



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: March 27, 2026

Is location currently licensed? Yes No Type of license: On Premises Restaurant License

If alteration, describe nature of alteration: Addition of 9 tables and 19 banquette seats in the basement.

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Corner Bistro East, LLC

APPLICANT:

Premise address: 94-96 Avenue A, New York, NY 10009

Cross streets: East 6th Street / East 7th Street

Name of applicant and all principals: Elizabeth McGrath

Trade name (DBA): _____

PREMISE:

Type of building and number of floors: 5 story multi-unit

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 74; C of O pending

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

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) 11am - 4am (seven 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: _____

Number of indoor tables? 26 Total number of indoor seats? 69

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 customer bar on first floor, 31'5" long, 15 seats

*(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 _____
Please see attached menu.

What are the hours the kitchen will be open? 11am - 3am

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

How many employees will there be? 20; 6-7 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 _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: Sonos streaming system with wall mounted 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? 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 monitors pedestrians and traffic in front of the proposed premises to ensure no crowds form and traffic does not become congested.

Will there be security personnel? Yes No (If Yes, how many and when) 1 security personnel on busy nights

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Staff monitors recorded music to ensure it's kept at an ambient noise level and DJ's play background music 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: An application for a Roadway Cafe is currently under review with the Department of Transportation.

Please see the attached proposed 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: 68 Perry Street Corp. d/b/a Corner Bistro

Address: 331 West 4th Street, New York, NY 10014 Community Board # 2

Dates of operation: 1961 - Present. Elizabeth McGrath took over the business from her father in 2015.

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 above. Elizabeth has been operating Corner Bistro in the West Village since 2015.*

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 22

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) American bistro restaurant, or
 I will operate a _____,
 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 11am - 4am; Tue 11am - 4am; Wed 11am - 4am;
Thu 11am - 4am; Fri 11am - 4am; Sat 11am - 4am;
Sun 11am - 4am. (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 personnel on busy nights
6. I will install soundproofing, 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 1 DJs per mo., more than 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: Elizabeth McGrath

Phone Number: (516) 319-0099

BISTRO MENU

BISTRO MINI	10.50
HAMBURGER	13.75
CHEESEBURGER	15.75
BISTRO BURGER	17.75
CHILI BURGER	16.75
GRILLED CHICKEN SANDWICH	14.75
BISTRO BELLO	13.75
GRILLED CHEESE	9.75
B L T	11.75
CHILI	11.75
FRIES TOTS	7.00
HOUSE SALAD	10.75
ENTREES	
MEATLOAF	17.95
CHOPPED STEAK	17.95

EMBELLISH WITH

MINI BURGER 8 EGG 2 CHICKEN 8
MUSHROOM 9 EXTRA CHEESE 2
AVOCADO 5 BACON 3 BURGER 12

ALDOS COFFEE * BISTRO BISCUITS * HATS
HONEY * TEE SHIRTS

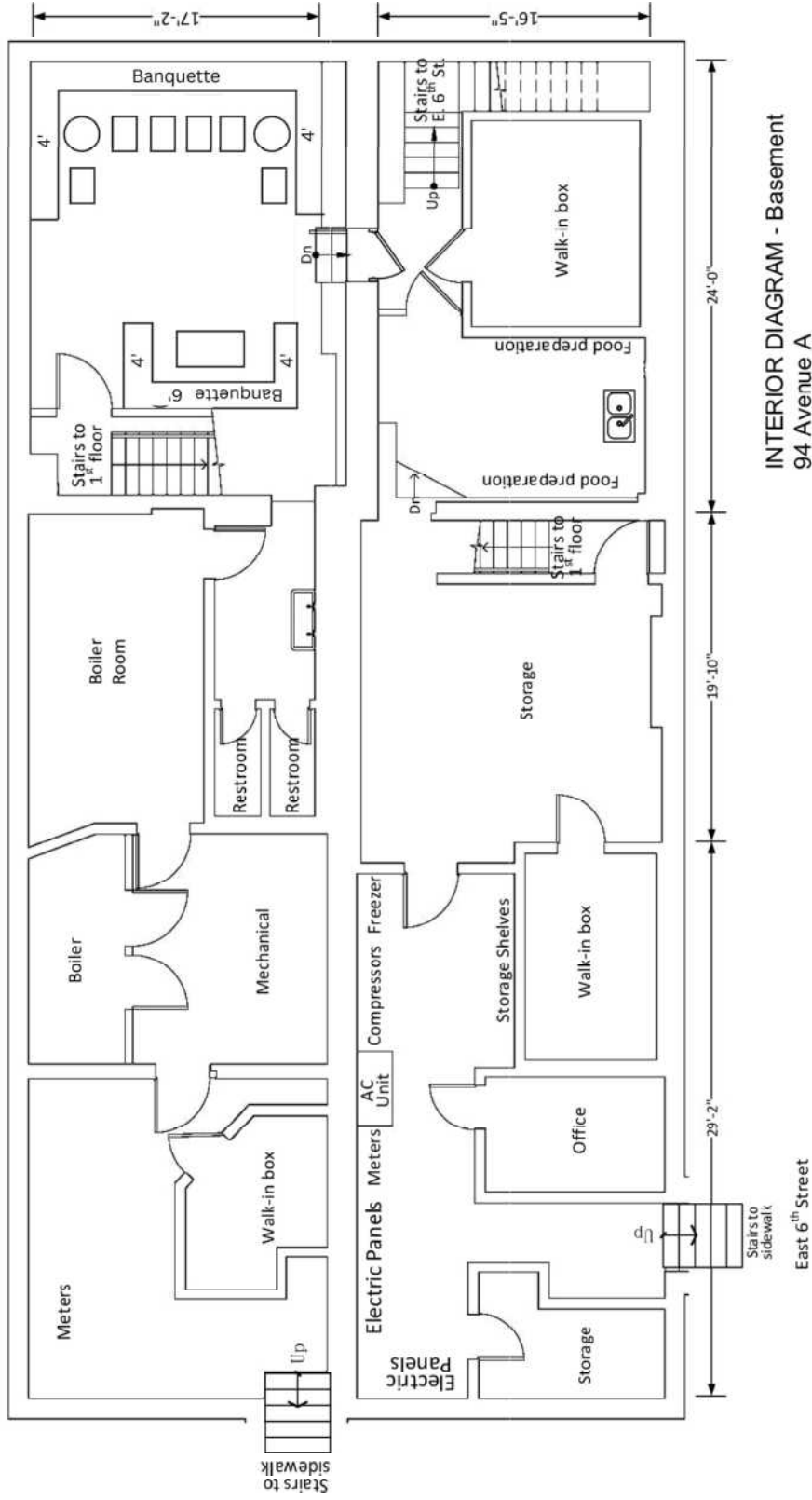
BRUNCH

EGG ON A BUN	9
BISTRO OMELETTE	16
AVOCADO TOAST	14
AM BURGER	18
AVOCADO PLATE	18.95
EGGS ANY STYLE	18.95
EGGS BENNY	18.95
PANCAKES	10.95

CASH ONLY

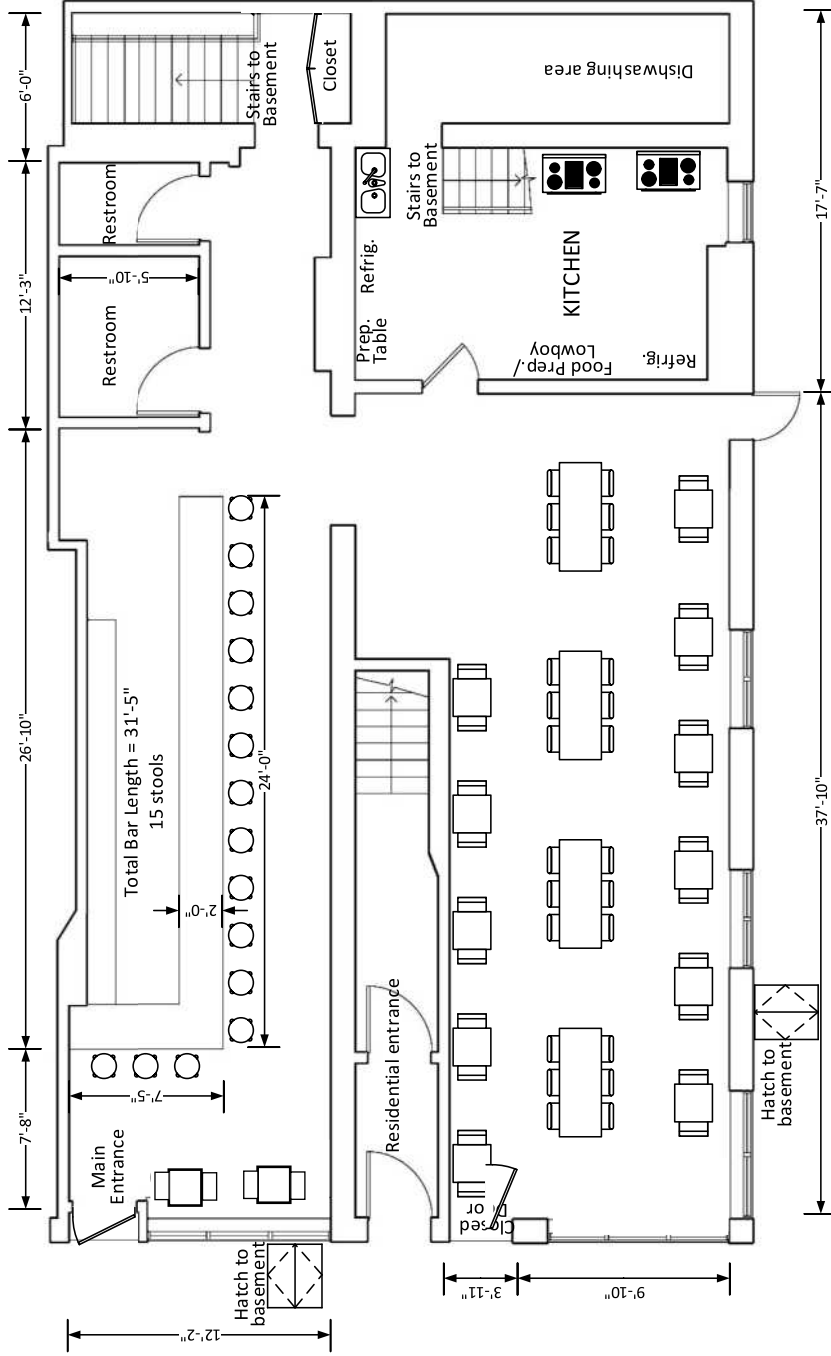
ATM

9 Tables / 19 Seats



INTERIOR DIAGRAM - Basement
94 Avenue A
New York, NY
January 22, 2026

NOT TO SCALE
(PROPOSED)



INTERIOR DIAGRAM - 1st Floor
 94 Avenue A
 New York, NY
 April 30, 2025

NOT TO SCALE

Total Seating
 17 tables/50 seats

East 6th Street

Avenue A

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from roadway cafe:

R01- Subway Stair: Open End R02- Fire Hydrant _____ feet

Elements with minimum 10 feet clearance from roadway cafe:

R03- Subway Elevator Entrance _____ feet
 R04- FDNY Curb Cut _____ feet

Elements with minimum 5 feet clearance from roadway cafe:

R06- Curb Cut _____ feet
 R07- Emergency Exit Hatch _____ feet
 R08- Subway Stair: Closed End _____ feet
 R09- Subway Elevator: Non-Entry _____ feet
 R10- Bus Stop Pole: Non- Approaching Side _____ feet

Elements with minimum 3 feet clearance from roadway cafe:

R15- Elevated Train Infrastructure _____ feet
 R16- Transformer Vault _____ feet

Elements with minimum 1 foot and 6 inches clearance from roadway cafe:

R17- Vent infrastructure: utility vent poles, vent grates, subway grates _____ feet
 R18- Manholes 36 inches

Elements with minimum 6 inches clearance from roadway cafe:

R19- Thermoplastic Marking _____ feet

Roadway cafe distance from crosswalks:

- R20- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) 8 feet
- R21- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) _____ feet
- R22- No crosswalk present (maintain 20 feet from curb line of intersecting street) _____ feet



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your roadway cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Required

Barriers (All of the following must be met)

- Maintained on all sides of the cafe except the side fronting the ground floor restaurant.
- Not permanently affixed to the roadway.
- 30-42 inches tall (excluding planting), and at least 4 inches in width.
- Barriers are interconnected with each other.
- Any cladding over the barriers is securely fastened or affixed.
- Minimum 4 inches wide reflective strip on each barrier on the outward facing side.
- Water-filled with a minimum of 150 pounds per linear foot of barrier length.

Optional - Only check the material categories you intend to use in your roadway cafe

Flooring (if using, all of the following must be met)

- Durable, lightweight, easily removable, mold-resistant, elevated from the ground level to allow for drainage, and removable to allow for cleaning.
- Flush with the curb line (except if located on a slope, be flush to the greatest extent feasible), and compliant with applicable accessibility requirements.
- Maintains a 6 inch covered channel between curb and base of flooring to allow for drainage.

Furnishings (if using, all of the following must be met)

- Lightweight and easily movable.

Vertical Screenings (if using, all of the following must be met)

- Located between the barrier and 6 feet above the cafe base or floor.
- Located on the roadway facing side, does not extend the beyond the perimeter of the roadway cafe, and is not affixed to the outward facing side of barriers.
- Easily removable, comprised of non-opaque, fire-grade, and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

Overhead Coverings/ Umbrellas (if using, all of the following must be met)

- Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
- Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
- Easily removable, comprised of fire-grade and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

Lighting and Electrical Connections (if using, all of the following must be met)

- Any lighting is outdoor rated, properly secured, and lightweight.
- At least 14 feet above sidewalk, and 18 feet above roadway.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

Check this box if none of the objects listed above are within 15 feet of the proposed setup.

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 94 Avenue A

1. Niagara - 112 Avenue A - (157')
2. Lovers of Today - 132 1/2 East 7th Street - (167')
3. 96 Tears - 110 Avenue A - (138')
4. Nightclub 101 - 101 Avenue A - (96')
5. Club Cumming - 505 East 6th Street - (123')
6. Pineapple Club - 509 East 6th Street - (170')
7. Buenos Aires - 513 East 6th Street - (218')
8. Josie's Bar - 520 East 6th Street - (332')
9. Sophie's - 507 East 5th Street - (303')
10. Nowon - 506 East 6th Street - (145')
11. Karaoke Sing Sing - 81 Avenue A - (233')
12. Sontum Der - 85 Avenue A - (192')
13. Drom - 85 Avenue A - (192')
14. Death & Co. - 433 East 6th Street - (280')
15. Cherry Tavern - 441 East 6th Street - (185')
16. Amor y Amargo - 95 Avenue A - (153')
17. Kazuza - 107 Avenue A - (146')
18. Miss Lily's - 120 East 7th Street - (154')
19. Yuca Bar - 111 Avenue A - (229')
20. St. Dymphnas - 117 Avenue A - (307')
21. Empellon al Pastor - 132 St. Marks Place - (417')
- 500' → 22. Bua - 122 St. Marks Place - (488')
23. Ace - 531 East 5th Street - (503')
24. Vazac 7B Bar - 108 Avenue B - (682')
25. Lavagna - 545 East 5th Street AKA 76 Avenue B - (656')
26. The Cabin - 205 East 4th Street - (596')
27. Caravan of Dreams - 405 East 6th Street - (607')
28. International Bar - 102 1st Avenue - (692')
29. Mala Project - 122 1st Avenue - (746')
30. The Grafton - 126 1st Avenue - (762')
31. Noreetuh - 128 1st Avenue - (772')
32. The Lions - 132 1st Avenue - (801')
33. Romeo's - 118 Saint Marks Place - (520')
34. Ten Degrees - 121 Saint Marks Place - (503')
35. Hanoi House - 119 Saint Marks Place - (514')
36. Augurs Well - 115 Saint Marks Place - (527')
37. Crif Dogs - 113 Saint Marks Place - (543')
38. Cafe Mogador - 101 Saint Marks Place - (661')
39. Good Night Sonny - 134 1st Avenue - (836')
40. Lucy's - 135 Avenue A - (554')

/continue

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45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 94 Avenue A

Schools & Churches

1. Citylight Church - 121 East 7th Street - (369')
2. St. Stanislaus Church - 101 East 7th Street - (491')
3. Anshei Meseritz Congregation - 415 East 6th Street - (497')
4. George Jackson Academy - 104 Saint Marks Place - (603')

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Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (917) 975-5218
E-mail: landess@att.net
landessphotographers.com

Re: 94 Avenue A (Wine & Beer Licenses)

1. Takahashi - 85 Avenue A
2. Pylos - 128 East 7th Street
3. Giano - 126 East 7th Street
4. Jones St. Wine Bar - 122 East 7th Street
5. Ho Foods - 110 East 7th Street
6. Rosso - 127 East 7th Street
7. Ruffian - 125 East 7th Street
8. Cadence - 111 East 7th Street
9. Ladybird - 111 East 7th Street
10. Twilight Lounge - 110 1st Avenue
11. Hunan Slurp - 112 1st Avenue
12. Hen House - 120 1st Avenue
13. Unique - 120 1st Avenue
14. Dumpling Man - 100 St. Marks Place
15. Cecilia - 97 St. Marks Place
16. Kyuubi - 102 St. Marks Place
17. Alison - 110 St. Marks Place
18. Spice Brothers - 110-112 St. Marks Place
19. Craft + Carry - 116 St. Marks Place
20. Mokyo - 109 St. Marks Place
21. Moody Tongue Pizza - 123 St. Marks Place
22. Tabetomo - 131 Avenue A
23. Gruppo - 98 Avenue B
24. Tuomen - 536 East 5th Street
25. Minca - 536 East 5th Street
26. Bibi - 211 East 4th Street

Commercial

Amory Amargo
443 E. 6th St.

Residential

Laundromat

Residential

Cleaners

Residential

101 Avenue A

Nightclub 101

Vacant

Del.

Residential

107 Avenue A

Kazura

Miss Lily's
130 E. 7th St.

Avenue A

BLOCK PLOT
94 Avenue A
New York, NY
April 30, 2025
NOT TO SCALE

Con Edison
Property

East 6th Street

APPLICANT

Residential

Center

Fitness

Residential

110 Avenue A

96 Tears

112 Avenue A

Niagara

East 7th Street

Laura Ryan

From: Michael Paleudis
Sent: Thursday, March 26, 2026 11:03 AM
To: east5thstreetblockassociation@gmail.com
Cc: Laura Ryan
Subject: Alteration to Existing Liquor License; Corner Bistro East; 94-96 Avenue A

Dear Mr. Zamsky:

Our law firm represents Corner Bistro East LLC, an entity already operating with a full on-premises liquor license at 94-96 Avenue A. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority (SLA) for permission to make alterations to its currently licensed premises.

The alterations consist solely of the addition of a small retail area in the basement where customers may dine. The basement will have nine tables with nineteen banquet seats. There will not be a bar in the basement.

Our client is scheduled to meet with CB3's SLA & DCA Licensing Committee at its April 13 meeting. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB3.

Thank you.

Michael J. Paleudis, Esq.

212.837.8482 (Direct)

212.835.6768 (Main)

mjp@kplawyers.com

www.kplawyers.com

[Schedule a Call](#)



New York | New Jersey

Laura Ryan

From: Michael Paleudis
Sent: Thursday, March 26, 2026 11:03 AM
To: info@evccnyc.org; Laura Sewell (Other)
Cc: Laura Ryan
Subject: Alteration to Existing Liquor License; Corner Bistro East; 94-96 Avenue A

Dear Ms. Sewell:

Our law firm represents Corner Bistro East LLC, an entity already operating with a full on-premises liquor license at 94-96 Avenue A. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority (SLA) for permission to make alterations to its currently licensed premises.

The alterations consist solely of the addition of a small retail area in the basement where customers may dine. The basement will have nine tables with nineteen banquet seats. There will not be a bar in the basement.

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Thank you.

Michael J. Paleudis, Esq.

212.837.8482 (Direct)

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mjp@kplawyers.com

www.kplawyers.com

[Schedule a Call](#)



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