

HELBRAUN || LEVEY

●LD MAN BAR LLC
31-33 2ND AVENUE
NEW YORK, NY 10003

MANHATTAN COMMUNITY BOARD 3



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: NOVEMBER 10, 2025

Is location currently licensed? ☐ Yes ☒ No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: VACANT COMMERCIAL RETAIL, PET STORE, BAR(2012, PRIOR TO CONSTRUCTION)

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 31-33 2ND AVENUE NEW YORK, NY 10003

Cross streets: EAST 1ST AND EAST 2ND STREETS

Name of applicant and all principals: OLD MAN BAR LLC

MATTHEW WEBBER, BEN ALTMAN, ANDY SIMMONS AND HOLLY SIMMONS

Trade name (DBA): PENDING

PREMISE:

Type of building and number of floors: MIXED-USE, 6 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 CO TOTAL OCCUPANCY PERMITTED IS 275

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): 457-29

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) 8AM-2AM, 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: N/A

Number of indoor tables? 26 Total number of indoor seats? 103

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2 BARS - 25 SEATS TOTAL. 1 BAR ON GROUND FL, 1 BAR IN BASEMENT/CELLAR.

(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 MENU ATTACHED

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? 20

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: BACKGROUND LEVEL (GROUND FL) - DJ ONLY IN BASEMENT

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.") PLEASE SEE THE ATTACHED

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 7 days a week - minimum of 3 security personnel

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. PLEASE SEE THE ATTACHED

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:
NO

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: PLEASE SEE A LIST, ATTACHED

Address: PLEASE SEE LIST, ATTACHED Community Board #

Dates of operation: PLEASE SEE LIST, ATTACHED

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 N/A

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? 2, AND ONE PENDING

How many On-Premise (OP) liquor licenses are within 500 feet? 14

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

*this place of worship is non-bonafide

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 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 8AM-2AM; Tue 8AM-2AM; Wed 8AM-2AM;
Thu 8AM-2AM; Fri 8AM-2AM; Sat 8AM-2AM;
Sun 8AM-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: _____
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 10 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 _____.
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: MATTHEW WEBBER

Phone Number: 646-623-7498

License History

The Ripple Room • Bowery NYC

Carousel • Bushwick

Lou's Athletic Club • Bushwick

Twins Lounge • Greenpoint

The Coyote Club • Bed Stuy

Carmelo's • Bushwick

Birdy's Bar • Bushwick

Old Stanley's Bar • Bushwick

31 2nd Avenue Food Menu

Pork soup dumplings — \$8

Steamed dumplings containing pork and broth.
Watch out for the soup when you bite in! (4 pieces)

Chicken soup dumplings — \$8

Steamed dumplings containing chicken and broth.
Take care to not burst the dumpling! (4 pieces)

Chicken and cabbage dumplings — \$8

Minced chicken in wheat wrappers. (4 pieces)

Pork and shrimp dumplings — \$8.50

Minced pork and shrimp in wheat wrappers. (4 pieces)

Gluten-free chive, pork, and shrimp dumplings — \$9

(4 pieces)

Edamame dumplings — \$8.50

Edamame, mushrooms, and Chinese chives in wheat wrappers. (4 pieces)

House special roast pork bun — \$7

Steamed wheat flour bun; filled with pork and caramelized onions (1 piece)

Stuffed scallion pancakes — \$7.50

Wheat flour batter mixed with scallions, then stuffed with more scallions, and finally fried (4 pieces)

Turnip cakes with taro crust — \$9.50

Shredded turnip with mushrooms; topped with fried taro crust and served with hoisin aioli.

Smashed cucumber salad — \$5

Zesty side of cucumbers, mixed with black vinegar, raw garlic, chili, tamari, and Szechuan peppercorn for a kick.

Menu powered by



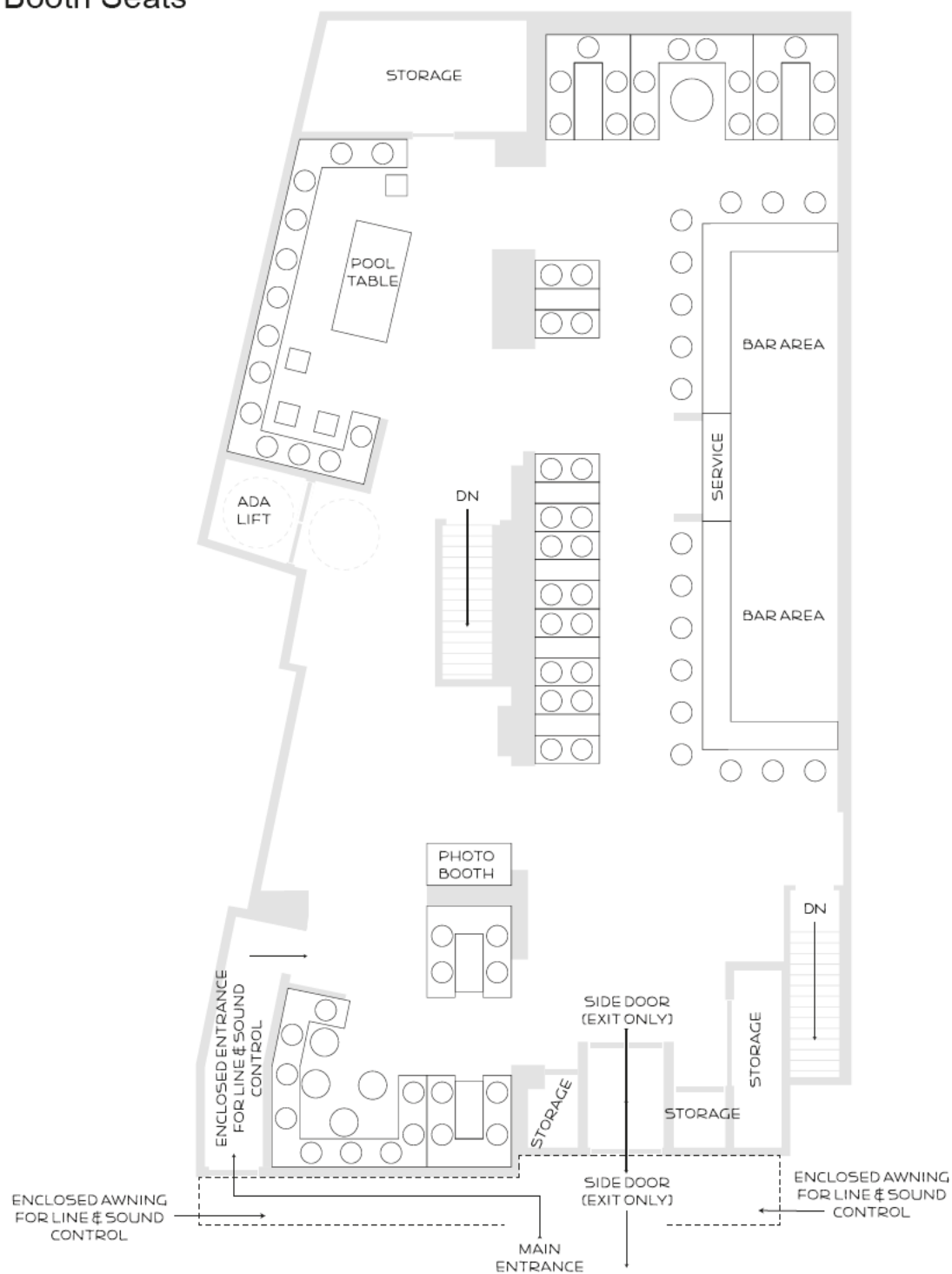
10 Kenmare St.

31 2nd Ave Ground Level

83 Seats Total

17 Bar Stools

66 Booth Seats



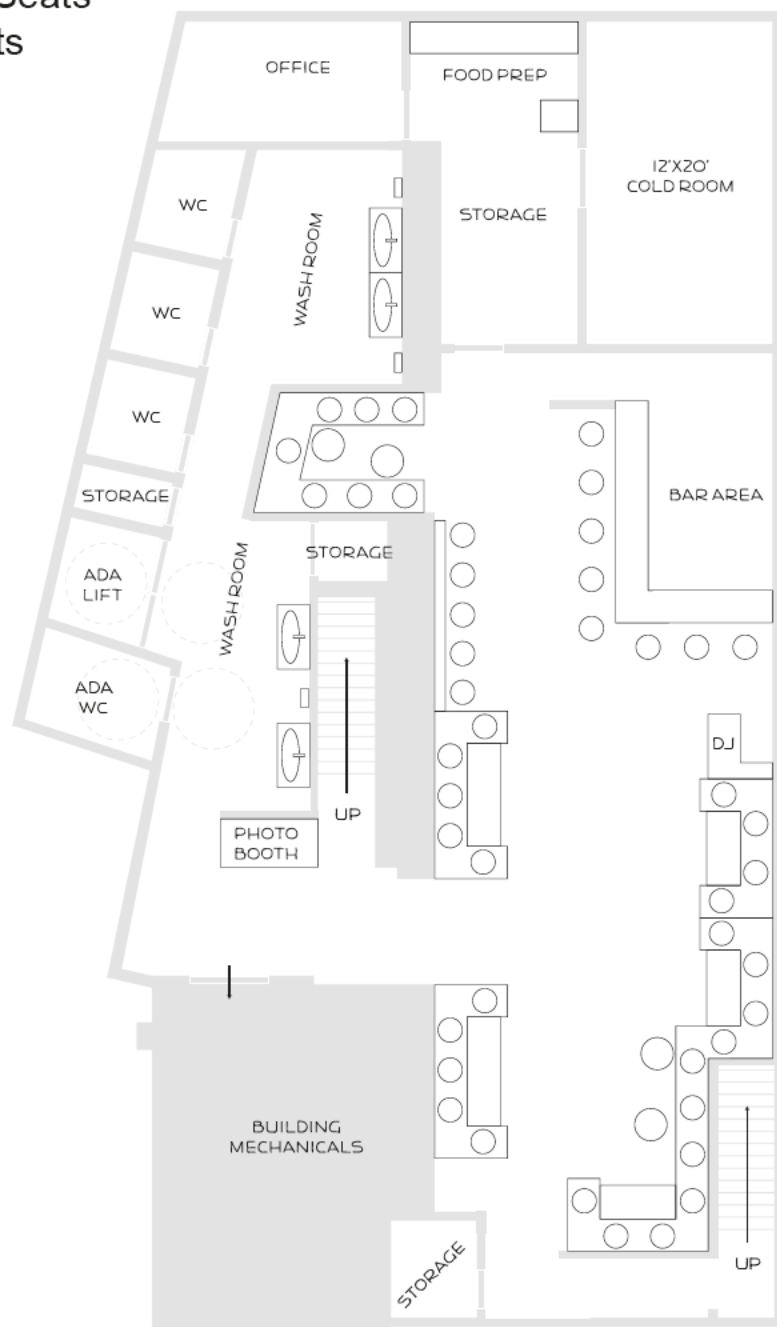
31 2nd Ave
Lower Level

45 Seats Total

8 Bar Seats

5 Drink Shelf Seats

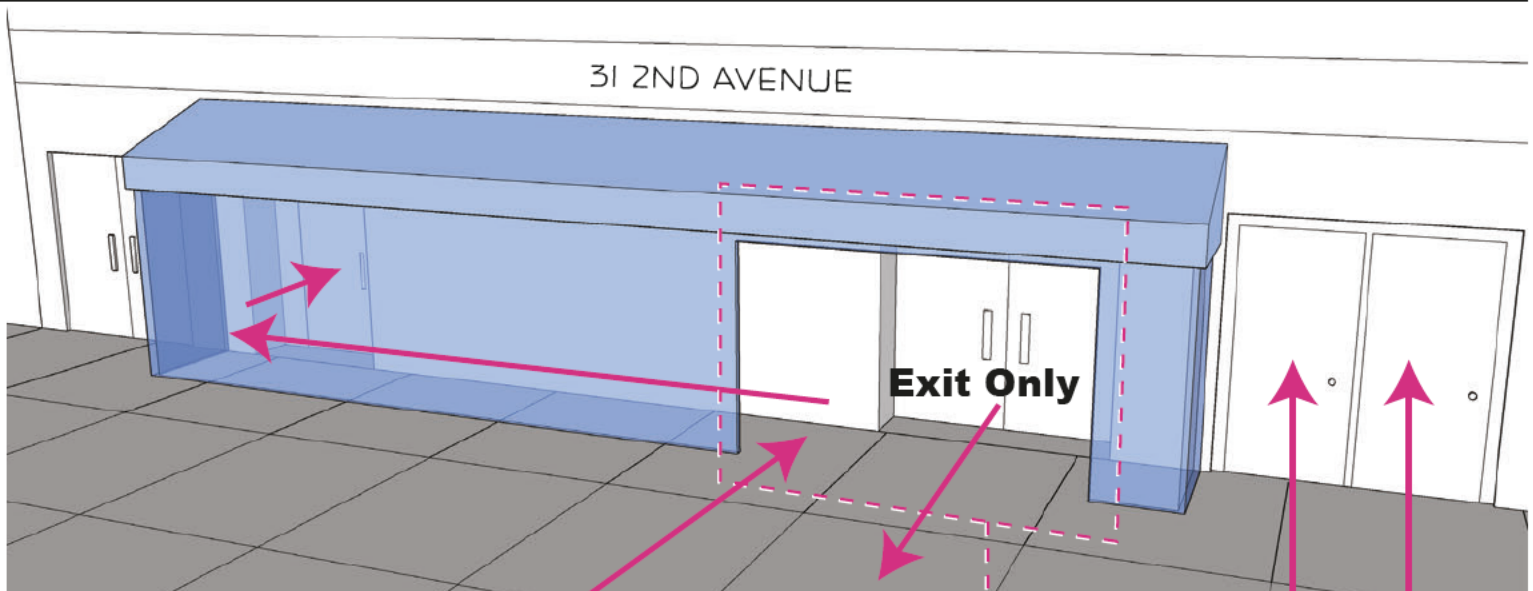
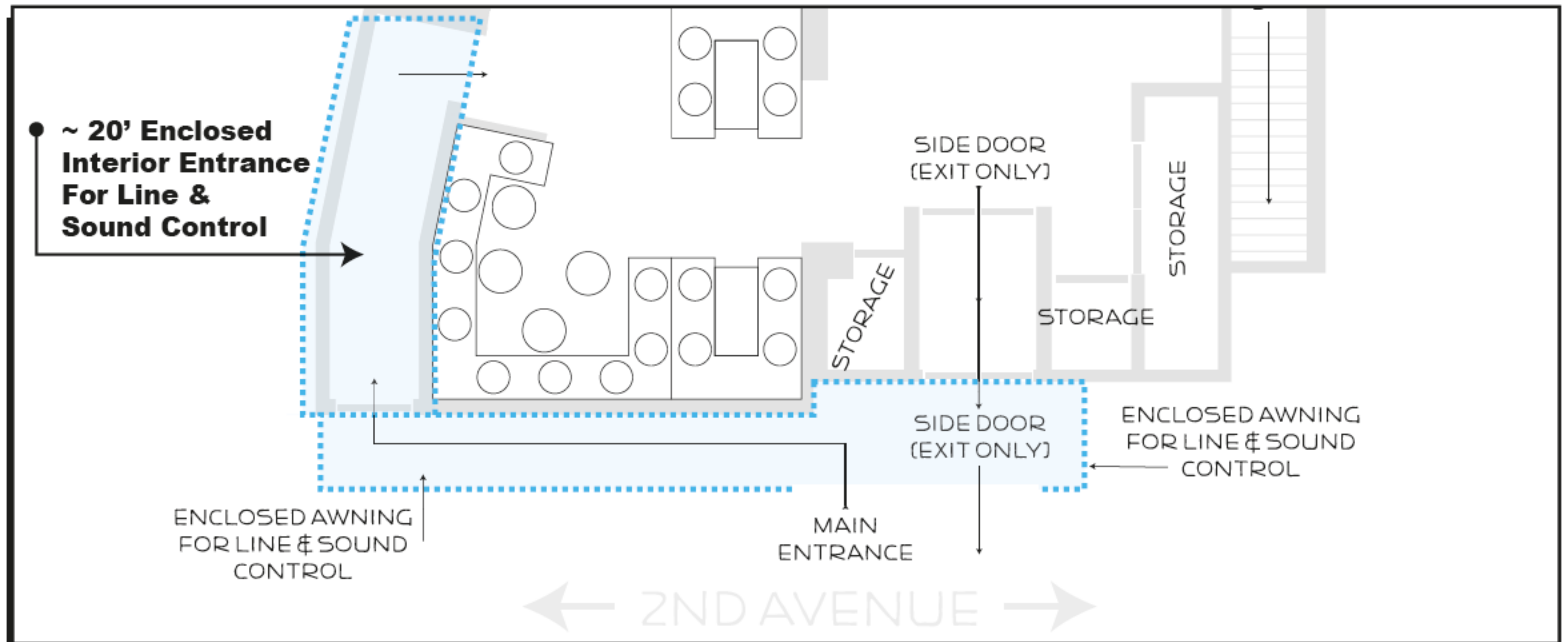
32 Booth Seats



31 2nd Ave

Sound Dampening Awning and Interior Entrance Hallway

- Sound dampening enclosure to minimize noise created by guests, both coming and going.
- Guests enter through awning then an interior entrance hallway, thus limiting the amount of people standing in front of the building and noise potential. Approximately 35 linear feet of enclosed area.
- Security personnel at street entrance provide additional support.



**Entrance
monitored
by security
to minimize
noise**

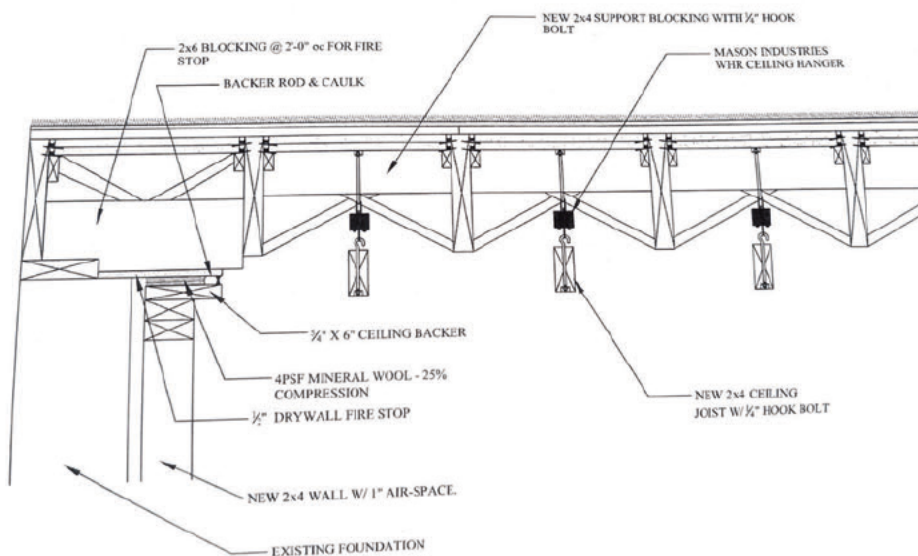
Entrance

**Garbage Storage
/Basement Access**

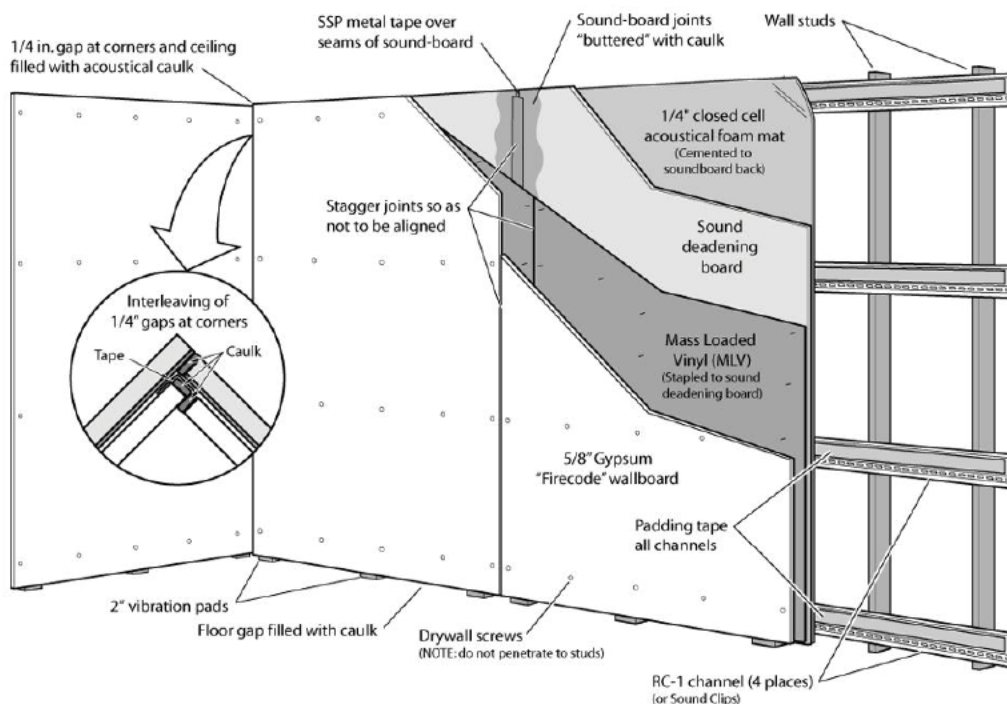
31 2nd Ave Interior Sound Proofing

We will hire sound proofing professionals to ensure the very best isolation and minimize any bleed from the space. We have contacted Alan Fierstein from Acoustilog as well as Gabriel Check from Vera Forma, who we have used in the past to great success. His company did a walk through of the 31-33 2nd avenue and proposed we drop the ceilings and use a system similar to the one shown below.

Sound Control Ceiling



Sound Control Wall



31 2nd Ave Security Plan

Subject to change as conditions require

**Security 7 days a week,
provided by Montro Protection.**

Minimum of 3 persons at all times.

Sun-Wed

4pm - 8pm

3 persons - 1 at Entrance, 2 floating

8pm - Closing

**5 persons - 1 at Entrance, 1 at Side
Exit (exit only) 2 floating, 1 at
Restrooms**

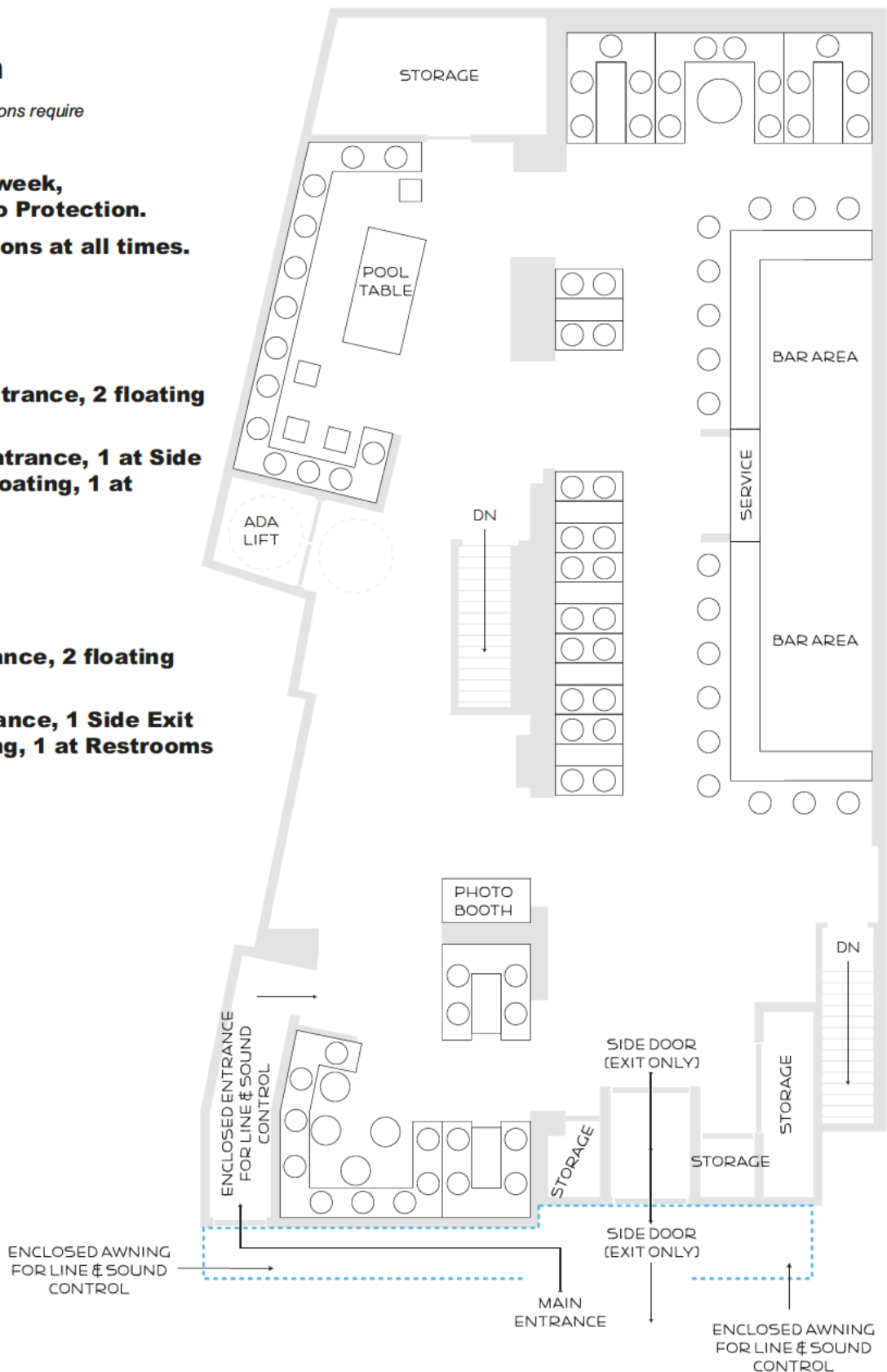
Thu-Sat

4pm - 6pm

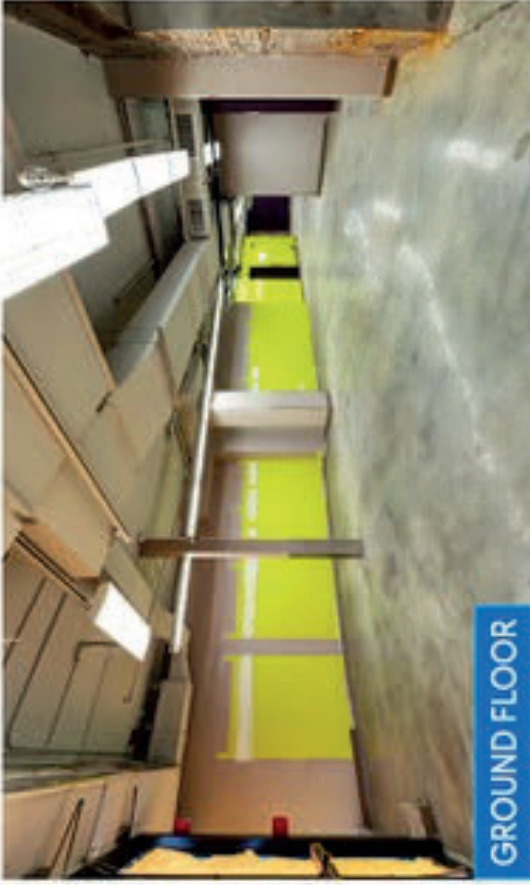
3 persons - 1 Entrance, 2 floating

6pm - 2Closing

**7 persons - 1 Entrance, 1 Side Exit
(exit only) 4 floating, 1 at Restrooms**



Montro Protection is a licensed, bonded and insured full service security agency based out of New York City specializing in art, fashion, film, music and nightlife with the ability and capacity to operate throughout the country and worldwide.



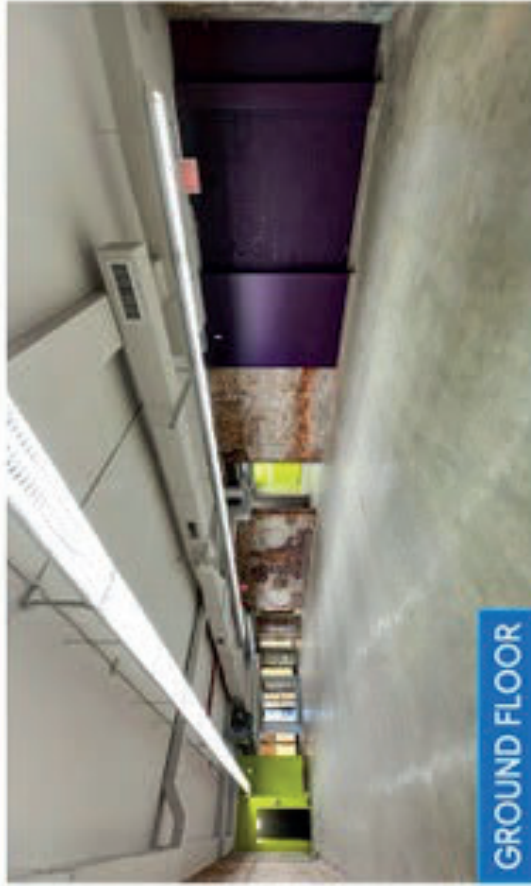
GROUND FLOOR



LOWER LEVEL



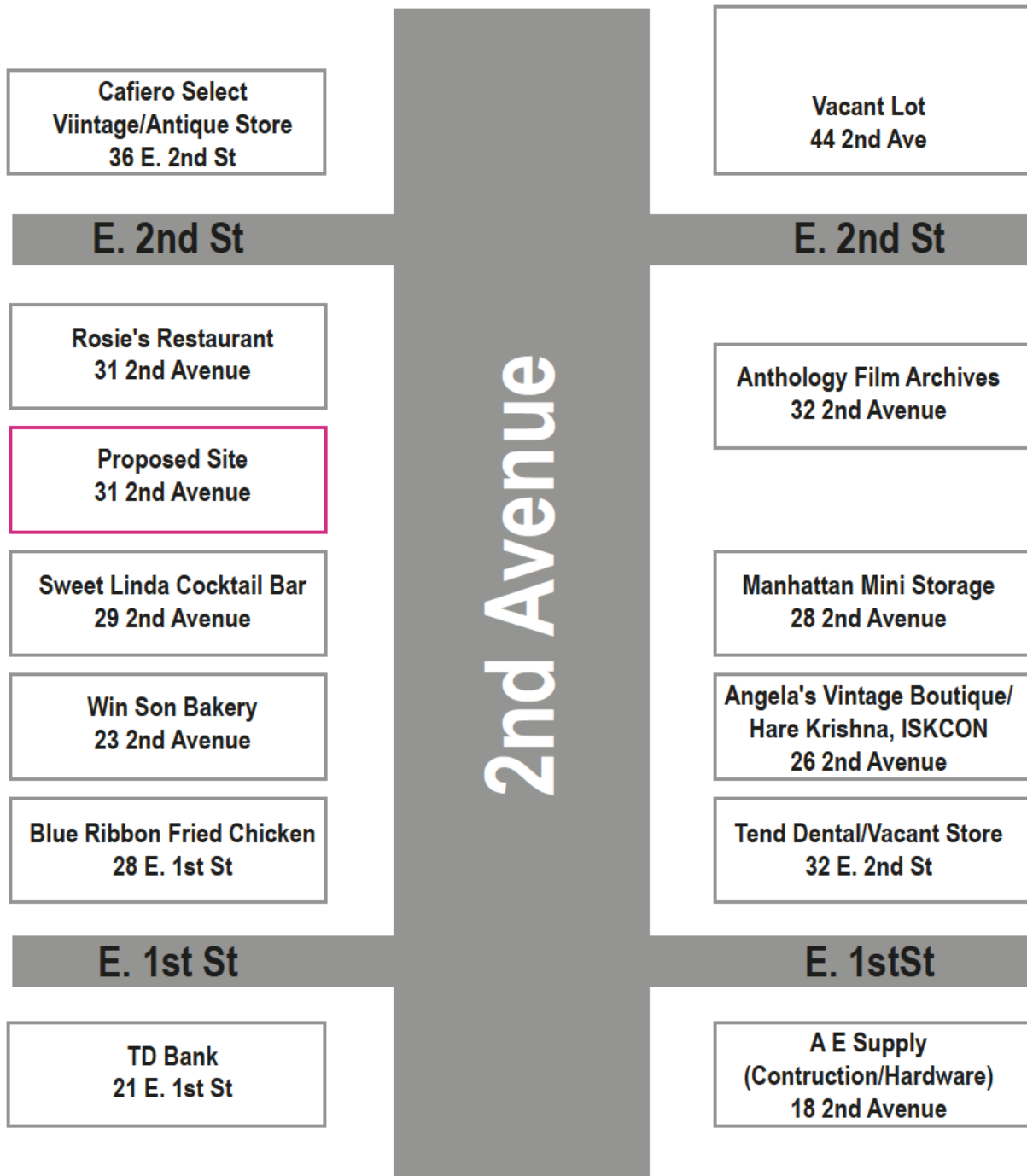
GROUND FLOOR



GROUND FLOOR

31 2nd Ave Street View & Location

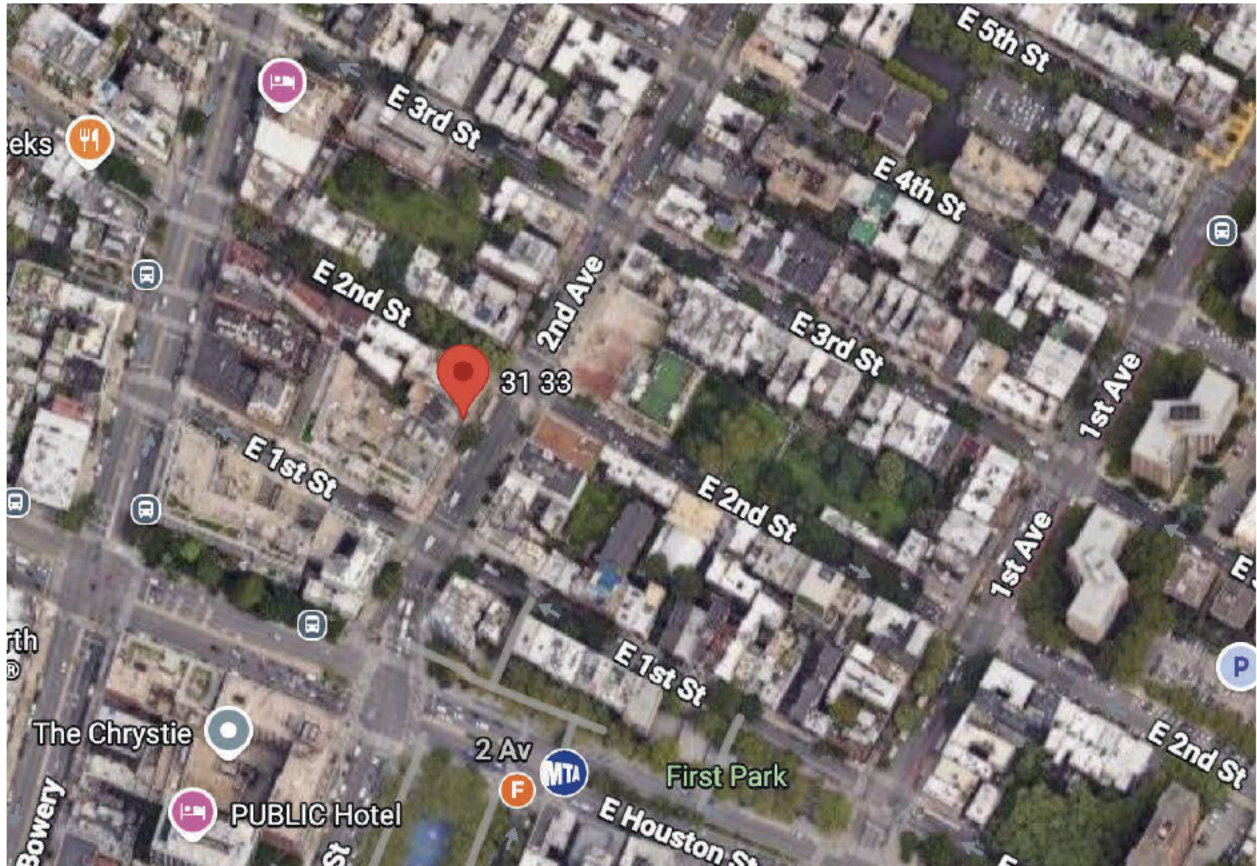




Name: 31 2nd Ave LLC
DBA: TBD
Address: 31 2nd Ave • NY, NY 10003

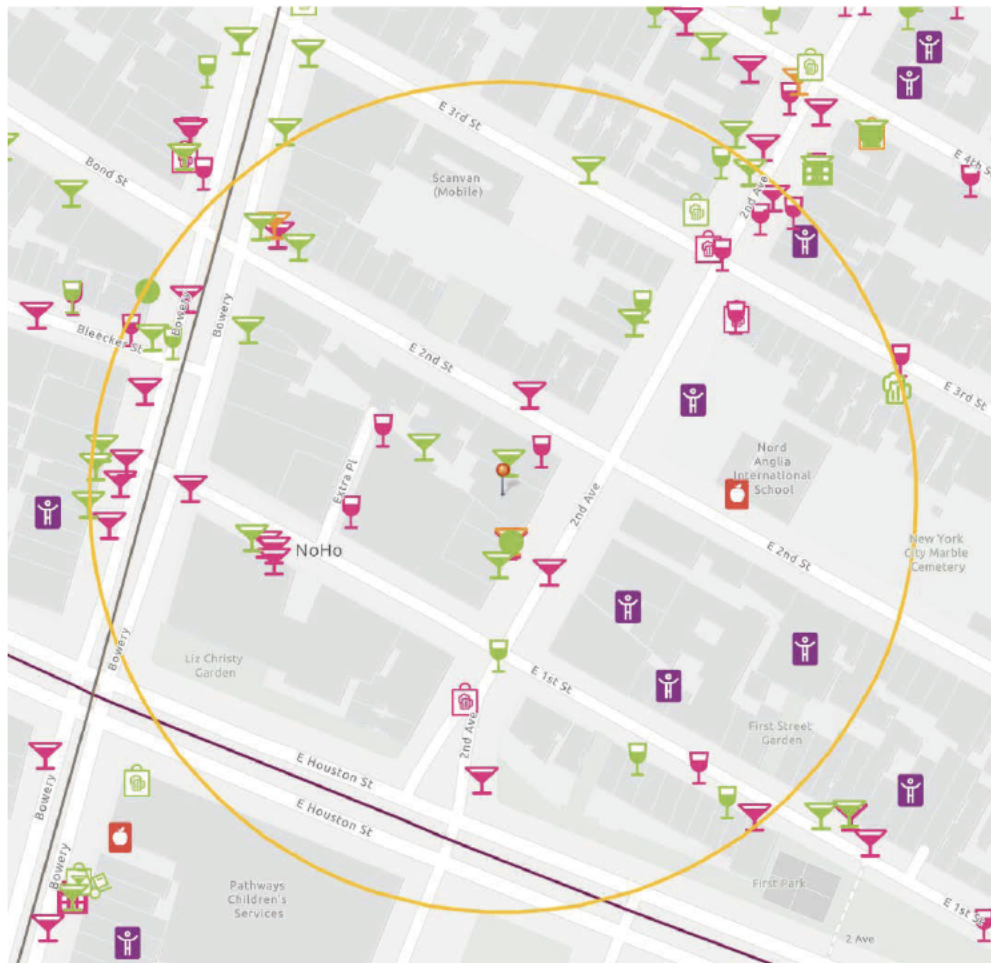
HELBRAUN | LEVEY

NEIGHBORHOOD MAP



HELBRAUN | LEVEY

500 FOOT MAP



GREEN MARTINI=OP LICENSE

PINK MARTINI=INACTIVE OP LICENSE

GREEN WINE=RW/TW LICENSE

PINK WINE=INACTIVE RW/TW LICENSE

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	31 2nd Ave, New York, New York, 10003
Geocode	Latitude: 40.72476 longitude: -73.99083
Report Generated On	11/10/2025

8 Closest Liquor Stores		
Name	Address	Distance
ELIZABETH & VINE INC License ID: 0100-21-115687 Legacy Serial No.: 1192584	269 BOWERY NEW YORK, New York 10012	678 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	846 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	932 ft
ASTOR WINES & SPIRITS INC License ID: 0100-23-124648 Legacy Serial No.: 1023515	399 LAFAYETTE STREET NEW YORK, New York 10003	1,344 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	1,477 ft
MRN LIQUOR INC License ID: 0100-21-115430 Legacy Serial No.: 1284586	16 ST MARKS PL NEW YORK, New York 10003	1,577 ft
WINE-O INC License ID: 0100-21-113695 Legacy Serial No.: 1262156	171 ELIZABETH ST SPRING & KENMARE STREETS NEW YORK, New York 10012	1,788 ft
YOUNG NAM KANG License ID: 0100-21-114493 Legacy Serial No.: 1023586	52 SPRING STREET NEW YORK, New York 10012	1,884 ft

Schools within 500 feet		
Name	Address	Distance
NORD ANGLIA INTERNATIONAL SCHOOL-NEW YORK	44 E 2ND ST NEW YORK, NY 10003	288 ft

Churches within 500 feet	
Name	Distance
Hare Krishna Temple	197 ft
Church Of The Nativity	267 ft
The Catholic Worker	296 ft
Russian Orthodox Cathedral Of The Holy Virgin Protection	406 ft
Church of Christ	488 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Grafton Street Enterprises LLC Application ID: NA-0340-24-147102	29 2nd Ave New York, New York 10003	43 ft
PASTA SHOP LLC Application ID: MA-25-104399-02	325 BOWERY NEW YORK, NY 10003	435 ft
Rich99 Limited Application ID: NA-0340-25-103645	332 Bowery New York, New York 10012	570 ft
Romaa LLC Application ID: NA-0370-25-130412	78-82 E. 4th St New York, NY 10003	627 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SECOND STREET RESTAURANT LLC License ID: 0340-23-135408 Legacy Serial No.: 1280481	29 E 2ND ST NEW YORK, New York 10003	55 ft
Kitchen Nuggets LLC License ID: 0340-25-103349 Legacy Serial No.: 6052804	23 2nd Ave New York, New York 10003	69 ft
KO EP LLC License ID: 0340-22-102944 Legacy Serial No.: 1277322	8 EXTRA PL AKA 4-8 EXTRA PL AKA 22 E 1ST NEW YORK, NY 10003	116 ft
JBMT TAVERN CORP License ID: 0370-24-125085 Legacy Serial No.: 6033612	45 2ND AVE NEW YORK, New York 10003	275 ft
9 EAST FIRST STREET LLC License ID: 0340-22-104429 Legacy Serial No.: 1279592	9 E 1ST ST AKA 11 E 1ST ST NEW YORK, New York 10003	302 ft
KISSAKI OMAKASE LLC License ID: 0340-22-107221 Legacy Serial No.: 1322347	319 BOWERY NEW YORK, New York 10003	373 ft
PASTA SHOP LLC License ID: 0340-22-106516 Legacy Serial No.: 1277101	325 BOWERY NEW YORK, NY 10003	396 ft
EAST THIRD RESTAURANT CORP License ID: 0370-23-132806 Legacy Serial No.: 1193666	29 E 3RD ST STORE 2 NEW YORK, NY 10003	420 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BOWERY TECH RESTAURANT LLC License ID: 0340-23-128001 Legacy Serial No.: 1114075	327 BOWERY NEW YORK, NY 10003	446 ft
VON DESIGN LTD License ID: 0340-22-110615 Legacy Serial No.: 1121709	3 BLEECKER STREET NEW YORK, NY 10012	468 ft
310 BOWERY GROUP LLC License ID: 0370-23-133813 Legacy Serial No.: 1287578	310 BOWERY NEW YORK, New York 10012	486 ft
GRIFFS GLOBAL CORP OPERATOR/BOWERY POETRY CLUB INC License ID: 0370-24-113478 Legacy Serial No.: 6021720	308 BOWERY HOUSTON & BLEECKER STREETS NEW YORK, NY 10012	491 ft
P G T REST CORP License ID: 0370-24-101413 Legacy Serial No.: 6009352	304 BOWERY HOUSTON & BLEECKER STREETS NEW YORK, NY 10012	498 ft
STUDIO CAFFE LLC License ID: 0340-22-104973 Legacy Serial No.: 1107358	CHELSEA PIERS #59 2ND LEVEL 17 & 18 STREETS NEW YORK, New York 10011	503 ft
BOWERY HOTEL LLC, THE License ID: 0343-22-127520 Legacy Serial No.: 1170319	335 BOWERY AKA 4 E 3RD ST BOWERY & 2ND AVENUE NEW YORK, New York 10003	521 ft
MEATH TRAILS INC License ID: 0370-24-135370 Legacy Serial No.: 6044186	61 2ND AVENUE NEW YORK, New York 10003	532 ft
PRUNE LLC License ID: 0340-22-110346 Legacy Serial No.: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, New York 10003	538 ft
BRONX BREWERY EAST VILLAGE LLC, THE License ID: 0340-24-133043 Legacy Serial No.: 6041807	64 2ND AVE NEW YORK, New York 10003	560 ft
MAYREE TEAMWORK PLUS CORPORATION License ID: 0340-23-132925 Legacy Serial No.: 1349921	58 E 1ST ST NEW YORK, New York 10003	561 ft
Rich99 Limited License ID: 0340-25-128521 Legacy Serial No.: 6078820	332 Bowery New York, NY 10012	570 ft
BOWERY F & B LLC AND E & S HOTEL OWNERS INC AS MGR License ID: 0340-22-103833 Legacy Serial No.: 1170322	4 E 3RD ST BOWERY & 2ND AVENUE NEW YORK, New York 10003	593 ft
TED ARTO INC License ID: 0340-23-138261 Legacy Serial No.: 1324038	78 80 E 4TH ST NEW YORK, New York 10003	610 ft
86 East 4th St Company LLC License ID: 0370-25-103486 Legacy Serial No.: 6052944	86 E 4th St New York, NY 10003	636 ft
D&C SOCIAL CLUB INC License ID: 0349-24-126930 Legacy Serial No.: 6035487	141 E HOUSTON ST NEW YORK, New York 10002	639 ft
55 BOND STREET LLC License ID: 0340-22-104357 Legacy Serial No.: 1296058	55 BOND ST NEW YORK, New York 10012	642 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
WREN NEW YORK LLC, THE License ID: 0340-21-120341 Legacy Serial No.: 1253507	344 BOWERY NEW YORK, New York 10012	642 ft
KRAINE INTERNATIONAL INC License ID: 0370-21-120148 Legacy Serial No.: 1273196	85 E 4TH ST 3RD FLOOR NEW YORK, New York 10003	652 ft
TORISHIKI USA CORP License ID: 0340-24-136003 Legacy Serial No.: 6044833	292 Elizabeth St New York, New York 10012	662 ft
LITTLE REST LLC License ID: 0340-23-128365 Legacy Serial No.: 1343776	290 ELIZABETH ST NEW YORK, New York 10012	670 ft
KRAINE GALLERY BAR INC. License ID: 0370-23-131132 Legacy Serial No.: 1024275	85 E 4TH STREET NEW YORK, New York 10003	671 ft
FOOLS GOLD NYC LLC License ID: 0370-24-110155 Legacy Serial No.: 6018263	145 E HOUSTON ST NEW YORK, New York 10002	678 ft
48 E. 7TH ST. ASSOCIATES INC. License ID: 0340-22-108385 Legacy Serial No.: 1334048	87 E 4TH ST NEW YORK, New York 10003	682 ft
I LIKE SIT DOWN COMEDY LLC License ID: 0370-24-120958 Legacy Serial No.: 6029344	85 E 4TH ST NEW YORK, New York 10003	685 ft
The Private Curtain Inc License ID: 0370-24-138591 Legacy Serial No.: 6047462	85 E 4th St Unit 1 New York, New York 10003	685 ft
TOM & JERRYS BAR REST INC License ID: 0370-21-117850 Legacy Serial No.: 1025179	288 ELIZABETH STREET NEW YORK, New York 10012	691 ft
20X HOSPITALITY AT BOWERY LLC License ID: 0416-25-123935 Legacy Serial No.: 6074165	265-267 BOWERY NEW YORK, NY 10002	699 ft
SOMETHING SHORT LLC License ID: 0340-24-121491 Legacy Serial No.: 6029891	355 BOWERY NEW YORK, NY 10003	716 ft
MELVINDALE NY LLC License ID: 0340-22-111934 Legacy Serial No.: 1337116	45 BOND ST NEW YORK, New York 10012	741 ft