

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: September 30, 2026

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Vacant for the last 10+ years

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 189 East Third Street

Cross streets: Avenue A and Avenue B

Name of applicant and all principals: 189 Restaurant LLC/Priya Jayanthi

Trade name (DBA): The Konkan House

PREMISE:

Type of building and number of floors: 6 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): R8B

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) Sunday-Wednesday 8:00am-11:00pm; Thursday-Saturday 8:00am-12:00am

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? 27

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/12
One; approximately 12'7" X 6'11"; ground floor right side

(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 _____
Coastal Indian Cuisine

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

How many employees will there be? 18-20

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 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. The above employee will supervise the exterior, the interior will be maintained by staff and ownership

Is sound proofing installed? ☐ Yes ☒ No

If not, do you plan to install sound proofing? ☒ Yes ☐ No (sound attenuation measures to be added)

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: _____

Address: _____ Community Board # _____

Dates of operation: _____

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. Electric Lemon Restaurant, Equinox Hotel
33 Hudson Yards, Manager, 2019-2025

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. N/A

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) Coastal Indian 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 8:00am-11:00pm; Tue 8:00am-11:00pm; Wed 8:00am-11:00pm;
Thu 8:00am-12:00am; Fri 8:00am-12:00am; Sat 8:00am-12:00am;
Sun 8:00am-11:00pm. (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 36-60 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 _____.
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: Priya Jayanthi

Phone Number: (201) 970-6841

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	189 E 3rd St, New York, New York, 10009
Geocode	Latitude: 40.72314 longitude: -73.98350
Report Generated On	9/28/2026

8 Closest Liquor Stores		
Name	Address	Distance
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, New York 10009	279 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	408 ft
AVENUE A LIQUOR CORP. License ID: 0100-26-133279 Legacy Serial No.: 6083661	58 Avenue A Store 10 New York, New York 10009	526 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	709 ft
RAGING SKILLET LLC, THE License ID: 0101-24-111545 Legacy Serial No.: 6019705	335 E Houston St New York, New York 10002	892 ft
SFDW INC License ID: 0100-22-115633 Legacy Serial No.: 1339790	24 AVENUE C NEW YORK, New York 10009	1,013 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,289 ft
EAST VILLAGE WINE CORP License ID: 0100-21-113865 Legacy Serial No.: 1260885	100 AVENUE C NEW YORK, New York 10009	1,289 ft

Schools within 500 feet		
Name	Address	Distance
CONNELLY CTR EDUCATION/HOLY CHILD MIDDLE SCHOOL	220 E 4TH ST NEW YORK, NY 10009	156 ft
NEW AMSTERDAM SCHOOL	62 AVE B NEW YORK, NY 10009	398 ft

Churches within 500 feet	
Name	Distance
Most Holy Redeemer Church	200 ft
Emanuel Spanish Baptist Church	434 ft
Saebit Ny Church	462 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

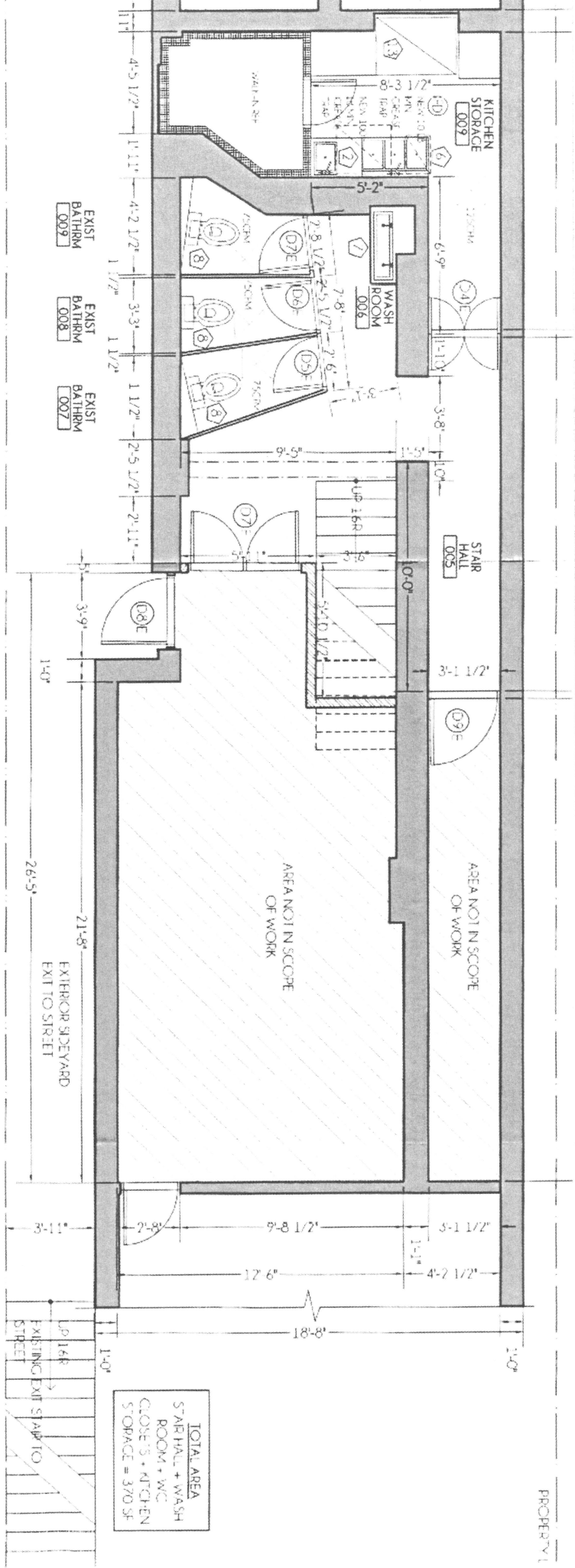
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BOOK CLUB BAR LLC License ID: 0370-23-136119 Legacy Serial No.: 1346476	197 E 3RD ST NEW YORK, New York 10009	100 ft
Lateshift LLC License ID: 0370-26-143181 Legacy Serial No.: 6093759	42 Avenue B New York, New York 10009	181 ft
OYSTER CITY LLC License ID: 0340-23-133022 Legacy Serial No.: 1350376	200 E 3RD ST NEW YORK, New York 10003	199 ft
AH BUSINESS MANAGEMENT LLC License ID: 0340-23-138652 Legacy Serial No.: 1334462	34 AVENUE B NEW YORK, New York 10009	212 ft
B Scene Corp. License ID: 0370-26-155435 Legacy Serial No.: 6106309	50 Avenue B New York, New York 10009	219 ft
45 Avenue B Group Inc License ID: 0340-25-119972 Legacy Serial No.: 6069688	45 Avenue B New York, New York 10009	253 ft
GALMAC LLC License ID: 0370-23-159780 Legacy Serial No.: 6002128	28-30 AVENUE B NEW YORK, New York 10009	259 ft
51 AVENUE B LLC License ID: 0340-24-102335 Legacy Serial No.: 6010304	51 AVENUE B NEW YORK, New York 10004	274 ft
Baked Clams LLC License ID: 0370-26-143891 Legacy Serial No.: 6094481	33 Avenue B Store #3 New York, New York 10009	275 ft
LOLLO LLC License ID: 0340-24-110078 Legacy Serial No.: 6018185	27 AVENUE B NEW YORK, New York 10009	298 ft
GREAT CABIN LLC, THE License ID: 0340-22-108985 Legacy Serial No.: 1311376	205 E 4TH ST NEW YORK, New York 10009	302 ft
AND ANOTHER ONE INC License ID: 0340-22-111695 Legacy Serial No.: 1345607	190 E 2ND ST NEW YORK, New York 10009	314 ft
GERMAT OF NY INC License ID: 0340-22-108074 Legacy Serial No.: 1338768	192 E 2ND ST NEW YORK, New York 10009	332 ft
25 B GROUP REST AVE LLC License ID: 0340-22-103811 Legacy Serial No.: 1245111	25 AVENUE B NEW YORK, New York 10009	333 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
VILLAGE BLUE HOSPITALITY LLC License ID: 0340-26-142607 Legacy Serial No.: 6093179	536 E 5th St Store #1 New York, New York 10009	396 ft
B M POST LLC License ID: 0340-23-139494 Legacy Serial No.: 1329963	217 E 3RD ST NEW YORK, New York 10009	425 ft
CANTINA CUBANA LLC License ID: 0340-24-104144 Legacy Serial No.: 6012134	210 E 2ND ST NEW YORK, New York 10009	435 ft
Top Secret Comedy Club Inc License ID: 0370-26-137573 Legacy Serial No.: 6088058	44 Avenue A New York, New York 10009	477 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	481 ft
THAI TOMPKINS INC License ID: 0340-22-108083 Legacy Serial No.: 1337933	50 AVENUE A NEW YORK, New York 10009	482 ft

[illegible]

OPTION - 2

4	PROPOSED CELLAR FLOOR PLAN
SCALE	1/4" = 1'-0"



Small Plates

VEGETABLE SAMOSA

Crispy pastry, spiced potatoes, green peas, tamarind chutney

ONION BHAJI

Crispy onion fritters, chickpea flour, mint chutney

PANEER TIKKA

Grilled cottage cheese, bell peppers, yogurt, Indian spices

CHILI PANEER

Crisp paneer, peppers, ginger, chili-garlic glaze

CHILI GOBI

Crispy cauliflower, scallions, sweet-spicy chili sauce

CHICKEN TIKKA

Tandoor-marinated chicken, Kashmiri chili, mint yogurt

CHICKEN 65

Crispy chicken, curry leaves, garlic, green chili

TANDOORI PRAWNS

Yogurt-marinated prawns, tandoori spices, charred lemon

TANDOORI LAMB CHOPS

Yogurt-marinated lamb chops, tandoori spices, mint chutney

Desserts

GULAB JAMUN

Warm milk dumplings, cardamom syrup

RASMALAI

Soft cheese dumplings, saffron milk, pistachio

MANGO KULFI

Traditional Indian frozen milk dessert, mango

Mains / Entrees

BUTTER CHICKEN

Tender chicken, tomato, butter, cream, fenugreek

CHICKEN TIKKA MASALA

Grilled chicken, tomato-onion gravy, aromatic spices

LAMB ROGAN JOSH

Slow-braised lamb, Kashmiri chili, warm spices

GOAT CURRY

Slow-cooked goat, onion, tomato, traditional Indian spices

PANEER BUTTER MASALA

Cottage cheese, creamy tomato gravy, butter, fenugreek

PALAK PANEER

Cottage cheese, spinach, garlic, mild spices

DAL MAKHANI

Slow-cooked black lentils, butter, cream

CHANA MASALA

Chickpeas, onion, tomato, coriander, cumin

COCONUT FISH CURRY

Seasonal fish, coconut milk, curry leaves, traditional spices

Rice & Breads

Steamed Basmati Rice

Jeera Rice

Vegetable Biryani

Chicken Biryani

Butter Naan

Garlic Naan

Menu items and prices are preliminary and subject to change before opening. Please inform us of food allergies or dietary restrictions.

Lachha Paratha