

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: 09/27/2024

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 45 Avenue B

Cross streets: East 3rd Street and east 4th Street

Name of applicant and all principals: 45 Avenua B Group Inc
Kerloes Zaraf Karas

Trade name (DBA): TBD

Type of building and number of floors: 2

☐ 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 C5

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable)

If yes, please describe what type: _____

Number of indoor tables? 30 Total number of indoor seats? 143

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
9 Seats on the ground floor about 14 feet Bar

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 Seafood Restaurant

What are the hours the kitchen will be open? 4 Pm to 11PM Monday to Friday 11 PM to 11 PM Saturday and Sunday

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

How many employees will there be? 15

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: **Background 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?

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.") _____

Reservation System

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. Sound will be limited to background Music

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? 4

How many On-Premise (OP) liquor licenses are within 500 feet? About 20

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) Seafood 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 4PM to 12AM; Tue 4PM to 12AM; Wed 4PM to 12AM;
Thu 4PM to 12AM; Fri 4PM to 1:00AM; Sat 11AM to 1AM;
Sun 11 AM to 11PM. (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: NO
6. ☐ I will install soundproofing, Already Installed

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 7 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: Kerloes Zaraf Karas

Phone Number: 347-557-5510

LAMIA'S Fish Bar

45-47 Avenue B, New York, NY

CLIENT
NARCIS ANTONIUS

INTERIOR DESIGNER

VoleneC Studio
214 Duane Street 138K
New York, NY 10013
917.893.1886
volenestudio.com

ARCHITECT

MEP ENGINEER

PROGRESS 11.28.16

VOLNEC STUDIO

VoleneC Studio is a full-service interior design firm located in New York City. We specialize in residential, commercial, and hospitality design. Our team of experienced designers and architects work closely with clients to create functional, beautiful, and unique spaces. We have a proven track record of successful projects and a commitment to client satisfaction.

DATE: 11.28.16

PROJECT: LAMIA'S FISH BAR

DESIGNER: VOLNEC STUDIO

ARCHITECT: VOLNEC STUDIO

MEP ENGINEER: VOLNEC STUDIO

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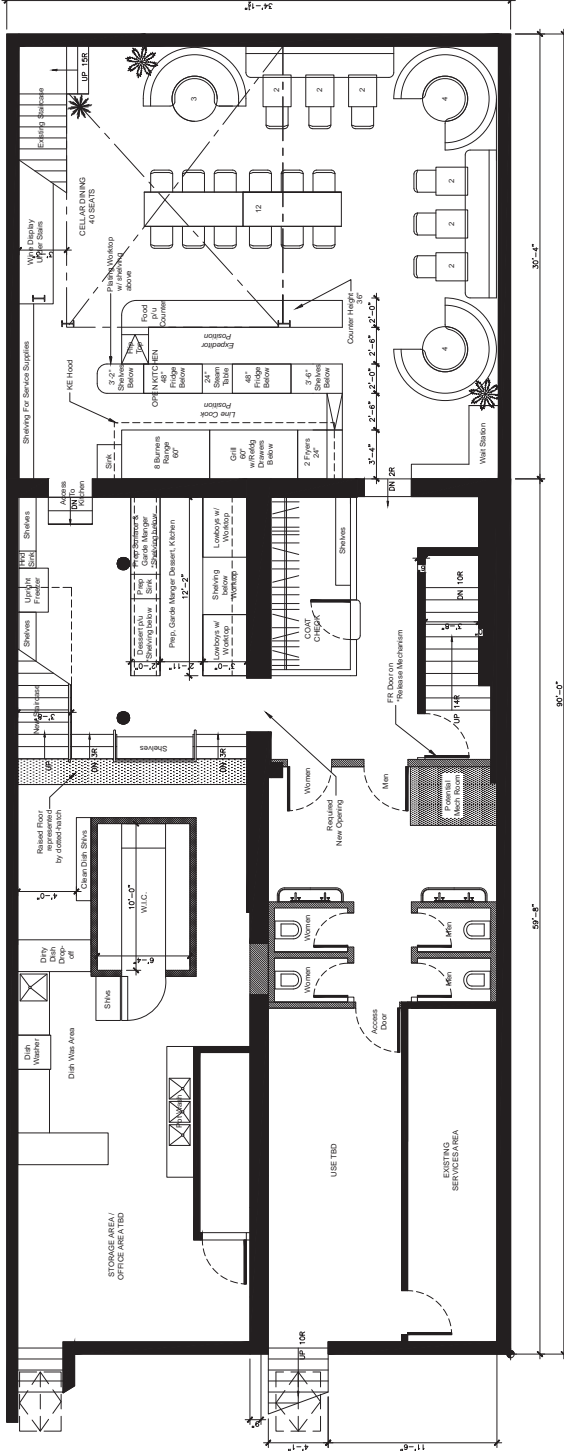
DATE: 11.28.16

PROJECT: LAMIA'S FISH BAR

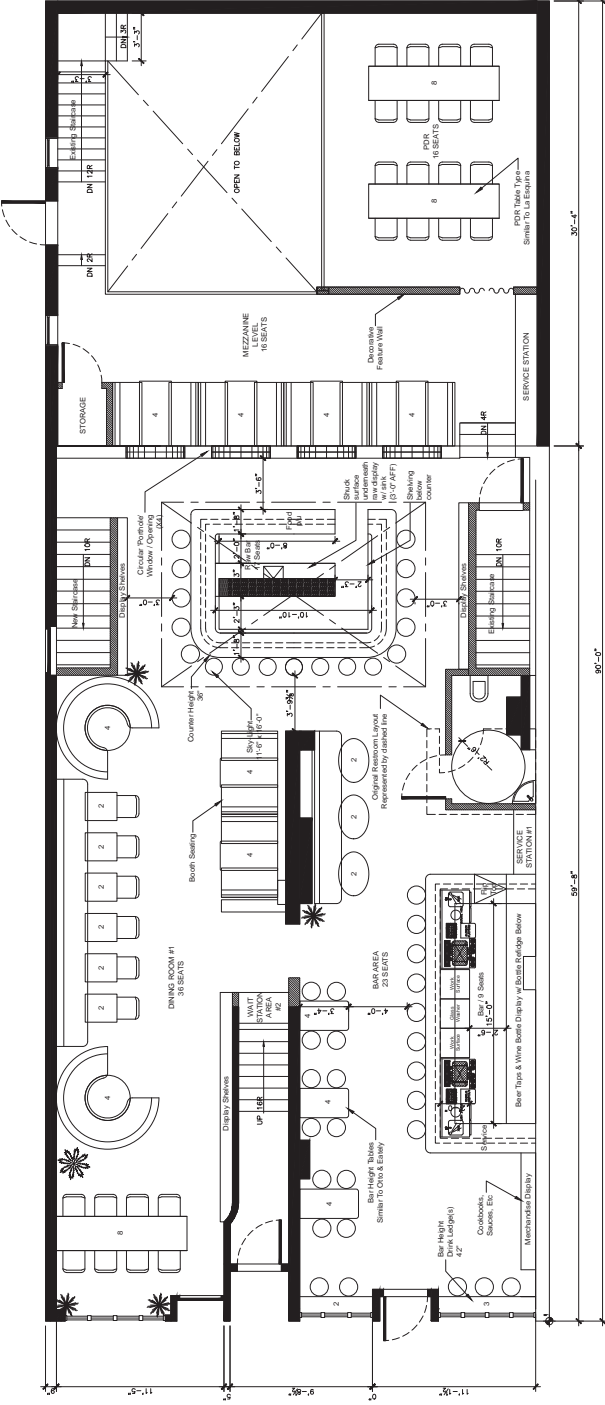
WALL TYPES
EXISTING WALL
NEW MASONRY
NEW MASONRY PARTITION

SEATING COUNT BY AREA

BAR COUNTER SEATING 9
BAR AREA TABLE SEATING 20
DINING ROOM #1 17
NEW BAR COUNTER 16
MEZZANINE LEVEL 16
FOR 16 SEATS
CELLAR DINING 35
TOTAL SEATING 152



1 PROPOSED CELLAR FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

ID103.00

The Goldeneye

Lime, Blackwell Rum, Pineapple puree, cane syrup

Summer on West

Tamarind Puree, Jalapeno, mezcal, lime, honey

The Appleton Rum Car

Appleton 17, Cointreau, lemon puree, cane syrup

Annecy Strawberry Lemonade

Grey Goose Vodka, Strawberry, Basil, Lemon

The Jamaican rum Punch.

Fruit Juice Puree, Ginger, Bitters, Pimento Dram, Cane syrup, Lime, Wray & Nephew Rum

West Side Story

Mango, Pineapple Fruit puree, Cognac, Rosemary Syrup

Hudson River

Remy Martin 1738, Cointreau, Lemon, June Plum Puree, Tarragon

Champagne Pain

Mezcal. Gin, Passion Fruit Juice Puree, Cucumber, Champagne

Mango Margarita

Mango Puree, Tequila, lime, cane syrup

Tenth Ave

op puree, Pineapple Jam, Appleton Rum, Lime, Pimento Dram

Hibiscus Summer Love spritz.

Hibiscus, Gin, Cucumber , Lime, Ginger Beer

Gin & Ting

Bombay Gin, Ting Soda, Lime

Paris with Love

Peach Puree, Champagne, Guava Jam

Martinis

Dirty

Grey Goose Vodka ,Olive Brine, Vermouth

Soursop

Vodka, Soursop, Chambord, Brandy

Hibiscus

Hibiscus, Sorrel, Vodka , Cane syrup, Pimento

Lychee

Lychee Puree, Vodka , St. Germain