



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: May 20, 2026

Is location currently licensed? ☒ Yes ☐ No Type of license: On premises liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: St. Dymphnas LLC dba St Dymphnas

APPLICANT:

Premise address: 117 Avenue A

Cross streets: Between East 7th Street and St Marks Place

Name of applicant and all principals: _____

DML Hospitality LLC - Leopold De Rothschild and Daniel McElroy

Trade name (DBA): St Dymphnas

PREMISE:

Type of building and number of floors: 4 story mixed use

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 LNO 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): 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) 12PM-4AM All days

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? 20 Total number of indoor seats? 45

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

one bar / 8 stools Approx 24'5" R/S Middle

(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 _____

Traditional Irish Pub

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? Both/Either

How many employees will there be? 10 - 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?) 3-5

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: Ipod generated small 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? _____

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.") Security will ensure that vehicular traffic and crowds do not present a problem for our neighbors

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 1 - weekends, or as needed

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. The aforementioned security will ensure that the exterior of these premises do not become noisy; management and staff will confine the restaurant noise volume to ambient background music

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: ambient background music

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: St. Dymphnas LLC

Address: 117 Avenue A NYC Community Board # 3

Dates of operation: 2018 - 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 _____

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? SEE ATTACHED

How many On-Premise (OP) liquor licenses are within 500 feet? 1

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 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 12pm - 4AM; Tue 12pm - 4AM; Wed 12pm - 4AM;

Thu 12pm - 4AM; Fri 12pm - 4AM; Sat 12pm - 4am;

Sun 12pm - 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: _____

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 20 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 8pm.
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: Daniel McElroy

Phone Number: 716 783 5536

Landess-Simon, Inc.

Legal & Commercial Photography

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

Re: 117 Avenue A

1. Niagara - 112 Avenue A - (164')
2. Lovers of Today - 132 1/2 East 7th Street - (198')
3. 96 Tears - 110 Avenue A - (187')
4. Nightclub 101 - 101 Avenue A - (241')
5. Club Cumming - 505 East 6th Street - (379')
6. Pineapple Club - 509 East 6th Street - (409')
7. Buenos Aires - 513 East 6th Street - (437')
8. Nowon - 507 East 6th Street - (396')
9. Son-tum Der - 85 Avenue A - (472')
10. Drom - 85 Avenue A - (472')
11. Death & Co. - 433 East 6th Street - (388')
12. Cherry Tavern - 441 East 6th Street - (362')
13. Amor y Amargo - 95 Avenue A - (333')
14. Kazuza - 107 Avenue A - (173')
15. Miss Lily's - 130 East 7th Street - (156')
16. Yuca Bar - 111 Avenue A - (84')
17. Empellon al Pastor - 132 St. Marks Place - (110')
18. Bua - 122 St. Marks Place - (221')
19. Romeo's - 118 Saint Marks Place - (268')
20. Ten Degrees - 121 Saint Marks Place - (203')
21. Hanoi House - 119 Saint Marks Place - (214')
22. Augurs Well - 115 Saint Marks Place - (245')
23. Crif Dogs - 113 Saint Marks Place - (261')
24. Cafe Mogador - 101 Saint Marks Place - (421')
25. Crispiano - 130 Saint Marks Place - (143')
26. Lucy's - 135 Avenue A - (262')
27. Doc Holiday's - 141 Avenue A AKA 442 East 9th Street - (347')
28. Superiority Burger - 119 Avenue A - (28')

Schools & Churches

1. Citylight Church - 121 East 7th Street - (226')
2. St. Stanislaus Church - 101 East 7th Street - (371')
3. George Jackson Academy - 104 Saint Marks Place - (384')

Coffee Store

St. Marks Place

Empellon al Pastor
132 St. Marks Pl.

Commercial

Residential

Photo
Studio

Superiority Burger
119 Avenue A

APPLICANT

Residential
Barber

Deli

Desserts

Residential

Yuca Bar
111 Avenue A

East 7th Street

Miss Lily's
130 E. 7th St.

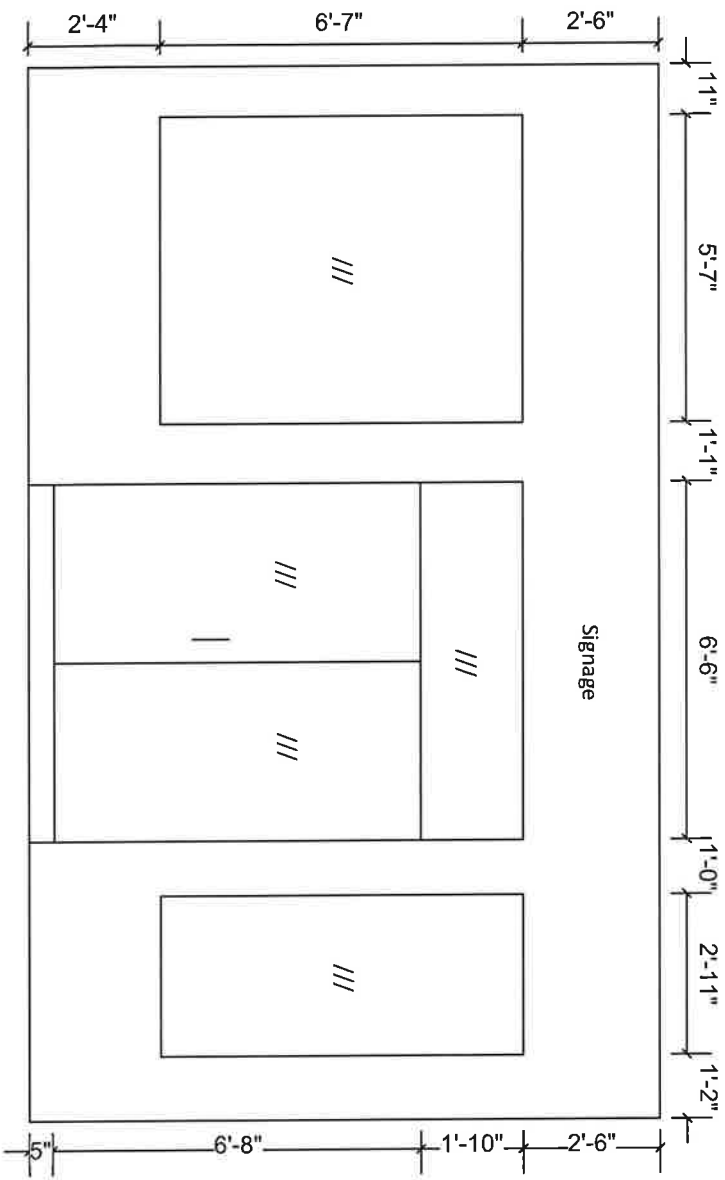
Avenue A

BLOCK PLOT
117 Avenue A
New York, NY

NOT TO SCALE

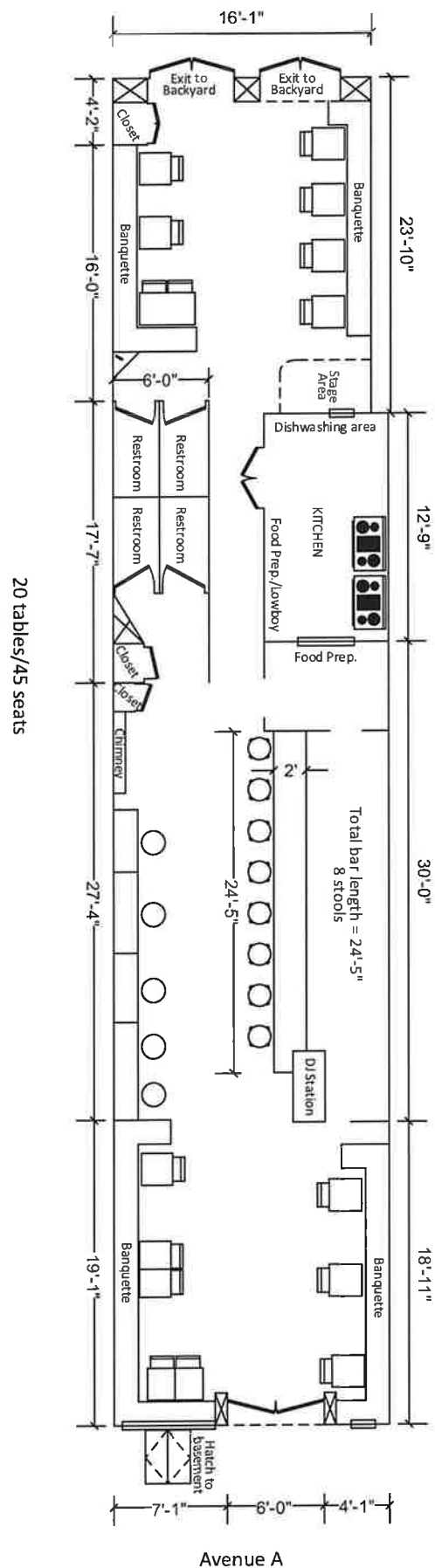
Tompkins Square Park

Niagara
112 Avenue A

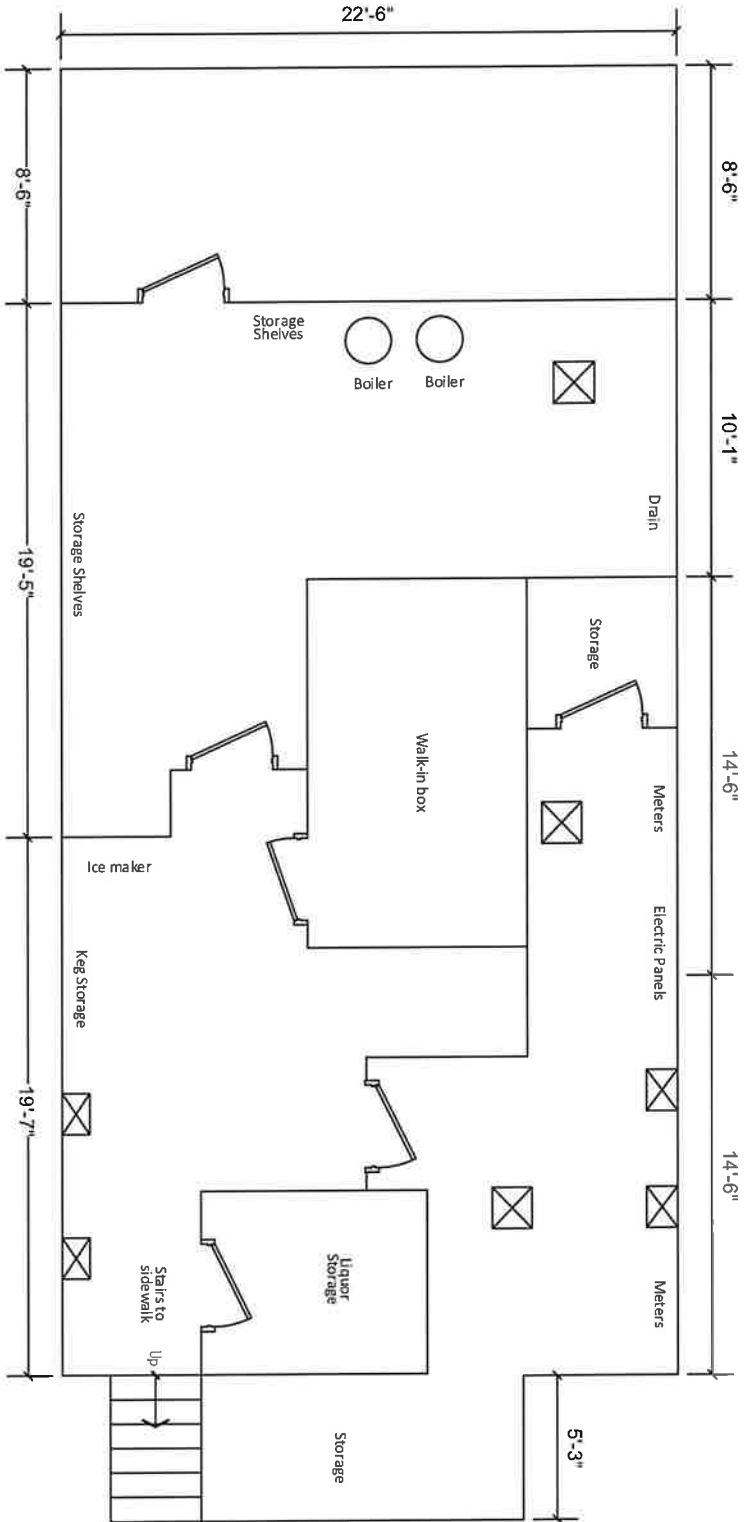


FRONT ELEVATION
117 Avenue A
New York, NY

NOT TO SCALE



Avenue A



INTERIOR DIAGRAM – Basement
117 Avenue A
New York, NY

NOT TO SCALE

ST DYMPHNA'S

SNACKS & SMALL PLATES

Irish Sausage Rolls	\$11
Crispy Potato Boxty Bites	\$10
Mini Shepherd's Pies (2 per order)	\$12
Guinness Onion Rings	\$9
Scotch Egg	\$10
Brown Bread & Kerrygold Butter	\$6

MAINS

Dymphna's Fish & Chips	\$21
Bangers & Mash	\$19
Corned Beef Reuben	\$17
Steak & Guinness Pie	\$22
Curry Chips	\$13
Veggie Shepherd's Pie	\$18

LATE NIGHT BITES (after midnight)

Cheddar & Onion Toastie	\$11
Fried Pickles	\$9
Soft Pretzel & Beer Cheese	\$10

SIDES

Hand-Cut Chips	\$6
Colcannon Mash	\$7
Pickled Slaw	\$5
Side Salad with Malt Vinaigrette	\$6

ST DYMPHNA'S

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Irish Sausage Rolls	\$11
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Veggie Shepherd's Pie	\$18

LATE NIGHT BITES (after midnight)

Cheddar & Onion Toastie	\$11
Fried Pickles	\$9
Soft Pretzel & Beer Cheese	\$10
Spicy Chicken Sliders (2 per order)	\$13
Loaded Curry Chips	\$14
Black Pudding Croquettes	\$11
Grilled Cheese with Tomato Chutney	\$10
Late Night Irish Breakfast Roll	\$15

SIDES

Hand-Cut Chips	\$6
Colcannon Mash	\$7
Pickled Slaw	\$5
Side Salad with Malt Vinaigrette	\$6