



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 Friday 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

☒ Removal

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: Tavern on premises liquor

If alteration, describe nature of alteration: Amend hours hour operation to 2:00-4:00pm, 7 days a week

Previous or current use of the location: Bar/Tavern

Corporation and trade name of current license: Flam Able LLC/B-Side

APPLICANT:

Premise address: 131 Avenue C

Cross streets: East 8th and East 9th Street

Name of applicant and all principals: Flam Able LLC; Sabina Brunetti, Joel Rodriguez

Trade name (DBA): B Side

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

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 - 4:00 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? _____ Total number of indoor seats? _____

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

(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? During all hours of operation

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? _____

How many employees will there be? 7 - 9

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 1

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 with small ceiling suspended 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? _____

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 discourage loiterers on the sidewalk and taxis and Ubers will be encouraged to drop off and pick up quickly and quietly _____

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. 1 person will be designated to ensure that the exterior of the premises does not become an issue _____

Is sound proofing installed? ☒ Yes ☐ No for our neighbors and management will ensure that interior of the tavern is never noisy

If not, do you plan to install sound proofing? ☒ Yes ☐ No If necessary

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: Flam Able LLC dba B Side _____

Address: 131 Avenue C, New York, New York _____ Community Board # ³ _____

Dates of operation: 2003-2023 (premises destroyed by fire) _____

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 Free Advice Barber Shop - 548 East 13th Street _____

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? Please see attached

How many On-Premise (OP) liquor licenses are within 500 feet? Please 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) _____ 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 2:00 pm - 4:00 am; Tue 2:00 pm - 4:00 am; Wed 2:00 pm - 4:00 am;
Thu 2:00 pm - 4:00 am; Fri 2:00 pm - 4:00 am; Sat 2:00 pm - 4:00 am;
Sun 2:00 pm - 4:00 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, ☐ 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 7:00 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: Sabina Brunetti

Phone Number: (917) 559-4138

Proximity Report For:	
Location	131 Avenue a, New York, New York, 10009
Geocode	Latitude: 40.72691 longitude: -73.98318
Report Generated On	10/2/2026

8 Closest Liquor Stores		
Name	Address	Distance
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	586 ft
BRIX NYC LLC License ID: 0100-22-117087 Legacy Serial No.: 1298290	170 AVENUE B STORE SOUTH NEW YORK, New York 10009	963 ft
CONVIVE PARTNERS LLC License ID: 0100-22-117111 Legacy Serial No.: 1290950	196 AVENUE A NEW YORK, New York 10009	1,018 ft
AVENUE A LIQUOR CORP. License ID: 0100-26-133279 Legacy Serial No.: 6083661	58 Avenue A Store 10 New York, New York 10009	1,030 ft
SAKAYA INC License ID: 0100-22-116932 Legacy Serial No.: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, New York 10003	1,202 ft
MIAT LIQUORS INC License ID: 0100-22-118312 Legacy Serial No.: 1023526	166 2ND AVE NEW YORK, New York 10003	1,477 ft
CARMAD INC License ID: 0100-21-114480 Legacy Serial No.: 1023546	224 226 1ST AVE NEW YORK, New York 10009	1,486 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,550 ft

Schools within 500 feet		
Name	Address	Distance
GEORGE JACKSON ACADEMY	104 ST MARKS PL NEW YORK, NY 10009	372 ft

Churches within 500 feet	
Name	Distance
The Statesmen Lounge	73 ft
Taurus Seventh E	271 ft
CityLight Church	308 ft
St. Mary's American Orthodox Greek Catholic Church	308 ft
St Nicholas Of Myra Orthodox Church	395 ft
Ukranian Assembly Of God	440 ft
St. Stanislaus Bishop And Martyr RC Church	461 ft

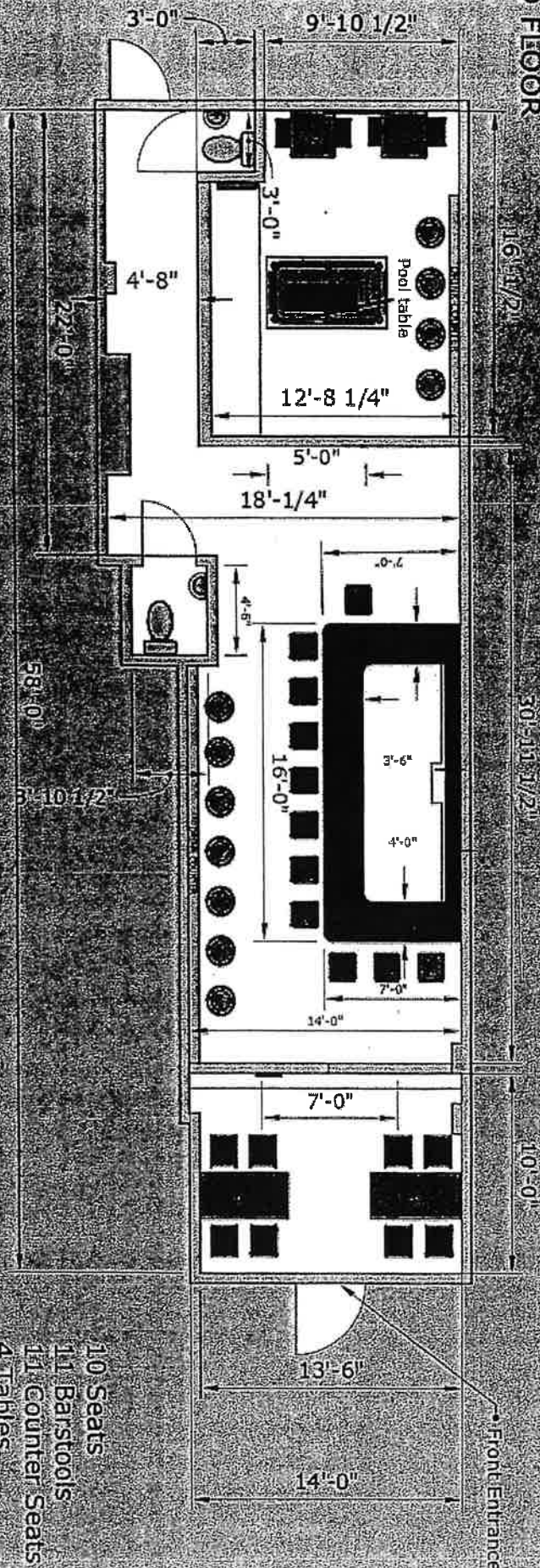
Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Matbucha LLC Application ID: NA-0370-26-106755	126 Saint Marks Pl New York, New York 10009	155 ft
CocktailArtistSociety LLC Application ID: NA-0370-26-129304	127 E 7th St New York, New York 10009	307 ft
DJF Collective LLC Application ID: NA-0370-26-102489	422 E 9th St New York, New York 10009	323 ft
PDS Dreams LLC Application ID: NA-0340-25-120381	162 Avenue A New York, NY 10009	555 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
241 ON ST MARKS CORP License ID: 0370-23-161739 Legacy Serial No.: 6004105	121 ST MARKS PL NEW YORK, New York 10009	67 ft
LucysNYC LLC License ID: 0370-25-107359 Legacy Serial No.: 6056884	135 Avenue A New York, New York 10009	75 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	111 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	116 ft
BAC 115 CORP License ID: 0340-23-133952 Legacy Serial No.: 1287332	115 ST MARKS PL STORE 1 NEW YORK, New York 10009	140 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	142 ft
CRIF DOGS ST MARKS LLC License ID: 0370-23-130584 Legacy Serial No.: 1333902	113 ST MARKS PL NEW YORK, New York 10009	179 ft
NONPLUSSED LEGERDEMAIN LLC License ID: 0340-22-107988 Legacy Serial No.: 1340150	119 AVENUE A NEW YORK, New York 10009	180 ft
BUA NEW YORK LLC License ID: 0370-24-131807 Legacy Serial No.: 6040513	122 SAINT MARKS PLACE NEW YORK, New York 10009	187 ft
ST DYMPHNAS LLC License ID: 0370-23-136761 Legacy Serial No.: 1316327	117 AVENUE A NEW YORK, New York 10009	206 ft
TOZZER LTD License ID: 0340-23-130815 Legacy Serial No.: 1053133	112 AVENUE A NEW YORK, New York 10009	223 ft
118 RESTAURANT LLC License ID: 0340-23-138322 Legacy Serial No.: 1322976	118 SAINT MARKS PL NEW YORK, New York 10009	239 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	281 ft
SADA THREE LLC License ID: 0340-22-111058 Legacy Serial No.: 1280002	132 ST MARKS PL NEW YORK, New York 10009	346 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
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	362 ft
RIVKA INC License ID: 0340-22-107112 Legacy Serial No.: 1155091	101 ST MARKS PLACE NEW YORK, New York 10009	364 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	365 ft
LE MIU CORP License ID: 0340-22-106348 Legacy Serial No.: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, New York 10009	392 ft
TEAM BODOR 3 LLC License ID: 0370-24-139069 Legacy Serial No.: 6047947	101 AVENUE A NEW YORK, New York 10009	451 ft

GROUND FLOOR

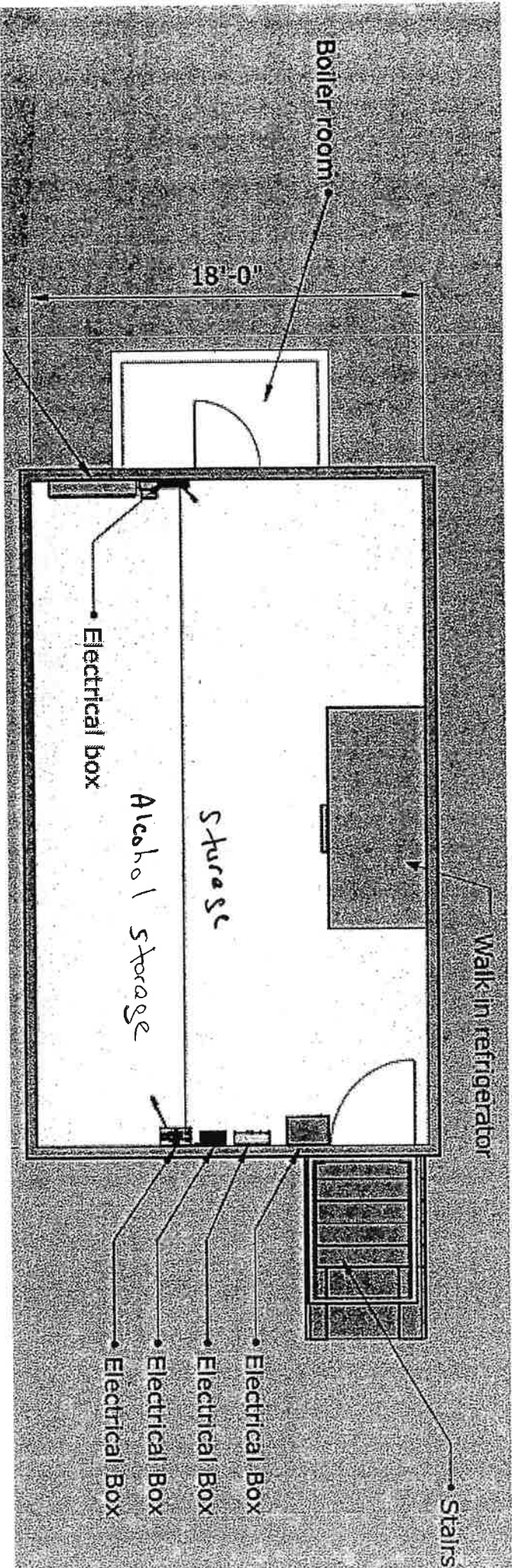


4 Tables
12 Seats
11 Barstools

Fiam Able LLC
131 Avenue C
New York, NY

10 Seats
11 Barstools
4 Counter Seats
4 Tables

Basement



Fiam Able LLC
131 Avenue C
New York, NY



BSIDE MENU

\$8

BREAD AND BUTTERS
PROSCIUTTO BREAD & SAGE GARLIC BUTTER
SEMOLINA & CALABRIAN CHILLI BUTTER

\$9

SAUSAGE & PEPS
ITALIAN SWEET SAUSAGE W/ ONION & A LONG HOT ON A SEMOLINA ROLL

\$9

BEEF CHILLI W/ CHIPS
OR
VEGETARIAN CHILLI W/ CHIPS

\$12

JAMBALAYA
SMOKED PORK SAUSAGE AND SHRIMP IN TRADITIONAL NEW ORLEANS JAMBALAYA

\$14

BEANS SPESH
MORTADELLA, RICOTTA AND PROVOLONE, CALABRIAN CHILI OR PESTO, ON FOCACCIA
W/ A MANHATTAN SPECIAL

\$15

BRAISED BEEF SHORT RIBS WITH FRENCH FRIES



BSIDE MENU

\$8

BREAD AND BUTTERS
PROSCIUTTO BREAD & SAGE GARLIC BUTTER
SEMOLINA & CALABRIAN CHILLI BUTTER

\$9

SAUSAGE & PEPS
ITALIAN SWEET SAUSAGE W/ ONION & A LONG HOT ON A SEMOLINA ROLL

\$9

BEEF CHILLI W/ CHIPS
OR
VEGETARIAN CHILLI W/ CHIPS

\$12

JAMBALAYA
SMOKED PORK SAUSAGE AND SHRIMP IN TRADITIONAL NEW ORLEANS JAMBALAYA

\$14

BEANS SPESH
MORTADELLA, RICOTTA AND PROVOLONE, CALABRIAN CHILI OR PESTO, ON FOCACCIA
W/ A MANHATTAN SPECIAL

\$15

BRAISED BEEF SHORT RIBS WITH FRENCH FRIES