



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: 5/13/2025

Is location currently licensed? ☐ Yes ☒ No Type of license: On-Premise Retail Liquor License

If alteration, describe nature of alteration: _____

Previous or current use of the location: Food Hall with full service bar

Corporation and trade name of current license: Urban Space Market - Union Square

APPLICANT:

Premise address: 124 E 14th St. New York, NY 10003

Cross streets: 14th St; Irving Pl.; 3rd Ave

Name of applicant and all principals: Time Out New York (Manhattan) LLC; Virginia Rector

Trade name (DBA): Time Out Market

PREMISE:

Type of building and number of floors: Commercial building with 21 floors

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 336

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): C6-4

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) Mon 8am-10pm Tue 8am-10pm Wed 8am-10pm Thur 8am-10pm Fri 8am-11pm Sat 8am-11pm Sun 8am-11pm

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☒ Yes ☐ No
If yes, please describe what type: The premise will accommodate "pop-ups" for clothing retailers.

Number of indoor tables? 62 Total number of indoor seats? 219

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1

*(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 See attached addendum

What are the hours the kitchen will be open? Kitchen will open all hours of operation

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

How many employees will there be? 35-50

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

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: Full range BGM system with limited increased capability for amplified and amplified music and presentations.

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? Occasionally we will have ticketed events for food classes, performances (bands), theme nights, movie nights, cultural events.

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Social media, website.

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.") See attached Addendum

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) There will be a full-time security employed from open to close.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. The BGM system will have limiters installed to confirm with requirements.

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: There will be alcohol served in the backyard which is part of the premise property.

Please see outdoor section on appended diagram marked as "External 1233 Sq Ft"

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Time Out Market (New York) LLC

Address: 55 Water St. Brooklyn, NY 11201 Community Board # Brooklyn CB2

Dates of operation: 02/26/2018 - 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.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name, address and describe the business Time Out Market (New York) LLC
55 Water St., Brooklyn, NY 11201

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? 12

How many On-Premise (OP) liquor licenses are within 500 feet? 9

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 Food market with fully stocked bar and a stage for live events,

☒ 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 8am-10pm; Tue 8am-10pm; Wed 8am-10pm;

Thu 8am-10pm; Fri 8am-11pm; Sat 8am-11pm;

Sun 8am-10pm. (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: There will be full-time security from open to close.

6. ☒ I will install soundproofing, General acoustic installation such as planting, softer furnishes and softening hard services.

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 _____
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 4pm-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: Virginia Rector

Phone Number: 804 -615-3288

Time Out Market (Manhattan) LLC

List of Active Licenses within 700 foot of Proposed Premise

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	124 E 14th St, New York, New York, 10003
Geocode	Latitude: 40.73377 longitude: -73.98871
Report Generated On	3/31/2025

8 Closest Liquor Stores		
Name	Address	Distance
33 UNION SQUARE WEST INC License ID: 0100-23-124715 Legacy Serial No.: 1023536	140 4TH AVE NEW YORK, New York 10003	347 ft
IWM HOLDINGS LLC License ID: 0100-20-103843 Legacy Serial No.: 1213635	108 E 16TH STREET IRVING PLACE & UNION SQ EAST NEW YORK, New York 10003	692 ft
M J K LIQUORS INC. License ID: 0100-22-116767 Legacy Serial No.: 1108514	161 3RD AVENUE 15TH STREET & 16TH STREET NEW YORK, New York 10003	722 ft
PURE WINE NYC LLC License ID: 0100-22-117302 Legacy Serial No.: 1341685	86 E 10TH ST NEW YORK, New York 10003	1,114 ft
MIAT LIQUORS INC License ID: 0100-22-118312 Legacy Serial No.: 1023526	166 2ND AVE NEW YORK, New York 10003	1,479 ft
B & S ZEEMAN INC License ID: 0100-23-124908 Legacy Serial No.: 1023516	47 UNIVERSITY PLACE NEW YORK, New York 10003	1,525 ft
WINSOME WINES LLC License ID: 0100-24-105850 Legacy Serial No.: 6013867	236 3RD AVENUE NEW YORK, NY 10003	1,538 ft
FLATIRON WINES INC License ID: 0100-22-116076 Legacy Serial No.: 1343438	873 BROADWAY NEW YORK, New York 10003	1,606 ft

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

Churches within 500 feet		
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Name	Distance
Christ Lutheran Church	368 ft
Crs	407 ft
Hope Hill Church Manhattan New York City	409 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Gen Manhattan NY Sixth LP Application ID: NA-0340-24-128180	388 392 Ave of the Americas New York, New York 10011	343 ft
Han Dynasty East Village Corp Application ID: NA-0340-24-113724	98 3rd Ave New York, NY 10003	530 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CIVIC HALL LABS INC License ID: 0346-23-163620 Legacy Serial No.: 6006005	124 E 14TH ST 2ND & 3RD FLOOR NEW YORK, NY 10003	0 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC License ID: 0340-22-106032 Legacy Serial No.: 1229458	117 E 14TH STREET IRVING PLACE AND 4TH AVENUE NEW YORK, New York 10003	114 ft
106 3RD AVE NYC INC License ID: 0340-23-134935 Legacy Serial No.: 1266945	106 3RD AVE AKA 145 E 13TH ST NEW YORK, NY 10003	248 ft
127 FOURTH AVENUE RESTAURANT LLC License ID: 0340-23-138659 Legacy Serial No.: 1334548	127 4TH AVE NEW YORK, New York 10003	324 ft
SHADES OF GREEN LLC License ID: 0340-23-131261 Legacy Serial No.: 1024418	125 E 15TH STREET NEW YORK, New York 10003	356 ft
129 EAST 15TH BAR CORP License ID: 0370-24-105532 Legacy Serial No.: 6013542	129 E 15TH ST NEW YORK, New York 10003	390 ft
EBFRU LLC License ID: 0370-24-133374 Legacy Serial No.: 6042151	119 E 15TH ST AKA 15 IRVING PLACE NY NY NEW YORK, New York 10003	404 ft
DLS EVENTS LLC License ID: 0376-23-136721 Legacy Serial No.: 1315559	17 IRVING PL NEW YORK, New York 10003	434 ft
TWO GUIZE LLC TEXAS COOKIN' LLC License ID: 0340-23-137857 Legacy Serial No.: 1276520	102 3RD AVE NEW YORK, New York 10003	498 ft
HHLP UNION SQ ASSO LLC,HHLP UNION SQ LESSEE LLC; License ID: 0343-23-103211 Legacy Serial No.: 1264972	76 E 13TH ST AKA 132 4TH AVE NEW YORK, NY 10003	512 ft
LUCKY ONE ENTERPRISE INC License ID: 0340-23-136302 Legacy Serial No.: 1354446	100 3RD AVE NEW YORK, New York 10003	513 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
EAST COUNTY LOUTH INC License ID: 0340-22-104018 Legacy Serial No.: 1239837	103 3RD AVENUE NEW YORK, NY 10003	520 ft
239 ENTERTAINMENT LLC License ID: 0340-23-130161 Legacy Serial No.: 1312332	114 116 E 16TH ST NEW YORK, New York 10003	576 ft
REGAL CINEMAS, INC License ID: 0340-23-138256 Legacy Serial No.: 1324674	850 BROADWAY NEW YORK, New York 10003	581 ft
K H T ENTERPRISES INC License ID: 0340-23-133393 Legacy Serial No.: 1183615	222 EAST 14TH STREET NEW YORK, New York 10003	628 ft
HAN DYNASTY NYU CORP License ID: 0340-23-135969 Legacy Serial No.: 1287485	90 3RD AVE NEW YORK, New York 10003	638 ft
MAX BRENNER UNION SQUARE LLC License ID: 0340-22-104155 Legacy Serial No.: 1178781	841 BROADWAY 13TH ST. & 14TH STS NEW YORK, New York 10003	646 ft
SOOTHR LIMITED License ID: 0340-22-105329 Legacy Serial No.: 1324695	204 E 13TH ST NEW YORK, New York 10003	649 ft
Frado Inc. License ID: 0340-24-137069 Legacy Serial No.: 6045923	218 E 14th St New York, New York 10003	717 ft
Hakim Hospitality LLC License ID: 0340-24-138963 Legacy Serial No.: 6047841	817-819 Broadway New York, NY 10003	720 ft
FACILITY CONCESSION SERVICES LLC License ID: 0417-23-140305 Legacy Serial No.: 1302162	119 125 E 11TH ST NEW YORK, New York 10003	736 ft

Time Out Market (Manhattan) LLC

Diagram of Proposed Premise

Area per sqm / ft	Proposed
Total Floor Area	969 m2 (10,436 sq ft)
Total Floor FOH	750 m2 (8,075 sq ft)
Total Floor BOH	219 m2 (2,361 sq ft)

Total Covers 336

% Split FOH/BOH	78 / 22
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qty

Hot Kitchens	6
Cold Kitchens/C&G	1
Bars - Small	1
Stage - Small	1

Front of House FOH Seating	
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Kitchen seats	
Covers - 35	

Main Area - Tables	
Covers - 219	

Bar Seating	
Covers - 10	

External Seating	
Covers - 72	



Lower Ground BOH - DESIGN TBC

Proposed Ground Floor Plan - Test Fit Option B

TimeOut
MARKET

FEASIBILITY STUDY

REVISION	DATE
1.00	28/02/2024
2.00	01/03/2024
3.00	03/03/2024
4.00	05/03/2024
5.00	07/03/2024

PROJECT
EDT Manhattan ZERO Irving -
Test Fit

DRAWING
Proposed Ground Floor & Lower
Ground BOH - Option B

SCALE
1:150 @A3

DRAWING NO.
98

REVISION
R3

Time Out Market (Manhattan) LLC

Block diagram of Surrounding Area

