

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: March 25, 2025

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Clothing store

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 47 Monroe Street

Cross streets: Mechanics Alley and Market Street

Name of applicant and all principals: 47 Roses LLC - James Hurst and Hayden Tobin

Trade name (DBA): Cafe La Rosa

PREMISE:

Type of building and number of floors: 5 story brick

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 74 (pending)

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): R7-2

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) 12:00 pm - 2:00 am 7 days per week; Sidewalk/Curbside 12:00 pm - 10:00 pm 7 days per week

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? 11 Total number of indoor seats? 22

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____

one - Approx 16' 10" Front right

(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 _____
Mexican Sonoran

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? Either/Both

How many employees will there be? 12-15

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? To be determined

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: Computer generated with small 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? 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} ensure that the sidewalk does not become noisy and crowded and that taxis and Ubers do not idle or double park in front of the premises _____

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. ^{The interior noise will be confined to ambient background music and the exterior will be controlled as above} _____

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: _____

Potentially down the road...

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: Dos Dudes LLC dba The York

Address: 186 Avenue B, New York, New York Community Board # 3

Dates of operation: 03/2023 - 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. Black & White Bar - 86 E. 10th Street, New York, New York 2017 - 2020; General Manager

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? See attached

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

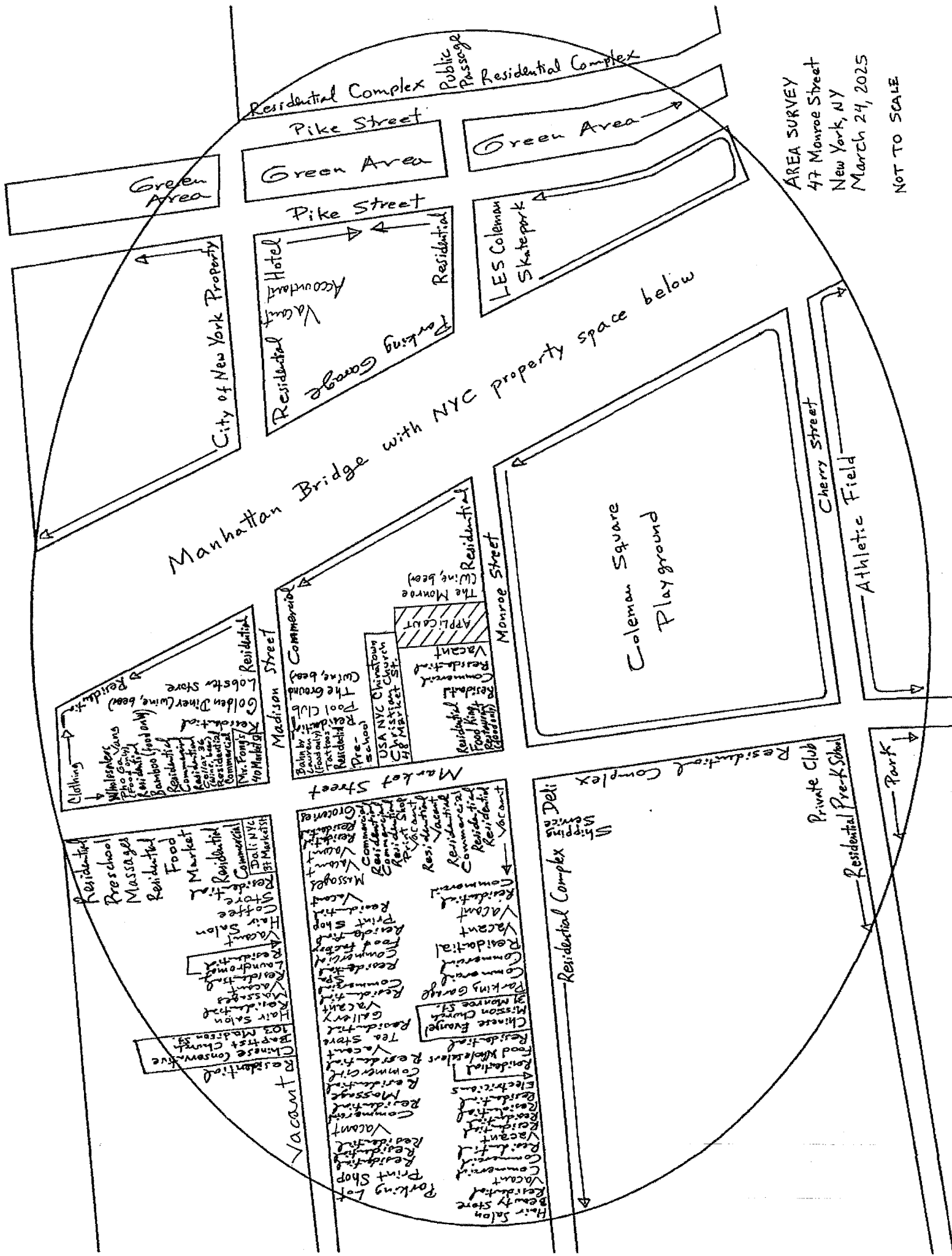
1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant)
Mexican Sonoran Restaurant restaurant, or
☐ I will operate a _____,
☒ with a kitchen open and serving food during all hours of operation 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 12:00 pm - 2:00 am; Tue 12:00 pm - 2:00 am; Wed 12:00 pm - 2:00 am;
Thu 12:00 pm - 2:00 am; Fri 12:00 pm - 2:00 am; Sat 12:00 pm - 2:00 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, _____

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 4 - 5 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: James Hurst

Phone Number: (310) 739-6311



AREA SURVEY
47 Monroe Street
New York, NY
March 24, 2025
NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography
45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@zatt.net
landessphotographers.com

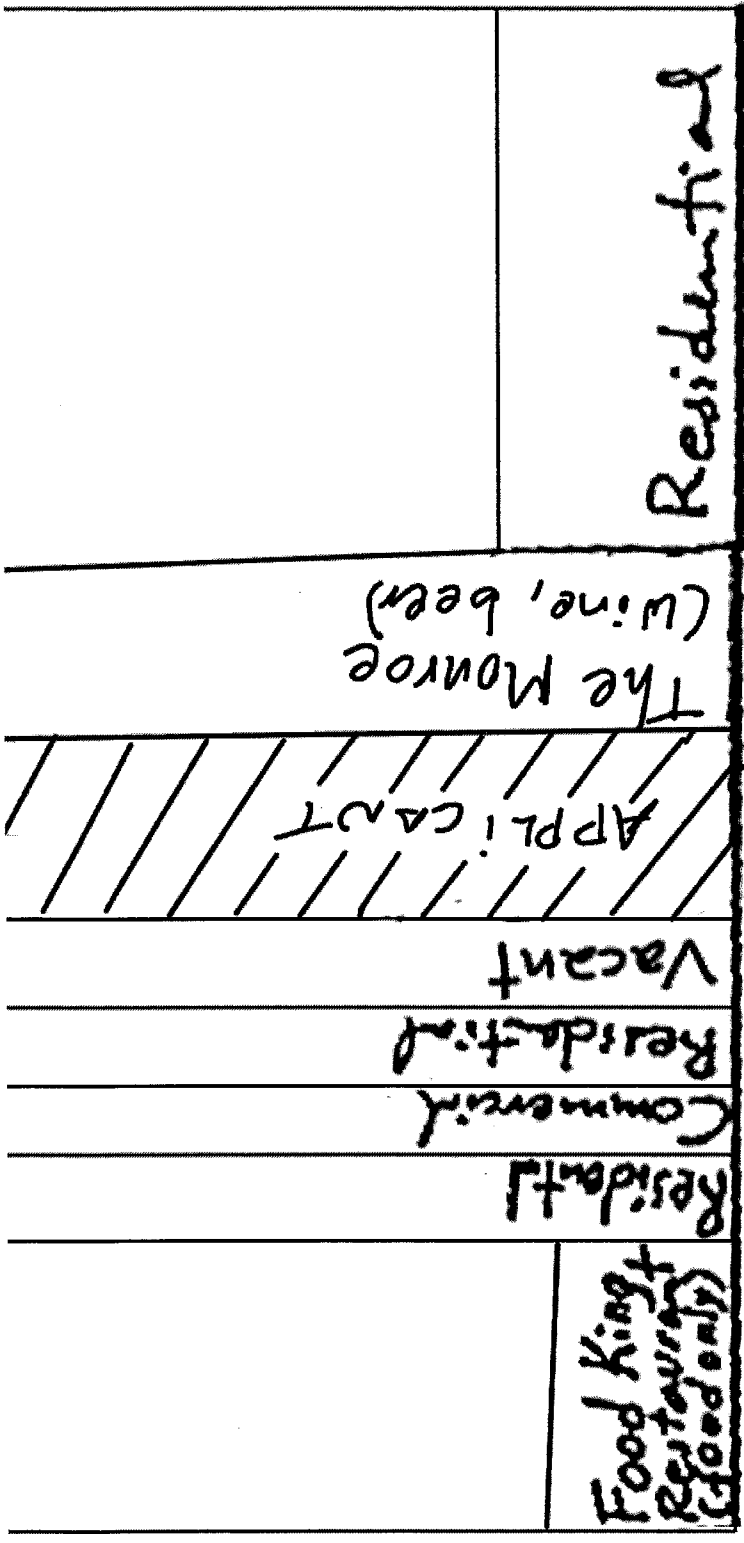
Re: 49 Monroe Street

1. Mr. Fong's - 40 Market Street - (279')
2. Dali NYC - 37 Market Street - (320')

Schools & Churches

1. USA NYC Chinatown Christian Church - 48 Market Street - (139')
 2. Chinese Evangel Mission Church - 31 Monroe Street - (333')
 3. Chinese Conservative Baptist Church - 103 Madison Street - (446')
- (Non-exclusive
Mixed
Residential
& Commercial)

Manhattan Bridge Above

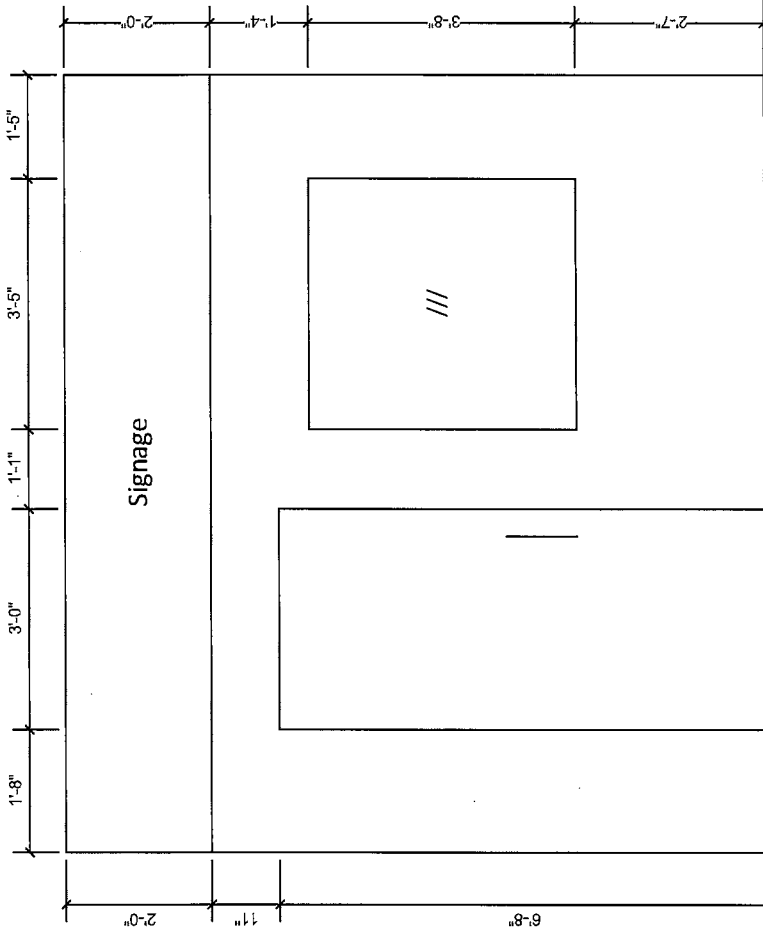


Monroe Street

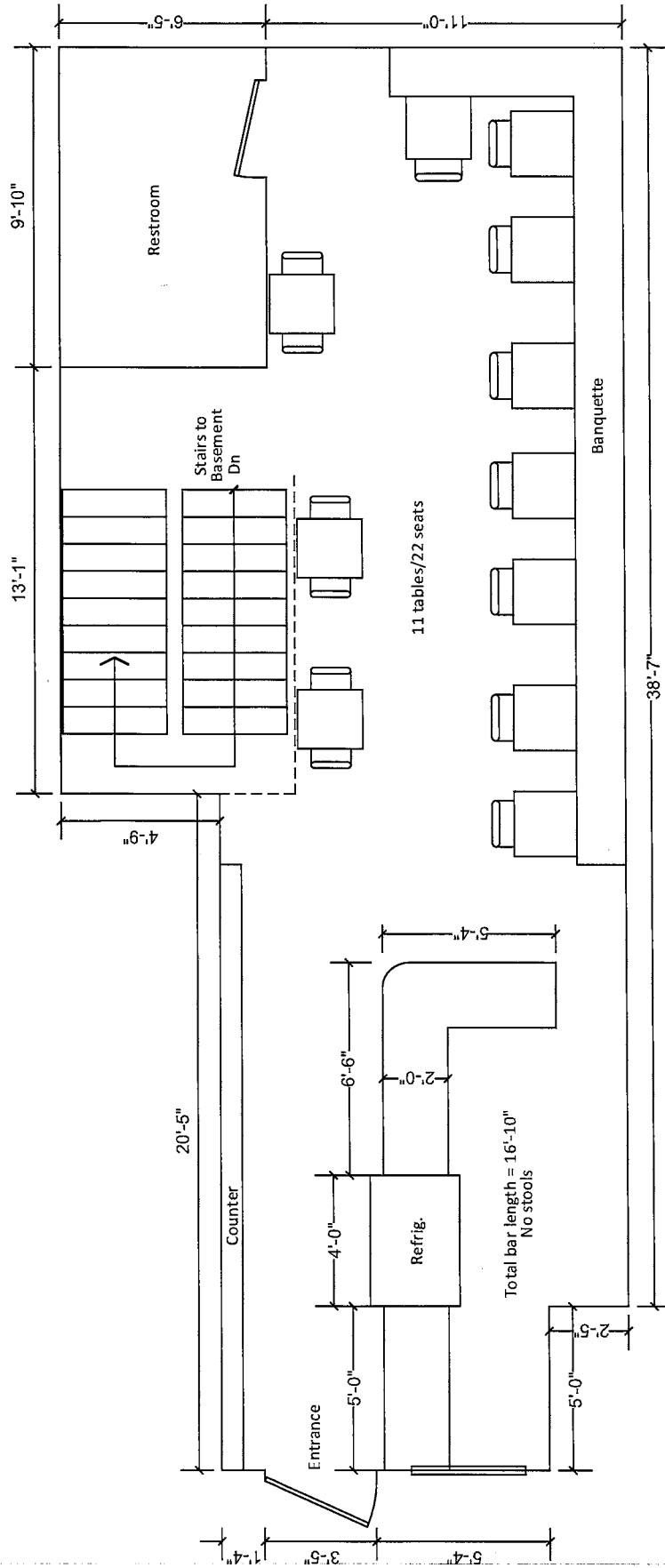
← Coleman Square →
Playground

Block Plot
47 Monroe Street
New York, NY
March 24, 2025
NOT TO SCALE

Market Street

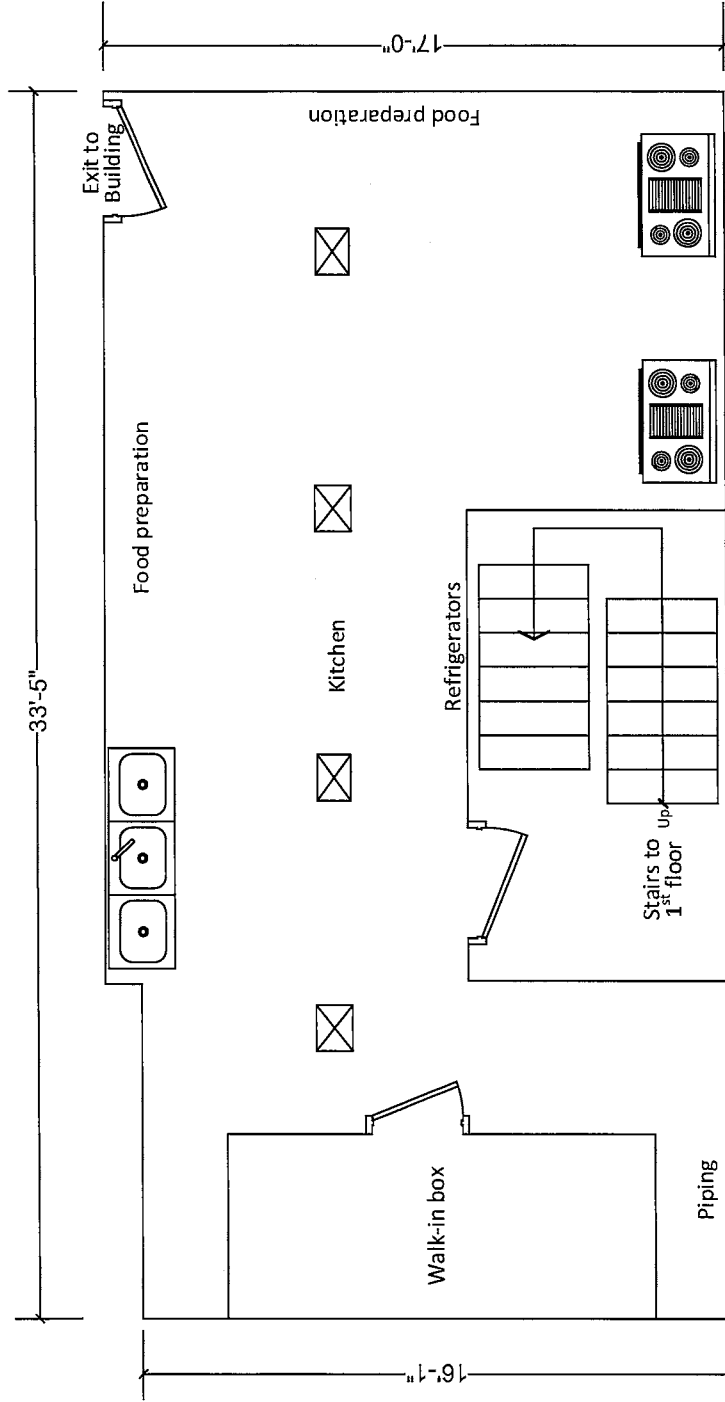


FRONT ELEVATION
47 Monroe Street
New York, NY
March 24, 2025
NOT TO SCALE



INTERIOR DIAGRAM – 1st Floor
 (Proposed)
 47 Monroe Street
 New York, NY
 March 24, 2025

NOT TO SCALE



INTERIOR DIAGRAM – Basement
(Proposed)
47 Monroe Street
New York, NY
March 24, 2025
NOT TO SCALE

LA ROSA

ALL TORTILLAS ARE FLOUR AND MADE IN HOUSE

ALL DAY BREAKFAST

[CAN BE MADE \$5 TACO OR \$15 BURRITO]

CLASICO : EGGS, HOUSE MADE CHORIZO, TOTS,
CHEDDAR, COTIJA, SALSA VERDE

GABACHO : EGGS, BACON, TOTS, CHEDDAR
SALSA ROJA

CHINCO : EGGS, TOTS, CHEDDAR, COTIJA,
HOUSE MADE SALSA VERDE

JEFE : EGGS, REFRIED BEANS, HOUSEMADE
CHORIZO, CHEDDAR, COTIJA, SALSA VERDE

VAQUERO : MESQUITE GRILLED STEAK,
EGGS, PINTO BEANS, CHEDDAR, COTIJA, SALSA VERDE

EL TOPO : MESQUITE GRILLED STEAK, EGGS,
CHARRED POBLANO, CHEDDAR, COTIJA, PINTO BEANS
TOTS, SALSA VERDE

EL ILEGAL : EGGS, AMERICAN CHEESE SLICE, BACON
KETCHUP, FRANKS RED HOT

BASICO : EGGS, CHEESE, SALSA VERDE

ALL DAY BURRITOS

[ALL \$16 EXCEPT BEAN AND CHEESE]

SONORA : MESQUITE GRILLED STEAK, CHARRED POBLANO,
CHEESE, BEANS, SALSA

CHILE RELLENO : CHILE RELLENO, REFRIED BEANS, SALSA ROJA

CALIFORNIA : MESQUITE GRILLED STEAK, GUACAMOLE, FRIES, SALSA

BEAN AND CHEESE : REFRIED BEANS, CHEESE, SALSA ROJA [\$8]

SIDES

SONORAN CHEESE CRISP : CHEESE MELTED ON CRISPED FLOUR TORTILLA
HOUSE MADE CHIPS & SALSA

GUACAMOLE
CHURROS

DRINKS

FROZEN MARGARITA [\$16]	COFFEE
SPICE FROZEN MARGARITA [\$16]	AMERICANO [\$5]
CADILLAC MARGARITA [\$16]	ESPRESSO [\$4]
MEZCALITA [\$13]	HORCHATA +
BOHEMIA CLARA [\$6]	COFFEE [\$6]
BOHEMIA NEGRA [\$7]	ICED COFFEE [\$5]
HORCHATA [\$6]	
JARRITOS [\$5]	
MEXICAN COKE [\$5]	
TOPO CHICO [\$4]	