

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 Wednesday 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: August 30, 2024

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: illegal cannabis store

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 302 Broome Street

Cross streets: Forsythe and Eldridge Streets

Name of applicant and all principals: 302 Broome St LLC - Sol Ak Shahin

Trade name (DBA): Dumbo

PREMISE:

Type of building and number of floors: 6 story mixed use

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): _____

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) Monday - Wednesday 5:00 pm - 2:00 am; Thursday/Friday 5:00 pm - 4:00 am; Saturday 12:00 pm - 4:00 am and Sunday 12:00 pm - 2:00 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: _____

Number of indoor tables? 29 Total number of indoor seats? 95

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
2 - First floor rear, approx 34' and cellar middle approx 36'

(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 _____
American comfort

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

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

How many employees will there be? 15 - 20

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: Basement - DJ sound board; throughout computer generated

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? _____

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? _____

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.") Security will ensure that the sidewalk does not become congested with loiterers and that taxis and Ubers are encouraged to drop off, pick up then leave the area

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. Security will ensure that the sidewalk of these premises does not become noisy and security and

Is sound proofing installed? ☒ Yes ☐ No staff will ensure that the interior of the space does not become noisy or a nuisance to our neighbors

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? Please see attached

How many On-Premise (OP) liquor licenses are within 500 feet? Please see attached

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)

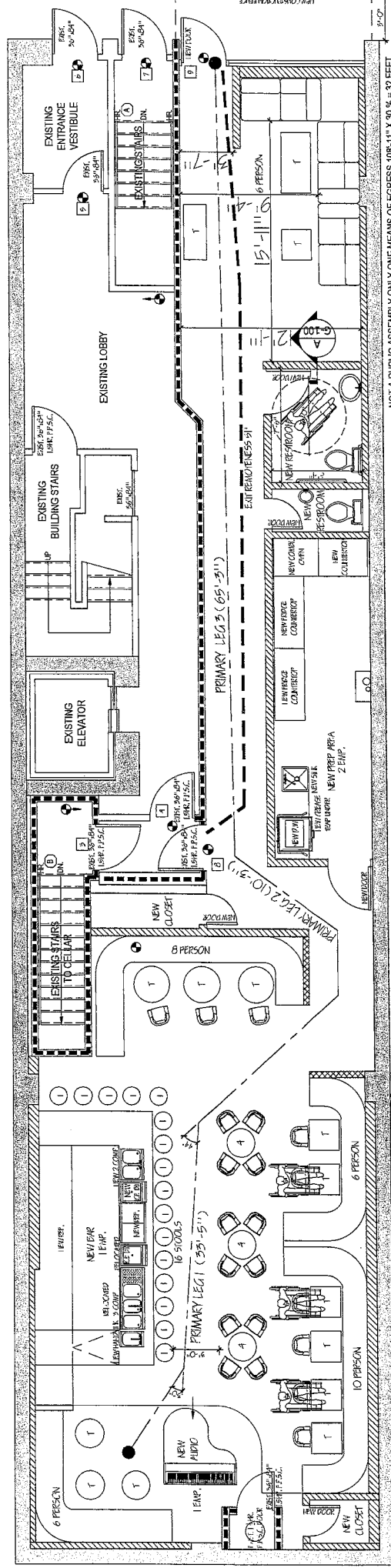
We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

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 American Comfort _____,
☐ 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 5:00 pm - 2:00 am; Tue 5:00 pm - 2:00 am; Wed 5:00 pm - 2:00 am;
Thu 5:00 pm - 2:00 am; Fri 5:00 pm - 4:00 am; Sat 5:00 pm - 4:00 am;
Sun 12:00 pm - 2:00 am. (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, Currently existed will be supplemented

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 6-8 private parties per month
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: Sol Ak Shahin

Phone Number: (646) 427-4420



NOT A PUBLIC ASSEMBLY ONLY ONE MEANS OF EGRESS 108'-11" X 30' = 32 FEET
 OF EXIT REMOTENESS, ACTUAL EGRESS DISTANCE 51'

FIRST FL. AVAILABLE FLOOR AREA: 840 SQ. FT.
 12 SQUARE FOOT. PER PERSON
 70 PERSONS TOTAL

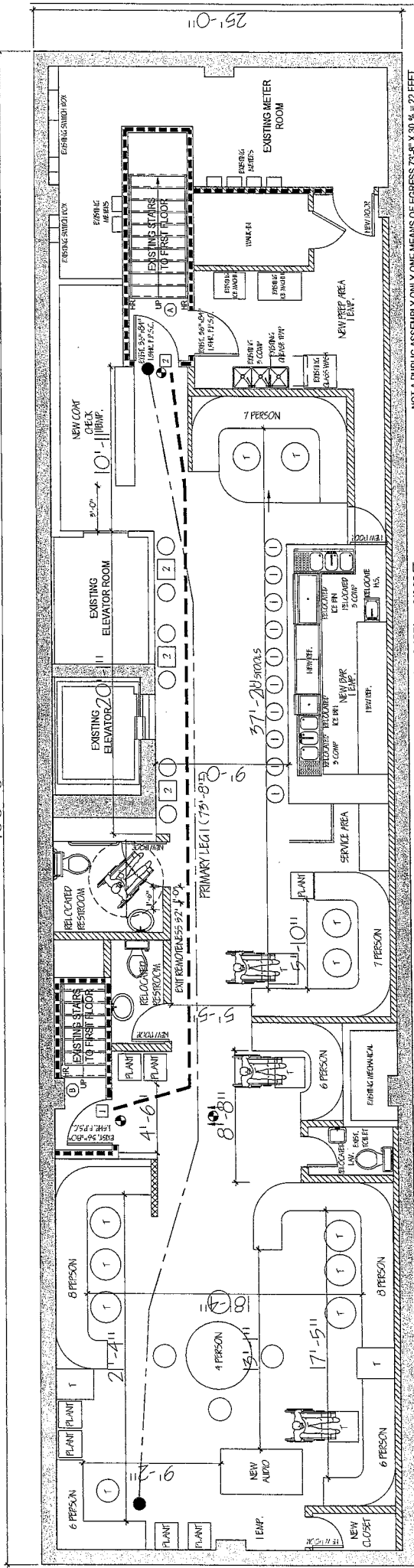
EXISTING FIRST FLOOR EATING & DRINKING ESTABLISHMENT
 U.S. 6 OCC-4
 MAXIMUM OCCUPANCY: 70 PERSONS (68 PATRONS + 4 EMP.)

ALL PLUMBING, MECHANICAL, AND LIGHTING FILED UNDER SEPARATE APPLICATION.
 A.D.A. SEATING 5% (66 X 5%)=3 SEATS

SCALE: 1/4" = 1'-0"

FIRST FLOOR CONSTRUCTION PLAN

100'-0"



NOT A PUBLIC ASSEMBLY ONLY ONE MEANS OF EGRESS 7'-9" X 30" = 22 FEET OF EXIT REMOTENESS, ACTUAL EGRESS DISTANCE 53'

CELLAR AVAILABLE FLOOR AREA: 840 SQ. FT.
12 SQUARE FOOT PER PERSON
70 PERSONS TOTAL

EXISTING CELLAR EATING & DRINKING ESTABLISHMENT
UG: 6 OCC: 1-4
MAXIMUM OCCUPANCY: 70 PERSONS (68 PATRONS + 4 EMP.)

ALL PLUMBING, MECHANICAL, AND LIGHTING FIELD UNDER SEPARATE APPLICATION.

ADD A SEATING 5' (68 X 50) = 3 SEATS

CELLAR CONSTRUCTION PLAN

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park

Wyckoff, NJ 07431

Phone: (201) 848-5652

E-mail: landess@att.net

landessphotographers.com

RE: 302 BROOME STREET

1. Lena - 135-137 Eldridge Street - 202'
2. Good Guys - 134 Eldridge Street - 219'
3. Wayla - 100 Forsythe Street - 228'
4. Early Terrible NYC - 303 Broome Street - 65'
5. Attaboy - 134 Eldridge Street - 218'
6. Zest Ramen - 112 Eldridge Street - 269'
7. Paint & Pour - 51-53 Delancey Street - 277'
8. The Flower Shop - 107 Eldridge Street - 262'
9. Home Sweet Home - 131 Chrystie Street - 388'
10. Jade & Clover - 139 Chrystie Street - 423'
11. Empañada Mama - 95 Allen Street - 423'
12. Noree Thai Bazaar - 274 Grand Street - 355'
13. Cask Stream USA LLC - 282 Grand Street - 359'
14. Fig. 19 - 131 Chrystie Street (Basement) - 386'
15. Pot Luck Club - 133 Chrystie Street - 391
16. 99 Favor Taste Restaurant - 285 Grand Street - 445'

CHURCHES & SCHOOLS

1. Guan Gong Temple - 294 Broome Street - 102'
2. Delancey Spanish Seventh Day Adventist Church - 126 Forsythe St. - 228'
3. Kehila Kedosha Janina Synagogue - 280 Broome Street - 303'

SARA D. ROOSEVELT PARK

- FORSYTHE ST. -

WINDSOR HOTEL
EARLY TERRIBLE NYC
GALLERY
LAUNDROMAT
VACANT
VACANT
BEAUTY SALON
VACANT/CONST.
VACANT

- BROOME ST. -

DELI/GROCERY
APPLICANT
GALLERY
COMMERCIAL BUILDING
GUAN GONG TEMPLE
VACANT

BLOCK PLOT
302 BROOME STREET
NEW YORK, N.Y.
JULY 13, 2024 - NOT TO SCALE

- ELDRIDGE ST. -

SPICY VILLAGE

GROCERY

Dumbo

Appetizers

Risotto Balls \$16

Black Truffle Sauce, Smoked Mozzarella, Porcini Truffle Fondue

Octopus \$27

Grilled Spanish Octopus, Chick Pea Hummus, Cherry Tomato, Paprika

Burrata \$23

Homemade Burrata, Heirloom Tomatoes, Balsamic Glaze

Artichoke & Avocado \$19

Thinly Sliced Artichokes, Avocado, 36 months Parmigiano Reggiano

Beet Salad \$16

Baby Arugula, Beets, Greek Feta, Pecans

Lobster Bisque Soup \$17

Entrée

Gnocchi Caccio Peppe \$29

Homemade Gnocchi staffed with Caccio Cheese and Bacon Bites

Truffle Cheeseburger \$32

White Truffle Shavings, White Cheddar, Homemade Mixed Meet

Caviar Grilled Cheese \$22

Kaluga Caviar White & Yellow Cheddar, Homemade Bread

Roasted Cauliflower \$29

Roasted Cauliflower with Tahini Sauce

Tuna Nigiri Sushi \$46

Yellowfin Tuna, Black Caviar, Rainbow Mix

Short Ribs Brassato \$49

Slow Cooked Short Rib, Creamy Polenta, Rosemary Juice

Sides

Rainbow Veggie Kabobs \$9

Baked Potato's \$9

Tomato, Peach & Basil Salad \$9

Miso-Glazed Radishes \$9