

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 2025

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Tavern

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 197 Second Avenue

Cross streets: Between E 12th and E 13th Street

Name of applicant and all principals: Take Care Hospitality LLC - Darwin Pernel

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 LNO 74

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 C1-5

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) Monday-Friday 4:00pm-4:00am, Saturday/Sunday 2:00pm-4:00am

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? 17 Total number of indoor seats? 42

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

one/10 /right side middle

(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 _____

Filipino-American

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? Both/Either

How many employees will there be? 12-15

Do you have or plan to install ☐ French doors ☐ accordion doors or ☒ windows? (currently exists)

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: lpad generated small 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? _____

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) 1- Thursday-Saturday

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. Mister Paradise 02/2019-02/2022
105 First Avenue MC 6m @ The Library
Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, Q Arc A MC
address and describe the business 08/2022 - Present
Director of operations

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.

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 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 4:00pm-4:00am; Tue 4:00pm-4:00am; Wed 4:00pm-4:00am;
Thu 4:00pm-4:00am; Fri 4:00pm-4:00am; Sat 2:00pm-4:00am;
Sun 2:00pm-4:00am. (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: 1- Thursday-Saturday
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 2-3 private parties per month
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: Darwin Pornei

Phone Number: (619) 623-5576

Proximity Report For:	
Location	197 2nd Ave, New York, New York, 10003
Geocode	Latitude: 40.73139 longitude: -73.98603
Report Generated On	11/20/2025

8 Closest Liquor Stores		
Name	Address	Distance
MIAT LIQUORS INC License ID: 0100-22-118312 Legacy Serial No.: 1023526	166 2ND AVE NEW YORK, New York 10003	508 ft
Joes Wine Inc License ID: 0100-25-116443 Legacy Serial No.: 6066115	113 3rd Ave New York, NY 10003	652 ft
CARMAD INC License ID: 0100-21-114480 Legacy Serial No.: 1023546	224 226 1ST AVE NEW YORK, New York 10009	921 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	934 ft
PURE WINE NYC LLC License ID: 0100-22-117302 Legacy Serial No.: 1341685	86 E 10TH ST NEW YORK, New York 10003	1,086 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	1,106 ft
MRN LIQUOR INC License ID: 0100-21-115430 Legacy Serial No.: 1284586	16 ST MARKS PL NEW YORK, New York 10003	1,255 ft
33 UNION SQUARE WEST INC License ID: 0100-23-124715 Legacy Serial No.: 1023536	140 4TH AVE NEW YORK, New York 10003	1,335 ft

Schools within 500 feet		
Name	Address	Distance
THIRD STREET MUSIC SCHOOL	235 E 11TH ST NEW YORK, NY 10003	356 ft

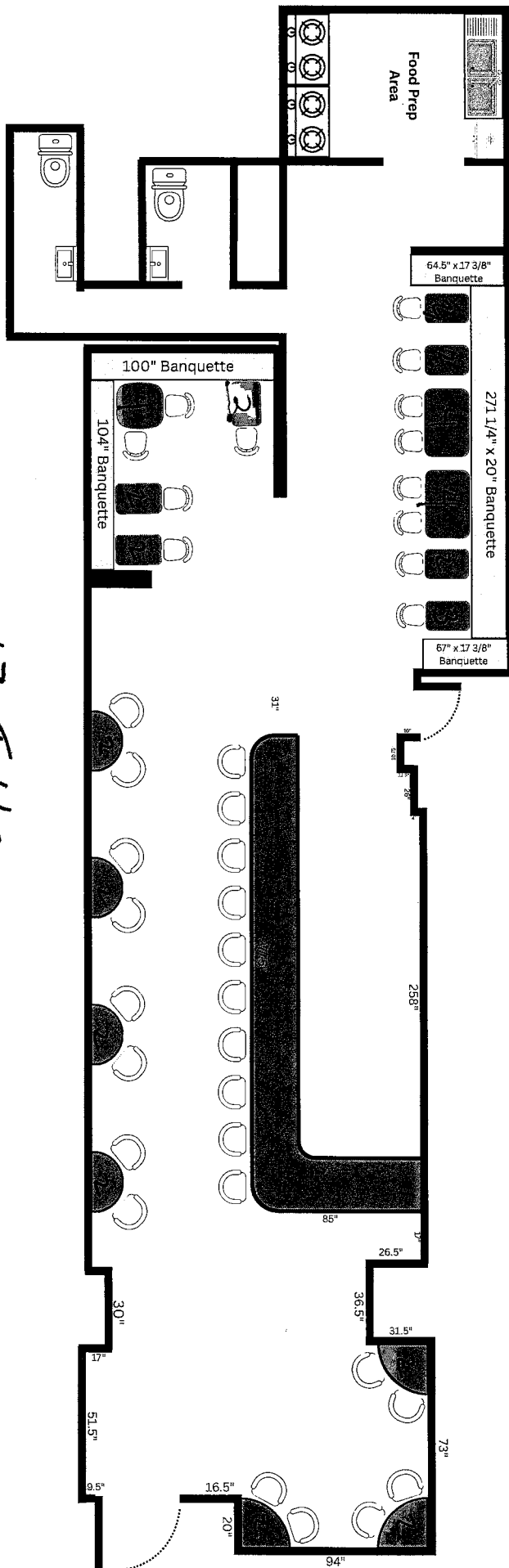
Churches within 500 feet	
Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Church & Louis Inc Application ID: NA-0340-24-133439	180 2nd Ave New York, New York 10003	292 ft
East Bothar Brughha LLC Application ID: NA-0340-25-120418	101 103 3rd Ave New York, New York 10003	556 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Han Dynasty East Village Corp Application ID: NA-0340-24-113724	98 3rd Ave New York, NY 10003	673 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
NYC Yeoul LLC License ID: 0340-25-106787 Legacy Serial No.: 6056301	199 2nd Ave New York, NY 10003	37 ft
12TH ST ALE HOUSE LLC License ID: 0370-24-138722 Legacy Serial No.: 6047596	192 2ND AVE 2ND AVE & 12TH ST NEW YORK, New York 10003	163 ft
31 ORCHARD ST REALTY INC License ID: 0370-24-131821 Legacy Serial No.: 6040527	301 E 12TH ST NEW YORK, New York 10003	190 ft
HOST 213 LLC License ID: 0370-23-129638 Legacy Serial No.: 1315911	213 2ND AVE NEW YORK, New York 10003	203 ft
K&L HOSPITALITY LLC License ID: 0370-23-139256 Legacy Serial No.: 1336066	219 2ND AVE NEW YORK, NY 10003	287 ft
PJ RESTAURANT INC License ID: 0340-23-129460 Legacy Serial No.: 1299503	302 E 12TH ST NEW YORK, New York 10003	291 ft
PEPRICO INC License ID: 0340-22-103009 Legacy Serial No.: 1279139	182 2ND AVE NEW YORK, New York 10003	306 ft
BEST SPEAKEASIES NYC LLC License ID: 0370-23-128454 Legacy Serial No.: 1345207	221 2ND AVE NEW YORK, New York 10003	313 ft
JUDEX ENTERPRISES INC License ID: 0340-23-131131 Legacy Serial No.: 1024266	178 2ND AVENUE NEW YORK, NY 10003	320 ft
FT 245 CORP License ID: 0370-23-164672 Legacy Serial No.: 6007068	245 EAST 11TH STREET AKA 175 S NEW YORK, NY 10003	332 ft
2nd Ave Pizza Palace Corp License ID: 0340-25-123707 Legacy Serial No.: 6073937	176 2nd Avenue New York, NY 10003	337 ft
SOOTHR LIMITED License ID: 0340-22-105329 Legacy Serial No.: 1324695	204 E 13TH ST NEW YORK, New York 10003	493 ft

52 Seats - 10 Bar, 14 Hightop, 28 Dining Room
 10 Dining Tables
 7 Hightop Tables



2ND AVENUE



17 Tables
 42 Seats at Tables
 10 Barstools

Take Care Hospitality LLC
 197 Second Ave
 NYC NY

Dinner

Snacks

Adobo Cracker Nuts \$4

Kropek | House Shrimp Chips \$4

French Fries \$7

Small Plates

Lumpiang Shanghai \$10

Pork, shrimp, water chestnut, sweet chili sauce

Okoy \$13

Shrimp and veggie fritter with carrot, onion, and potato

Kilawin \$14

Marinated yellowtail, thai chili, rice wine vinegar, potato chips

Charred Eggplant Salad | Vegan \$10

Japanese eggplant, tomato, shallot, scallion, coconut vinegar

Tokwa't Baboy \$10

Crispy pork belly and tofu, scallion, chili, soy vinegar sauce

Large Plates

Pork Adobo \$21

Braised pork belly, garlic, black pepper, bay leaf, soy, rice wine vinegar, steamed rice

Mom's Spaghetti \$18

Sweet hot dog bolognese, smoked gouda, cheddar cheese, fresno chili

Yum Burger \$19

Dry aged blend, house spread, american cheese, lettuce, tomato, grilled or raw onions, brioche bun, french fries

Fried Chicken Sandwich \$18

Ginger and garlic marinated chicken thigh, watercress, black pepper aioli, brioche bun, french fries

Side steamed rice \$3