



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) *To be submitted 04/09/2025.*
- ☒ 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). *To be submitted 04/09/2025.*

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: 03/31/2025

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

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Bar/tavern

Corporation and trade name of current license: Lesflo Enterprise LLC d/b/a Karma Sutra NYC

**APPLICANT:**

Premise address: 51 First Avenue

Cross streets: East 3rd & 4th Streets

Name of applicant and all principals: Cavan NYC Hospitality Inc.

Gene Lennon

Trade name (DBA): TBD

**PREMISE:**

Type of building and number of floors: 5 story multi unit

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 164

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

**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) 4pm - 2am (Monday - Thursday), 4pm - 4am (Friday), 12pm - 4am (Saturday)  
12pm - 2am (Sunday)

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? 18 Total number of indoor seats? 72

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2  
1 customer bar on first floor - 37 feet long, 1 customer bar in basement - 18 feet long

(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 \_\_\_\_\_  
Pub faire; please see attached menu

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? Manager

How many employees will there be? 12

Do you have or plan to install ☒ French doors ☐ accordion doors or ☒ windows? Existing

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 4

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☒ Live musician ☒ DJs ☒ Streaming services/playlists

If other type, please describe Live acoustic music only

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: Wall mounted speakers (no subs)

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? N/A

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.") Staff will monitor entrance to ensure that crowds do not form and traffic does not become congested.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 2 security personnel on busy nights

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Music will be kept at an ambient level and soundproofing will be installed, if necessary.

Is sound proofing installed? ☐ Yes ☐ No *Unknown*

If not, do you plan to install sound proofing? ☒ Yes ☐ No *Will install if needed*

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:

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#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: See attached

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. See attached

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name, address and describe the business Juke Bar - 301 East 12th Street; tavern/bar, The Mayfly - 269 East Houston St; restaurant/bar

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? 3

How many On-Premise (OP) liquor licenses are within 500 feet? 4

Is the premise within 200 feet on the same street of any school or place of worship? ☐ Yes ☒ No

**COMMUNITY OUTREACH:** Please see attached

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 bar/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 4pm - 2am; Tue 4pm - 2am; Wed 4pm - 2am;

Thu 4pm - 2am; Fri 4pm - 4am; Sat 12pm - 4am;

Sun 12pm - 2am. (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: 2 doormen on busy nights

6. ☒ I will install soundproofing, if needed

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 1 DJs per week, ☐ 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 7pm.
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: Gene Lennon

Phone Number: (914) 907-3094

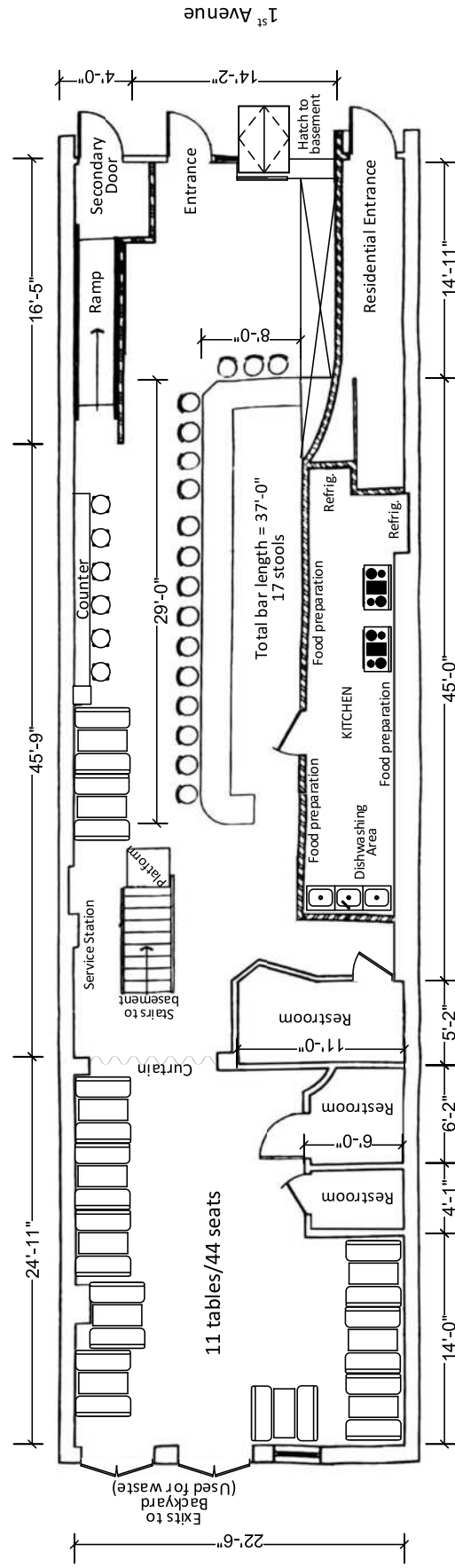
## Gene Lennon's License & Work History

### Active

- 1. Cavan Cork Tavern Inc. d/b/a Trinity Pub**  
229 East 84<sup>th</sup> Street  
New York, NY 10028  
Manhattan Community Board 8  
1995 – present
- 2. 31 Orchard Street Realty Inc. d/b/a Juke Bar**  
301 East 12th Street  
New York, NY 10003  
Manhattan Community Board 3  
2018 – present
- 3. Cavan Sligo NYC Inc. d/b/a The Mayfly**  
269 East Houston Street  
New York, NY 10002  
Manhattan Community Board 3  
2019 – present
- 4. Cavan Hospitality Inc. d/b/a Juke Bar BK**  
400 Troutman Street  
Brooklyn, NY 11237  
Brooklyn Community Board 4  
2024 – present

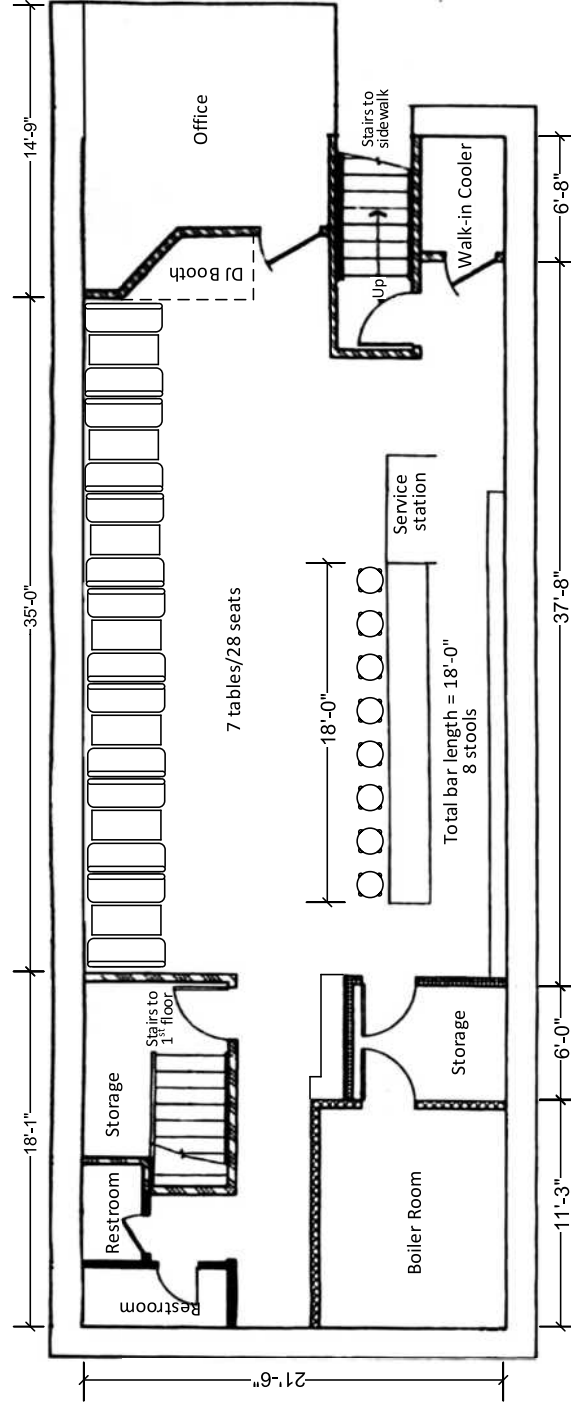
### Inactive

- 5. 1373 1st Cafe Inc d/b/a Banshee**  
1373 First Avenue  
New York, NY 10021  
Manhattan Community Board 8  
2001 – 2018
- 6. 1465 3rd Ave Rest Corp d/b/a The Gael Pub**  
1465 3rd Avenue  
New York, NY 10028  
Manhattan Community Board 8  
2005 - 2019



INTERIOR DIAGRAM – 1<sup>st</sup> Floor  
(Proposed)  
51 1st Avenue  
New York, NY  
March 21, 2025

NOT TO SCALE



1<sup>st</sup> Avenue

INTERIOR DIAGRAM – Basement  
(Proposed)  
51 1st Avenue  
New York, NY  
March 21, 2025

NOT TO SCALE



## Food

<b>MIX PICKLES</b> locally sourced from the Pickle Guys	<b>\$5</b>
<b>MARINATED OLIVES</b> oil & herbs	<b>\$5</b>
<b>CHIPS &amp; DIP</b> or celery & carrots	<b>\$8</b>
<b>salsa</b>	<b>\$9</b>
<b>roasted red pepper hummus</b>	<b>\$10</b>
<b>spinach artichoke</b>	<b>\$10</b>
<b>NACHOS</b> cheese, pico de gallo, lettuce, sour cream   add chicken +\$4	<b>\$10</b>
<b>TRUFFLE FRIES</b> parmesan, herbs, garlic aioli	<b>\$12</b>
<b>GRILLED CHEESE</b> white cheddar, bacon, tomato, add fries +\$3	<b>\$10</b>
<b>WINGS</b> 8pc - choose one: bbq   buffalo   cajun dry rub w/ celery & carrots	<b>\$13</b>
<b>KALE SALAD</b> kale, breadcrumbs, parmesan, garlic-lemon dressing	<b>\$12</b>
<b>CHICKEN TACOS</b> pico de gallo, lettuce, sour cream, salsa verde	<b>\$14</b>
<b>HOUSEMADE CHICKEN TENDERS</b> sauces - garlic chili, bbq, buffalo, cajun chipotle mayo   add fries +\$3	<b>\$12</b>
<b>FRIED CHICKEN SANDWICH</b> martin's potato bun, lettuce, sweet peppers choose one: bbq, buffalo, cajun add fries +\$3	<b>\$12</b>
<b>THE BURGER</b> smash burger, white cheddar or american cheese, lettuce, tomato, special sauce, pickles, caramelized onion, martin's potato bun   add patty +\$5 add fries +\$3	<b>\$12 pat lafrieda</b>
<b>FLATBREAD PIZZAS</b> tomato sauce, mozzarella cheese flatbread pepperoni flatbread veggie flatbread spinach, olives, mushrooms, peppers	<b>\$12</b> <b>\$14</b> <b>\$12</b>

side of fries \$4  
side of bacon \$4  
side of chicken \$6  
side of eggs \$3

## Cocktails

<b>737 \$14</b> tequila, lime, ginger, grapefruit
<b>JET FUEL \$15</b> mezcal, lemon, fennel honey, ginger
<b>OLD FASHIONED \$16</b> whiskey, brown sugar, walnut
<b>MOA MARTINI \$15</b> MOA vodka, italicus, thyme
<b>AER LINGUS \$15</b> gin, elderflower, cucumber, mint
<b>DUTCH GARDEN \$15</b> MOA vodka, strawberry, lemon, basil
<b>MIRACLE ON THE HUDSON \$15</b> gin, lemon, rosemary, cranberry, sweet vermouth
<b>RED EYE \$15</b> vodka, mr. black liqueur, nitro espresso
<b>EXIT ROW \$16</b> tequila, mezcal, jalapeño, passionfruit, lime, tajin rim
<b>THE WILD ROSE \$15</b> vodka, berry, lemongrass, rose, prosecco
<b>MILE HIGH CLUB \$15</b> rum, lemon, pear, spiced honey, amaretto, angostura
<b>LYCHEE MARTINI \$14</b> vodka, lychee puree
<b>GINGERBREAD MAN \$16</b> whiskey, coffee liqueur, ginger snap cookies, coconut, cinnamon, nutmeg
<b>STRAWBERRY GINGER LEMONADE \$7</b>
<b>MIXED BERRY LIME &amp; TONIC \$7</b>

## Mocktails

# TRADE NAME TBD

## White

**BORDEAUX BLANC**  
(Bordeaux, FR, 2022)  
\$14 gls // \$50 btl

**CHARDONNAY**  
(Bordeaux, FR, 2020)  
\$14 gls // \$50 btl

**CAPRICE COLOMBELLE**  
(Côtes de Gascognes, FR, 2021)  
\$14 gls // \$50 btl

## Red

**PINOT NOIR**  
(Bourgogne, FR, 2020)  
\$14 gls // \$50 btl

**BORDEAUX**  
(Bordeaux, FR, 2021)  
\$15 gls // \$55 btl

**Côtes Du Rhône Rouge**  
(Rhône Valley, FR, 2020)  
\$14 gls // \$50 btl

## Beer

### DRAFTS & PITCHERS

Guinness, Forever  
Ever IPA, Pilsner Urquell  
\$9 | \$32

Blue Moon, Stella Artois,  
Bluepoint Toasted Lager,  
Dogfish 60 Minute IPA,  
Sam Adams Seasonal  
\$8 | \$26

### CANS & BUCKETS

Austin East Cider \$7 | \$28  
Narragansett \$6 | \$25  
High Noon \$10 | \$40  
Radiant Pig Berry Sour \$10 | \$40  
Tecate \$5 | \$20  
Suncruiser \$10 | \$40

### BOTTLES & BUCKETS

Corona \$8 | \$32  
Kona Big Wave Golden Lager \$8 | \$32  
Bud Light \$7 | \$28  
Magner's Cider \$9 | \$34  
Angry Orchard \$8 | \$32  
Heineken \$8 | \$32  
N/A Beer \$7

## Alexandra Calderwood

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**From:** Michael Paleudis  
**Sent:** Saturday, March 15, 2025 5:02 PM  
**To:** info@evccnyc.org info@evccnyc.org (Other)  
**Subject:** Liquor License Application; 51 1st Avenue

Dear Ms. Sewell:

Our law firm represents Cavan NYC Hospitality Inc., an entity owned by Eugene Lennon. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority for a liquor license to be sited at 51 1st Avenue (presently occupied by Karma Sutra). As you may know, this location has been previously licensed with a full on-premises license since the 1970's. Our client will operate a very different concept than Karam Sutra instead operating an Irish style gastropub similar to one of Mr. Lennon's other locations in CB3, the [Mayfly](#). Our client will be seeking 2:00 am closing hours Sunday through Thursday and 4:00 am Friday and Saturday. There will be no outdoor area. Our client will meet with CB3's SLA & DCA Licensing Committee at its April meeting. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB3.

Thank you.

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**Michael J. Paleudis, Esq.**

212.837.8482 (Direct)

212.835.6768 (Main)

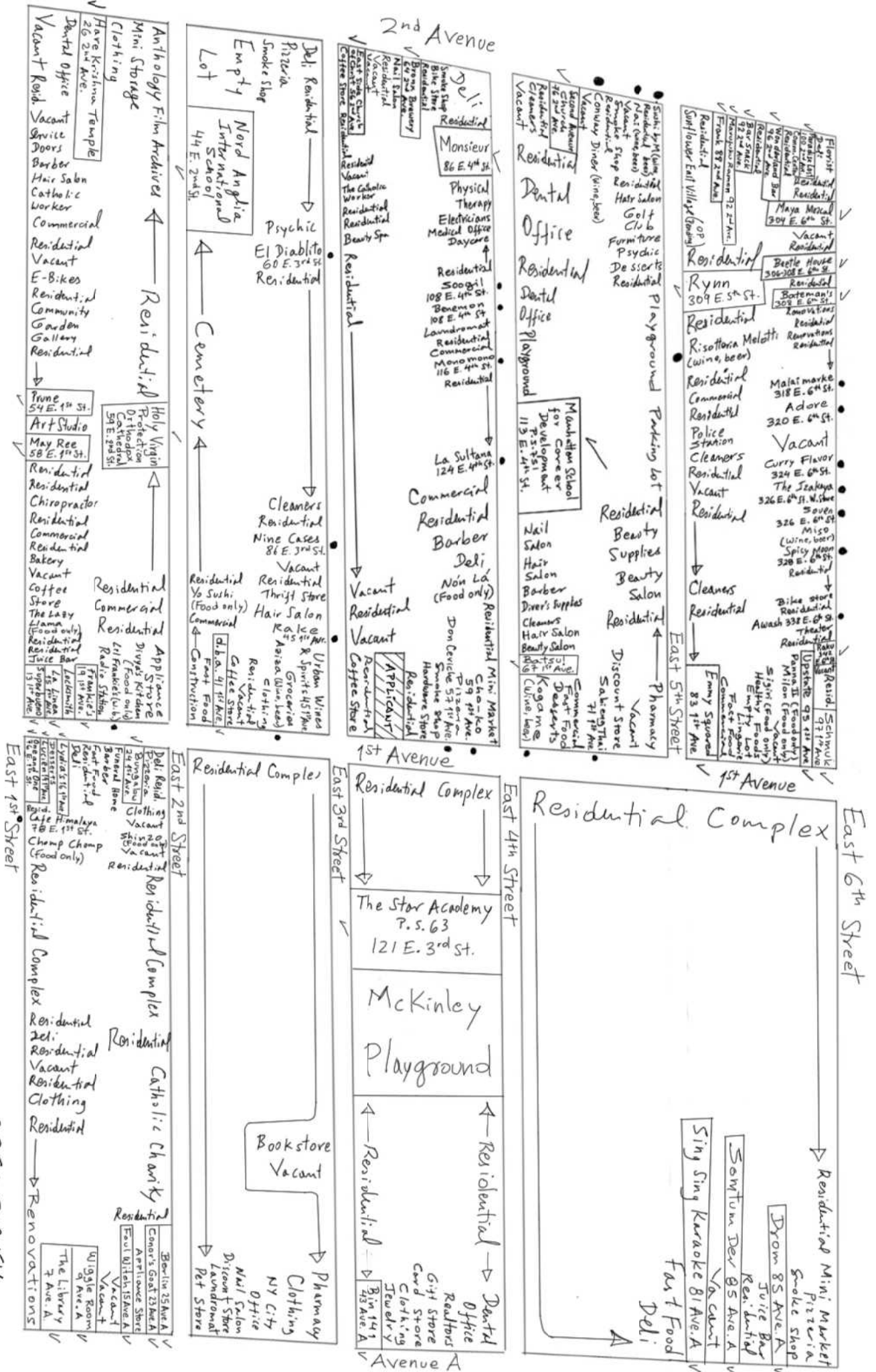
[Join Meeting Room](#)

[mjp@kplawyers.com](mailto:mjp@kplawyers.com)

[www.kplawyers.com](http://www.kplawyers.com)



**New York | New Jersey**



Re: 51 1<sup>st</sup> Avenue

1. Emmy Squared - 83 1<sup>st</sup> Avenue - (442')
2. Batsu! - 67 1<sup>st</sup> Avenue - (194')
3. d.b.a. - 41 1<sup>st</sup> Avenue - (251')
4. Bungalow - 24 1<sup>st</sup> Avenue - (471')
- > 500' 5. Drom - 85 Avenue A - (894')
6. Sonitum Der - 85 Avenue A - (880')
7. Sing Sing Karaoke - 81 Avenue A - (864')
8. Bin 141 - 43 Avenue A - (716')
9. Berlin - 25 Avenue A - (815')
10. Conor's Goat - 23 Avenue A - (825')
11. Foul Witch - 15 Avenue A - (864')
12. Wiggle Room - 9 Avenue A - (896')
13. The Library - 7 Avenue A - (907')
14. One and One - 76 East 1<sup>st</sup> Street - (607')
15. Lucien - 14 1<sup>st</sup> Avenue - (577')
16. Lydia's - 16 1<sup>st</sup> Avenue - (539')
17. Superbuono - 13 1<sup>st</sup> Avenue - (604')
18. La Linea - 15 1<sup>st</sup> Avenue - (573')
19. Frankie's - 19 1<sup>st</sup> Avenue - (531')
20. May Ree - 58 East 1<sup>st</sup> Street - (652')
21. Prune - 54 East 1<sup>st</sup> Street - (672')
22. Bronx Brewery - 64 2<sup>nd</sup> Avenue - (654')
23. Monsieur - 86 East 4<sup>th</sup> Street - (622')
24. Rynn - 309 East 5<sup>th</sup> Street - (680')
25. Frank - 88 2<sup>nd</sup> Avenue - (811')
26. Marufuku Ramen - 92 2<sup>nd</sup> Avenue - (828')
27. Bar Snack - 92 2<sup>nd</sup> Avenue - (847')
28. Wonderland Bar - 96 2<sup>nd</sup> Avenue - (856')
29. Paradise Lost - 100 2<sup>nd</sup> Avenue - (897')
30. Mayamezcal - 304 East 6<sup>th</sup> Street - (851')
31. Beetle House - 306-308 East 6<sup>th</sup> Street - (833')
32. Bateman's - 308 East 6<sup>th</sup> Street - (820')
33. Upstate - 95 1<sup>st</sup> Avenue - (585')
34. Raku - 342 East 6<sup>th</sup> Street - (646')

Schools & Churches

1. The Star Academy P.S. 63 - 121 East 3<sup>rd</sup> Street - (391')
2. Manhattan School for Career Development P.S. 751 - 113 East 4<sup>th</sup> Street - (266')
3. Nord Anglia International School - 44 East 2<sup>nd</sup> Street - (642')
4. Holy Virgin Protection Orthodox Cathedral - 59 East 2<sup>nd</sup> Street - (545')
5. Hare Krishna Temple - 26 2<sup>nd</sup> Avenue - (825')
6. East Side Church of Christ - 56 2<sup>nd</sup> Avenue - (654')
7. Second Avenue Church - 76 2<sup>nd</sup> Avenue - (697')



## Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park

Wyckoff, NJ 07481

Phone: (917) 975-5218

E-mail: landess@att.net  
landessphotographers.com

### Re: 51 1<sup>st</sup> Avenue (Beer & Wine Licenses)

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1. Sabieng Thai - 71 1<sup>st</sup> Avenue - (242')
2. Kogame - 67 1<sup>st</sup> Avenue - (192')
3. Cho-ko - 59 1<sup>st</sup> Avenue - (87')
4. Don Ceviche - 57 1<sup>st</sup> Avenue - (65')
5. Aziza - 45 1<sup>st</sup> Avenue - (188')
6. Lil' Frankie's - 21 1<sup>st</sup> Avenue - (515')
7. Cafe Himalaya - 78 East 1<sup>st</sup> Street - (637')
8. Rake - 45 1<sup>st</sup> Avenue - (146')
9. Nine Cases - 86 East 3<sup>rd</sup> Street - (181')
10. El Diablito - 60 East 3<sup>rd</sup> Street - (454')
11. La Sultana - 124 East 4<sup>th</sup> Street - (193')
12. Mono Mono - 116 East 4<sup>th</sup> Street - (269')
13. Benemon - 108 East 4<sup>th</sup> Street - (350')
14. Soogil - 108 East 4<sup>th</sup> Street - (366')
15. Conway Diner - 80 2<sup>nd</sup> Avenue - (711')
16. Nai - 84 2<sup>nd</sup> Avenue - (733')
17. Sushi by M - 300 East 5<sup>th</sup> Street - (758')
18. Risotteria Melotti - 309 East 5<sup>th</sup> Street - (679')
19. Awash - 338 East 6<sup>th</sup> Street - (656')
20. Spicy Moon - 328 East 6<sup>th</sup> Street - (692')
21. Miso - 328 East 6<sup>th</sup> Street - (695')
22. Jouen - 326 East 6<sup>th</sup> Street - (705')
23. The Izakaya - 326 East 6<sup>th</sup> Street - (712')
24. Curry Flavor - 324 East 6<sup>th</sup> Street - (715')
25. Adore - 320 East 6<sup>th</sup> Street - (739')
26. Malaimarke - 318 East 6<sup>th</sup> Street - (748')