep sidewalks clear for our neighbors

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) one during the week & two on Friday/Sat

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

Please attach plans. was purpose-built and operating as music venue with double insulated glass, proper doors ,etc

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: Cake Shop, The Library, Baker Falls

Address: 152 Ludlow, 7 Ave A, 101 Ave A Community Board # 3

Dates of operation: Cake Shop 2005 to 2019, The Library 1998 to present, Baker Falls 2023 to present

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 The Library 7 Ave A, neighborhood staple jukebox dive bar Baker Falls 101 Ave A, diversely programmed venue, cafe, lounge and community hub

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? 39

How many On-Premise (OP) liquor licenses are within 500 feet? 33

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 performance venue and cafe,

☐ 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 8AM to 3AM; Tue 8AM to 3AM; Wed 8AM to 3AM;
Thu 8AM to 3AM; Fri 8AM to 3AM; Sat 8AM to 3AM;
Sun 8AM to 3AM. (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: yes, licensed security company

6. ☒ I will install soundproofing, if more necessary, but was build & running for past 20 yrs

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: Nick Bodor

Phone Number: 917-687-0296

Nick Bodor
contact: 917.687.0296
email: nicknextdoor@gmail.com
NYC

Owner/Managing Partner:

2022-Current, **Creator/Owner, Baker Falls & Feverdream Lounge** café/bar/venue 101 Ave A, NY, NY

**Designer/operating partner for new venue in legendary Pyramid Club space.*

**Developed full-service café/bar/performance venue to breathe new life into stale club.*

2005-2017, **Co-Creator/Managing Partner, Cake Shop** cafe/bar/venue, 152 Ludlow St, NY, NY

**Operator of one of the NYC's longest running independent music venues where managed all team members, designed entertainment programs and maintained relationships with brands/vendors. All day to day operations, bill payment and financials.*

**Maintained cash flow, tracked accounts payable and prepared reports for investors in busy NYC music venue known for discovering new talent.*

**Acted as Marketing Strategist: developed & implemented all systems for sales, marketing, P.R. and customer care for retention and growth of customer base.*

**Worked with bookers to negotiate contracts and lock in established and up and coming musicians, comedians and authors for performances seven nights a week.*

1998-Present, **Creator/Co-owner, The Library Bar**, 7 Avenue A, NY, NY

(note: longtime member of this bar group that also owns/operates sister bars in the East Village since 1994: Doc Holidays, Milano's, d/b/a)

**Designed and ran busy jukebox themed neighborhood bar in the East Village.*

**Implemented management tips and incentives to guide sales staff to be more productive and conscientious, also wrote employee guidelines still in use today.*

2008-2011, **Creator/Managing Partner, Bruar Falls** bar/music venue, 245 Grand Street, Brooklyn, NY

**Designed and implemented all aspects of interior design and branding such as: bar design, products carried, logo, sales staff and "vibe" of busy Williamsburg independent music venue with appeal to taste-making clientele across a broad range of industries.*

**Responsible for all day to day operations, duties and reports as listed above for Cake Shop.*

1995-2007, **Co-Creator/Managing Partner, alt.coffee** Internet coffee house, 139 Avenue A, NY, NY

**G.M. and all day to day management for one of the first Internet cafes in New York City*

Management Contracts:

2020, **General Manager, Teddy's Bar & Grill** since 1887, Brooklyn, NY

**Interim G.M for oldest continually running bar in Williamsburg, since 1887.*

**Brought in to improve team performance, guest experience and overall "vibe" of Teddy's.*

**Conceptualized & designed new Carriage House room, created custom music playlists.*

2019, **Director of Operations, Purslane Hospitality Group**, Brooklyn, NY

**Interim Director of NYC's only zero landfill catering company and hospitality group.*

**Exclusive caterer for Prospect Park Boathouse, 501 Union and other venues in Brooklyn, Queens & Manhattan*

2018, **General Manager, Bar Beau**, restaurant/bar/cafe, 61 Withers Street Brooklyn, NY

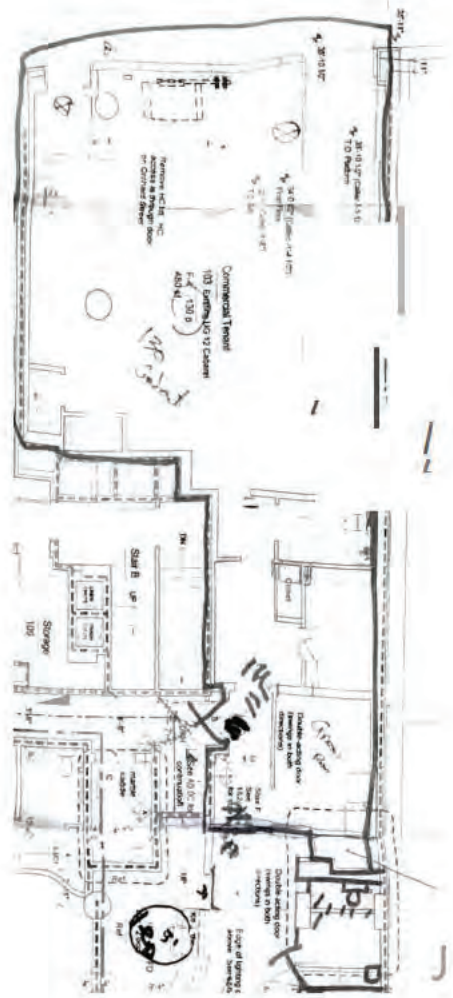
**Management contract to launch new cocktail bar/restaurant in Williamsburg Brooklyn.*

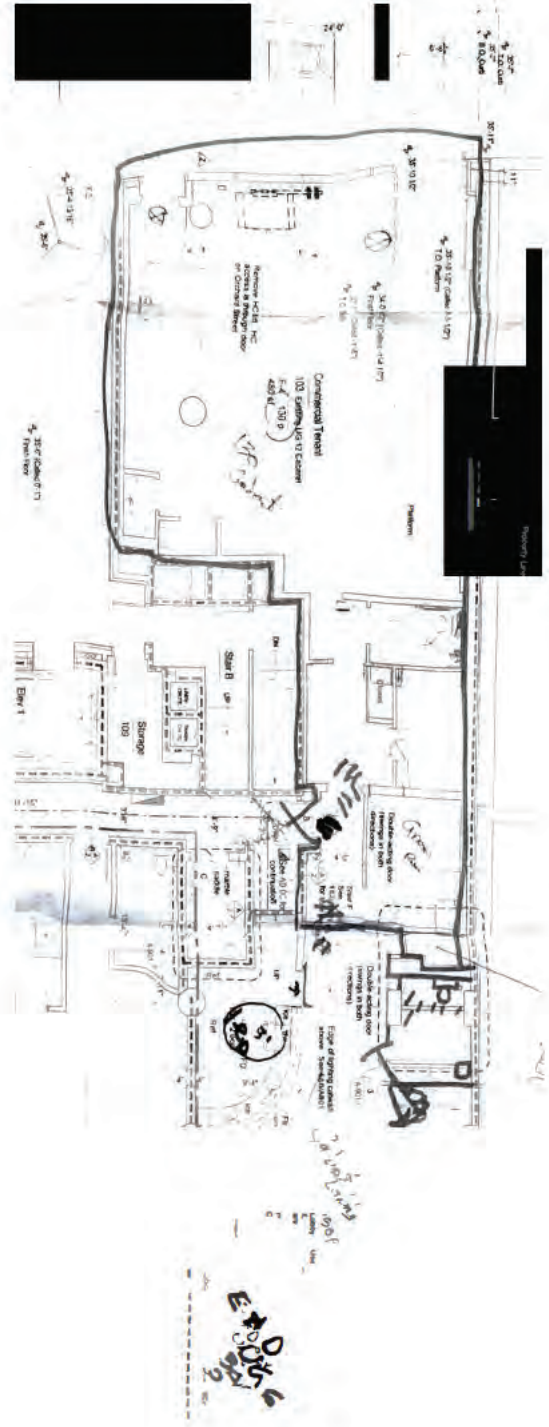
Education: B.A. in English with concentration in Anthropology, University of Connecticut, Storrs, CT

[illegible]

0 0.03 0.07 0.13 km

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Orchard Street

First Floor Plan

185 ORCHARD

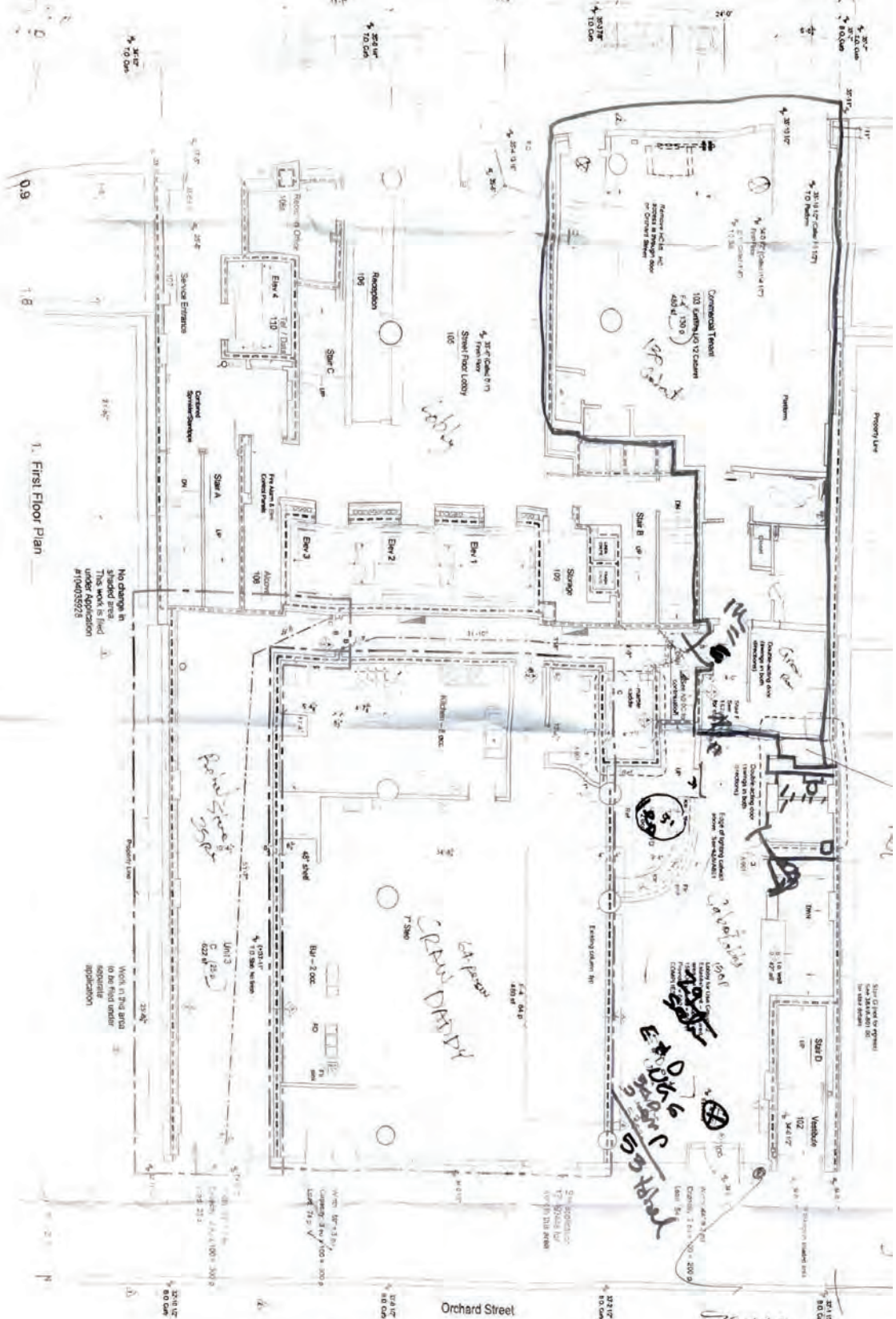
First Floor Plan

A-101.04

METER
PORT. CHANG
C. G. A.

Code	Material
12000	DOE 1
12001	DOE 2
12002	DOE 3
12003	DOE 4
12004	DOE 5

1/10 30' x 30' / 100
1/10 30' x 30' / 100
1/10 30' x 30' / 100



1. First Floor Plan

No changes in
this work is field
under application
#104035523

Work in this area
is under application
#104035523

185 ORCHARD

1st Floor
Plan
A-101.04

MEET
PORT, CHANG
U.C. G.A.



2008.2
C4-A4
11-19-03
185 Orchard
New York, New York 10007

185 Orchard
New York, New York 10007

185 Orchard
New York, New York 10007

185 Orchard
New York, New York 10007

SOUNDHECK CAFE
MENU

TOMWAITO SANDWICH

THICK CUT SOURDOUGH, HEIRLOOM TOMATO,
BASIL-DILL AILOLI, ZAPPS SALT AND VINEGAR CHIPS

RICK & MORTADELLA

THICK CUT SOURDOUGH, MORTADELLA,
AMERICAN CHEESE, SPICY PEPPER JAM & PICKLES

NOTEOMMA'S MEATLOAF

THICK CUT SOURDOUGH, HOMEMADE BULGOGI
MEATLOAF, KIMCHI, GOCHUCHANG, KETCHUP,
YELLOW MUSTARD, MAYO

LATTE 6

CAPPUCCINO 6

CORTADO 5

ESPRESSO 4

AMERICANO 4

COLD BREW 5

DRIP COFFEE 4

TEA (BLACK/HERBAL) 5



ATTENTION & NEIGHBORS

New LLC from Nick Bador (917-687-0296)
Company/DBA Name and Contact Number for Questions

Plans to open a

Cafe/Bar/Venue

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

at the following location

192 Allen Street

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

Monday, August 19, 2024 at 6:30pm

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

see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

Nick Bador (917-687-0296)

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

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

The New York Times

"All the News
That's Fit to Print"

Today, a
sunny, breezy
Tonight, mainly
clear, partly
cloudy. High
81. Weather

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SATURDAY, AUGUST 10, 2024

Prices in Canada may

Protests Built A Generation Of Leadership

Ferguson's Fury Laid a
Pathway for Change

By AUDRA D. S. BURCH

FERGUSON, Mo. — When Michael Brown Jr., an unarmed Black teenager, was fatally shot in 2014 by a white police officer and his body left in the street under the August sun, the small St. Louis suburb of Ferguson roiled and plunged into crisis.

Community grief, long-simmering distrust of government, and waves of protest continued for months.

The protests drew activists across the nation, amplifying the national Black Lives Matter movement and fueled larger questions about race in America.

And at a moment when



TRUMP COULD BY THE

HARRIS FOR

Even Under
Policy, Do
Tough

By JIM

WASHINGTON — President Donald Trump is adding new tax campaign promises projected costs for independent. Mr. Trump's plan to \$4 trillion in to America's

ATTENTION RESIDENTS & NEIGHBORS

New LLC from Nick Bader (917-687-0296)
Company/DBA Name and Contact Number for Questions

Plans to open a

Cafe/Bor/venue

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

at the following location

172 Allen Street

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

Monday, August 19, 2024 at 6:30pm

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Date/Time/Location

Nick Bader (917-687-0296)

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

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

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PULL





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**ATTENTION RESIDENTS
& NEIGHBORS**

David L. Lee - 917-222-1111
Company: DLA Home and Contract Services for SpectraStar

Plans to open a
Cafe/Bakery
at the following location
192 Allen Street

This establishment is seeking a license to serve
Coffee, Juice, & Light

There will be an opportunity for public comment on
Monday, August 19, 2024 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
see www.chinatown.org for zoom meeting details

David L. Lee - 917-222-1111
Applied Local Licensing
AL COMMUNITY BOARD 3
SLA & PCA Licensing Committee Meeting
and 101-6111-1111 www.chinatown.org

PULL

