

Baked Clams LLC
dba Limo Bar
33 Avenue B aka 29 Avenue B
Store No. 3
New York, New York 10009

Questionnaire for Applications for an On-Premises Liquor License and Temporary Retail Permit

1. Diagrams
2. Photographs
3. Menu
4. Area Survey with List of Measurements
5. Certificate of Occupancy

BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com



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: December 19, 2025

Is location currently licensed? Yes No Type of license: Full liquor.
The business is closed. The license is still active.

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: BECAF LLC dba Poco.

APPLICANT:

Premise address: 33 Avenue B aka 29 Avenue B - Store No. 3

Cross streets: East 2nd and East 3rd Street

Name of applicant and all principals: Baked Clams LLC / Andrew Reed Adelson

Trade name (DBA): Limo Bar

PREMISE:

Type of building and number of floors: Residential building with 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 Under 75

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) Interior only. 12pm-12am Sunday to Wednesday and 12pm to 2am

Thursday to Saturday

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? 18 Total number of indoor seats? 50

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

One 15 seat 15'-4" customer bar located in the back of the premises

(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 _____

Limited European based 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? Estimated 8 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?) _____

Will premise have music? Yes No

If Yes, what type of music? Live musician DJs Streaming services/playlists

If other type, please describe A speaker system controlled via WIFI with approximately 80 decibels

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: Sound proofing panels to be installed in the ceiling.

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 be trained to monitor guests so crowds or lines do not form outside

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. **Only background music will be played at a low volume level.**

Is sound proofing installed? Yes No **To be determined**

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:

Not at this time.

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: **See attached list**

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.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name, address and describe the business **See attached list**

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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 15

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 A European style tavern cafe

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

Even though we have a full kitchen we have a limited menu

- 3. My hours of operation will be:
 Mon 12pm-12am; Tue 12pm-12am; Wed 12pm-12am;
 Thu 12pm-2am; Fri 12pm-2am; Sat 12pm-2am;
 Sun 12pm-12am. (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 _____ private parties per **Estimated 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: **Andrew Reed Adelson**

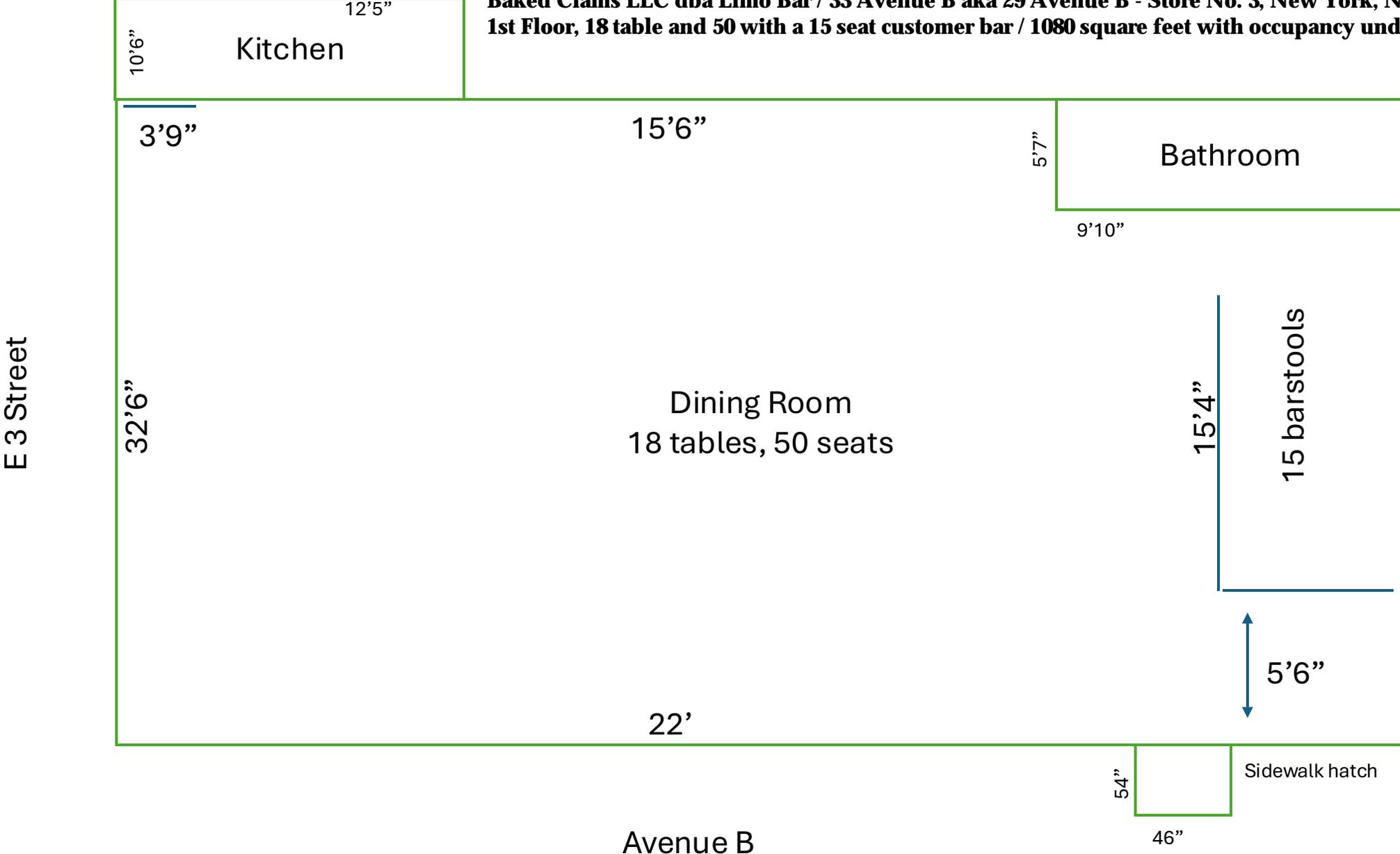
Phone Number: **917 667 7971**

List History for Andrew Reed Adelson

Oyster City LLC
dba Virginia's
200 East 3rd Street
New York, NY 10003
License ID No. 0340-23-133022
2015 to present

118 Restaurant LLC
dba Romeo's
118 St. Marks Place
New York, NY 10009
License ID No. 0340-23-138322
2023 to present

**Baked Clams LLC dba Limo Bar / 33 Avenue B aka 29 Avenue B - Store No. 3, New York, NY 10009
1st Floor, 18 table and 50 with a 15 seat customer bar / 1080 square feet with occupancy under 75**



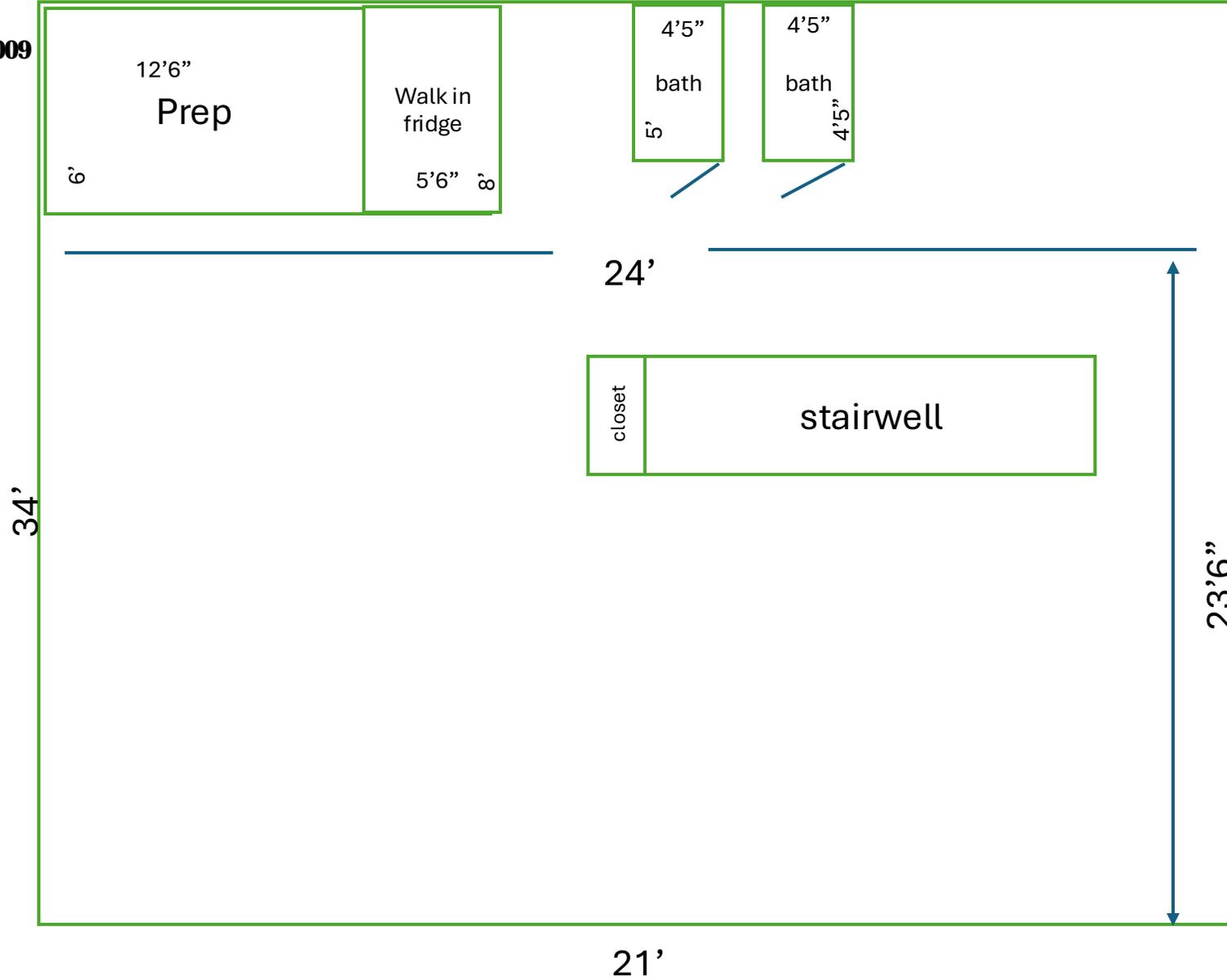
E 3 Street

Avenue B

Baked Clams LLC dba Limo Bar
33 Avenue B aka 29 Avenue B
Store No. 3, New York, NY 10009

Cellar not for patron use

Except for Restrooms



Baked Clams LLC
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aka 29 Avenue B - Store No. 3
dba Limo Bar
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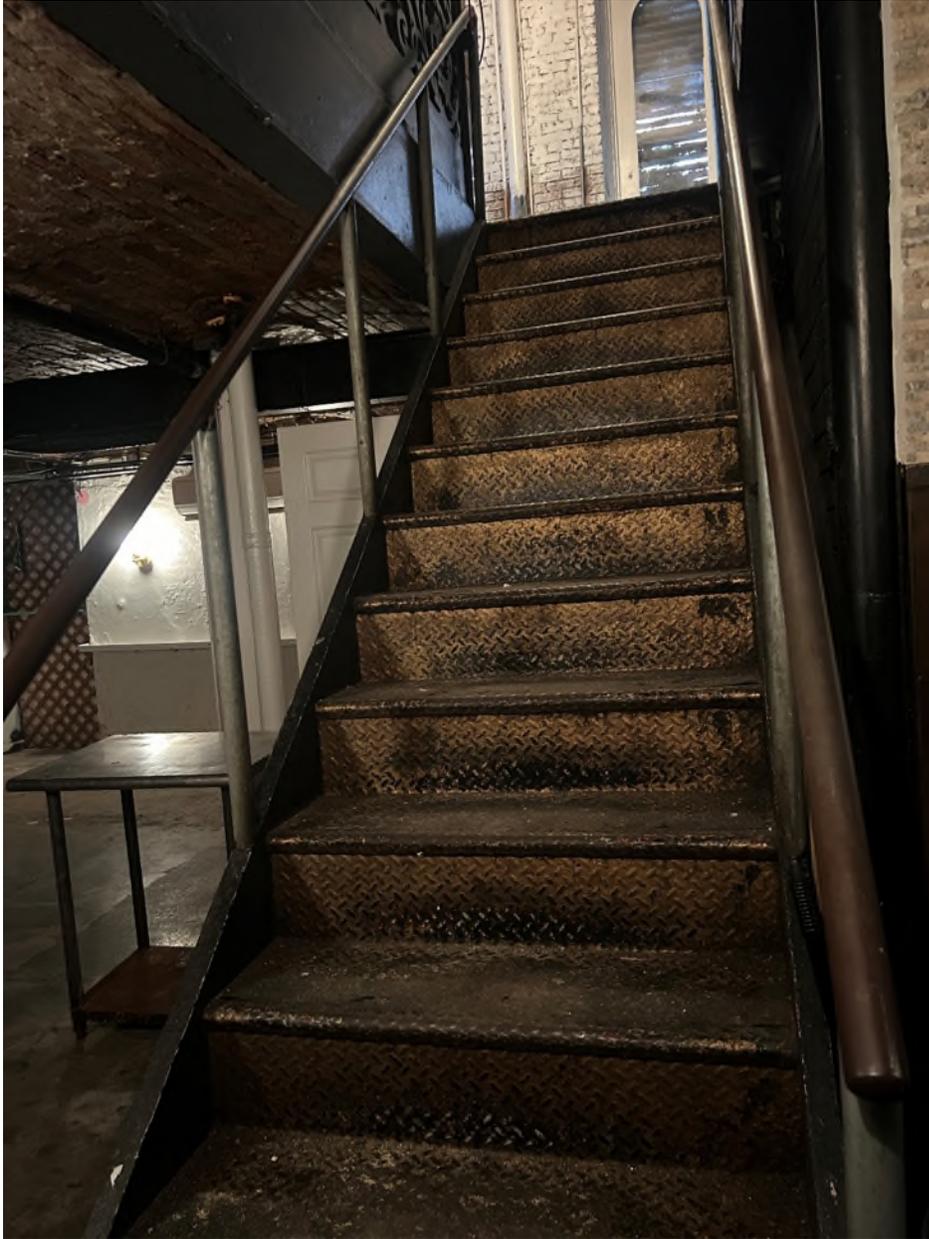
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FOOD MENU — ALL DAY

Apps

Charcuterie Board

house selection of meats, cheese & vegetables

Spreads (Crostoni or Endive)

- eggplant caponata
- ricotta, honey & fennel pollen

Caesar Salad

Classic

Meatballs & Ricotta

Mini meatballs, whipped ricotta

Stuffed Mushrooms

Seasonal

Fried Calamari

Spicy Pomodoro

Zucchini Fries

Horseradish aioli /N'duja aioli

Fried Olive

Fried olives stuffed with pork & beef, lemon aioli

Crispy Fries

Cacio Pepe Dip

Mozzarella Sticks

Shaved parm, pomodoro

N'Duja Clams Casino

Stuffed clams with n'duja

Sandwiches, Salads & Breads

Flatbreads

- arugula / speck / stracciatella
- short rib / pecorino crema
- crispy eggplant / pomodoro / mozzarella

Porchetta Dip

Porchetta, broccoli rabe, provolone, seeded hero, Au jus

Cast Iron Focaccia

Shaved onions

Re: 33 Avenue B AKA 29th Avenue B

1. Van Da - 234 East 4th Street - (349')
 2. Housewatch - 50 Avenue B - (239')
 3. Pig & Butter - 42 Avenue B - (137')
 4. Book Club Bar - 197 East 3rd Street - (168')
 5. Populares - 51 Avenue B - (208')
 6. Agavalle - 45 Avenue B - (174')
 7. Post - 217 East 3rd Street - (186')
 8. Maretta - 27 Avenue B - (74')
 9. Eastpoint - 25 Avenue B - (98')
 10. Cantina Cubana - 210 East 2nd Street - (187')
 11. Plado - 192 East 2nd Street - (308')
 12. Il Posto Accanto - 190 East 2nd Street - (324')
 13. The Hairy Lemon - 28-30 Avenue B - (102')
 14. Mama's Bar - 34 Avenue B - (60')
 15. Virginia's - 200 East 3rd Street - (129')
-
1. M 364 The Earth School - 600 East 6th Street - (335')
 2. New Amsterdam School - 62 Avenue B - (423')
 3. Connelly Middle School - 220 East 4th Street - (429')
 4. Most Holy Redeemer R.C. Church - 173 East 3rd Street - (467')
 5. Guidepost Montessori - 1 Avenue B - (354')

Schools & Churches

Re: 33 Avenue B AKA 29 Avenue B (Wine & Beer Licenses)

1. Bibi - 211 East 4th Street - (498')
2. Gnoccheria by Luzzo's - 234 East 4th Street - (319')
3. Yokox Omakase - 41 Avenue B - (109')
4. Carnitas Ramirez - 210 East 3rd Street - (41')
5. Sour Aji - 23 Avenue B - (125')
6. Cheesesteaks - 6 Avenue B - (405')
7. Secchu Yokota - 199 East 3rd Street - (125')
8. Wild Project - 195 East 3rd Street - (194')

Fast Food

Bank

Mama's Bar

34 Ave. B

Groceries

Realtors

The Hairy Lemon

28-30 Ave. B

Residential

M&G Foodstuff LLC
Liquors

26 Ave. B

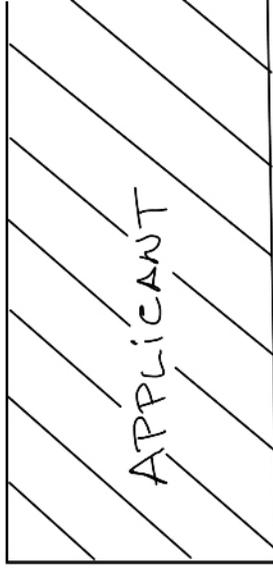
Residential



Pharmacy

Discovery Wines
16 Ave. B

East 3rd Street



APPLICANT

Coffee Store

Residential

Maretta 27 Ave. B

Residential

Eastpoint

25 Ave. B

Sour Aji
(wine, beer)

Residential

Convenience Store

Convenience Store

Residential

Vacant

Cantina Cubana

210 East 2nd St.

East 2nd Street

Cannabis Dispensary

Avenue B

BLOCK PLOT

33 Avenue B

AKA 29 Avenue B

New York, NY

December 4, 2025

NOT TO SCALE

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

ALT# 1182/86

BOROUGH MANHATTAN

DATE DEC 05 1988 NO. 93247

This certificate supersedes C.O. No. 92375(T)

ZONING DISTRICT CL-5 in R7-2

THIS CERTIFIES that the ~~new~~ ^{new} altered ~~existing~~ ^{existing} building-premises located at
27-33 Avenue B SEC of Ave. B and East Third Avenue Block 335 Lot 5

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0.C.				6		Laundry, gas/elec., meter room, boiler room, comm. storage
1st Floor	100		1	2	6,2	Res/com.	Stores, lobby, CL "A" apartments
2nd Floor	40		9	15	2	Res.	CL "A" apartments
3rd Floor	40		9	15	2	Res.	CL "A" apartments
4th Floor	40		8	15	2	Res.	CL "A" apartments
5th Floor	40		9	15	2	Res.	CL "A" apartments
6th Floor	40		8	15	2	Res.	CL "A" apartments

CLASS A
MULTIPLE DWELLING
OLD CODE

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING WITH THE RULES OF THE DEPARTMENT OF BUILDINGS WHICH EXIST, 1967.

OPEN SPACE USES

SPECIFY PARKING SPACES, LOADS, DECKS, OTHER USES, NONE!

N.B.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Serge Chabon
BOROUGH SUPERINTENDENT

James M. ...
COMMISSIONER

ORIGINAL OFFICE COPY-DEPARTMENT OF BUILDINGS COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the East side of Avenue B
 distant 0 feet from the corner formed by the intersection of
 Avenue B and East 3rd Street
 running thence 69' 0" East feet; thence 100' 0" South feet
 thence 69' 0" West feet; thence 100' 0" North feet
 thence feet; thence feet
 thence feet; thence feet
 to the point or place of beginning.

~~XXXX~~ ALT. No. 1182/36 DATE OF COMPLETION 11/4/36 CONSTRUCTION CLASSIFICATION CL3 non-fireproc
 BUILDING OCCUPANCY GROUP CLASSIFICATION CL A MD HEIGHT 6 & Cellar STORIES 65' 0" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM					

- STORM DRAINAGE DISCHARGES INTO:
- A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM
- SANITARY DRAINAGE DISCHARGES INTO:
- A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:
 BOARD OF STANDARDS AND APPEALS CAL. NO. _____
 CITY PLANNING COMMISSION CAL. NO. _____
 OTHERS: _____