

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 2, 2026

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

If alteration, describe nature of alteration: Not Applicable

Previous or current use of the location: Bar/ tavern with outdoor seating in front behind property line

Corporation and trade name of current license: 116 AVENUE C RESTAURANT LLC d/b/a DINGLING COCKTAIL LOUNGE

APPLICANT:

Premise address: 116 Avenue C, New York, NY, 10009

Cross streets: East 7th Street & East 8th Street

Name of applicant and all principals: Badger Bar LLC; Stephen Ballinger, Adam Ballinger
Jake Bohrer & Conrad Nelson

Trade name (DBA): Rad's

PREMISE:

Type of building and number of floors: 6 story brick walk-up;

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 with C1-5 Commercial Overlay

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) Indoor: Sunday, Tuesday, Wednesday: 5:00 pm to 1:00 am; Thursday: 5:00 pm to 2:00 am; Friday & Saturday: 5:00 pm to 4:00 am; Outdoor: Tues. to Sunday: 5:00 pm to 10:00 pm

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? 10 Total number of indoor seats? 60

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 bar square; 13' 3" by 6' 11" ; in the center of the premises on the 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 Appetizers, sandwiches and bar food (see menu annexed)

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? S. Ballinger, A. Ballinger, Bohrer & Nelson

How many employees will there be? 10 employees

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 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: Four 6 in. speakers throughout premises; no subwoofers, on isolation pads

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? Not applicable

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Not applicable

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.") See plans annexed

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 1 individual on Thursday;
2 individuals on Friday and Saturday; one watching the door and one inside

How do you plan to manage noise inside and outside your business so neighbors will not be affected?
Please attach plans. See plans annexed

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:

The area in the front of the restaurant, behind the property line is used for outdoor seating with 4 tables

with 4 seats each for 16 total seats; this is not under Dining Out NYC as it is behind the property line;

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: BALLINGERS EV LLC d/b/a SWEETIE

Address: 85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, New York 10009 Community Board # 3

Dates of operation: 11/30/2018 to PRESENT (see rider and below for additional licensed premises)

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 SWEETIE; 85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, New York 10009;

Food & Beverage Business; Jewel Box; 244 E Houston St., New York, NY; Food & Beverage 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? 21

How many On-Premise (OP) liquor licenses are within 500 feet? 9

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 Bar/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 _____; Tue 5:00 pm to 1:00 am; Wed 5:00 pm to 1:00 am;

Thu 5:00 pm to 2:00 am; Fri 5:00 pm to 4:00 am; Sat 5:00 pm to 4:00 am;

Sun 5:00 pm to 1:00 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: 1 on Thursday; 2 on Friday and Saturday

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 2 DJs per week, ☒ more than 24 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 8:00 pm.
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: Stephen Ballinger

Phone Number: (332) 259-0707

BADGER BAR LLC
116 AVENUE C
New York, NY
Ground Floor
Diagram

AVE C

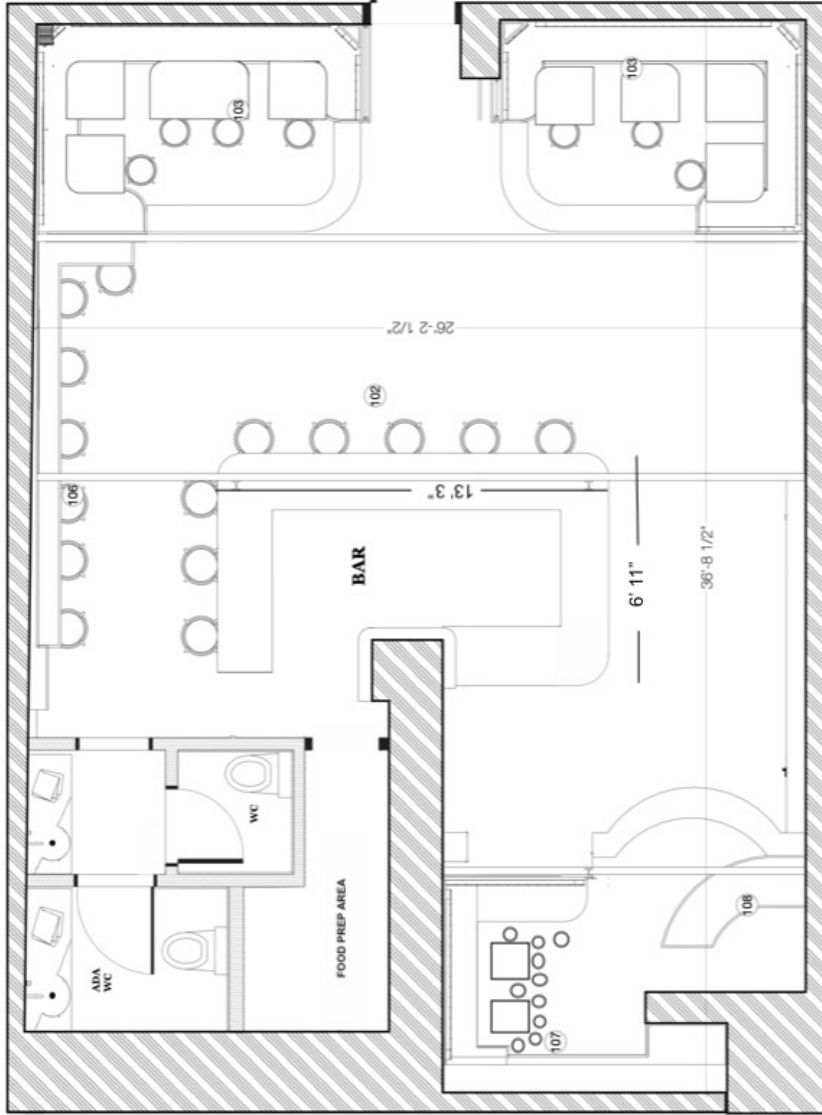
Outdoor
seating behind
property line

Planters

Planters

Outdoor
seating behind
property line

ENTRY



1 FLOOR PLAN
 1/8"=1'-0"

FLOOR PLAN

1 1/2" = 1'-0" (1:8)

- EXTERIOR WALLS
- INTERIOR PARTITION WALL

- 101** 6 PPL BOOTH SEATING
- 102** BAR SEATING
- 103** BANQUETTE SEATING
- 104** HIGHTOP SEATING
- 105** 4 PPL BOOTH SEATING
- 106** BAR HALL
- 107** BENCH SEATING
- 108** 4 PPL BOOTH

FLOOR PLAN KEYNOTES

FLOOR PLAN LEGEND

FLOOR PLAN NOTES

RAD'S

-
- | | | |
|----|---|----|
| 01 | BUFFALO CHICKEN DIP
CREAMY BUFFALO CHICKEN, MELTED CHEDDAR,
TORTILLA CHIPS | 14 |
|----|---|----|
-
- | | | |
|----|---|----|
| 02 | LOADED NACHOS
CHEDDAR, JALAPEÑOS, SALSA, SOUR CREAM
ADD BUFFALO CHICKEN +4 | 14 |
|----|---|----|
-
- | | | |
|----|---|----|
| 03 | MAC & CHEESE BITES
CRISPY MAC & CHEESE, HOT HONEY | 12 |
|----|---|----|
-
- | | | |
|----|--|----|
| 04 | BUFFALO CHICKEN QUESADILLA
BUFFALO CHICKEN, MELTED CHEESE, RANCH | 15 |
|----|--|----|
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- | | | |
|----|--|----|
| 05 | GRILLED CHEESE
SOURDOUGH, AMERICAN & CHEDDAR | 12 |
|----|--|----|
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- | | | |
|----|---|----|
| 06 | PEPPERONI FLATBREAD
TOMATO SAUCE, MOZZARELLA, PEPPERONI | 15 |
|----|---|----|
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- | | | |
|----|---|----|
| 07 | HOT HONEY CHICKEN FLATBREAD
CRISPY CHICKEN, MOZZARELLA, HOT HONEY | 16 |
|----|---|----|
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- | | | |
|----|--|----|
| 08 | ALL-BEEF HOT DOG
POTATO BUN, MUSTARD, ONIONS, RELISH | 10 |
|----|--|----|
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- | | | |
|----|---|----|
| 09 | PRETZEL BITES
WARM SALTED PRETZELS, BEER CHEESE | 11 |
|----|---|----|
-
- | | | |
|----|--|----|
| 10 | MOZZARELLA STICKS
CRISPY MOZZARELLA, WARM MARINARA | 12 |
|----|--|----|

Supplemental Rider to Community Board 3 Questionnaire

Managing Vehicular and Pedestrian Traffic, as well as outside noise.

On Thursday, Friday, and Saturday nights, we will have a designated security guard staffed on the street level entrance starting at from open time. This guard will have the responsibility to ensure no congestion builds up outside the entrance of the establishment, or in front of the building. This guard will ensure foot traffic enters the establishment swiftly and disperses accordingly. This guard will also monitor foot traffic on the sidewalk level, ensuring pedestrians keep walking down the block. This designated employee will also control any car traffic on the street, ensuring that cars such as taxis do not idle outside on the street. During times of higher volume ingress and egress of the establishment, management and/or principals will be outside managing the flow of outside pedestrian and vehicular foot traffic.

Managing Noise

Along with managing the flow of traffic, the designated employee will manage noise from patrons outside of the establishment. This employee will make sure patrons are not lingering and are quiet while outside.

Noise coming from the inside of the establishment will be managed by not having “entertainment level” noise being played. Subwoofers will not be used. No speakers are mounted on any structural beams or walls, and rather built into the seating on top of isolation pads. This limits any vibration of the walls or floors. One of the principals of the business will be regularly onsite ensuring that the music that is being played, is not being played at high volumes, we will have a sound limiter installed as well. While we always would rather be proactive than reactive, any neighbors in the area will be put in direct contact to Stephen, and/or Adam Ballinger in an effort of transparency and cooperation.

Background and Experience of the Principals

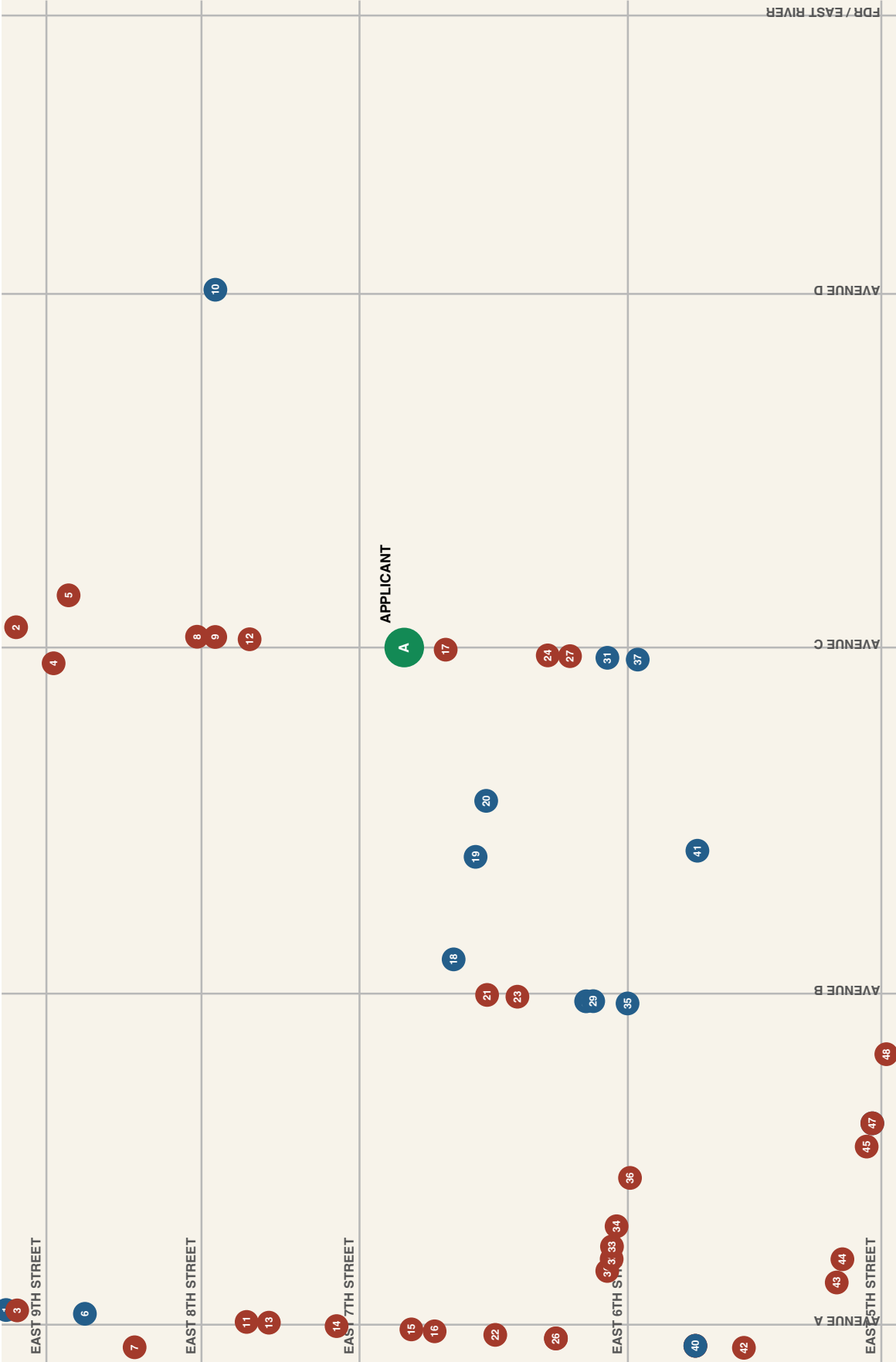
All four of the principals have significant experience working and managing liquor licensed establishments in New York City broadly and in the East Village specifically.

Stephen and Adam Ballinger were raised by a father and uncles who owned and operated various nightlife venues inside and outside New York City. Together, in 2018, they founded Ballingers EV LLC d/b/a Sweetie in the neighborhood. Just a few years later, they founded The Bar On Houston LLC d/b/a Jewel Box on Houston Street. Both venues have been successful and respectful of their neighbors with no violations with the State Liquor Authority.

Mr. Bohrer has managed and operated Jewel Box and Mr. Nelson has managed and operated Sweetie. Stephen and Adam have relied on these gentlemen for years.

MANHATTAN COMMUNITY BOARD 3 — TWO-BLOCK LICENSE SURVEY

Applicant location: 116 Avenue C, New York, NY 10009



TOTAL SURROUNDING ON-PREMISES ESTABLISHMENTS: 48 | OP: 34 | BW: 14

Key: A = Applicant; R = Restaurant; B = Bar/Tavern; OP = on-premises liquor; B/W = on-premises beer and/or wine. Numbered markers correspond to the establishment schedule on following pages. Diagram is schematic and not to scale.

ESTABLISHMENT SCHEDULE

Survey area: two blocks in each direction from 116 Avenue C. Active-license data checked September 2, 2026.

Map	Type	License	Establishment	Address	SLA ID
1	B	B/W	ROSELLA	137 AVENUE A	0267-23-138273
2	R	OP	BOBBY'S NIGHT OUT	145 AVENUE C	0340-23-161596
3	B	OP	Lucy's	135 Avenue A	0370-25-107359
4	B	OP	THE CABINET	649 E 9TH ST	0370-22-103717
5	B	OP	THE WAYLAND	700 E 9TH ST	0370-24-101858
6	R	B/W	TABETOMO	131 AVENUE A	0240-22-100189
7	R	OP	EMPELLON AL PASTOR	132 ST MARKS PL	0340-22-111058
8	R	OP	THE SUMMIT BAR	133 AVE C - GROUND FL	0340-23-131562
9	B	OP	B-SIDE	131 Avenue C	0370-23-127190
10	R	B/W	KARIBBEAN RESTAURANT CORP	125 AVENUE D	0240-23-142181
11	R	OP	SUPERIORITY BURGER	119 AVENUE A	0340-22-107988
12	R	OP	Two Perrys	127 Avenue C	0340-24-130062
13	B	OP	ST DYMPHNAS	117 AVENUE A	0370-23-136761
14	R	OP	YUCA BAR & RESTAURANT INC	111 AVENUE A	0340-23-132528
15	R	OP	NIAGRA, TOMPKINS SQUARE BAR, LOVERS OF TODAY & 96 T	112 AVENUE A	0340-23-130815
16	R	OP	LE MIU CORP	107 AVE A	0340-22-106348
17	R	OP	SAN LOCO EV INC	111 AVENUE C	0340-22-112936
18	B	B/W	Cafe Chrystie	184 E 7th St	0267-26-139702
19	R	B/W	SAKE BAR SATSKO	202 E 7TH ST	0240-23-140678
20	R	B/W	THIRTEEN WATER	208 E 7TH ST	0240-22-100535
21	R	OP	VAZAC'S	108 AVENUE B	0340-23-131610
22	B	OP	TEAM BODOR 3 LLC	101 AVENUE A	0370-24-139069
23	R	OP	PMIF, PARDON MY FRENCH	103 105 AVENUE B	0340-23-133791
24	B	OP	JOYFACE	104 AVENUE C	0370-24-135647
25	R	OP	Corner Bistro East, LLC	94- 96 Avenue A	0340-26-135867
26	R	OP	AVANT GARDEN; AMOR Y AMARGO; ALL HANDS; SODA CLUB	95 AVENUE A	0340-23-133624

Map	Type	License	Establishment	Address	SLA ID
27	R	OP	AVENUE C HOSPITALITY LLC	102 AVENUE C	0340-22-110249
28	B	B/W	THAYER	99 AVENUE B	0267-23-138474
29	R	B/W	PIZZA GRUPPO	98 AVENUE B	0240-23-140979
30	B	OP	CLUB CUMMING	505 E 6TH STREET	0370-24-101635
31	B	B/W	ACCIDENTAL BAR	98 AVENUE C	0267-23-135310
32	R	OP	NOWON INC	507 E 6TH ST	0340-22-110488
33	R	OP	THE PINEAPPLE CLUB	509 E 6TH ST	0340-22-107448
34	R	OP	BUENOS AIRES	513 E 6TH ST	0340-23-134715
35	R	B/W	HORUS KEBAB HOUSE	93 AVENUE B	0240-23-141165
36	B	OP	JOSIE'S	520 E 6TH ST	0370-24-121384
37	B	B/W	ABC BEER CO	96 AVENUE C	0267-22-114964
38	B	OP	DROM	85 AVENUE A	0370-23-161657
39	R	OP	SWEETIE	85 AVENUE A	0340-22-114226
40	R	B/W	TAKAHACHI	85 AVENUE A	0240-22-100314
41	B	B/W	ROSELLA BAR MILLER	620 E 6TH ST S-1	0267-24-134613
42	R	OP	AVE A KARAOKE CORP	81 AVENUE A	0340-23-128379
43	B	OP	SOPHIE'S	507 E 5TH ST	0370-23-132733
44	R	OP	AL-ANDALUS	511 E 5TH ST	0340-22-111452
45	B	OP	ACE	531 E 5TH STREET	0370-23-131560
46	R	B/W	TUOME	536 E 5TH ST	0240-22-100834
47	R	OP	ODO EAST VILLAGE	536 E 5th St	0340-26-142607
48	R	OP	LAVAGNA	545 E 5TH ST AKA 76 AVE B	0340-23-132594

Source: New York State Liquor Authority, Current Liquor Authority Active Licenses dataset. Additional-bar endorsements are not counted as separate establishments. Grocery, package-store, and other off-premises licenses are excluded. Field verification is recommended before submission because an active license record does not establish that a premises is presently open to the public.