

## 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 Stipulations for Administrative Approval

0	3	DEIZMAN, as a qualified r	epresentative of	G&I Food Hospitality LLC	
ated	at			o the following stipulations:	
		ate a full-service restaurant, specifically a litchen open and serving food every night is		tion	
My	hours of or	neration will be:			
Mo	7Am-	- 11Pm ; Tue Thon - 11Pa - 11Pm ; Fri Thon - UPa	wed 7Am	- UPM	
The	7 ten	- 11 PM Fri TAM - UPA	1 : Sat 74m	- UPM: Sun TAM-11PM	
			& all patrons are to be	cleared from business at specified closing hour,	
. 8	Mail not use outdoors commercially				
hav	I may apply for sidewalk and/or roadbed dining as allowed but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop.				
. X	I will close any front or rear façade doors and windows				
ola.	ving, includ	every night or when amplified sound is ing but not limited to DJs, live music and li		ept my entrance door will close by 10:00 p.m.	
nor	nmusical pe	erformances.		plified sound is playing, including but not limited nusic and live nonmusical performances.	
lw	ill not have	N Dis N live music N promoted account			
per	formances,	☑ DJs, ☑ live music, ☑ promoted events ☐ more than private parties per	, wa any event at which	a cover fee is charged, 🖾 scheduled	
		ambient recorded background music only.			
. 🗵	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.				
yea	I will not s	eek a change in class to a full on-premises ion.	liquor license without fi	irst obtaining approval from CB 3 and after one	
0. 🗷	I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.				
		participate in pub crawls or have party buse			
		ave unlimited drink specials, including boo			
3. 🕏	I will not h	ave a happy hour or drink specials with or Please indicate on	without time limitation	s <u>OR</u> 🗷 I will have happy hour and it will	
				ensuring no laitering, naise or crowds outside.	
5. 🛛	I will const	picuously post this stipulation form beside	my liquor license inside	of my business.	
6. 🗵	Residents	may contact the manager/owner at the nu	imber below. Any come	plaints will be addressed immediately	
rev	isit the above	ve-stated method of operation if necessary	y in order to minimize m	olaints will be addressed immediately. I will by establishment's impact on my neighbors.	
lame:	GUL	y Weizmann	Phone Num	nber: (917) 346- 8647	
7. 🗆 1	will:			nber: (917) 346- 8647 <b>25</b>	
				NAT TAX	
hereby	certify tha	t the information provided above is truth	ful and accurate based	ROSEMARY A MCKerna  ROSEMARY A MCKerna  The control of the control	
igned				10124/3034 E	
igned	21	Ith Dad of Da	11	Dated ()	
worn to	o this a	4th day of October 2024	t rosema	ry y McKenna	
			/	Notary Public	
			/		



## 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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

To	day's Date:					
AP	PLICANT (INBAL WEIZMANN, GUY WEIZMAN)  Name of applicant and principle(s): 9+I FOOD HOSPITALITY LLC BBA! B-CUP CAFE					
1.	Name of applicant and principle(s): 9+ I FOOD HOSPITAUTY UC BBA! B-COP CAFE					
2.	Premise address: 204 AJEB					
3.	Cross streets: E12th ST 613th ST.					
4.	Trade name (DBA): B-CUP CAFE					
5.						
6.	Check which you are applying to: New liquor license					
7.						
8.	Type of license: PRECIOUS CICENSE INACTIVE					
9.	Previous or current use of the location: RESTAURANT					
10.	). Corporation and trade name of current location: EMPTY STONE FLUNT					
11.	. Type of building and number of floors: MIXED USE WITH 4 FLOORS					
	Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or					
	side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors?					
13.	3. Do you plan to apply for Public Assembly permit?  Yes  No					
14.	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					
15.	How many licensed establishments are within 1 block?					
16.	How many On-Premise (OP) liquor licenses are within 500 feet?					
17.	Is premise within 200 feet of any school or place of worship? Wes I No IT IS NOT LOCATED ON OUR STREET					
PRO	DPOSED METHOD OF OPERATION					
18.	Describe your method of operation:					
19.	Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☑ No					
20.	If yes, please describe what type:					
21.	What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable: 7 AM - 11 PM - 7 DAYS A WOEK					
22.	Total number of table:1323. Total number of seats: 30					
	How many stand-up bars / bar seats are located on the premise? 1-BAL WITH LZ SEATS					
	(A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)					

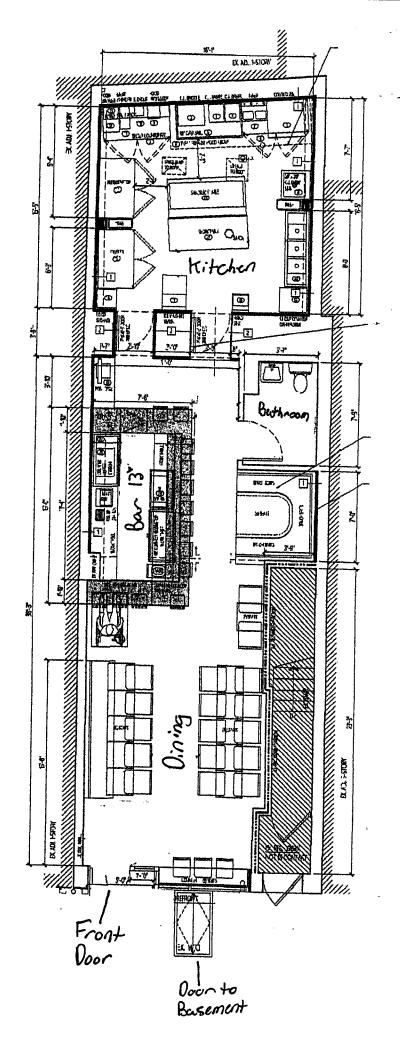
Revised: December 2019

25.	Describe all bars (length, shape, and location): LSHAPED BAR 1:	3'in wheth					
26.	. Does premise have a full kitchen? 12 Yes  No						
27.	. What are the hours kitchen will be open? AW HOULS						
28.	What type of food is available for sale? AMERICAN FALE						
29.	Will a manager or principal always be on site?   ✓ Yes □ No If yes, which?	ONE OF THE OTHER					
	. How many employees will there be?						
31.	. Do you have or plan to install? 🖬 French doors 🛘 accordion doors 🗀 windows						
32.	. Will there be TVs / monitors?    Yes  No If Yes, how many?						
33.	Will premise have music? ☑ Yes ☐ No 33a. If Yes, what type of music?	☐ Live Music ☐ Jukebox ☐ DJ ☑ Tapes / CDs / iPod					
34.	If other type, please describe:						
	What will be the music volume? Background (quiet)   Entertainment le	vel					
36.	Please describe your sound system: FRA + SMALL SPOAK	ay .					
<b>3</b> 7.	Will you host any promoted events, scheduled performances or any event at	which a cover fee is charged?					
	☐ Yes Ø No	a) to .					
	If Yes, what type of events or performances are proposed and how often?	Nrx					
39. 1	How do you plan to manage vehicular traffic and crowds on the sidewalk cau THE OWNER WILL MONITUR. THE SIDEWALE AND THEE ACTIO	used by your establishment? NIFNECUSSARY					
40.	Will there be security personnel? ☐ Yes ☑ No 40a. If Yes, how many and	when?					
	How do you plan to manage noise inside and outside your business so neighbors will not be affected?  THE OWNE WILL MENTON THE NOISE & UNSURVANY MISK WILL BE USED AT A. W.						
	Do you have sound proofing installed? ☐ Yes ☐ No	VOLVAIS					
	If not, do you plan to install sound-proofing?   Yes   No						
<u>API</u>	PLICANT HISTORY						
44.	Has this corporation or any principal been licensed previously? ✓ Yes ☐ No of establishment(s): RUSTIC TRBUE	If yes, please indicate name					
45.	Address: SOOB W42NOST. 45a. Commun	ity Board MANHATTAN CB 4					
46.	Dates of operation: 1/2019 - 12/2020/						
47.	Has any principal had work experience similar to the proposed business? To desperience or resume. OF RATED 18-CUP CARE AT 212 AVC 13	Yes □ No If yes, explanation Since 200 b					
48.	Does any principal have other business in the area?  Yes No If yes, give trade name and describe type of business:						
	Has any principal had SLA reports or action within the past 3 years?   Yes I violations and dates of violations and outcomes.	No If yes, attach list of					

#### **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.

Revised: December 2019

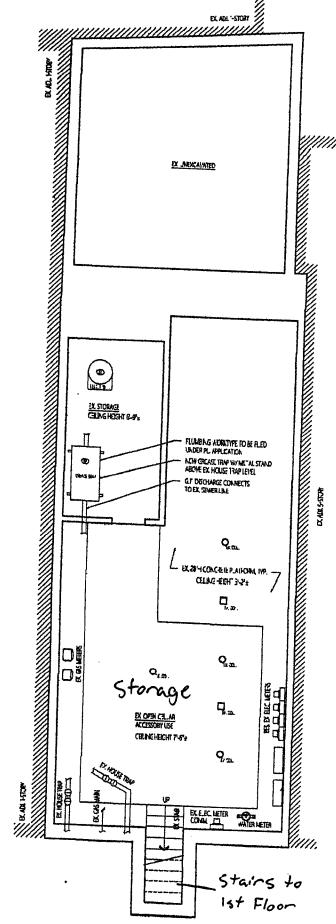


,,

1st Floor

13 Tables

30 Seats 12 Bar Stools



D

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С

В

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## Side of Bread

\$0.00



## **Side of Pickled Onions**

\$6.00



## **Apple**

\$1.50



## Side of Feta Cheese

\$8.00

## Side of Goat Cheese & Beets

With olive oil, paprika, and za'atar.

\$8.00

## Side of Mozzarella & Basil

\$8.00

## **Pastries & Cookies**

#### **Plain Croissant**

A golden, buttery croissant.

\$4.25



#### **Chocolate Croissant**

A light, flaky croissant with a sweet chocolate filling.

\$5.25



#### **Almond Croissant**

A flaky croissant with a sweet almond filling and topped with toasted almonds.

\$5.50

Out of stock



## **Blueberry Scone**

A golden-baked scone speckled with juicy blueberries and topped with a sprinkle of sugar crystals.

\$4.50



### **Blueberry Muffin**

A fluffy muffin speckled with juicy blueberries and topped with a delicious crumble.

\$4.50



#### **Banana** Bread

\$5.25



#### Mini Zucchini Bread

\*Vegan, Gluten-Free

\$5.95



## Tahini Chocolate Chunk Cookie

A golden-baked sesame paste cookie speckled with sweet chocolate chunks and topped with a sprinkle of salt crystals. \*Vegan, Gluten-Free...

\$4.75



## Inbal's GF Peanut Butter Cookie

\*Gluten-Free

\$3.75



## Inbal's Tahini Cookie

A crumbly sesame paste cookie topped with an almond slice.

\$3.95



## Ginger Molasses Cookie

\$4.50

Out of stock





Q Breakfast

Bagels

Sandwiches

Salads & Soup

Sides

More

## **Breakfast**

## **Eggs on Ciabatta**

Two eggs, arugula, mozzarella, prosciutto and balsamic all on our soft rosemary ciabatta bread. Pressed.

\$12 75

Breakfast

Bagels

Sandwiches

Salads & Soup

Sides



#### **Egg Wrap**

Two eggs, goat cheese, arugula, tomato, and kalamata olives on a whole wheat wrap.

\$12.00



## **Baked Egg Special**

Two eggs, Swiss cheese, tomato, and arugula all served on a croissant. Pressed.

\$13.25



#### **Avocado Toast**

Slice of whole wheat toast topped with mashed avocado, cherry tomatoes, lemon juice, salt, pepper, cumin, and feta cheese.

\$12.75



#### Israeli Breakfast

Plate of two scrambled eggs, chopped Israeli salad, hummus, feta cheese, and kalamata olives. Served with a slice of wheat bread.

\$16.25



#### Eggs on Croissant w/ Swiss Cheese

Scrambled Eggs.

\$12.75



#### Shakshuka

Fresh, chunky homemade tomato sauce cooked with eggs and sprinkled with parsley on top. Served with a slice of wheat bread.

\$16.25



## Croissant w/ Nutella & Banana

\$11.00



## **Sweet Brie on Baguette**

Honey, apple, and brie cheese served on a French baguette.

\$13.00



#### Salmon Plate

Plate of smoked salmon (lox), avocado, capers, pickled onions, cream cheese, and wheat bread.

\$25.95



## Granola w/ Greek Yogurt & Fruit

Greek yogurt with granola, seasonal fruit, and honey or silan (date) syrup. \*Granola contains nuts.

\$11.00



#### **Croissant with Lox**

\$15.50



#### Croissant w/ Tuna Salad

\*Our tuna contains onions, capers, parsley, pepper, and mayonnaise.

\$12.25



Breakfast

Bagels

Sandwiches

Salads & Soup

Sides

## **Scallion Bagel**

\$7.00



## Bagel w/ Prosciutto/Mozz/Egg

Bagel with cream cheese, tomato, cucumber, scallion, and arugula.

\$14.25



## **B Cup Bagel**

Everything bagel with cream cheese, tomato, cucumber, scallion, and arugula.

\$10.75



## **Bagel with Lox**

Bagel with Lox and cream cheese. Pressed.

\$14.00



## Eggs-on-a-Bagel w/ Swiss Cheese

\$12.00



## Bagel w/ Cream Cheese

\$5.50



## Bagel w/ Avocado

\$10.75



## Bagel w/ Tuna Salad

\*Our tuna contains onions, capers, parsley, pepper, and mayonnaise.

\$10.75



## Bagel w/ Peanut Butter and Homemade Organic Strawberry Jam

\$5.75



## Bagel w/ Hummus

\*Our tuna contains onions, capers, parsley, pepper, and mayonnaise.

\$10.75



## **Sandwiches**

## **Smoked Turkey Sandwich**

Scallion aioli, tomato, Swiss cheese, arugula, turkey, and hot sauce. Made to order and can be press to asted on your choice of bread.

\$14,75



#### Italian Salami Sandwich

Swiss cheese, Dijon mustard, scallion aioli, salami, and arugula. Made to order and can be press toasted on your choice of bread.



Breakfast

Bagels

Sandwiches

Salads & Soup

Sides

## **Prosciutto Sandwich**

Mozzarella cheese, pesto, prosciutto, and arugula. Made to order and can be press toasted on your choice of bread.

\$14.75



#### Mozzarella Sandwich

Sun-dried tomato, pesto, mozzarella, and fresh basil. Made to order and can be press toasted on your choice of bread. \*Vegetarian

\$14.50



#### Goat Cheese Sandwich

Pesto, goat cheese, and roasted red peppers. Made to order and can be press toasted on your choice of bread. \*Vegetarian

\$14.50



#### **Brie Sandwich**

Olive tapenade, sun-dried tomato, brie cheese, and fresh basil. Made to order and can be press to asted on your choice of bread.

\$14.50



## **Avocado Sandwich**

Scallion aioli, avocado, tomato, red onion, and arugula. Made to order and can be press toasted on your choice of bread. \*Vegetarian

\$14.50



## **Boiled Egg Sandwich**

Tomato, scallion, aioli, boiled egg, and mixed greens. Made to order and can be press toasted on your choice of bread.

\$14.50



Breakfast

Bagels

Sandwiches

Salads & Soup

Sides

#### Tuna Salad Sandwich

Tuna, tomato, cucumber and boiled egg. Made to order and can be press toasted on your choice of bread. \*Our tuna contains onions, capers, parsle...

\$14.50



#### Tuna Avocado Sandwich

Tuna salad, avocado, and pickles. Made to order and can be press toasted on your choice of bread. \*Our tuna contains onions, capers, parsley, peppe...

\$14.50



#### **Grilled Chicken Sandwich**

Scallion aioli, tomato, mozzarella cheese, grilled chicken, and roasted red peppers. Made to order and can be press toasted on your choice of bread.

\$14.75



## Vegetarian Hummus Sandwich

Hummus, boiled egg, tomato, kalamata olives, and pickles. Made to order and can be press toasted on your choice of bread. \*Vegetarian

\$14.25



## Salads & Soup

#### Avocado Salad

Iceberg lettuce, avocado, arugula, cucumber, and tomato. Served with balsamic dressing on the side and dressed with olive oil, salt, and pepper....

\$15.75



#### Smoked Salmon Salad

Iceberg lettuce, arugula, tomato, red onion, smoked salmon (lox), and



Breakfast

Bagels

Sandwiches

Salads & Soup

Sides

#### Tuna Salad

lceberg lettuce, cherry tomato, cucumber, red onion, and tuna. Served with balsamic dressing on the side and dressed with olive oil, salt, and pepper....

\$15.75



#### Israeli Salad

Iceberg lettuce, chopped tomato, chopped cucumber, chopped red onion, chopped mint leaf, fresh lemon juice, and pickled red onions. Served with...

\$15.75



#### **B Cup House Salad**

Iceberg lettuce, cherry tomato, mozzarella cheese, and crushed walnuts. Served with balsamic dressing on the side and dressed with olive oil, salt,...

\$15.75



#### **Summer Salad**

Iceberg lettuce, beets, goat cheese, chopped green apple, cranberries, and walnuts. Served with balsamic dressing on the side and dressed with olive...

\$15.75



## Arugula Salad

Cherry tomato, goat cheese, red onion, arugula, and roasted red peppers. Served with balsamic dressing on the side and dressed with olive oil, salt,...

\$15.75



#### **Greek Salad**

Iceberg lettuce, tomato, cucumber, red onion, olives, and feta cheese. Served with balsamic dressing on the side and dressed with olive oil, salt,...

\$15.75



Breakfast

Bagels

Sandwiches

Salads & Soup

Sides

## Tomato Bisque Soup

Creamy tomato soup served with wheat bread.

\$8.00

Out of stock



#### **Hummus Plate**

Plate with vegetarian humans, a small salad (cucumber, iceberg lettuce, pickled red onion, and cherry tomato), and a side of bread.

\$15.75



## **Sides**

Side of Avocado

\$6.00



## **Small Side Salad**

Iceberg lettuce, cherry to mato, pickled red onion, and balsamic vinaigrette.

\$8.00



#### Side of Kalamata Olives

\$8.00



#### Side of Pickles

\$8.00



## Side of Eggs

\$3.00



## Side of Smoked Salmon

\$9.00



#### **Side of Tuna**

Two scoops. \*Our tuna contains onions, capers, parsley, pepper, and mayonnaise.

\$8.00



#### **Side of Hummus**

With olive oil, paprika, and za'atar.

\$8.00



## **Potato Chips**

\$3.75



## **Side of Dressing**

\$0.00



VEC\* 080213SGSTFMS02



#### CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

#### NYC Department of Buildings

#### Actions

Elevator violations for failure to file Periodic, Category 1, Category 5 and Affirmation of Correction issued in August 2023 or later are only available in DOB NOW: Safety. Search the DOB NOW public portal for these records.

Boiler violations for failure to file internal and external inspection reports and affirmation of correction issued in November 2023 or later are only available in DOB NOW: Safety. Search the DOB NOW public portal for these records.

			Page: 1
Premises: 204 AVENUE B MANHATTAN	BIN: <u>1005218</u>	Block: 406	Lot: 35
NUMBER	TYPE	FILE DATE	
LNO 268	LETTER OF NO OBJECTION	05/22/2002	
LNO Use: FIRST FLOOR			
LNO Floor: ISSUED 05/20/02, NON-PLACE OF A	ASSEMBLY DRINKING ESTABLISHMENT, USE GROUP 6		
V* 011283CAKK01	DOB VIOLATION - DISMISSED	01/12/1983	
DISMISSAL DATE: 04/20/1983			
V 031893LL629106077	DOB VIOLATION - ACTIVE	03/18/1993	
V 031894LL629106077	DOB VIOLATION - ACTIVE	03/18/1994	
V 082995LL629104519	DOB VIOLATION - ACTIVE	08/29/1995	
V 021097LL629101121	DOB VIOLATION - ACTIVE	02/10/1997	
V 091697LL6291165430	DOB VIOLATION - ACTIVE	09/16/1997	
V 050498LL629103841	DOB VIOLATION - ACTIVE	05/04/1998	
V* 031699LL629100773	DOB VIOLATION - DISMISSED	03/16/1999	
V 032602LL629100854	DOB VIOLATION - ACTIVE	03/26/2002	
V 031903LL629100750	DOB VIOLATION - ACTIVE	03/19/2003	
V 021304LL629102813	DOB VIOLATION - ACTIVE	02/13/2004	
V 010606LL629104145	DOB VIOLATION - ACTIVE	01/06/2006	
V 010109LL629104246	DOB VIOLATION - ACTIVE	01/01/2009	
V 121311LBLVIO00412	DOB VIOLATION - ACTIVE	12/13/2011	
V 042523LBLVIO05532	DOB VIOLATION - ACTIVE	04/25/2023	
V 062023LBLVIO30554	DOB VIOLATION - ACTIVE	06/20/2023	
V 063023LBLVIO09875	DOB VIOLATION - ACTIVE	06/30/2023	
V 063023LBLVIO30242	DOB VIOLATION - ACTIVE	06/30/2023	
VEC* 080213SGSTFMS01	ECB VIOLATION DISMISSED	08/02/2013	

Select Violation Type: Show All Violations



08/02/2013

ECB VIOLATION DISMISSED







Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

## RESTAURANT \*環境/please choose) 酒吧 (Bar)/餐館 (Restaurant)米

(讀選擇/please choose)

戶外咖啡 (Sidewalk Café) or 或者 後院花園咖啡(Backyard Use)

# 204 AVENUE B

seeking a license to serve(以上的店主想要請以下相關酒牌照)

## BEER, WINE & CIDER

(請選擇/please choose)

啤酒和酒牌照 (Beer & Wine) or/或者 啤酒牌照 (Beer) or/或者 酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注,請聯繫申請者或第三社區委員會 mn03@cb.nyc.gov - www.cb3manhattan.org



G+I FOOD HOSPITALITY LLC DBA D-COT CASTO CONTROL Nombre de la Compañía/el teléfono de contacto

Plans to open a:

SORS

Planifique abrir un/una:

RESTAURANT

(Please choose) Bar/Restaurant

(Favor de escoger) una Barra/un Restaurante un café de accra o un patio de atrás

204 AVENUE B

dirección

Seeking a license to serve

En buscada de una licencia para servir:

BEER WINE & CIDER

Beer & Wine or Beel /Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3 SLA & DCA Licensing Committee Meeting

En la JUNTA COMUNITARIA 3 La reunión del Comité de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comuniquese con el solicitante o la Junta Comunitaria 3. mn03@cb.nyc.gov - www.cb3manhattan.org

> Drywall Plaster W Painting Services 911-7201-7349