

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: September 24, 2025

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Illegal cannabis shop

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 422 East 9th Street

Cross streets: First Avenue and Avenue A

Name of applicant and all principals: DJF Collective LLC

Daniel Frehner; Cheyenne Garcia

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: 5 story mixed use

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- LNO

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): R8B

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) Sunday-Wednesday 10:00am-12:00am; Thursday 10:00am-1:00am;
Friday and Saturday 10:00am-2:00am

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? 13 Total number of indoor seats? 38

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/6

one / Approx 14' x 7' 7" / Middle Left side
(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 _____

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? _____

How many employees will there be? 10-12

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: _____

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? _____

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 discourage loiterers on the sidewalk and taxis and Ubers will be encouraged to drop off and pick up quickly and quietly.

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 above employee will supervise the exterior, the interior will be maintained by staff and ownership

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: _____

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 _____

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. N/A

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.

Cheyenne Garcia

Black Trumpet Bistro, Portsmouth NH
Bartender
May 2015 - June 2025

Strafford Farms, Dover, NH
Server
May 2012 - August 2016

Daniel Frehner

The Water House in Peterborough NH, bartending
Lexie's Joint in Portsmouth NH, serving
Poco's Bow Street Cantina in Portsmouth NH, bartending
Black Trumpet Bistro in Portsmouth NH, bartending

May 2017 to January 2018
Jan 2018 to December 2018
December 2018 to September 2019
September 2019 to December 2021

LOCATION:

How many licensed establishments are within 1 block? Please see attached

How many On-Premise (OP) liquor licenses are within 500 feet? Please 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) _____ restaurant, or
☒ I will operate a cafe/bar _____
☐ 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 10:00am-12:00am; Tue 10:00am-12:00am; Wed 10:00am-12:00am;
Thu 10:00am-1:00am; Fri 10:00am-2:00am; Sat 10:00am-2:00am;
Sun 10:00am-12:00am. (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, where 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 _____ DJs per _____, ☐ more than 1-2 private parties per 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 7:00pm.
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: Daniel Frehner

Phone Number: (603) 831-9494

422 E 9TH STREET NEW YORK, NY

CAHOOTS NYC

CAFE BY DAY
BAR BY NIGHT

PASTRIES

CROISSANT	\$5.50
PAIN SUISSE	\$6
ALMOND CROISSANT	\$6.5
SEASONAL DANISH	\$6.5
SEASONAL TARTE	\$6.5
CANNELLE	\$4

CHARCUTERIE

HOUSE SELECTION OF CHEESE AND MEATS

served with house mustard,
pickle, condiment + toast

CHOICE OF 2 \$16
CHOICE OF 5 \$32

PECKISH

GRANOLA BOWL	\$12
Skyr, Fruit, Local Granola, Honey Drizzle	
AVOCADO TOAST	\$12
Avocado, Citrus, Chili Oil, Multi-Grain Sourdough	

SANDWICHES

JAMBON BEURRE	\$17
Jambon de Paris, Butter, Gruyere, House Mustard on Baguette	
MORTADELLA	\$17
Burrata, Pistachio Cream on Olive Focaccia	
PROSCIUTTO + N'DUJA	\$17
Camembert, Pickled Red Onion, Greens on Focaccia	
MEDITERRANEAN	\$17
Feta, Tomato, Cucumber, Arugula, Roasted Eggplant Spread on Focaccia	

SWEETS

GELATO	\$9
EVOO, Flaky Salt	
AFFOGATO	\$9
House Espresso, Gelato	
DARK CHOCOLATE	\$9
Butter, Baguette	

Proximity Report For:	
Location	422 E 9th St, New York, New York, 10009
Geocode	Latitude: 40.72757 Longitude: -73.98387
Report Generated On	10/7/2025

8 Closest Liquor Stores		
Name	Address	Distance
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	309 ft
SAKAYA INC License ID: 0100-22-116932 Legacy Serial No.: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, New York 10003	908 ft
CONVIVE PARTNERS LLC License ID: 0100-22-117111 Legacy Serial No.: 1290950	196 AVENUE A NEW YORK, New York 10009	975 ft
BRIX NYC LLC License ID: 0100-22-117087 Legacy Serial No.: 1298290	170 AVENUE B STORE SOUTH NEW YORK, NY 10009	1,148 ft
MIAT LIQUORS INC License ID: 0100-22-118312 Legacy Serial No.: 1023526	166 2ND AVE NEW YORK, New York 10003	1,168 ft
CARMAD INC License ID: 0100-21-114480 Legacy Serial No.: 1023546	224 226 1ST AVE NEW YORK, New York 10009	1,277 ft
S & P LIQUOR & WINE CORP License ID: 0100-22-117172 Legacy Serial No.: 1281498	89 2ND AVE NORTH STORE NEW YORK, New York 10003	1,438 ft
MRN LIQUOR INC License ID: 0100-21-115430 Legacy Serial No.: 1284586	16 ST MARKS PL NEW YORK, New York 10003	1,542 ft

Schools within 500 feet		
Name	Address	Distance
GEORGE JACKSON ACADEMY	104 ST MARKS PL NEW YORK, NY 10009	232 ft

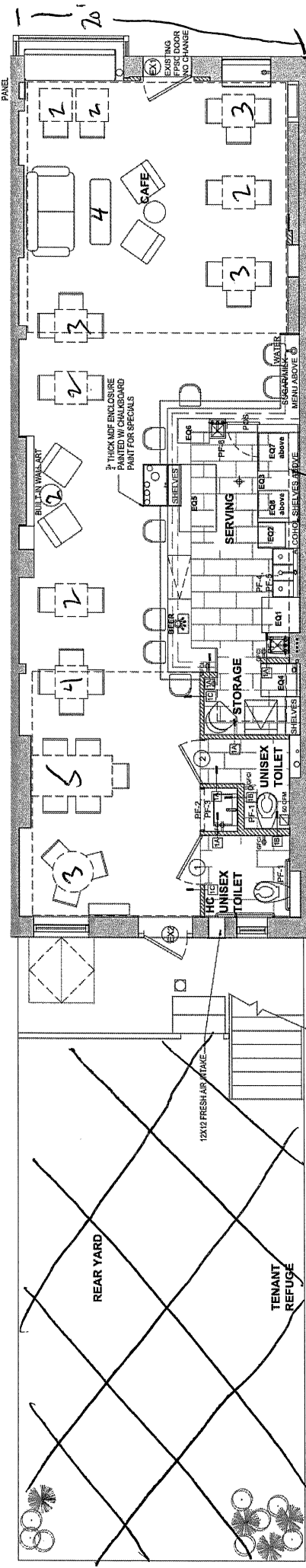
Churches within 500 feet	
Name	Distance
The Statesmen Lounge	297 ft
St Nicholas Of Myra Orthodox Church	362 ft
St. Mary's American Orthodox Greek Catholic Church	378 ft
CityLight Church	378 ft
St. Stanislaus Bishop And Martyr RC Church	383 ft
Taurus Seventh E	400 ft
Tenth Street Church Of Christ	400 ft
Ukranian Assembly Of God	442 ft
Trinity Grace Church East Village	461 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Eighteen To One LLC Application ID: NA-0370-25-121169	143 1st Ave North Store New York, NY 10003	408 ft
PDS Dreams LLC Application ID: NA-0340-25-120381	162 Avenue A New York, New York 10009	578 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BAC 115 CORP License ID: 0340-23-133952 Legacy Serial No.: 1287332	115 ST MARKS PL STORE 1 NEW YORK, NY 10009	184 ft
CRIF DOGS ST MARKS LLC License ID: 0370-23-130584 Legacy Serial No.: 1333902	113 ST MARKS PL NEW YORK, NY 10009	184 ft
SADA THREE LLC License ID: 0340-22-111058 Legacy Serial No.: 1280002	132 ST MARKS PL NEW YORK, New York 10009	215 ft
118 RESTAURANT LLC License ID: 0340-23-138322 Legacy Serial No.: 1322976	118 SAINT MARKS PL NEW YORK, NY 10009	229 ft
KING ME KONG LLC License ID: 0340-22-109058 Legacy Serial No.: 1310387	119 SAINT MARKS PL STORE #2 OR FRNT2 NEW YORK, New York 10009	235 ft
Tramps Like Us LLC License ID: 0340-25-103562 Legacy Serial No.: 6053021	412-414 E 9th St New York, New York 10009	235 ft
BUA NEW YORK LLC License ID: 0370-24-131807 Legacy Serial No.: 6040513	122 SAINT MARKS PLACE NEW YORK, New York 10009	250 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
241 ON ST MARKS CORP License ID: 0370-23-161739 Legacy Serial No.: 6004105	121 ST MARKS PL NEW YORK, NY 10009	269 ft
RIVKA INC License ID: 0340-22-107112 Legacy Serial No.: 1155091	101 ST MARKS PLACE NEW YORK, New York 10009	294 ft
WISHBONE PRODUCTIONS INC License ID: 0370-24-106677 Legacy Serial No.: 6014701	141 AVENUE A AKA 442 E 9TH STREET NEW YORK, New York 10009	306 ft
BIG LEE AND SASHAS INC License ID: 0370-24-103287 Legacy Serial No.: 6011270	140 1ST AVE NEW YORK, New York 10009	306 ft
LucysNYC LLC License ID: 0370-25-107359 Legacy Serial No.: 6056884	135 Avenue A New York, New York 10009	307 ft
130 SAINT MARKS LLC License ID: 0340-25-100936 Legacy Serial No.: 6050349	130 ST MARKS PL WESTERLY STORE NEW YORK, NY 10009	312 ft
ANIMALS GROUP INC License ID: 0340-22-112472 Legacy Serial No.: 1323698	90 ST MARKS PL AKA 132 1ST AVE NEW YORK, New York 10009	355 ft
LITTLE REBEL INC License ID: 0370-23-138770 Legacy Serial No.: 1285359	134 1ST AVE NEW YORK, New York 10009	384 ft
NOREETUH RESTAURANT LLC License ID: 0340-22-108213 Legacy Serial No.: 1337700	128 1ST AVE NEW YORK, New York 10009	411 ft
NONPLUSSED LEGERDEMAIN LLC License ID: 0340-22-107988 Legacy Serial No.: 1340150	119 AVENUE A NEW YORK, New York 10009	426 ft
First Avenue Dining LLC License ID: 0340-25-124673 Legacy Serial No.: 6074910	135 1st Ave New York, New York 10003	428 ft
Fuwa Fuwa New York Inc License ID: 0340-25-111364 Legacy Serial No.: 6060994	153 1st Ave New York, New York 10003	445 ft
ST DYMPHNAS LLC License ID: 0370-23-136761 Legacy Serial No.: 1316327	117 AVENUE A NEW YORK, NY 10009	445 ft
NUDIBRANQUIO LLC License ID: 0340-22-108365 Legacy Serial No.: 1340390	125 127 1ST AVE NEW YORK, New York 10003	449 ft
1465 CDM INCORPORATED License ID: 0370-23-132483 Legacy Serial No.: 1140940	126 1ST AVENUE NEW YORK, New York 10009	455 ft
MALA PROJECT EAST VILLAGE LLC License ID: 0340-22-112812 Legacy Serial No.: 1319413	122 1ST AVE NEW YORK, New York 10003	460 ft
TAQUERIA SAINT MARKS PLACE INC License ID: 0340-23-139171 Legacy Serial No.: 1282265	79 SAINT MARKS PL NEW YORK, New York 10003	489 ft
TOZZER LTD License ID: 0340-23-130815 Legacy Serial No.: 1053133	112 AVENUE A NEW YORK, New York 10009	494 ft
CGJC HOLDINGS LLC License ID: 0340-22-109281 Legacy Serial No.: 1305172	168 1ST AVE NEW YORK, New York 10009	495 ft
BARMAR, L.L.C. License ID: 0340-22-109758 Legacy Serial No.: 1108851	77 ST MARKS PLACE NEW YORK, New York 10003	498 ft

51' 10"



Total
Bar Length Approx
14' x 77"

- 13 Tables
- 38 Seats
- 6 Bar stools
- 2 Counter seats

