

HELBRAUN || LEVEY

RAKE NYC INC
45 FIRST AVENUE
NEW YORK, NY 10003

MANHATTAN COMMUNITY BOARD 3



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: 04/27/2026

Is location currently licensed? Yes No Type of license: RESTAURANT WINE LICENSE

If alteration, describe nature of alteration: N/A, THIS IS A CLASS CHANGE APPLICATION
NO OTHER CHANGES WILL BE MADE AT THIS TIME.

Previous or current use of the location: CURRENTLY USED AS RAKE WINE BAR

Corporation and trade name of current license: RAKE NYC, INC DBA: RAKE WINE BAR (0267-22-112282)

APPLICANT:

Premise address: 45 FIRST AVENUE NEW YORK, NY 10003

Cross streets: EAST 2ND AND 3RD STREETS

Name of applicant and all principals: RAKE NYC, INC: JORGE ARIAS

Trade name (DBA): RAKE WINE BAR

PREMISE:

Type of building and number of floors: MIXED-USE, 5 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 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; C2-5

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) 12PM-12AM, 7 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: N/A

Number of indoor tables? 5 Total number of indoor seats? 30

How many stand-up bars/bar seats are located on the premise (number, length, and location) CUSTOMER BAR, 18 FEET LOCATED ON GROUND FLOOR

(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 _____

A Mexican coastal bar inspired by the vibrant culture of Sinaloa, bringing the raw seafood traditions of Mazatlán and Culiacán to NYC.

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? MANAGER

How many employees will there be? 8

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 N/A

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: SMALL SONOS STYLE 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.") _____

Applicant has a reservation system. Most patrons will arrive on foot from nearby bus and subway stations, ample parking available as well. There will be no lines outside the premise at any time.

Will there be security personnel? Yes No (If Yes, how many and when) N/A

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Premise will have background music only played at ambient level controlled by management. No adverse noise anticipated

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:

LICENSED DOT DINING OUT SIDEWALK CAFE

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: JCCSM INC. DBA URBAN WINE & SPIRITS (APPLICANT IS CURRENTLY LICENSED AS RAKE WINE BAR - SEE PAGE 1)

Address: 45 1ST AVENUE (1D) NEW YORK, NY 10003 Community Board # MNCB3

Dates of operation: 2015-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 JCCSM INC. DBA URBAN WINE & SPIRITS (APPLICANT IS CURRENTLY LICENSED AS RAKE WINE BAR - SEE PAGE 1)

45 1ST AVENUE (1D) NEW YORK, NY 10003

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? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 10

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 WINE BAR WITH COCKTAILS
 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 12pm - 12am ; Tue 12pm - 12am ; Wed 12pm - 12am ;
Thu 12pm - 12am ; Fri 12pm - 12am ; Sat 12pm - 12am ;
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: N/A
6. I will install soundproofing, N/A

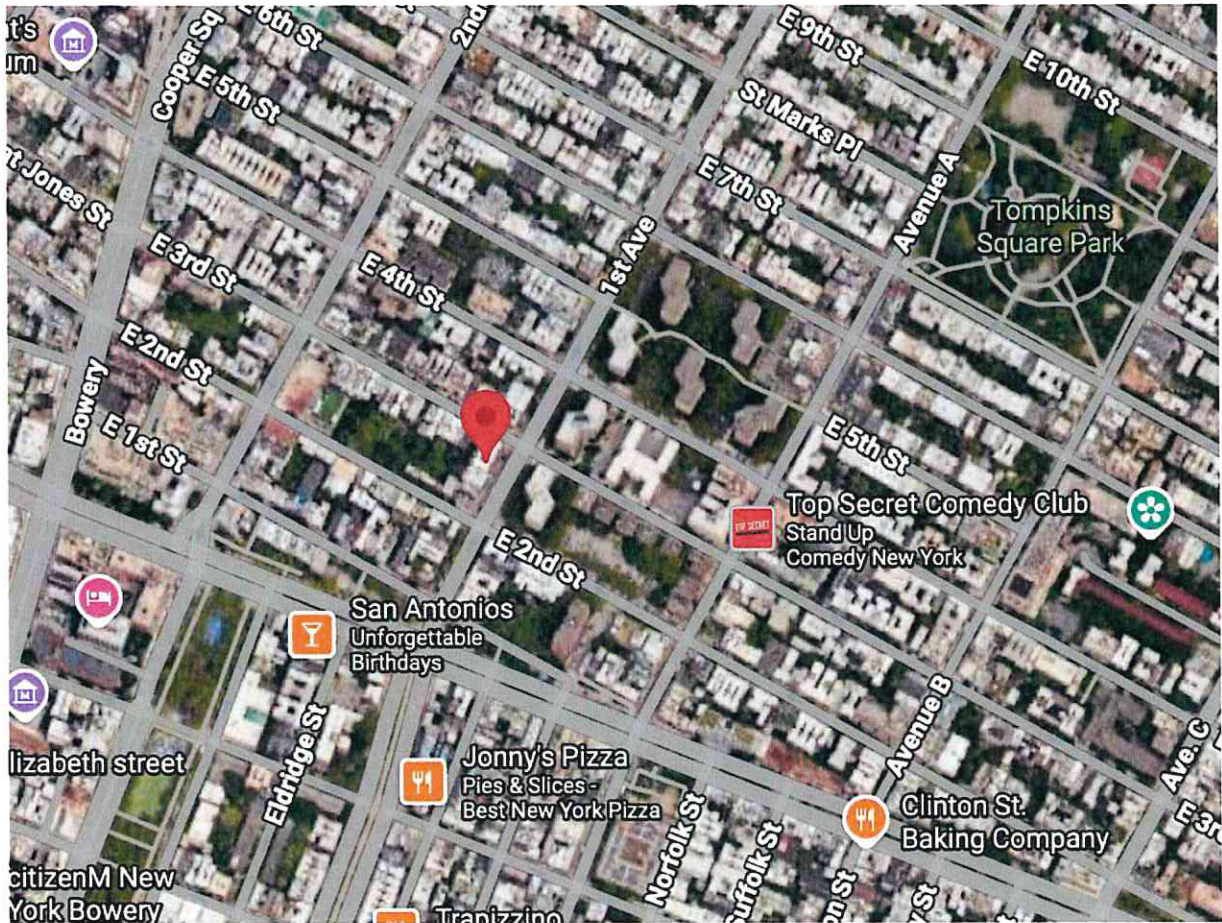
7. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports. I will have a closed fixed façade with no open 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 _____.
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: JORGE ARIAS

Phone Number: 712-083-8251

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NEIGHBORHOOD MAP



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500 FOOT MAP



GREEN MARTINI=OP LICENSE
PINK MARTINI=INACTIVE OP LICENSE
GREEN WINE=RW/TW LICENSE
PINK WINE=INACTIVE RW/TW LICENSE

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	45 1st Ave, New York, New York, 10003
Geocode	Latitude: 40.72450 longitude: -73.98779
Report Generated On	4/27/2026

8 Closest Liquor Stores		
Name	Address	Distance
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	0 ft
AVENUE A LIQUOR CORP. License ID: 0100-26-133279 Legacy Serial No.: 6083661	58 Avenue A Store 10 New York, New York 10009	881 ft
S & P LIQUOR & WINE CORP License ID: 0100-22-117172 Legacy Serial No.: 1281498	89 2ND AVE NORTH STORE NEW YORK, New York 10003	933 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	1,146 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	1,241 ft
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	1,438 ft
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, New York 10009	1,461 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,493 ft

Schools within 500 feet

Name	Address	Distance
MANHATTAN SCHOOL FOR CAREER DEVELOPMENT	113 E 4TH ST NEW YORK, NY 10003	420 ft
NEIGHBORHOOD SCHOOL	121 E 3RD ST NEW YORK, NY 10009	461 ft
STAR ACADEMY PS 63 (THE)	121 E 3RD ST NEW YORK, NY 10009	461 ft

Churches within 500 feet		
Name		Distance
The Village Institute Of Psychotherapy		423 ft
Russian Orthodox Cathedral Of The Holy Virgin Protection		478 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
MACPER LLC License ID: 0370-23-138628 Legacy Serial No.: 1283410	41 1ST AVE NEW YORK, New York 10003	93 ft
Cavan NYC Hospitality Inc License ID: 0370-26-140488 Legacy Serial No.: 6091032	51 1st Ave New York, New York 10003	158 ft
DON CEVICHE NYC CORP License ID: 0340-25-128937 Legacy Serial No.: 6079239	57 1st Ave North Store New York, New York 10003	229 ft
HUNGRY HOSPITALITY LLC License ID: 0340-24-124359 Legacy Serial No.: 6032862	24 1ST AVE AKA 101 E 2ND ST NEW YORK, New York 10009	311 ft
At Cave LLC License ID: 0340-26-138371 Legacy Serial No.: 6088866	103 E 2nd St New York, New York 10009	333 ft
Brenmck LLC License ID: 0370-24-127244 Legacy Serial No.: 6035824	16 First Ave New York, New York 10009	394 ft
ALLEGRA ALLEGRA INC License ID: 0370-24-109396 Legacy Serial No.: 6017468	15 1ST AVENUE NEW YORK, New York 10003	414 ft

REQUISITE BOOTIE INC License ID: 0340-23-131657 Legacy Serial No.: 1024348	14 1ST AVENUE NEW YORK, New York 10009	436 ft
GOLDEN C HOSPITALITY INC License ID: 0340-23-131727 Legacy Serial No.: 1271096	13 1ST AVE 72 E 1ST STREET NEW YORK, New York 10003	453 ft
12 FIRST AVE RESTAURANT CORP License ID: 0340-23-137730 Legacy Serial No.: 1236229	76 E 1ST ST AKA 12 1ST AVE NEW YORK, New York 10009	490 ft
MAYREE TEAMWORK PLUS CORPORATION License ID: 0340-23-132925 Legacy Serial No.: 1349921	58 E 1ST ST NEW YORK, New York 10003	502 ft
PRUNE LLC License ID: 0340-22-110346 Legacy Serial No.: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, New York 10003	531 ft
ESQEV LLC License ID: 0340-22-109344 Legacy Serial No.: 1310877	83 1ST AVE NEW YORK, New York 10003	611 ft
86 East 4th St Company LLC License ID: 0370-25-103486 Legacy Serial No.: 6052944	86 E 4th St New York, New York 10003	671 ft
Two Doors Down NY LLC License ID: 0370-24-137045 Legacy Serial No.: 6045894	159 E Houston St New York, New York 10002	688 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	727 ft
STUDIO CAFFE LLC License ID: 0340-22-104973 Legacy Serial No.: 1107358	CHELSEA PIERS #59 2ND LEVEL 17 & 18 STREETS NEW YORK, New York 10011	733 ft
JBMT TAVERN CORP License ID: 0370-24-125085 Legacy Serial No.: 6033612	45 2ND AVE NEW YORK, New York 10003	749 ft

