

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

Arnette Scott, 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: September 2026

Is location currently licensed? ☒ Yes ☐ No Type of license: On Premises Liquor

If alteration, describe nature of alteration: License adjacent storefront

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Dos Dudes LLC d/b/a The York

APPLICANT:

Premise address: 186 Avenue B

Cross streets: East 11th and East 12th Street

Name of applicant and all principals: Dos Dudes LLC; James Hurst and Hayden Tobin

Trade name (DBA): The York

PREMISE:

Type of building and number of floors: 5 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 74 (LNO)

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 per week 2:00 pm - 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? 6 Total number of indoor seats? 22

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 bar/9 seats Approx 21' - First 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 _____
American Comfort

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? Either

How many employees will there be? 8-12

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

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

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: Computer 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.") 1 employee will be designated
to ensure that the sidewalk does not become crowded or congested _____

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 interior of the restaurant will be kept to normal conversational level while one designated employee

Is sound proofing installed? ☒ Yes ☐ No will ensure that the exterior of the premises does not become noisy
such that neighbors would be affected

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: Dos Dudes LLC

Address: 186 Avenue B Community Board # 3

Dates of operation: 12/2022 - 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? See attached

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

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 Comfort 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 2:00 pm - 2:00 am; Tue 2:00 pm - 2:00 am; Wed 2:00 pm - 2:00 am;
Thu 2:00 pm - 2:00 am; Fri 2:00 pm - 2:00 am; Sat 2:00 pm - 2:00 am;
Sun 2:00 pm - 2:00 am. (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, ☐ dancing, ☐ 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 7:00pm.
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: James Hurst

Phone Number: (310) 739-6311

Proximity Report For:	
Location	186 Avenue B, New York, New York, 10009
Geocode	Latitude: 40.72787 longitude: -73.97939
Report Generated On	9/2/2026

8 Closest Liquor Stores		
Name	Address	Distance
BRIX NYC LLC License ID: 0100-22-117087 Legacy Serial No.: 1298290	170 AVENUE B STORE SOUTH NEW YORK, New York 10009	234 ft
BEE WINES & LIQUORS INC License ID: 0100-23-123719 Legacy Serial No.: 1305314	225 AVENUE B NEW YORK, New York 10009	558 ft
CONVIVE PARTNERS LLC License ID: 0100-22-117111 Legacy Serial No.: 1290950	196 AVENUE A NEW YORK, New York 10009	666 ft
10TH STREET AND AVENUE C LIQUOR & WINE INC. License ID: 0100-22-118124 Legacy Serial No.: 1236216	159 AVENUE C CORNER OF E 10TH STREET NEW YORK, New York 10009	893 ft
EAST VILLAGE WINE CORP License ID: 0100-21-113865 Legacy Serial No.: 1260885	100 AVENUE C NEW YORK, New York 10009	1,448 ft
CARMAD INC License ID: 0100-21-114480 Legacy Serial No.: 1023546	224 226 1ST AVE NEW YORK, New York 10009	1,464 ft
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	1,538 ft
MARTYS LIQUORS INC License ID: 0100-20-104275 Legacy Serial No.: 1023549	133 AVENUE D NEW YORK, New York 10009	1,649 ft

Schools within 500 feet		
Name	Address	Distance
CHILDREN'S WORKSHOP SCHOOL (THE)	610 E 12TH ST NEW YORK, NY 10009	285 ft

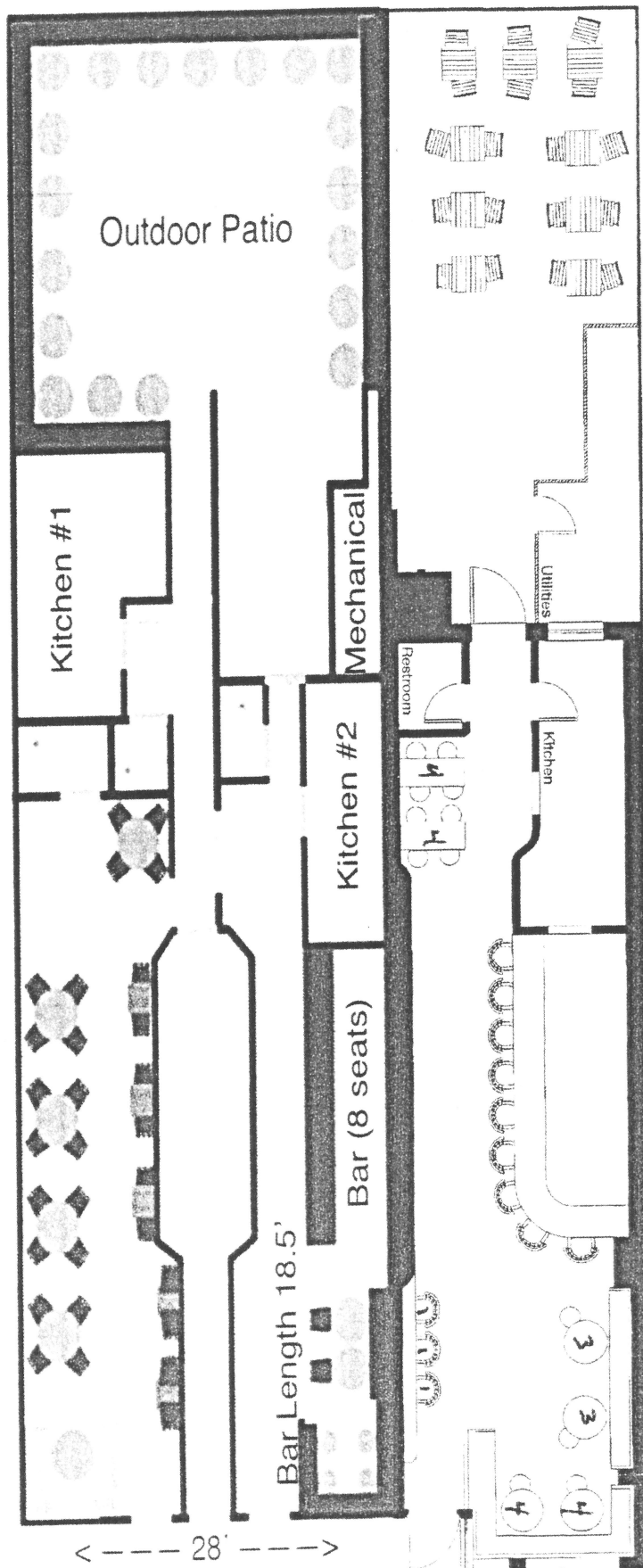
Churches within 500 feet	
Name	Distance
Father's Heart Ministries	130 ft
Elim House Of Worship	167 ft
Church of The Bible Crusaders	326 ft
Patel Compound Annex	432 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PDS Dreams LLC Application ID: NA-0340-25-120381	162 Avenue A New York, NY 10009	695 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
JOSELUIS CORP License ID: 0340-25-120873 Legacy Serial No.: 6070607	186 AVENUE B SOUTH STORE NEW YORK, New York 10009	19 ft
DOS DUDES LLC License ID: 0370-24-136623 Legacy Serial No.: 6045468	186 AVENUE B NORTH STORE NEW YORK, New York 10009	19 ft
NEXT BEST LLC License ID: 0370-23-136114 Legacy Serial No.: 1346599	188 AVENUE B NEW YORK, New York 10009	31 ft
AMA FOOD GROUP LLC License ID: 0340-23-137098 Legacy Serial No.: 1320934	190-192 AVE B NEW YORK, New York 10009	49 ft
Dunne Hospitality LLC License ID: 0340-25-131230 Legacy Serial No.: 6081555	179 Avenue B New York, New York 10009	99 ft
FLAM ABLE LLC License ID: 0370-23-127190 Legacy Serial No.: 1138032	131 Avenue C New York, New York 10009	207 ft
OOPS OF NEW YORK INC License ID: 0370-23-132430 Legacy Serial No.: 1139710	168 AVENUE B EAST 10TH & 11TH STREETS NEW YORK, New York 10009	297 ft
162 4 AVE B BAR License ID: 0370-23-131606 Legacy Serial No.: 1024624	162 164 AVENUE B NEW YORK, New York 10009	299 ft
FOOD IN ITALY LLC License ID: 0340-22-102982 Legacy Serial No.: 1279598	337 E 10TH ST NEW YORK, New York 10009	334 ft
CHARLEY GROUP LLC License ID: 0370-24-113409 Legacy Serial No.: 6021651	339 E 10TH STREET AVES A & B NEW YORK, New York 10009	360 ft
YARDBIRD LLC License ID: 0340-22-113074 Legacy Serial No.: 1281991	162 AVENUE B 162-4 AVE B AKA 345 E 10TH ST NEW YORK, New York 10009	384 ft
224 AVENUE B INC License ID: 0370-23-130006 Legacy Serial No.: 1024697	224 AVENUE B NEW YORK, New York 10009	429 ft
219 AVENUE B MUSIC LOUNGE INC License ID: 0370-24-108727 Legacy Serial No.: 6016778	219 AVENUE B NEW YORK, New York 10009	494 ft

<-----83'----->

<-----28'----->



Joseph C. Sauer Park

H-Note

9 Tables
18 seats

6 Tables
22 seats
9 Barstools
3 counter seats

Please place all orders at the bar

Burgers

proudly serving 100% grass-fed Pat La Frieda beef

york burger smash beef patty, carmelized onion, american cheese, lettuce, house made burger sauce	9
rodeo burger smashed beef patty, crispy onions, chopped bacon, american cheese, house made bbq sauce	10
opie's oklahoma onion burger beef patty smashed onto thinly sliced onions, american cheese	9

all burgers can be made double +3 impossible +2 vegan +3

Sandwiches

all chicken brined in house

york chicken sandwich fried chicken breast, lettuce, mayo, pickles <i>make it spicy +1</i>	13
chicken caesar wrap panko breaded chicken breast, crisp romaine, crushed croutons, shaved parmesan, fried capers, spinach wrap	15
b.e.c. chopped bacon, egg, american cheese, english muffin	8
grilled cheese american cheese	6

Salad

york caesar crisp romaine, shaved parmesan, crushed croutons, fried capers <i>add panko breaded chicken breast +5</i>	11
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Snacks

chicken nugget basket house breaded 100% chicken breast choice of bbq, honey mustard, or ranch dressing	10
crispy brussels sprouts tossed in house made hot honey	8
shishito peppers grilled with lemon zest and maldon sea salt	9
loaded fries melted cheese, grilled onions, burger sauce	9
fries	5
tater tots	6
onion rings	7
big warm chocolate chip cookie with maldon sea salt	5