



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) **Will submit on 05/14/2025.*
- ☒ 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). **Will submit on 05/14/2025.*

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: 05/02/2025

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: OT AT OT LLC d/b/a Offside (0340-23-133332, Exp. 02/28/2025)
previous

APPLICANT:

Premise address: 94 Avenue A, aka 501 6th Street, New York, NY 10009

Cross streets: East 6th Street/East 7th Street

Name of applicant and all principals: Elizabeth McGrath

Trade name (DBA): Corner Bistro

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 74; CofO 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): 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) 11am - 4:00am (seven 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? 17 Total number of indoor seats? 50

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

1 Customer bar on first floor, 31'5" long, 15 seats

(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 _____

Please see attached menu

What are the hours the kitchen will be open? 11:00am - 3:00am

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

How many employees will there be? 20; 6-7 per shift

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 6

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: Sonos streaming system with wall mounted 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? 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 pedestrians and traffic in front of the proposed premises to ensure no crowds form and traffic does not become congested.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 1 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. Staff will monitor recorded music to ensure it's kept at an ambient noise level and DJs will be instructed to play background music only.

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: 68 Perry Street Corp. d/b/a Corner Bistro

Address: 331 West 4th Street, New York, NY 10014 Community Board # 2

Dates of operation: 1961 - present. Elizabeth McGrath took over the business from her father in 2015.

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. ***Please see above. Elizabeth has been operating Corner Bistro in the West Village since 2015 and grew up in the business.**

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 22

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)
American bistro 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 11am-4am; Tue 11am-4am; Wed 11am-4am;
Thu 11am-4am; Fri 11am-4am; Sat 11am-4am;
Sun 11am-4am. (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 without first coming before CB3

☐ 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: 1 personnel on busy nights

6. ☐ I will install soundproofing, existing

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 mo., ☒ more than 6 private parties per year
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: Elizabeth McGrath

Phone Number: (516) 319-0099

Proposed Menu

Breakfast

Egg on a bun	\$10
Bistro Omelette	\$16
Avocado Toast	\$14
Pancakes	\$15

Burgers

Bistro Burger	\$16.75
Chili Burger	\$15.75
Cheeseburger	\$14.75
Hamburger	\$12.75
Bistro Mini	\$9.50

Sandwiches

Grilled Chicken Sandwich	\$13.75
Bistro Bello Sandwich	\$13.75
BLT Sandwich	\$10.75
Grilled Cheese	\$8.75

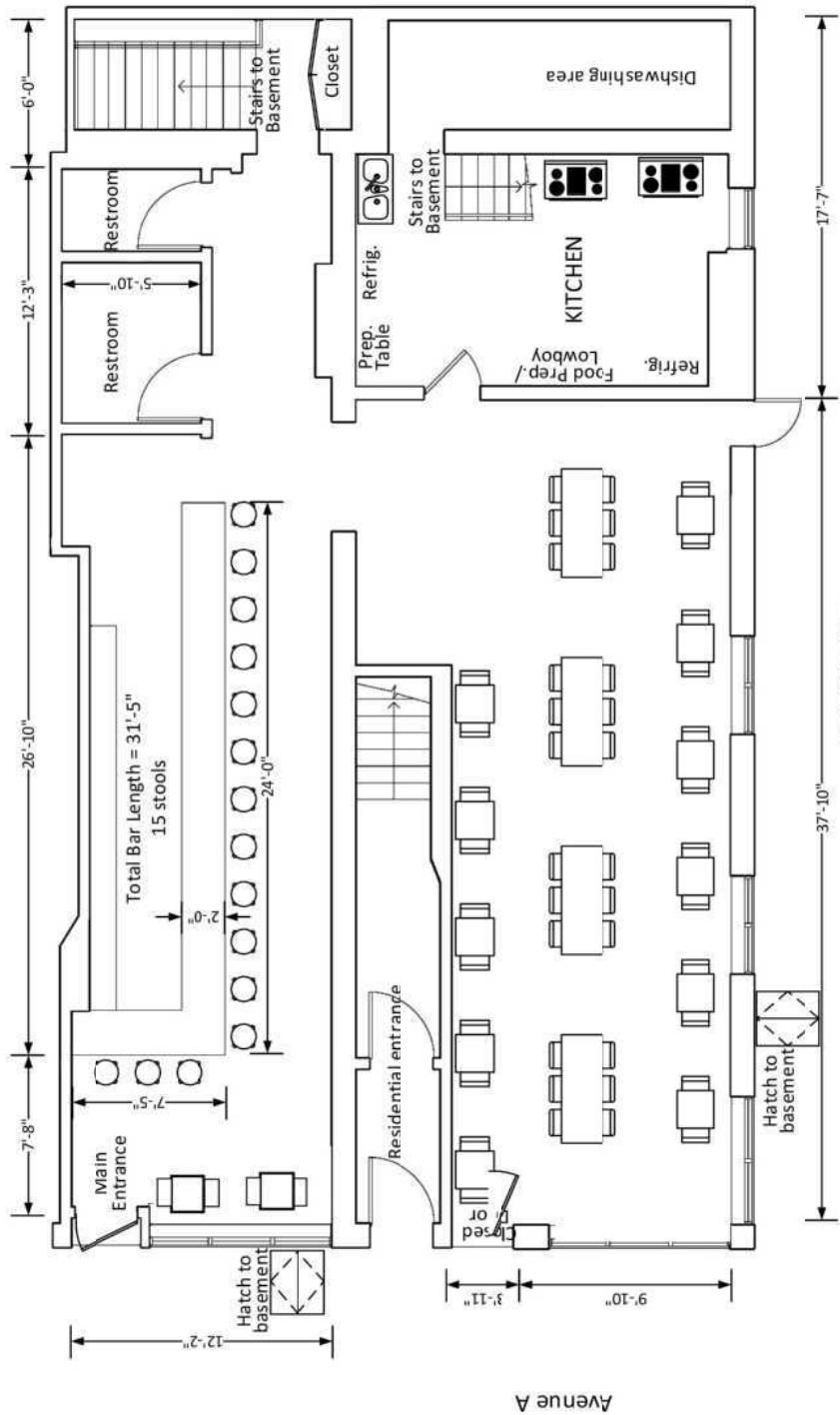
Embellish with Burger (\$12), Mini (\$8), Bacon (\$3), Chicken (\$8), Egg (\$2), Mushrooms (\$9), Cheese (\$2), Avocado (\$4)

Entrees

Meatloaf with fries or tots and a salad	\$17.75
Chopped steak with fries or tots and a salad	\$17.75

Starters & Sides

Chili Bowl	\$11.75
French Fries	\$6.50
Tater Tots	\$6.50
House Salad	\$10.75

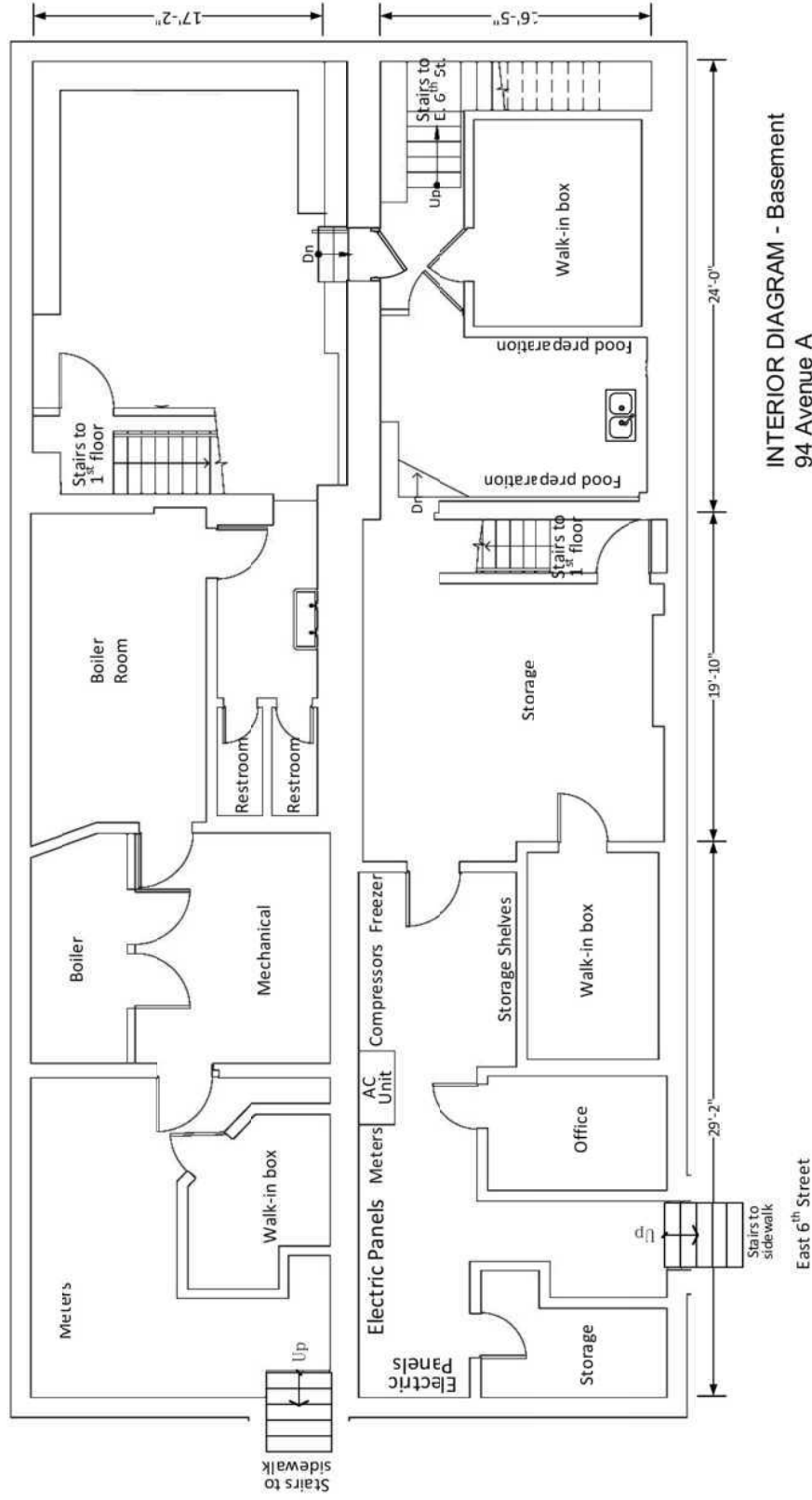


INTERIOR DIAGRAM - 1st Floor
 94 Avenue A
 New York, NY
 April 30, 2025
 NOT TO SCALE

Total Seating
 17 tables/50 seats

East 6th Street

Avenue A



INTERIOR DIAGRAM - Basement
94 Avenue A
New York, NY
April 30, 2025

NOT TO SCALE

Alexandra Calderwood

From: Michael Paleudis
Sent: Monday, April 21, 2025 12:03 PM
To: 'east5thstreetblockassociation@gmail.com'
Cc: Alexandra Calderwood
Subject: Liquor License Application; Corner Bistro East; 94 Avenue A a/k/a 501 East 6th Street

Dear Mr. Zamsky:

Our law firm represents Corner Bistro East LLC, an entity owned by Elizabeth McGrath. Ms. McGrath is the owner and operator of the storied Corner Bistro located in the West Village. 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 (SLA) for a liquor license to be sited at 94 Avenue A a/k/a 501 East 6th Street.

As you may know, this location has been previously licensed to "Offside" with a full on-premises license with 4:00 am closing hours. Our client will only occupy a portion (roughly half) of the space that was licensed by Offside. Our client will operate a very different concept than Offside, instead replicating and operating the Corner Bistro that operates in the West Village at this new location in the East Village. Our client intends to operate from 11:00 am to 4:00 am each day. Although it may apply for sidewalk or roadbed seating in the future those items will not be part of the initial application to the SLA.

Our client is schedule to meet with CB3's SLA & DCA Licensing Committee at its May 19 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. Our client is leaving the country on May 13 for preplanned travel and would ask that you keep her departure in mind in the event you do wish to meet with her in advance of the CB3 meeting.

Thank you.

Michael J. Paleudis, Esq.

212.837.8482 (Direct)

212.835.6768 (Main)

[Join Meeting Room](#)

mjp@kplawyers.com

www.kplawyers.com



New York | New Jersey

Alexandra Calderwood

From: Michael Paleudis
Sent: Monday, April 21, 2025 12:03 PM
To: info@evccnyc.org info@evccnyc.org (Other)
Cc: Alexandra Calderwood
Subject: Liquor License Application; Corner Bistro East; 94 Avenue A a/k/a 501 East 6th Street

Dear Ms. Sewell:

Our law firm represents Corner Bistro East LLC, an entity owned by Elizabeth McGrath. Ms. McGrath is the owner and operator of the storied [Corner Bistro](#) located in the West Village. 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 (SLA) for a liquor license to be sited at 94 Avenue A a/k/a 501 East 6th Street.

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Thank you.

Michael J. Paleudis, Esq.

212.837.8482 (Direct)

212.835.6768 (Main)

[Join Meeting Room](#)

mjp@kplawyers.com

www.kplawyers.com



New York | New Jersey

EXTENDED AREA SURVEY
94 Avenue A
New York, NY
April 30, 2025
NOT TO SCALE

Residential Parking Commercial
Complex

Residential
Complex

East 4th Street

East 5th Street

East 6th Street

East 7th Street

East 8th Street

East 9th Street

East 10th Street

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East 38th Street

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East 43rd Street

East 44th Street

East 45th Street

Hair Salon
Residential

Sophie's
507 E. 5th St.
Residential
Residential
Eterea
(Temporarily Closed)

Commercial
Residential
Ace
531 E. 5th St.

Residential
Dog Care
Cleaners
Lavagna
545 E. 5th St.
AKA 76 Ave. B

Art
Gallery

Nail Salon
Cleaners
Realtors
Hair Salon
Terra Thai
(Food only)
Barber
Residential
Joe's Bar
520 E. 6th St.

Community
Garden
Residential
Community
Garden

Avenue B

East 4th Street

East 5th Street

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East 26

Re: 94 Avenue A

1. Niagara - 112 Avenue A - (157')
2. Lovers of Today - 132 1/2 East 7th Street - (167')
3. 96 Tears - 110 Avenue A - (138')
4. Nightclub 101 - 101 Avenue A - (96')
5. Club Cumming - 505 East 6th Street - (123')
6. Pineapple Club - 509 East 6th Street - (170')
7. Buenos Aires - 513 East 6th Street - (218')
8. Josie's Bar - 520 East 6th Street - (332')
9. Sophie's - 507 East 5th Street - (303')
10. Nowon - 506 East 6th Street - (145')
11. Karaoke Sing Sing - 81 Avenue A - (233')
12. Somtum Der - 85 Avenue A - (192')
13. Drom - 85 Avenue A - (192')
14. Death & Co. - 433 East 6th Street - (280')
15. Cherry Tavern - 441 East 6th Street - (185')
16. Amor y Amargo - 95 Avenue A - (153')
17. Kazuza - 107 Avenue A - (146')
18. Miss Lily's - 130 East 7th Street - (154')
19. Yuca Bar - 111 Avenue A - (229')
20. St. Dymphnas - 117 Avenue A - (307')
21. Empellon al Pastor - 132 St. Marks Place - (417')
- 500' → 22. Bua - 122 St. Marks Place - (480')
23. Ace - 531 East 5th Street - (503')
24. Vazac 7B Bar - 108 Avenue B - (682')
25. Lavagna - 545 East 5th Street AKA 76 Avenue B - (656')
26. The Cabin - 205 East 4th Street - (596')
27. Caravan of Dreams - 405 East 6th Street - (607')
28. International Bar - 102 1st Avenue - (692')
29. Mala Project - 122 1st Avenue - (746')
30. The Grafton - 126 1st Avenue - (762')
31. Noreetuh - 128 1st Avenue - (772')
32. The Lions - 132 1st Avenue - (801')
33. Romeo's - 118 Saint Marks Place - (520')
34. Ten Degrees - 121 Saint Marks Place - (503')
35. Haroi House - 119 Saint Marks Place - (514')
36. Augurs Well - 115 Saint Marks Place - (527')
37. Crif Dogs - 113 Saint Marks Place - (543')
38. Cafe Mogador - 101 Saint Marks Place - (661')
39. Good Night Sonny - 134 1st Avenue - (836')
40. Lucy's - 135 Avenue A - (554')

/continue

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 94 Avenue A

Schools & Churches

1. Citylight Church - 121 East 7th Street - (369')
2. St. Stanislaus Church - 101 East 7th Street - (491')
3. Anshei Meseritz Congregation - 415 East 6th Street - (497')
4. George Jackson Academy - 104 Saint Marks Place - (603')

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (917) 975-5218
E-mail: landess@att.net
landessphotographers.com

Re: 94 Avenue A (Wine & Beer Licenses)

1. Takahashi - 85 Avenue A
2. Pylos - 128 East 7th Street
3. Giano - 126 East 7th Street
4. Jones St. Wine Bar - 122 East 7th Street
5. Ho Foods - 110 East 7th Street
6. Rosso - 127 East 7th Street
7. Ruffian - 125 East 7th Street
8. Cadence - 111 East 7th Street
9. Ladybird - 111 East 7th Street
10. Twilight Lounge - 110 1st Avenue
11. Hunan Slurp - 112 1st Avenue
12. Hen House - 120 1st Avenue
13. Unique - 120 1st Avenue
14. Dumpling Man - 100 St. Marks Place
15. Cecilia - 97 St. Marks Place
16. Kyuubi - 102 St. Marks Place
17. Alison - 110 St. Marks Place
18. Spice Brothers - 110-112 St. Marks Place
19. Craft + Carry - 116 St. Marks Place
20. Mokyo - 109 St. Marks Place
21. Moody Tongue Pizza - 123 St. Marks Place
22. Tabetomo - 131 Avenue A
23. Gruppo - 98 Avenue B
24. Tuomen - 536 East 5th Street
25. Minca - 536 East 5th Street
26. Bibi - 211 East 4th Street

Comment

Amor y Amargo
443 E. 6th St.

Residential

Laundromat

Residential

Cleaners

Residential

Nightclub 101
101 Avenue A

Vacant

Del.

Residential

107 Avenue A

Kazusa

Miss Lily's
130 E. 7th St.

Avenue A

BLOCK PLOT
94 Avenue A
New York, NY
April 30, 2025
NOT TO SCALE

Con Edison
Property

East 6th Street

APPLICANT

Residential

Center

Fitness

Residential

110 Avenue A

96 Tears

112 Avenue A

Niagara

East 7th Street