



Con Job LLC

Community Board SLA License Questionnaire

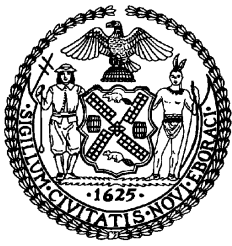
Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law



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: 07/21/2026

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

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 503 East 6th Street, New York, NY 10009

Cross streets: Avenue A & Avenue B

Name of applicant and all principals: Con Job LLC

Heidi Sherman; Leigh Heidelberg; Florence Zabokritsky; and Emily Dunn

Trade name (DBA): Tompkins Social Club

PREMISE:

Type of building and number of floors: Mixed-Use Building with 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 LNO for 74 maximum occupancy

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) 3:30 pm to 2am, 7 days a week - indoors

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? 4 Total number of indoor seats? 36

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
One L-shaped bar with 14 bar seats; 20' 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 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? _____

How many employees will there be? 5

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? N/A

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 2

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: low level 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.") _____

The proposed method of operation is low impact with no anticipation of crowds.

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. The applicant will train staff to ensure that noise levels are in compliance with all local laws and regulations.

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: Figaro

Address: 184 Bleecker Street, New York, NY 10012 Community Board # 2

Dates of operation: 08/2022-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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 25

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)
Modern American 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 3:30pm-2am; Tue 3:30pm-2am; Wed 3:30pm-2am;
Thu 3:30pm-2am; Fri 3:30pm-2am; Sat 3:30pm-2am;
Sun 3:30pm-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 _____
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: Florence Zabokritsky

Phone Number: 215-880-0904

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	503 E 6th St, New York, New York, 10009
Geocode	Latitude: 40.72546 longitude: -73.98344
Report Generated On	7/21/2026

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	535 ft
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	948 ft
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, New York 10009	1,120 ft
BRIX NYC LLC License ID: 0100-22-117087 Legacy Serial No.: 1298290	170 AVENUE B STORE SOUTH NEW YORK, New York 10009	1,222 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,253 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,257 ft
EAST VILLAGE WINE CORP License ID: 0100-21-113865 Legacy Serial No.: 1260885	100 AVENUE C NEW YORK, New York 10009	1,362 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	1,455 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Taurus Seventh E	401 ft
CityLight Church	455 ft
St. Mary's American Orthodox Greek Catholic Church	455 ft

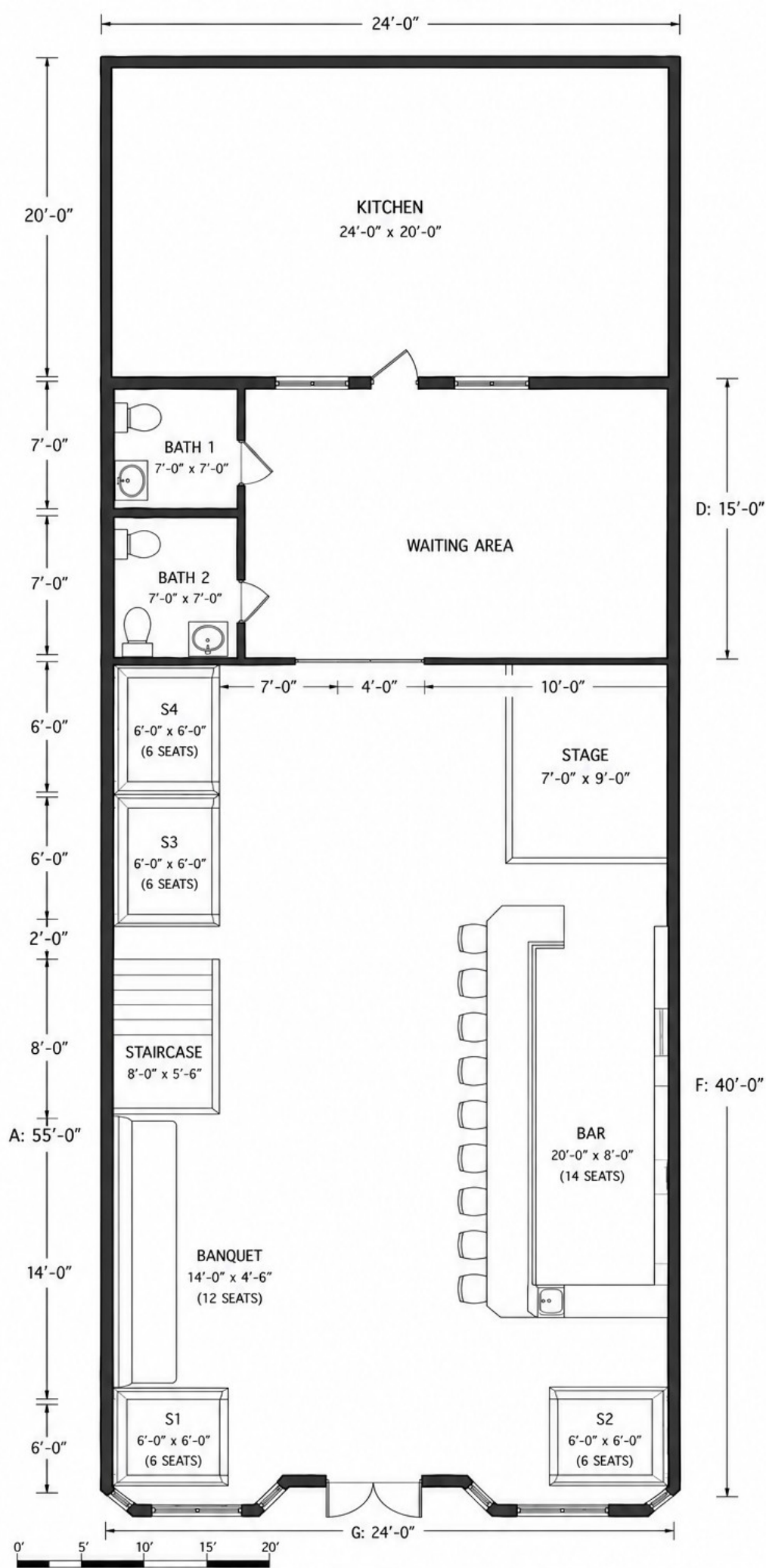
Churches within 500 feet		
Name		Distance
The Statesmen Lounge		499 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Matbucha LLC Application ID: NA-0370-26-106755	126 Saint Marks Pl New York, New York 10009	508 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CORSICA ENTERTAINMENT INC License ID: 0370-24-101635 Legacy Serial No.: 6009582	505 E 6TH STREET AVENUES A & B NEW YORK, New York 10009	38 ft
NOWON INC License ID: 0340-22-110468 Legacy Serial No.: 1340827	507 E 6TH ST NEW YORK, New York 10009	56 ft
PINEAPPLE CLUB LLC THE License ID: 0340-22-107448 Legacy Serial No.: 1321228	509 E 6TH ST NEW YORK, New York 10009	83 ft
Corner Bistro East, LLC License ID: 0340-26-135867 Legacy Serial No.: 6086305	94- 96 Avenue A New York, New York 10009	88 ft
BA VICTORY CORP License ID: 0340-23-134715 Legacy Serial No.: 1268813	513 E 6TH ST NEW YORK, New York 10009	120 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	137 ft
TEAM BODOR 3 LLC License ID: 0370-24-139069 Legacy Serial No.: 6047947	101 AVENUE A NEW YORK, New York 10009	180 ft
LE MIU CORP License ID: 0340-22-106348 Legacy Serial No.: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, New York 10009	199 ft
ELLSFRED INC License ID: 0370-24-121384 Legacy Serial No.: 6029782	520 E 6TH ST NEW YORK, New York 10009	245 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	246 ft
BOGGY DEPOT INC License ID: 0370-23-161657 Legacy Serial No.: 6004022	85 AVENUE A 5TH & 6TH STREETS NEW YORK, New York 10009	250 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	250 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	278 ft
CHERRY TAVERN INC License ID: 0340-23-131602 Legacy Serial No.: 1028352	441 E 6TH STREET NEW YORK, New York 10009	285 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
DEROSI 5TH STREET LLC License ID: 0340-22-111452 Legacy Serial No.: 1330870	511 E 5TH ST NEW YORK, New York 10009	297 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	306 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	308 ft
TOZZER LTD License ID: 0340-23-130815 Legacy Serial No.: 1053133	112 AVENUE A NEW YORK, New York 10009	309 ft
128 MAC CORP License ID: 0340-26-139816 Legacy Serial No.: 6090349	128 E 7th St 1ST AVENUE & AVENUE A New York, New York 10009	315 ft
THUNDERBOLT CORP License ID: 0370-23-131560 Legacy Serial No.: 1024675	531 E 5TH STREET NEW YORK, New York 10009	324 ft
ST DYMPHNAS LLC License ID: 0370-23-136761 Legacy Serial No.: 1316327	117 AVENUE A NEW YORK, New York 10009	338 ft
NONPLUSSED LEGERDEMAIN LLC License ID: 0340-22-107988 Legacy Serial No.: 1340150	119 AVENUE A NEW YORK, New York 10009	361 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	370 ft
DEATH & CO EAST VILLAGE LLC License ID: 0340-23-137362 Legacy Serial No.: 1313715	433 E 6TH ST NEW YORK, New York 10009	384 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	471 ft
VILLAGE BLUE HOSPITALITY LLC License ID: 0340-26-142607 Legacy Serial No.: 6093179	536 E 5th St Store #1 New York, New York 10009	514 ft
241 ON ST MARKS CORP License ID: 0370-23-161739 Legacy Serial No.: 6004105	121 ST MARKS PL NEW YORK, New York 10009	531 ft
BUA NEW YORK LLC License ID: 0370-24-131807 Legacy Serial No.: 6040513	122 SAINT MARKS PLACE NEW YORK, New York 10009	533 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	551 ft
GREAT CABIN LLC, THE License ID: 0340-22-108985 Legacy Serial No.: 1311376	205 E 4TH ST NEW YORK, New York 10009	568 ft
118 RESTAURANT LLC License ID: 0340-23-138322 Legacy Serial No.: 1322976	118 SAINT MARKS PL NEW YORK, New York 10009	571 ft
LucysNYC LLC License ID: 0370-25-107359 Legacy Serial No.: 6056884	135 Avenue A New York, New York 10009	594 ft
CRIF DOGS ST MARKS LLC License ID: 0370-23-130584 Legacy Serial No.: 1333902	113 ST MARKS PL NEW YORK, New York 10009	595 ft
BAC 115 CORP License ID: 0340-23-133952	115 ST MARKS PL STORE 1	602 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 1287332	NEW YORK, New York 10009	
AUGUST VAZAC RESTAURANT INC License ID: 0340-23-131610 Legacy Serial No.: 1028351	108 AVENUE B NEW YORK, New York 10009	616 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	660 ft
SADA THREE LLC License ID: 0340-22-111058 Legacy Serial No.: 1280002	132 ST MARKS PL NEW YORK, New York 10009	666 ft
FRENCH AVENUE B INC License ID: 0340-23-133791 Legacy Serial No.: 1280774	103 105 AVENUE B NEW YORK, New York 10009	673 ft
THAI TOMPKINS INC License ID: 0340-22-108083 Legacy Serial No.: 1337933	50 AVENUE A NEW YORK, New York 10009	689 ft
HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE License ID: 0340-21-120792 Legacy Serial No.: 1275274	405 E 6TH ST NEW YORK, New York 10009	699 ft
Top Secret Comedy Club Inc License ID: 0370-26-137573 Legacy Serial No.: 6088058	44 Avenue A New York, New York 10009	748 ft



DIMENSIONS

A: 55'-0"
 B: 7'-0"
 Bath 1: 7'-0" x 7'-0"
 Bath 2: 7'-0" x 7'-0"
 C: 24'-0"
 Kitchen: 24'-0" x 20'-0"
 D: 15'-0"
 F: 40'-0"
 G: 24'-0"
 S1: 6'-0" x 6'-0"
 S2: 6'-0" x 6'-0"
 S3: 6'-0" x 6'-0"
 S4: 6'-0" x 6'-0"
 Banquet: 14'-0" x 4'-6"
 Staircase: 8'-0" x 5'-6"
 Bar: 20'-0" x 8'-0"
 Stage: 7'-0" x 9'-0"

Total Exterior:
 55'-0" x 24'-0"
 (A + D + F = 55'-0")

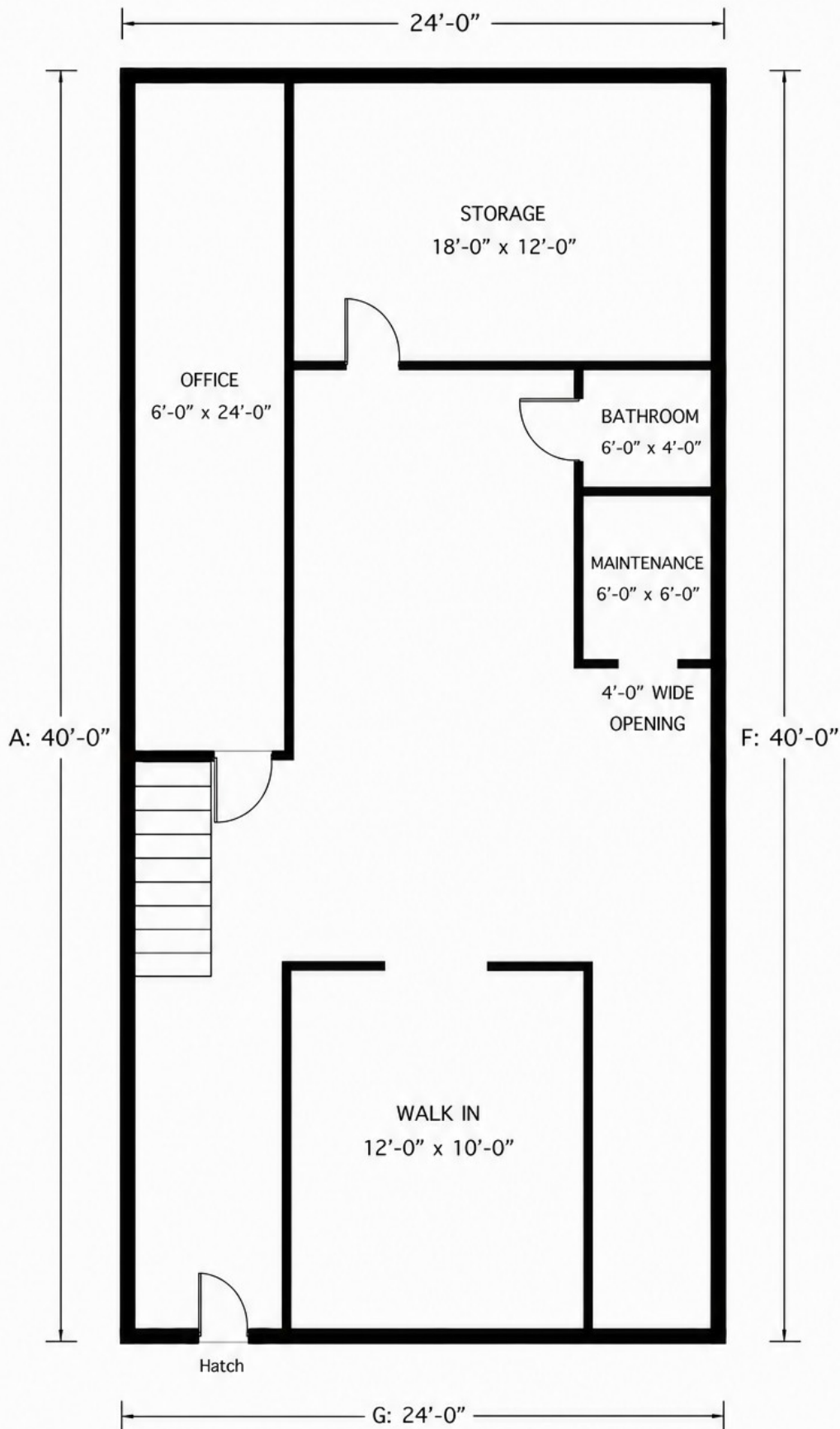
SEATING SUMMARY

Bar Seats	14
Booths (S1-S4)	24
Banquet (12')	12

TOTAL SEATS 50
 (Capacity 74)

NOTES

- A / Bath 2 / Bath 1 are all along one even wall (left).
- D + F are along the opposite even wall (right).
- Interior wall below bathrooms is 10' of wall - 4' opening - 10' of wall.
- Wall B is 7' (single corner).
- Bath 1 and Bath 2 doors open to the right.
- S3 and S4 are against Bath 2 wall (back-to-back).
- S1 and S2 square with the bay windows.
- Bar is 20' x 8'.
- Stage is 7' wide and 9' long toward the bar, flush with the 10' wall.
- All dimensions are interior and approximate.



DIMENSIONS	
A:	40'-0"
B:	7'-0"
C:	24'-0"
D:	15'-0"
F:	40'-0"
G:	24'-0"
Staircase: 8'-0" x 4'-0"	
Total Exterior:	
40'-0" x 24'-0"	
(A + D + F = 40'-0")	



SCALE: 1/8" = 1'-0"

TOMPKINS SOCIAL CLUB – BASEMENT FLOOR PLAN



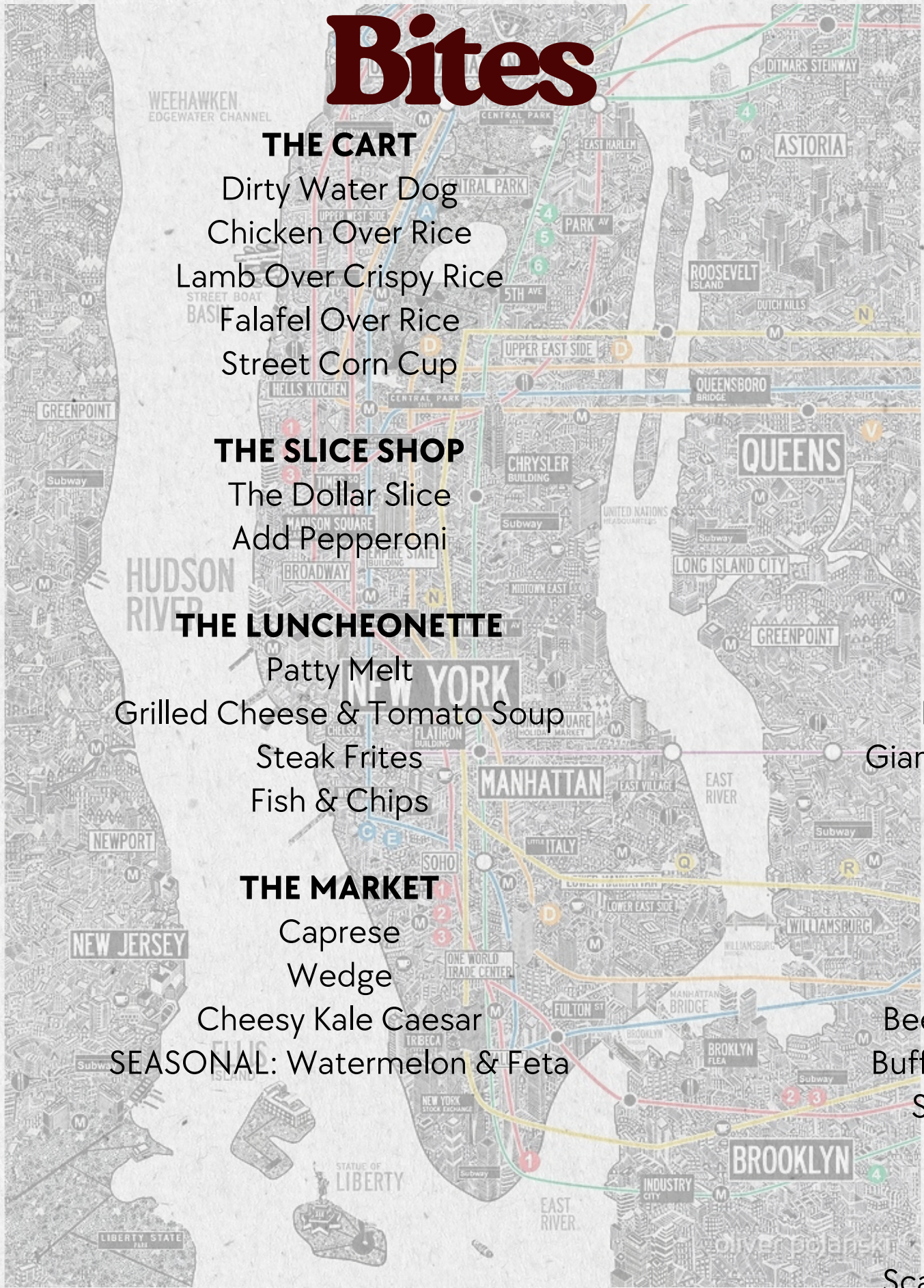
THE DELI

- Pastrami on Rye
- Swiss, sauerkraut, spicy mustard
- Corned Beef Reuben
- Swiss, Russian dressing
- Turkey Club
- Bacon, lettuce, tomato, herb aioli
- Tuna Melt
- American cheese, grilled rye
- Bagel & Schmears
- Plain, Sesame or Everything
- Scallion Cream Cheese
- Lox Spread
- Herb Cream Cheese
- Butter & Jam



THE BODEGA

- Chopped Cheese
- Bacon, Egg & Cheese
- Sausage, Egg & Cheese



Bites

THE CART

- Dirty Water Dog
- Chicken Over Rice
- Lamb Over Crispy Rice
- Falafel Over Rice
- Street Corn Cup

THE SLICE SHOP

- The Dollar Slice
- Add Pepperoni

THE LUNCHEONETTE

- Patty Melt
- Grilled Cheese & Tomato Soup
- Steak Frites
- Fish & Chips

THE MARKET

- Caprese
- Wedge
- Cheesy Kale Caesar
- SEASONAL: Watermelon & Feta

DOWNTOWN BITES

- Bánh Mì Bao Buns
- Pork Soup Dumplings
- Scallion Pancakes

THE POTATO SHOP

- Shoestring Fries
- Thick Cut Eries
- Curly Fries
- Wedges
- Tots

RIVER CITY DINER	
MENU	
FRIES	1 50
SOFT ICE CREAM	2 00
SWISS BURGER	4 00
NACHOS & CHEESE	3 00
HOT WINGS	7 00
PIZZA	5 00
SALAD	3 00
COFFEE	2 50
SODA	1 00
WATER	1 00

THE BAKERY

- Black & White Cookie
- Giant Chocolate Chip Cookie
- Ice Cream Cups
- Egg Cream Float



STREET FAIR

- Sauces
- Beer Cheese, Garlic & Herb
- Buffalo, Honey Mustard, BBQ
- Sweet Chili, Spicy Mayo
- Spicy Mustard
- Load Ups
- Pastrami, Chili, Bacon
- Scallions, Pickled Jalapeños

Freezer Pour Overs

Martini

Vodka or Gin

Twisted Sidecar or Dirty Sidecar
Take IT Uptown with a Caviar Bump

Negroni

Gin or Mezcal

Margarita

Tequila or Mezcal

Old Fashioned

Bourbon or Rye

Manhattan

Bourbon or Rye

Paper Plane

Classic

Daiquiri

Snaq or Full Daq

The Nada List non-alcoholic

Martini

Pentire Seaward, Roots Bianco 0.0, House Brine

Negroni

Roots Bianco&Rosso 0.0, Tonic

Margarita

Aplos Ease & Makrut Lime

Amaro Mule

The Pathfinder & Ginger Beer

Cosmo

Roots Bianco, Citrus&Cran

Wine&Beer

Savignon Blanc

Chenin Blanc

Chardonnay

Skin-Contact Pinot Grigio

Provence Rosé

Lambrusco

Merlot

Cabernet Savignon

Bordeaux Blend

Miller High Life

Genesee Cream Ale

Pabst Blue Ribbon

Coors Banquet

Narragansett

Rotating Local Craft: Talea, Grimm and KCBC