

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

☒ Removal

Check if either of these apply:

- ☐ sale of assets ☐ upgrade (change of class) of an existing liquor license

Today's Date: September 5, 2024

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Bab Cafe LLC dba Babel

Corporation and trade name of current license: n/a

APPLICANT:

Premise address: 131 Avenue C

Cross streets: East 8th and East 9th Street

Name of applicant and all principals: Flam Able LLC; Sabina Brunetti

Trade name (DBA): B Side

PREMISE:Type of building and number of floors: 5 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 240-74What 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) 7 days per week; 12:00 pm - 4:00 amWill 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? 7 Total number of indoor seats? 32How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/11
1; Approx 18'; Mid Right Side(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 ☒ NoDoes 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 ComfortWhat are the hours the kitchen will be open? During all hours of operationWill a manager or principal always be on site? ☒ Yes ☐ No If yes, which? _____How many employees will there be? 7-9Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 1Will premise have music? ☒ Yes ☐ NoIf 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: Computer generated with small ceiling suspended speakersWill 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? _____

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.") 1 employee will be designated to discourage loiterers on the sidewalk and taxis and Ubers will be encouraged to drop off and pick up quickly and quietly

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. 1 person will be designated to ensure that the exterior of the premises does not become an issue

Is sound proofing installed? ☒ Yes ☐ No for our neighbors and management will ensure that interior of the tavern is never noisy

If not, do you plan to install sound proofing? ☒ Yes ☐ No If necessary

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: Flam Able LLC dba B Side

Address: 131 Avenue C, New York, New York Community Board # 3

Dates of operation: 2003-2023 (premises destroyed by fire)

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 Free Advice Barber Shop - 548 East 13th Street

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 Tavern

☐ 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 12:00 pm - 4:00 am; Tue 12:00 pm - 4:00 am; Wed 12:00 pm - 4:00 am;

Thu 12:00 pm - 4:00 am; Fri 12:00 pm - 4:00 am; Sat 12:00 pm - 4:00 am;

Sun 12:00 pm - 4:00 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: _____

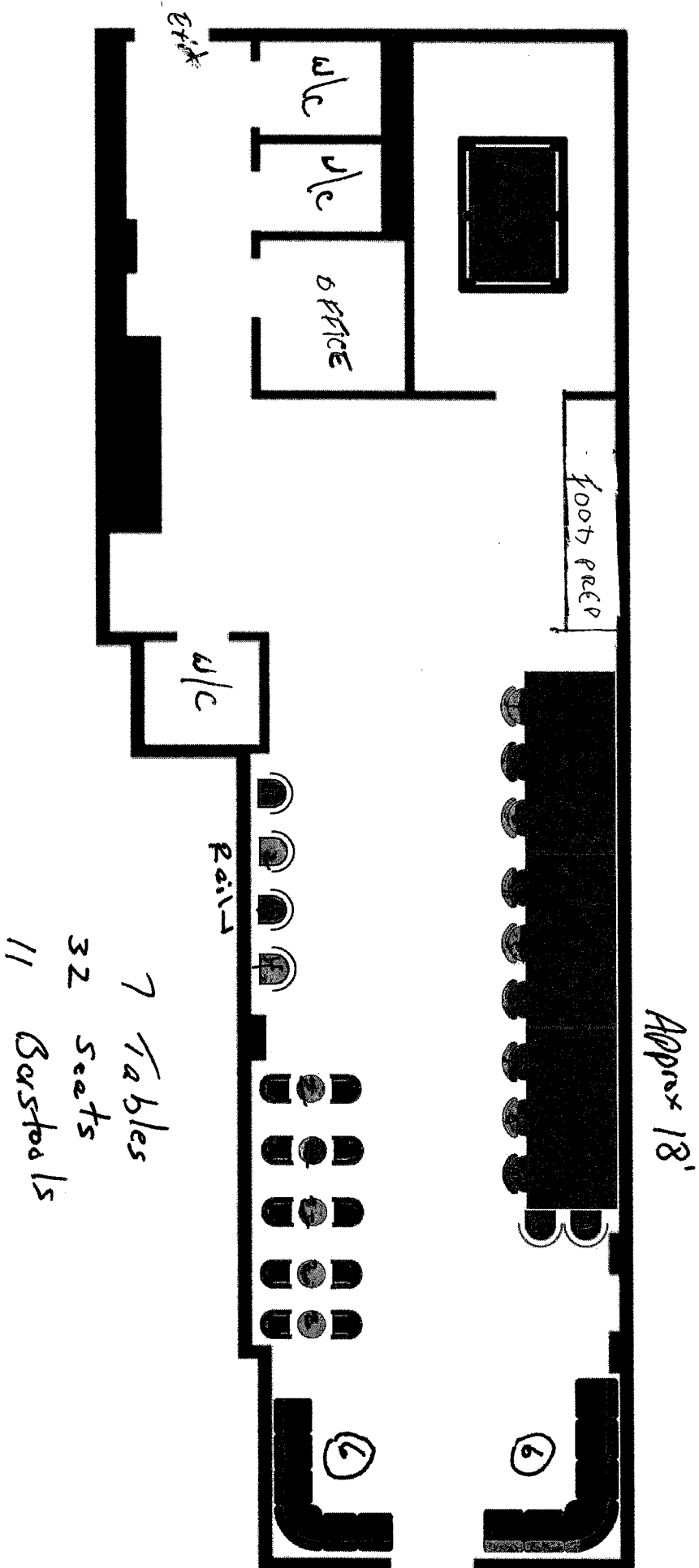
6. ☒ I will install soundproofing, If necessary

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 2-3 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 7:00 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: Sabina Brunetti

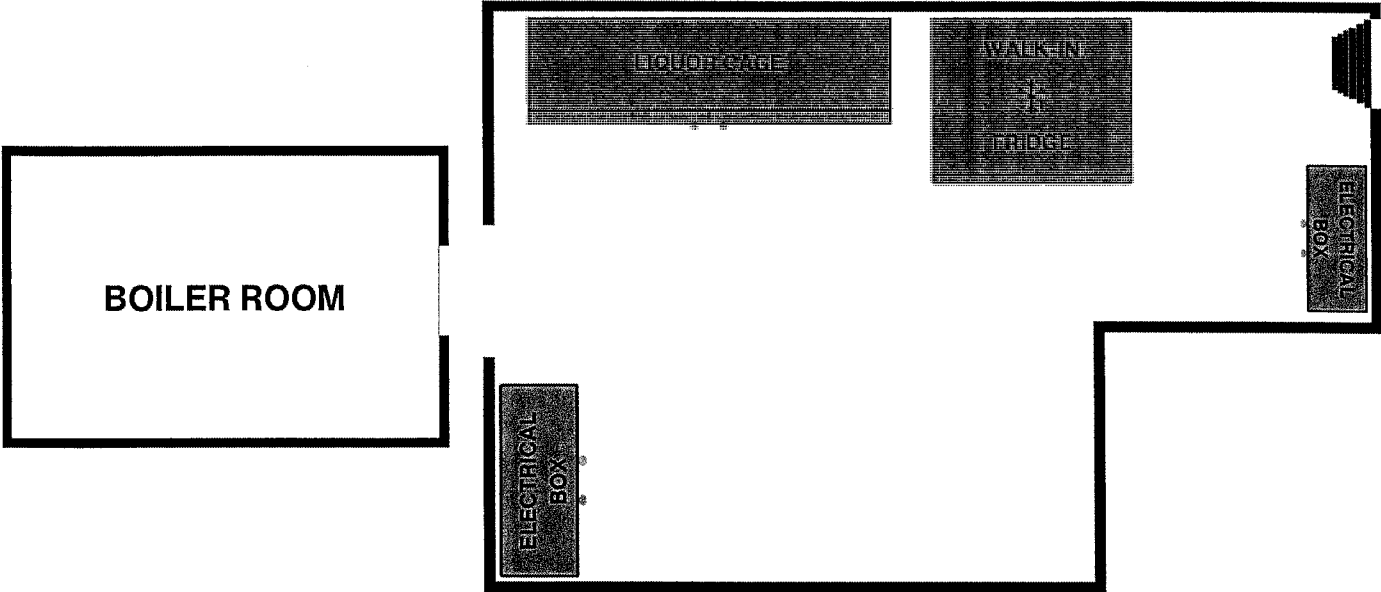
Phone Number: (917) 559-4138

131 AVENUE C | BETWEEN EAST 8TH & EAST 9TH STREETS



FLOOR PLAN

131 AVENUE C | BETWEEN 8TH AND 9TH STREETS



Proximity Report For:	
Location	131 Ave C, New York, New York, 10009
Geocode	Latitude: 40.72495 longitude: -73.97842
Report Generated On	9/5/2024

8 Closest Liquor Stores		
Name	Address	Distance
10TH STREET & AVENUE C LIQUOR & WINE INC License ID: 0100-22-118124 Legacy Serial No.: 1236216	159 AVENUE C CORNER OF E 10TH STREET NEW YORK, New York 10009	377 ft
EAST VILLAGE WINE CORP License ID: 0100-21-113865 Legacy Serial No.: 1260885	100 AVENUE C NEW YORK, New York 10009	408 ft
MARTYS LIQUORS INC License ID: 0100-20-104275 Legacy Serial No.: 1023549	133 AVENUE D NEW YORK, New York 10009	813 ft
BRIX NYC LLC License ID: 0100-22-117087 Legacy Serial No.: 1298290	170 AVENUE B STORE SOUTH NEW YORK, New York 10009	927 ft
SFDW INC License ID: 0100-22-115633 Legacy Serial No.: 1339790	24 AVENUE C NEW YORK, New York 10009	1,468 ft
BEE WINES & LIQUORS INC License ID: 0100-23-123719 Legacy Serial No.: 1305314	225 AVENUE B NEW YORK, New York 10009	1,506 ft
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, NY 10009	1,648 ft
CONVIVE PARTNERS LLC License ID: 0100-22-117111 Legacy Serial No.: 1290950	196 AVENUE A NEW YORK, New York 10009	1,709 ft

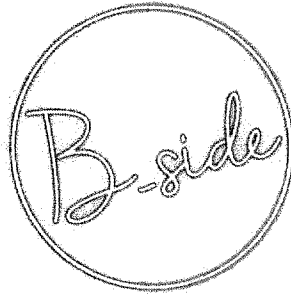
Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
Chaplains Unit		94 ft
Gethsemane Garden Baptist Church		200 ft
Iglesia Cristiana Misionera		377 ft
East 7 Baptist Church		426 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
City Hospitality LLC Application ID: NA-0340-24-101749	127 Avenue C New York, NY 10009.0	40 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PARALLEL BAR INC License ID: 0340-23-131562 Legacy Serial No.: 1024661	133 AVE C - GROUND FL NEW YORK, New York 10009	33 ft
ELDRIDGE BISTRO LLC License ID: 0370-24-101858 Legacy Serial No.: 6009805	700 E 9TH ST NEW YORK, New York 10009	181 ft
116 AVENUE C RESTAURANT LLC License ID: 0340-22-104089 Legacy Serial No.: 1265537	116 AVENUE C SOUTH RETAIL STORE NEW YORK, New York 10009	206 ft
BDSHEA GRAND LLC License ID: 0340-23-161596 Legacy Serial No.: 6003959	145 AVENUE C NEW YORK, New York 10009	219 ft
SAN LOCO EV INC License ID: 0340-22-112936 Legacy Serial No.: 1328137	111 AVENUE C NEW YORK, New York 10009	258 ft
TATU LLC License ID: 0340-21-118097 Legacy Serial No.: 1305642	151 AVENUE C 2ND FL NEW YORK, New York 10009	277 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TATU LLC License ID: 0370-23-161894 Legacy Serial No.: 6004262	151 AVENUE C 2ND FL NEW YORK, NY 10009	278 ft
TATU LLC License ID: 0370-24-117027 Legacy Serial No.: 6025348	151 AVENUE C NEW YORK, New York 10009	278 ft
JEFLO & CO LTD License ID: 0340-22-106487 Legacy Serial No.: 1172141	157 AVENUE C EAST 9TH & 10TH STREETS NEW YORK, New York 10009	351 ft
LAZERINI JAZZ LLC License ID: 0340-22-103717 Legacy Serial No.: 1153768	649 E 9TH ST WEST STORE NEW YORK, New York 10009	367 ft
104 AVENUE C PARTNERS LLC License ID: 0340-22-106192 Legacy Serial No.: 1306203	104 AVENUE C NEW YORK, New York 10009	382 ft
AVENUE C HOSPITALITY LLC License ID: 0340-22-110249 Legacy Serial No.: 1342746	102 AVENUE C NEW YORK, New York 10009	401 ft



BSIDE MENU

\$8

BREAD AND BUTTERS

**PROSCIUTTO BREAD & SAGE GARLIC BUTTER
SEMOLINA & CALABRIAN CHILLI BUTTER**

\$9

SAUSAGE & PEPS

ITALIAN SWEET SAUSAGE W/ ONION & A LONG HOT ON A SEMOLINA ROLL

\$9

BEEF CHILLI W/ CHIPS

OR

VEGETARIAN CHILLI W/ CHIPS

\$12

JAMBALAYA

SMOKED PORK SAUSAGE AND SHRIMP IN TRADITIONAL NEW ORLEANS JAMBALAYA

\$14

BEANS SPESH

**MORTADELLA, RICOTTA AND PROVOLONE, CALABRIAN CHILI OR PESTO, ON FOCACCIA
W/ A MANHATTAN SPECIAL**

\$15

BRAISED BEEF SHORT RIBS WITH FRENCH FRIES