



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: 02/25/2026

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Prior: Ferber Enterprises Inc d/b/a Identity Bar; License ID: 0340-13-106178

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 511 East 6th Street, New York, NY 10009

Cross streets: Avenue A & Avenue B

Name of applicant and all principals: Applicant: Caledonia East Village LLC; Principal: Michael Ferrie

Trade name (DBA): Caledonia

PREMISE:

Type of building and number of floors: Mixed-use, 6 floor (including basement)

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 Pending- 74 persons

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): R7B

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: 3pm-2am (backyard closing at 10);
Thursday-Saturday: 3pm-3am (backyard closing at 10).

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: Private whiskey tastings- no more than 2x/week

Number of indoor tables? 18 Total number of indoor seats? 62

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 stand up bar on the ground floor- 22'1" x 8'

(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 sample 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? Michael Ferrie

How many employees will there be? 5

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: Simple speakers with volume control

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? _____

A cover fee would be charged for private whiskey tastings- no more than 2x/week

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

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.") A designated employee will be assigned/responsible to insure there is no congestion/loitering outside of the premises

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. Doors and windows will be closed and music will be played at background levels only

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: Rear yard/garden (Open Restaurants not required)

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 Addendum

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. **Please see attached addendum*

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.

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? 7 (including a temporary permit)

How many On-Premise (OP) liquor licenses are within 500 feet? 23

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 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 3pm-2am; Tue 3pm-2am; Wed 3pm-2am;
Thu 3pm-3am; Fri 3pm-3am; Sat 3pm-2am;
Sun 3pm-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 _____ private parties per _____
Private whiskey tastings no more than 2x/week
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: Michael Ferrie

Phone Number: 917-613-7264

Active Licenses/Work Experience of Applicant Principal Michael Ferrie

Business Name: Calderwood LLC

Business Address: 413 East 70th Street, New York, NY 10021

Dates of Operation: 08/2018-Present

License ID: 0340-23-137360 (Legacy Serial Number: 1313482)

Community Board #: Manhattan Community Board 8

Business Name: Brington Road LLC

Business Address: 424 Amsterdam Avenue, Store 1, New York, NY 10024

Dates of Operation: 05/2016-Present

License ID: 0340-22-115347 (Legacy Serial: 1294922)

Community Board #: Manhattan Community Board 7

Business Name: Dundee LLC

Business Address: 1609 2nd Avenue, New York, NY 10028

Dates of Operation: 11/2014- Present

License ID: 0370-25-101039 (Legacy Serial #: 6050453)

Community Board #: Manhattan Community Board 8

Business Name: Loch Morlich LLC

Business Address: 422 Amsterdam Avenue, New York, NY 10024

Dates of Operation: 09/2020-Present

License ID: 0267-25-118697 (Legacy Serial Number: 6068401)

Community Board #: Manhattan Community Board 7

Business Name: The Bard E39th LLC

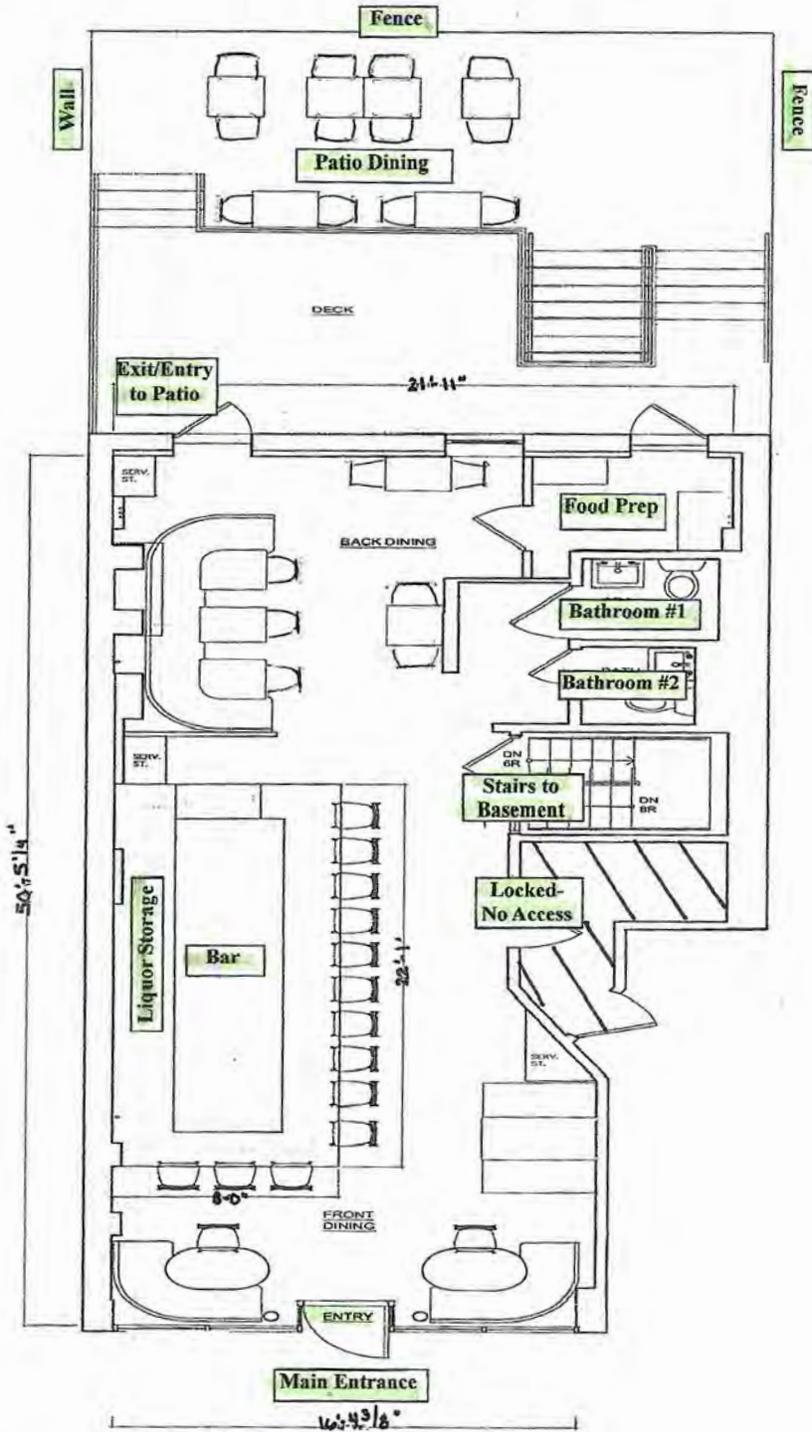
Business Address: 24 East 39th Street, Basement Level, New York, NY 10016

Dates of Operation: 09/2020- Present

License ID: 0340-21-121594 (Serial Number: 1331422)

Community Board #: Manhattan Community Board 6

Caledonia East Village LLC- Ground Floor Diagram
511 East 6th Street, New York, NY 10009

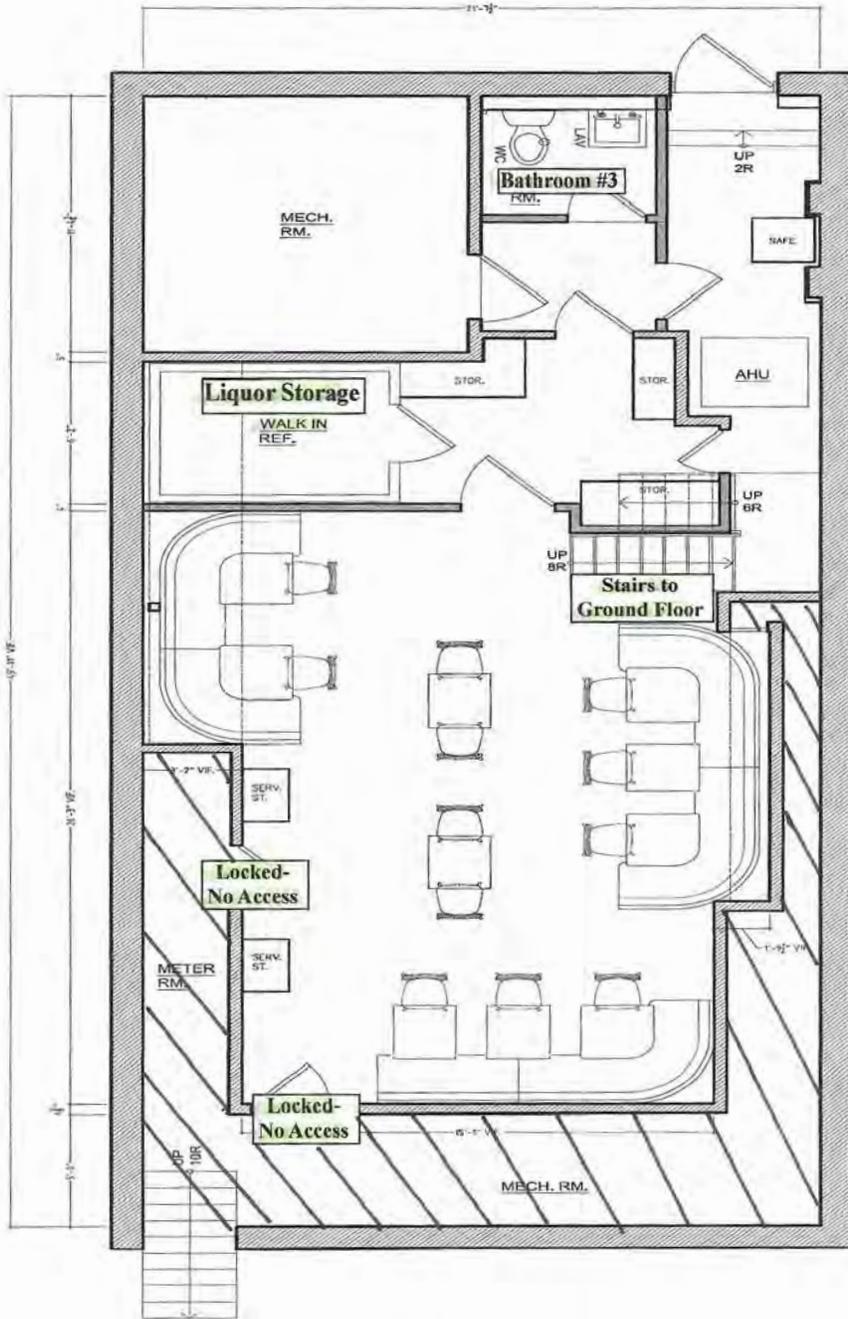


SEATING

INDOOR: 8 Total Tables; 37 Total Seats (13 Bar Seats, 24 Table Seats)

OUTDOOR: 6 Total Tables, 12 Total Table Seats

Caledonia East Village LLC- Basement Diagram
511 East 6th Street, New York, NY 10009



SEATING
10 Total Tables
25 Total Seats at Tables

Caledonia East Village LLC- MENU
511 East 6th Street, New York, NY 10009

CALEDONIA EAST VILLAGE BAR & HEARTH MENU

SHAREABLES

12-Hour Short Rib Nachos | \$18 Slow-braised beef, aged cheddar, pickled jalapeños, lime crema, and house-made pico de gallo. Flash-melted to order.

Flash-Fired Crispy Wings | \$16 Tenderized for 4 hours, then blistered at 500°F for a glass-shattering crunch. *Choice of: Nashville Hot, Bourbon Glaze, or Dry Garlic Rub.*

Street Corn Tater Tots | \$14 Extra-crispy oven-fired tots, charred sweet corn, cotija cheese, chipotle aioli, and fresh cilantro.

Burrata & Prosciutto Flatbread | \$17 Artisan crust, blistered in our stone-fire oven with fig jam and balsamic glaze. Topped with fresh burrata and prosciutto di parma.

SIGNATURE HANDHELDS

The "Overnight" French Dip | \$21 18-hour slow-roasted prime rib, shaved thin and dipped in natural bone-broth au jus. Topped with melted provolone on a Turbo-toasted baguette.

Heritage Pulled Pork Sliders | \$16 Pork shoulder rendered for 12 hours until fork-tender. Piled high with tangy slaw and house BBQ on toasted brioche.

The Ultimate Grilled Cheese | \$15 A triple-blend of sharp cheddar, gruyère, and fontina on thick-cut sourdough. Crusted with parmesan and fired until bubbling.

SWEET FINISH

Bourbon Butter Bread Pudding | \$11 Slow-baked custard pudding served warm with a salted caramel bourbon drizzle and vanilla bean gelato.





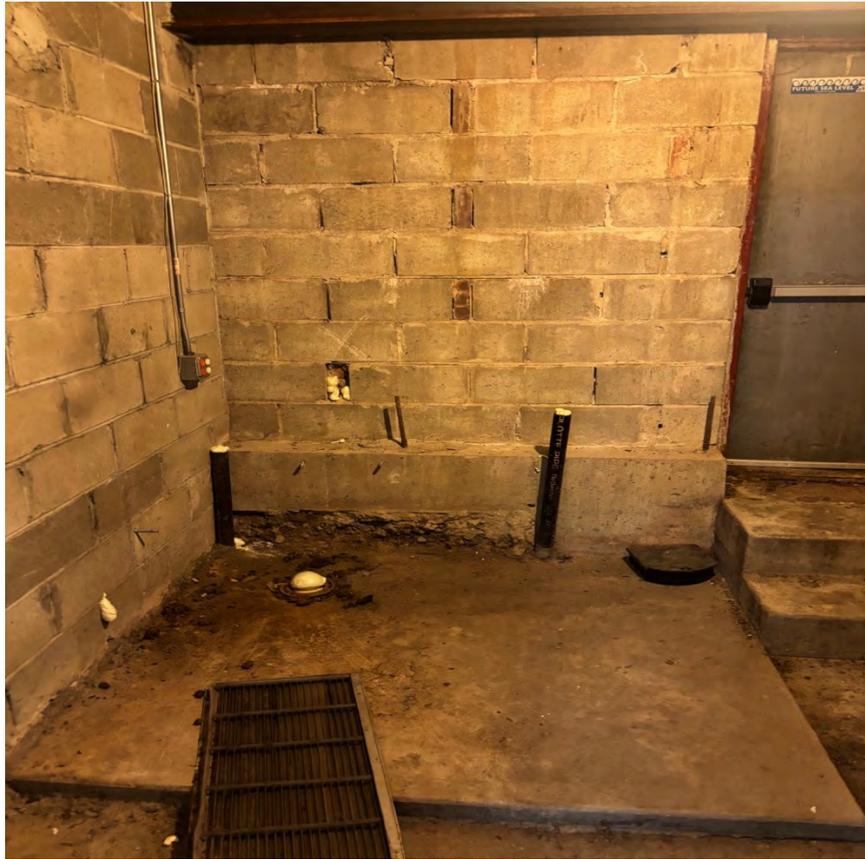














This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation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

Proximity Report For:	
Location	511 E 6th St, New York, New York, 10009
Geocode	Latitude: 40.72529 longitude: -73.98315
Report Generated On	2/19/2026

8 Closest Liquor Stores		
Name	Address	Distance
AVENUE A LIQUOR CORP. License ID: 0100-26-133279 Legacy Serial No.: 6083661	58 Avenue A Store 10 New York, New York 10009	545 ft
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	1,040 ft
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, New York 10009	1,058 ft
BRIX NYC LLC License ID: 0100-22-117087 Legacy Serial No.: 1298290	170 AVENUE B STORE SOUTH NEW YORK, New York 10009	1,193 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,195 ft
EAST VILLAGE WINE CORP License ID: 0100-21-113865 Legacy Serial No.: 1260885	100 AVENUE C NEW YORK, New York 10009	1,265 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,318 ft
EAST HOUSTON STREET WINE & LIQUOR INC License ID: 0100-24-100179 Legacy Serial No.: 6008088	253 E HOUSTON ST NEW YORK, New York 10002	1,427 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
Taurus Seventh E		490 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Corner Bistro East, LLC Application ID: NA-0340-25-121162	94 Avenue A Space A & B New York, NY 10009	183 ft
VILLAGE BLUE HOSPITALITY LLC Application ID: NA-0340-25-132096	536 E 5th St Store #1 New York, New York 10009	434 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BA VICTORY CORP License ID: 0340-23-134715 Legacy Serial No.: 1268813	513 E 6TH ST NEW YORK, New York 10009	20 ft
PINEAPPLE CLUB LLC THE License ID: 0340-22-107448 Legacy Serial No.: 1321228	509 E 6TH ST NEW YORK, New York 10009	30 ft
NOWON INC License ID: 0340-22-110468 Legacy Serial No.: 1340827	507 E 6TH ST NEW YORK, New York 10009	54 ft
CORSICA ENTERTAINMENT INC License ID: 0370-24-101635 Legacy Serial No.: 6009582	505 E 6TH STREET AVENUES A & B NEW YORK, New York 10009	78 ft
ELLSFRED INC License ID: 0370-24-121384 Legacy Serial No.: 6029782	520 E 6TH ST NEW YORK, New York 10009	149 ft
CIEN FUEGOS LLC License ID: 0340-23-133624 Legacy Serial No.: 1239384	95 AVENUE A AKA 445 E 6TH ST NEW YORK, New York 10009	227 ft
DEROSI 5TH STREET LLC License ID: 0340-22-111452 Legacy Serial No.: 1330870	511 E 5TH ST NEW YORK, New York 10009	273 ft
TEAM BODOR 3 LLC License ID: 0370-24-139069 Legacy Serial No.: 6047947	101 AVENUE A NEW YORK, New York 10009	280 ft

THUNDERBOLT CORP License ID: 0370-23-131560 Legacy Serial No.: 1024675	531 E 5TH STREET NEW YORK, New York 10009	288 ft
LE MIU CORP License ID: 0340-22-106348 Legacy Serial No.: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, New York 10009	294 ft
DESMO 916 CORP License ID: 0340-23-132594 Legacy Serial No.: 1229027	545 E 5TH ST AKA 76 AVE B AVENUES A & B NEW YORK, New York 10009	309 ft
BALLINGERS EV LLC License ID: 0340-22-114226 Legacy Serial No.: 1317190	85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, New York 10009	319 ft
BOGGY DEPOT INC License ID: 0370-23-161657 Legacy Serial No.: 6004022	85 AVENUE A 5TH & 6TH STREETS NEW YORK, New York 10009	319 ft
SOMTUM DER NYC INC License ID: 0340-24-109322 Legacy Serial No.: 6017393	85 AVENUE A STORE 1 NEW YORK, New York 10009	319 ft
CORMAR INCORPORATED License ID: 0370-23-132733 Legacy Serial No.: 1208152	507 E 5TH ST AVENUE A & AVENUE B NEW YORK, New York 10009	327 ft
SEVEN A CAFE INC License ID: 0340-21-117831 Legacy Serial No.: 1024665	130 E 7TH STREET AKA 109 AVENUE A NEW YORK, New York 10009	340 ft
YUCA BAR & RESTAURANT INC License ID: 0340-23-132528 Legacy Serial No.: 1142126	111 AVENUE A EAST 7TH STREET NEW YORK, New York 10009	360 ft
TOZZER LTD License ID: 0340-23-130815 Legacy Serial No.: 1053133	112 AVENUE A NEW YORK, New York 10009	368 ft
AVE A KARAOKE CORP License ID: 0340-23-128379 Legacy Serial No.: 1110686	81 AVENUE A 5TH & 6TH STREETS NEW YORK, New York 10009	370 ft
CHERRY TAVERN INC License ID: 0340-23-131602 Legacy Serial No.: 1028352	441 E 6TH STREET NEW YORK, New York 10009	383 ft
ST DYMPHNAS LLC License ID: 0370-23-136761 Legacy Serial No.: 1316327	117 AVENUE A NEW YORK, New York 10009	410 ft
NONPLUSSED LEGERDEMAIN LLC License ID: 0340-22-107988 Legacy Serial No.: 1340150	119 AVENUE A NEW YORK, New York 10009	430 ft
DEATH & CO EAST VILLAGE LLC License ID: 0340-23-137362 Legacy Serial No.: 1313715	433 E 6TH ST NEW YORK, New York 10009	482 ft
AUGUST VAZAC RESTAURANT INC License ID: 0340-23-131610 Legacy Serial No.: 1028351	108 AVENUE B NEW YORK, New York 10009	526 ft

GREAT CABIN LLC, THE License ID: 0340-22-108985 Legacy Serial No.: 1311376	205 E 4TH ST NEW YORK, New York 10009	530 ft
130 SAINT MARKS LLC License ID: 0340-25-100936 Legacy Serial No.: 6050349	130 ST MARKS PL WESTERLY STORE NEW YORK, New York 10009	544 ft
FRENCH AVENUE B INC License ID: 0340-23-133791 Legacy Serial No.: 1280774	103 105 AVENUE B NEW YORK, New York 10009	576 ft
241 ON ST MARKS CORP License ID: 0370-23-161739 Legacy Serial No.: 6004105	121 ST MARKS PL NEW YORK, New York 10009	598 ft
BUA NEW YORK LLC License ID: 0370-24-131807 Legacy Serial No.: 6040513	122 SAINT MARKS PLACE NEW YORK, New York 10009	614 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	623 ft
LucysNYC LLC License ID: 0370-25-107359 Legacy Serial No.: 6056884	135 Avenue A New York, New York 10009	645 ft
118 RESTAURANT LLC License ID: 0340-23-138322 Legacy Serial No.: 1322976	118 SAINT MARKS PL NEW YORK, New York 10009	656 ft
CRIF DOGS ST MARKS LLC License ID: 0370-23-130584 Legacy Serial No.: 1333902	113 ST MARKS PL NEW YORK, New York 10009	673 ft
BAC 115 CORP License ID: 0340-23-133952 Legacy Serial No.: 1287332	115 ST MARKS PL STORE 1 NEW YORK, New York 10009	675 ft
THAI TOMPKINS INC License ID: 0340-22-108083 Legacy Serial No.: 1337933	50 AVENUE A NEW YORK, New York 10009	692 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	707 ft

From: Kimberly Summers kimberly@ds-lawoffices.com 
Subject: CB Application- 511 E 6th Street- Caledonia East Village LLC
Date: February 25, 2026 at 3:16 PM
To:
Bcc: east5thstreetblockassociation@gmail.com, mhannay@igc.org, franklin.douglas@gmail.com, friendsoftheles@gmail.com, info@gohproductions.org, ck@wingflix.com, info@lespi-nyc.org, info@evccnyc.org, dakota@fabnyc.org, andrew@gvshp.org, Kimberly Summers kimberly@ds-lawoffices.com



Good afternoon,

I am the attorney for Caledonia East Village LLC. My client, who is an experienced owner and operator of several other licensed establishments, is seeking a liquor license for a bar/tavern at 511 East 6th Street. Please note the attached CB application in advance of the upcoming CB meeting. If you have any questions or concerns, please do not hesitate to reach out. Thank you and have a great day.

Best regards,

Kimberly A. Summers, Esq.
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