

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: 1/26/2027

Is location currently licensed? Yes No Type of license: liquor, wine, beer, & cider

If alteration, describe nature of alteration: _____

Previous or current use of the location: Previously licensed (Cafe/bar/lounge)

Corporation and trade name of current license: Joey Bats Cafe, then House Watch NYC

APPLICANT:

Premise address: 50 Avenue B, New York, NY 10009

Cross streets: E 4th Street and Avenue B

Name of applicant and all principals: B SCENE CORP. (Principal: Abigail N Ehmman)

Trade name (DBA): B Scene

PREMISE:

Type of building and number of floors: Mixed use residential, 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 200

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) 7 days a week, 12:00pm - 2:00 am

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? 26 Total number of indoor seats? 117

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
2 bars - 10 seats (12 feet) / 4 seats (8 feet)

(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 bar food

What are the hours the kitchen will be open? 7 days a week, 2:00pm - 10:00pm

Will a manager or principal always be on site? Yes No If yes, which? Manager

How many employees will there be? 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?) 3

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: as existing (plan to upgrade in future)

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? Yes, we will put on scheduled performances (live music) and a cover fee will be charged

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Establishment social media and 3rd party 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.") _____

Please see attached plans

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. Please see attached plans

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: Lucky on B

Address: 168 AVENUE B EAST 10TH & 11TH STREET Community Board # 3 Manhattan

Dates of operation: 09/2016 - Present

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 Lucky on B, 168 AVENUE B EAST 10TH & 11TH STREET
Hekate, 167 Avenue B, New York, NY 10009, Food and Beverage 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? approx 7 (total in each direction)

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

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

with less than a full-service kitchen but serving food 7 days a week from 2:00pm-10:00pm

3. My hours of operation will be:

Mon 12:00pm - 2:00am; Tue 12:00pm - 2:00am; Wed 12:00pm - 2:00am;

Thu 12:00pm - 2:00am; Fri 12:00pm - 2:00am; Sat 12:00pm - 2:00am;

Sun 12:00pm - 2:00am. (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, as existing

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 _____
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 8:00pm.
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: Abigail N. Ehmann

Phone Number: (646) 309-1309

Applicant Address: 50 Avenue B, New York, NY 10009
Applicant Trade Name: B Scene

Plans to Manage Vehicular Traffic and Crowds on Sidewalk

I plan to continue operating an establishment that will not negatively impact our neighbors. I do not anticipate large crowds on the street, and will ensure that the premises is maintained in an orderly fashion at all times. I will designate an employee to make sure that a crowd of patrons will not form in front of or adjacent to my establishment as I do not want to disturb the quality of life of my fellow neighbors.

I will have signs visibly posted inside and on the storefront reminding patrons to be courteous of the neighborhood and to keep noise to a minimum. However, should a crowd form in front of or adjacent to our establishment, I will immediately inform the crowd that they are not able to congregate in front of the establishment.

I understand that parking is limited in the area. I anticipate that the overwhelming majority of my patrons will be walking; I plan to serve a community that lives and works in the immediate vicinity.

Plans to Manage Noise Inside and Outside of Premises

I currently have soundproofing at my establishment so that the conversations of patrons and music will not emanate to the residential apartments surrounding my establishment. My plans are to continue running a friendly neighborhood establishment. The entertainment to be provided will be for quality and not for volume with a set compressor limiter for a predetermined sound level that will be tested inside the residential units above and outside of the establishment as a warning to the staff should the noise become too loud.

The cell number of myself as well as the manager will also be given to the residents of the building should they feel the need to call immediately if any noise is disturbing their quality of life. I plan on keeping any noise to a minimum.

APPLICANT HISTORY

Primary Principal of Applicant: Abigail N Ehmann

The principal, Abigail N. Ehman, has substantial prior experience owning and operating hospitality establishments in the immediate neighborhood of the proposed business. Her experience includes full operational responsibility for staffing, safety, customer management, and compliance with New York State and City regulations governing nightlife and food and beverage establishments.

List of Establishments Licensed for Sale of Alcohol

- (1) **Name:** Oops of New York Inc. (D/B/A Lucky on B)
Liquor License ID: 0370-23-132430
Type of Establishment: Food and Beverage Establishment
Address: 168 Avenue B (between East 10th and East 11th Streets), New York, NY 10009
Dates of Operation: 9/2016 – Present
Community Board: Manhattan Community Board 3

List of Establishments NOT Licensed for Sale of Alcohol

- (1) **Name:** Hekate Café & Elixir Lounge
Type of Establishment: Food and Sober Bar
Address: 167 Avenue B, New York, NY 10009
Dates of Operation: 10/2022 – Present



Abby Ehmann has been a resident of Manhattan since 1985 and the East Village since 1989. She has dabbled in a dozen different careers, from the early internet, to advertising, event production to publishing, even working for Burning Man, all the while bartending as well. With a chameleon-like ability to vacillate between diverse worlds, Ms. Ehmann made contacts everywhere she went, which helped her launch both of her businesses.

In the Spring of 2016 Abby opened Lucky, a small, neighborhood bar. The community she created there inspired her to offer a similarly welcoming space for those who do not drink alcohol right across the street at Hekate Café & Elixir Lounge, New York City's first sober bar.

Drawing on all her previous experiences, Abby produces events, books musical acts, and schedules every imaginable celebration to keep both spaces fresh and interesting. As a board member of the small business organization East Village Independent Merchants Association, she has become involved in the local politics and events, bringing in family entertainment as part of the city's Open Streets Program.

She is currently juggling everything involved with running her two successful businesses.

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	50 Avenue B, New York, New York, 10009
Geocode	Latitude: 40.72325 Longitude: -73.98283
Report Generated On	2/26/2026

8 Closest Liquor Stores		
Name	Address	Distance
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, New York 10009	342 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	486 ft
AVENUE A LIQUOR CORP. License ID: 0100-26-133279 Legacy Serial No.: 6083661	58 Avenue A Store 10 New York, New York 10009	628 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	872 ft
RAGING SKILLET LLC, THE License ID: 0101-24-111545 Legacy Serial No.: 6019705	335 E Houston St New York, New York 10002	886 ft
SFDW INC License ID: 0100-22-115633 Legacy Serial No.: 1339790	24 AVENUE C NEW YORK, New York 10009	911 ft
EAST VILLAGE WINE CORP License ID: 0100-21-113865 Legacy Serial No.: 1260885	100 AVENUE C NEW YORK, New York 10009	1,098 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,450 ft

Schools within 500 feet		
Name	Address	Distance
CONNELLY CTR EDUCATION/HOLY CHILD MIDDLE SCHOOL	220 E 4TH ST NEW YORK, NY 10009	210 ft

Churches within 500 feet

Name	Distance
Emanuel Spanish Baptist Church	284 ft
Most Holy Redeemer Church	358 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Lateshift LLC Application ID: NA-0370-25-139179	42 Avenue B New York, New York 10009	117 ft
Ace's Windsor, LLC Application ID: NA-0370-26-101975	423 Troutman St Left Side Brooklyn, NY 11237	268 ft
VILLAGE BLUE HOSPITALITY LLC Application ID: NA-0340-25-132096	536 E 5th St Store #1 New York, New York 10009	316 ft
Top Secret Comedy Club Inc Application ID: NA-0370-25-130917	44 Avenue A New York, NY 10009	633 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
51 AVENUE B LLC License ID: 0340-24-102335 Legacy Serial No.: 6010304	51 AVENUE B NEW YORK, New York 10004	99 ft
45 Avenue B Group Inc License ID: 0340-25-119972 Legacy Serial No.: 6069688	45 Avenue B New York, New York 10009	121 ft
BOOK CLUB BAR LLC License ID: 0370-23-136119 Legacy Serial No.: 1346476	197 E 3RD ST NEW YORK, New York 10009	176 ft
AH BUSINESS MANAGEMENT LLC License ID: 0340-23-138652 Legacy Serial No.: 1334462	34 AVENUE B NEW YORK, New York 10009	246 ft
OYSTER CITY LLC License ID: 0340-23-133022 Legacy Serial No.: 1350376	200 E 3RD ST NEW YORK, New York 10003	246 ft
GALMAC LLC License ID: 0370-23-159780 Legacy Serial No.: 6002128	28-30 AVENUE B NEW YORK, New York 10009	301 ft
LOLLO LLC License ID: 0340-24-110078 Legacy Serial No.: 6018185	27 AVENUE B NEW YORK, New York 10009	313 ft

B M POST LLC License ID: 0340-23-139494 Legacy Serial No.: 1329963	217 E 3RD ST NEW YORK, New York 10009	327 ft
GREAT CABIN LLC, THE License ID: 0340-22-108985 Legacy Serial No.: 1311376	205 E 4TH ST NEW YORK, New York 10009	371 ft
25 B GROUP REST AVE LLC License ID: 0340-22-103811 Legacy Serial No.: 1245111	25 AVENUE B NEW YORK, New York 10009	372 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	456 ft
AND ANOTHER ONE INC License ID: 0340-22-111695 Legacy Serial No.: 1345607	190 E 2ND ST NEW YORK, New York 10009	461 ft
GERMAT OF NY INC License ID: 0340-22-108074 Legacy Serial No.: 1338768	192 E 2ND ST NEW YORK, New York 10009	466 ft
CANTINA CUBANA LLC License ID: 0340-24-104144 Legacy Serial No.: 6012134	210 E 2ND ST NEW YORK, New York 10009	468 ft
THUNDERBOLT CORP License ID: 0370-23-131560 Legacy Serial No.: 1024675	531 E 5TH STREET NEW YORK, New York 10009	531 ft
DEROSSI 5TH STREET LLC License ID: 0340-22-111452 Legacy Serial No.: 1330870	511 E 5TH ST NEW YORK, New York 10009	570 ft
ELLSFRED INC License ID: 0370-24-121384 Legacy Serial No.: 6029782	520 E 6TH ST NEW YORK, New York 10009	610 ft
THAI TOMPKINS INC License ID: 0340-22-108083 Legacy Serial No.: 1337933	50 AVENUE A NEW YORK, New York 10009	624 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	674 ft
FRENCH AVENUE B INC License ID: 0340-23-133791 Legacy Serial No.: 1280774	103 105 AVENUE B NEW YORK, New York 10009	711 ft
RAGUBOY CORP License ID: 0340-23-127055 Legacy Serial No.: 1140962	156 EAST 2ND STREET AVENUE A & AVENUE B NEW YORK, New York 10009	717 ft
ROLO REST LLC License ID: 0340-21-118903 Legacy Serial No.: 1225341	32 AVENUE A E 2ND STREET & E 3RD STREET NEW YORK, New York 10009	717 ft
ILLB INC License ID: 0340-23-132156 Legacy Serial No.: 1314604	43 AVENUE A 141 E 3RD ST GND FL NEW YORK, New York 10009	723 ft
BA VICTORY CORP License ID: 0340-23-134715 Legacy Serial No.: 1268813	513 E 6TH ST NEW YORK, New York 10009	736 ft
PINEAPPLE CLUB LLC THE		

License ID: 0340-22-107448
Legacy Serial No.: 1321228

509 E 6TH ST
NEW YORK, New York 10009

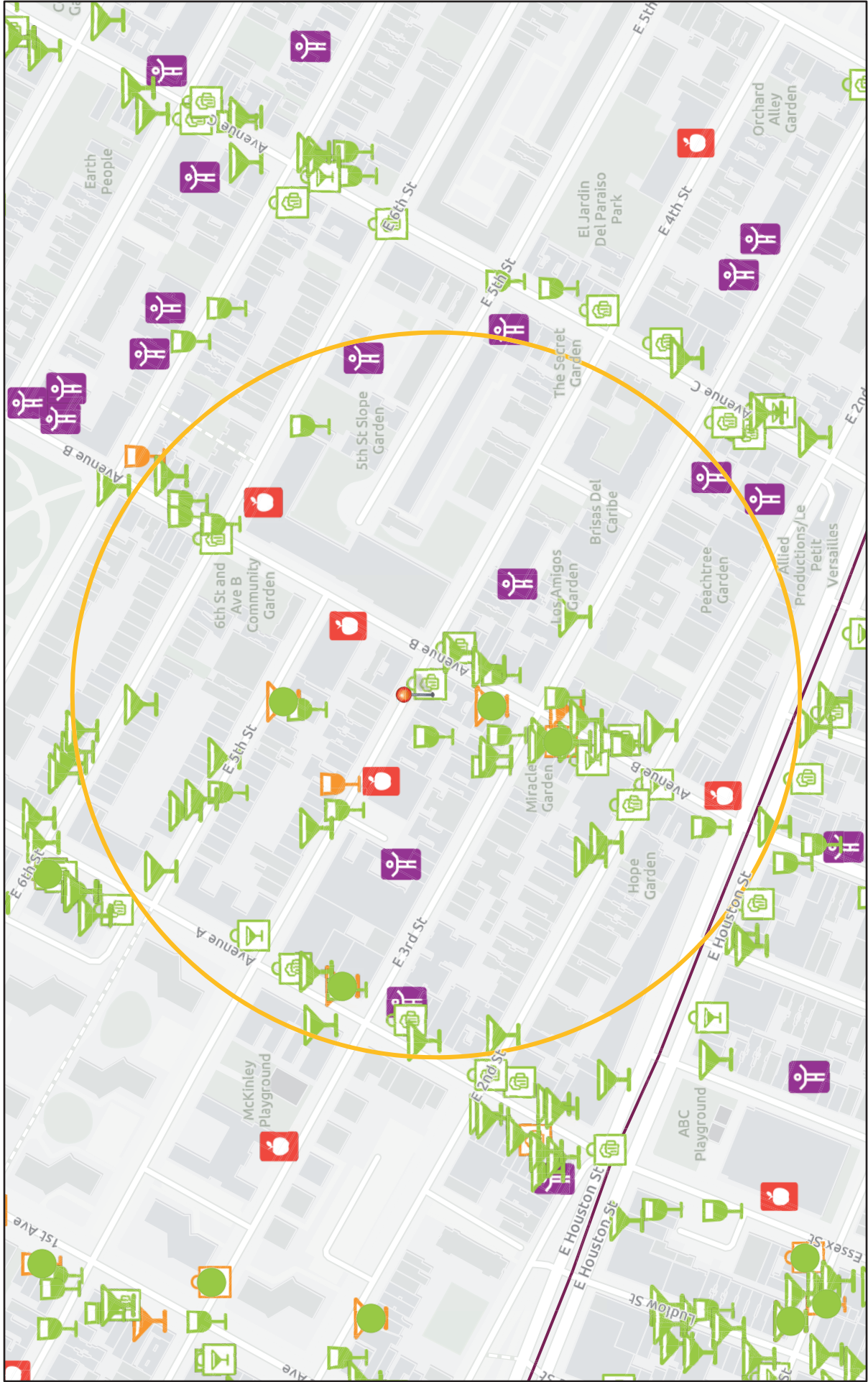
748 ft

MAPLE VIEW HOLDINGS CORP
License ID: 0340-23-132569
Legacy Serial No.: 1138797

2 4 CLINTON ST
EAST HOUSTON & STANTON STREETS
NEW YORK, New York 10002

748 ft

SLA Liquor Lics



2/26/2026, 4:46:37 PM

1:4,514

0 0.03 0.06 0.09 0.11 mi

0 0.04 0.09 0.18 km

- Cities and Towns
- SLA Zones
- NYC Police Precincts
- Active Licenses
- Temporary Licenses
- On Premises Liquor
- On Premises Wine
- Off Premises Beer
- Off Premises Beer
- Pending Licenses
- On Premises Liquor
- Off Premises Beer
- NYC Community Boards
- Public/Private Schools
- Places of Worship
- Manhattan

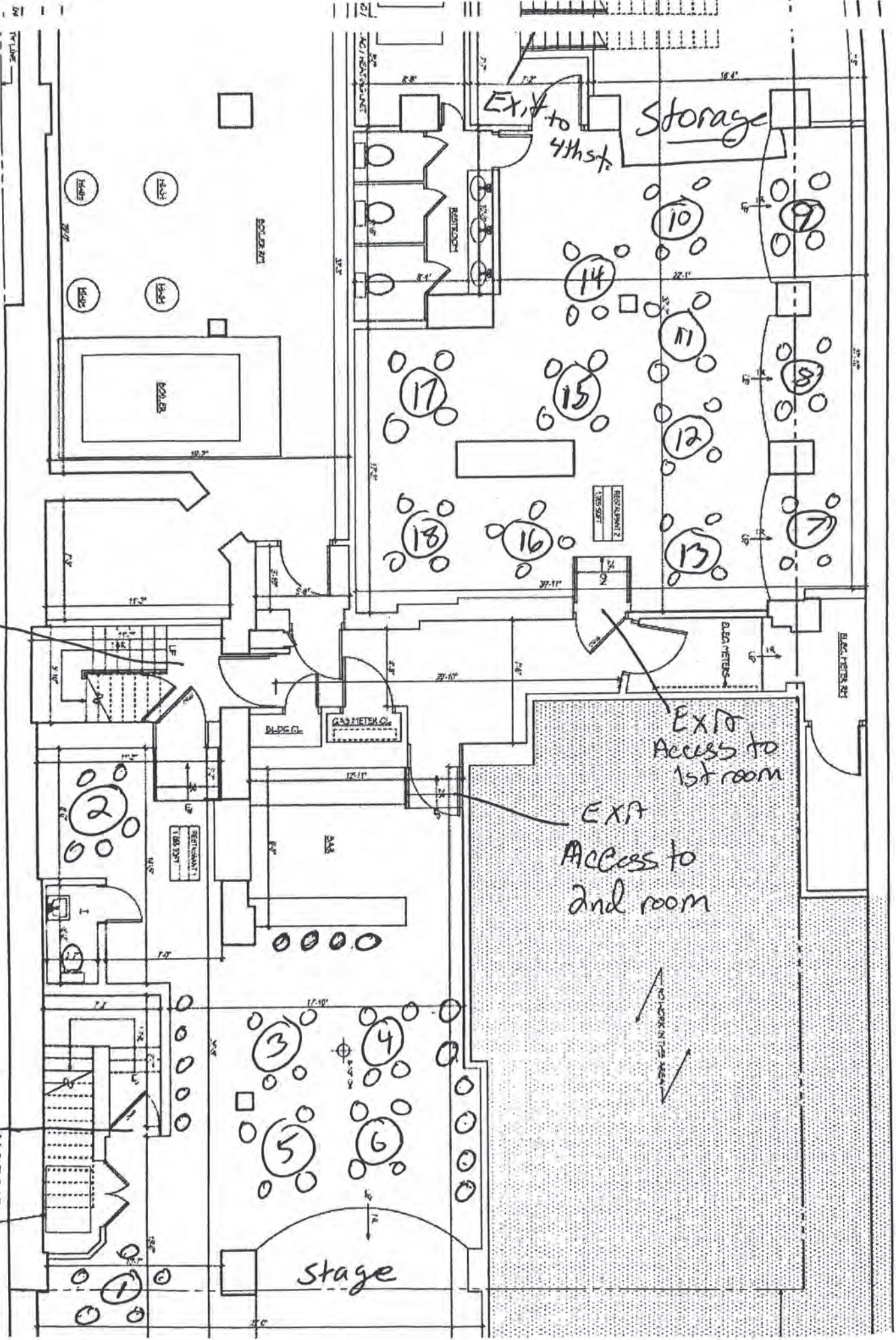
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

NYS Liquor Authority

EXISTING CONDITIONS PLAN

Exit + Access to First floor

Exit



Exit to 4th st

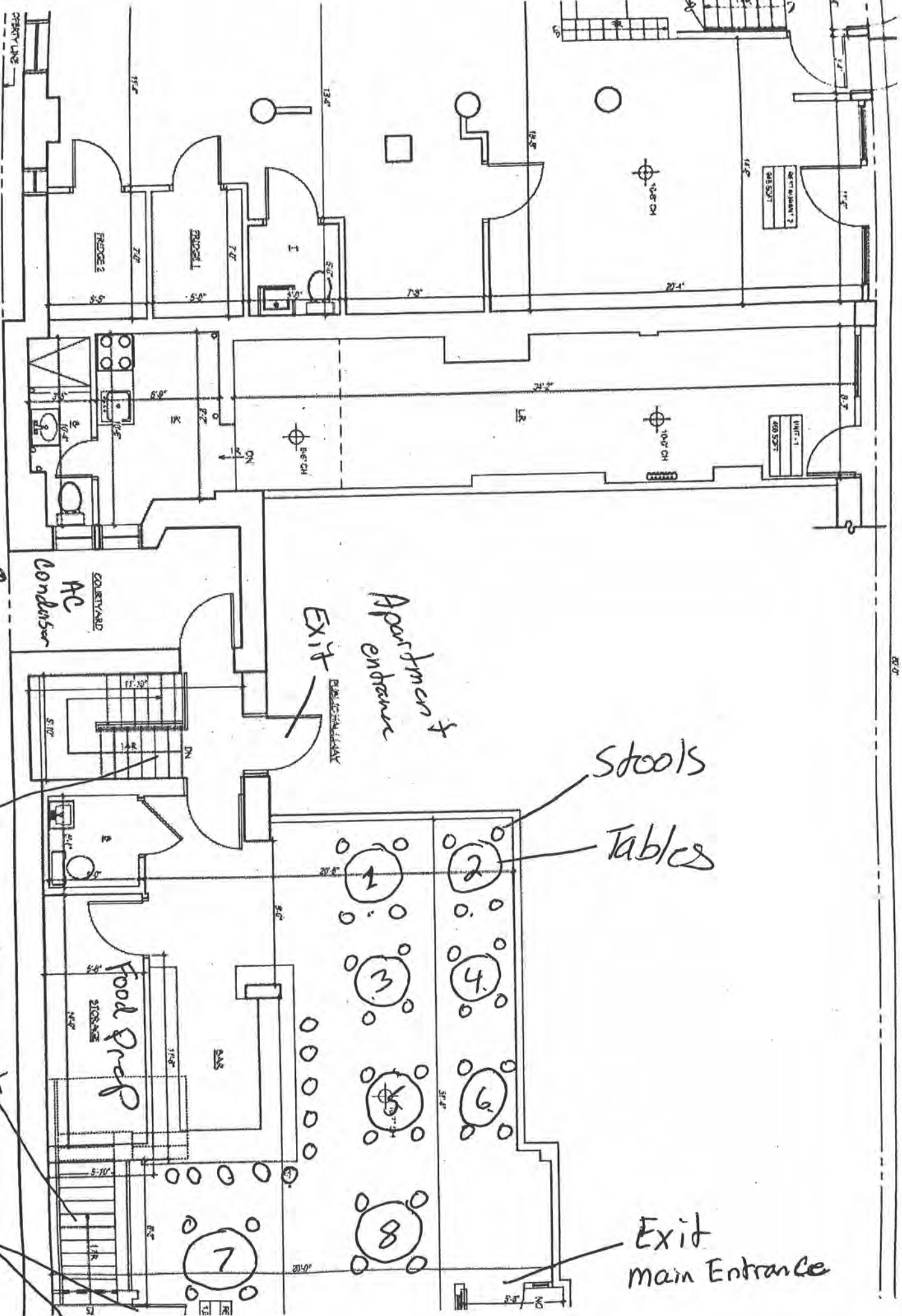
Storage

EXIT Access to 1st room

EXIT Access to 2nd room

stage

NO WORK IN THIS AREA



not for customers

Access to basement

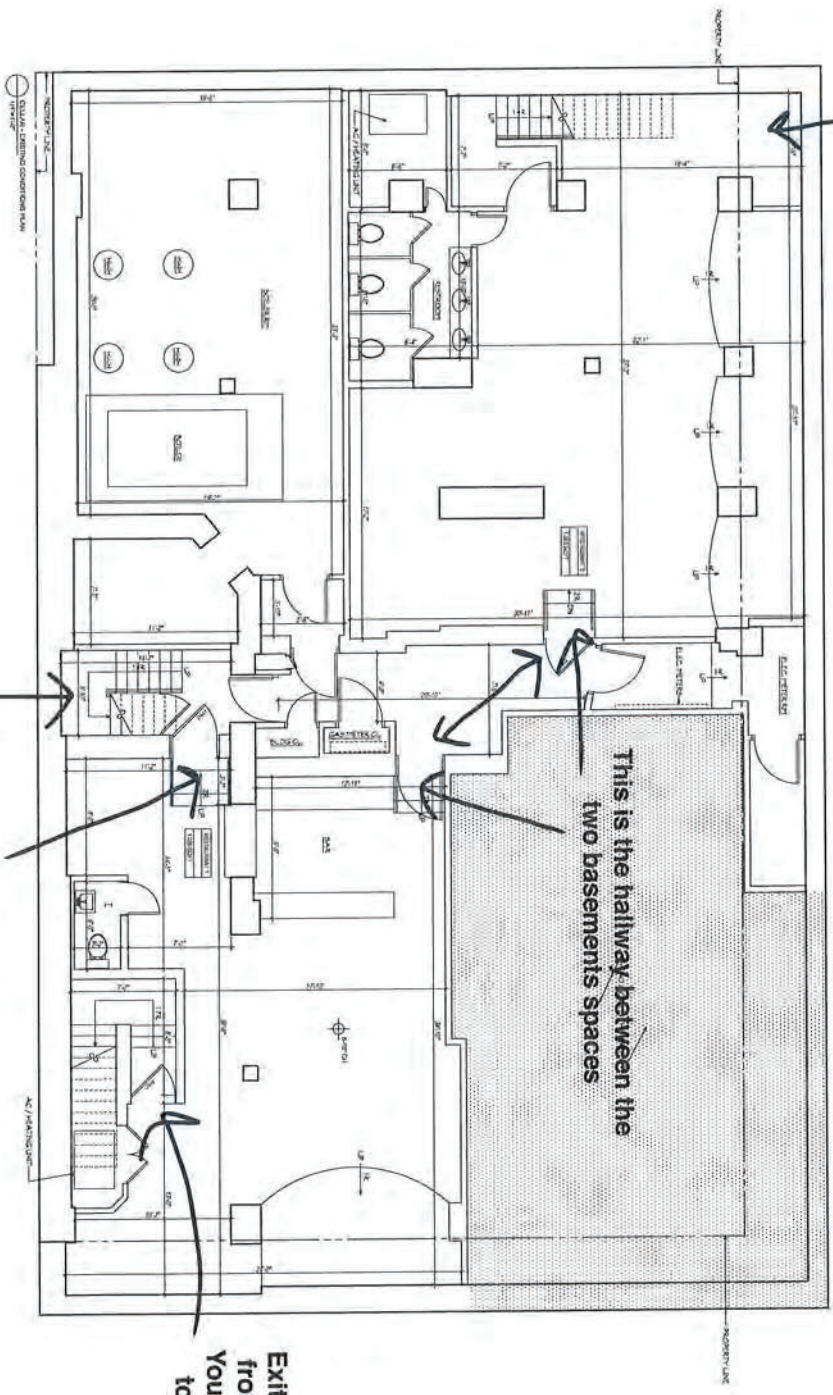
Exits

Apartment
Entrance
Exit

Stools
Tables

Exit
main Entrance

Exit 4: This staircase goes up from the basement to 4th st. It also has entrance to Kitchen at top of the staircase.



Exit 3: This staircase goes up from the basement to both the rear of the 1st floor bar as well as another exit to the building lobby.

There is another exit from this room to Exit 3 that takes you up to rear of 1st floor bar

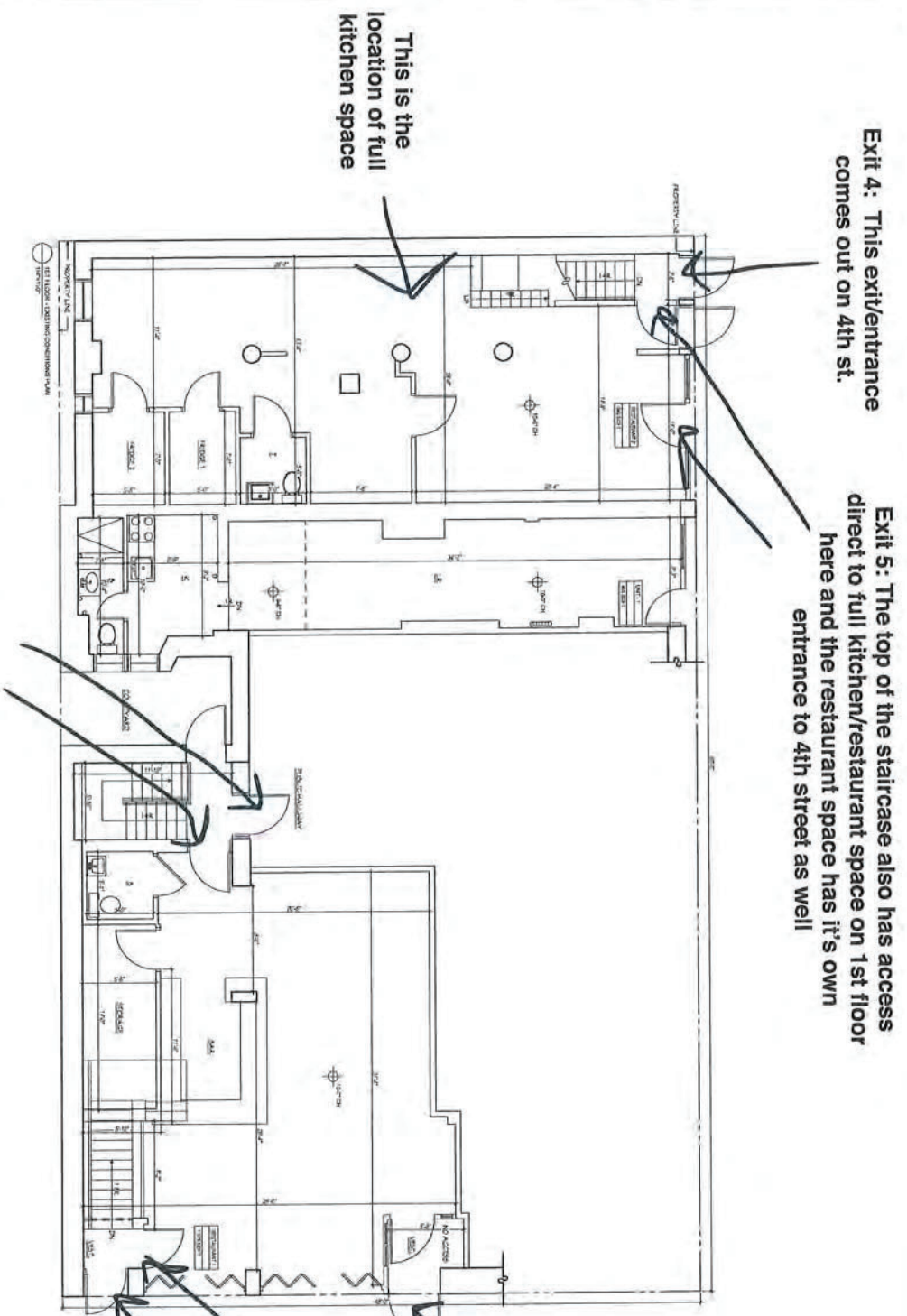
Exit 1: This staircase goes up from the basement Ave B exit. You also have another entrance to 1st floor bar at top of the staircase.

AVENUE B



NO.	DATE	REVISION
 <p>GRASSO-MENZIES ARCHITECTS A.I.A. 300 SOUTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0277 FAX: (212) 779-8646</p>		
PROFESSIONAL NUMBER: _____ MECHANICAL ENGINEER		
TITLE	PROJECT NO.	0000
DRAWN BY	SCALE	AS SHOWN
CHECKED BY	DATE	NOV 01 2000
LOCATION	PROJECT	A-101.00
NO. AVENUE B NEW YORK, NEW YORK	DATE	0 OF 0
PROJECT NO.		

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Exit 4: This exit/entrance comes out on 4th st.

Exit 5: The top of the staircase also has access direct to full kitchen/restaurant space on 1st floor here and the restaurant space has it's own entrance to 4th street as well

This is the location of full kitchen space

Exit 3: Stairs case from basement leads up to rear of 1st floor bar and lobby to apartment building above.

Exit 2: This exit/entrance is to first floor bar.

Exit 1: Stairs case from basement leads up to front of 1st floor bar as well as out to Ave B.

AVENUE B



NO	DATE	REVISION
1	02/03/00	ISSUE FOR PERMITS
2	03/03/00	REVISED PER PERMITS
3	04/03/00	REVISED PER PERMITS
4	05/03/00	REVISED PER PERMITS
5	06/03/00	REVISED PER PERMITS
6	07/03/00	REVISED PER PERMITS
7	08/03/00	REVISED PER PERMITS
8	09/03/00	REVISED PER PERMITS
9	10/03/00	REVISED PER PERMITS
10	11/03/00	REVISED PER PERMITS
11	12/03/00	REVISED PER PERMITS
12	01/04/00	REVISED PER PERMITS
13	02/04/00	REVISED PER PERMITS
14	03/04/00	REVISED PER PERMITS
15	04/04/00	REVISED PER PERMITS
16	05/04/00	REVISED PER PERMITS
17	06/04/00	REVISED PER PERMITS
18	07/04/00	REVISED PER PERMITS
19	08/04/00	REVISED PER PERMITS
20	09/04/00	REVISED PER PERMITS
21	10/04/00	REVISED PER PERMITS
22	11/04/00	REVISED PER PERMITS
23	12/04/00	REVISED PER PERMITS
24	01/05/00	REVISED PER PERMITS
25	02/05/00	REVISED PER PERMITS
26	03/05/00	REVISED PER PERMITS
27	04/05/00	REVISED PER PERMITS
28	05/05/00	REVISED PER PERMITS
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274	11/25/00	REVISED PER PERMITS
275	12/25/00	REVISED PER PERMITS
276	01/26/00	REVISED PER PERMITS
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278		

B SCENE

BAR MENU

Bowl o' Brodo - \$11

with Ramen - \$13

Grilled Cheese - \$11

with Tomato - \$12

Mozzarella & Tomato - \$12

Bruschetta - \$11

Pizza Panini - \$10

with Pepperoni - \$13

Cucumber Salad - \$9

Dinosaur Chicken Nuggets - \$7