



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

## Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- 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: [http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

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: 08/30/2017

**If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.**

Is location currently licensed?  Yes  No    Type of license: OP

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Bar & Restaurant

Corporation and trade name of current license: Steelbar 180 Inc. / Percys Tavern

### APPLICANT:

Premise address: 210 Avenue A, New York, NY 10009

Cross streets: 13th Street & Avenue A

Name of applicant and all principals: James Morrissey, Ian Nolan

Trade name (DBA): The Honey Fitz

**PREMISE:**

Type of building and number of floors: Mixed Residential & Commercial / 4 Floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard)  Yes  No If Yes, describe and show on diagram: Attached

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted? 100

Do you plan to apply for Public Assembly permit?  Yes  No

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):

C1-6A

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: \_\_\_\_\_

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 11am - 4am

Outdoor 11am - 9pm

Number of tables? 18 Total number of seats? 52

How many stand-up bars/ bar seats are located on the premise? 1 Bar / 11 Seats

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): 22' / L Shape / Center of bar against North Wall

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

Menu Attached

What are the hours kitchen will be open? 11am-4am

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

How many employees will there be? 15-20

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 4

Will premise have music?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box  Tapes/CDs/iPod

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: QSC - 4 Speakers. Sonos integrated

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

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.")

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_  
1 Security Thursday - Saturday 8pm - 4am

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

Do you have sound proofing installed?  Yes  No  
If not, do you plan to install sound-proofing?  Yes  No

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No  
If yes, please indicate name of establishment: The Late Late / The VNYL  
Address: 159 E Houston Street / 100 Third Ave Community Board # CB3  
Dates of operation: July 2014 - current / September 2016 - current

**If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.**

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business The Late Late / The VNYL Bar & Restaurant

Has any principal had SLA reports or action within the past 3 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? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 11

Is premise within 200 feet of any school or place of worship?  Yes  No

**COMMUNITY OUTREACH:**

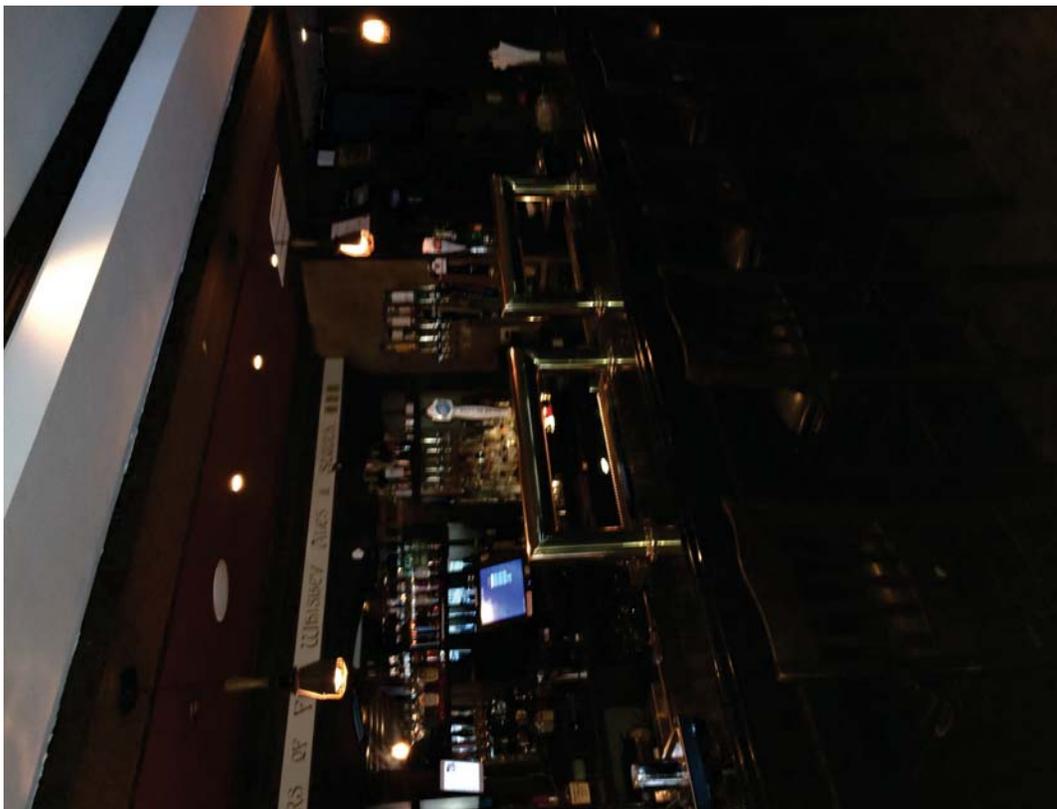
Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which 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.  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.
2.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_ DJs / promoted events per \_\_\_\_,  more than \_\_\_\_ private parties per \_\_\_\_\_.
3.  I will play ambient recorded background music only.
4.  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.
5.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  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 8pm \_\_\_\_\_.
8.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
9.  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.

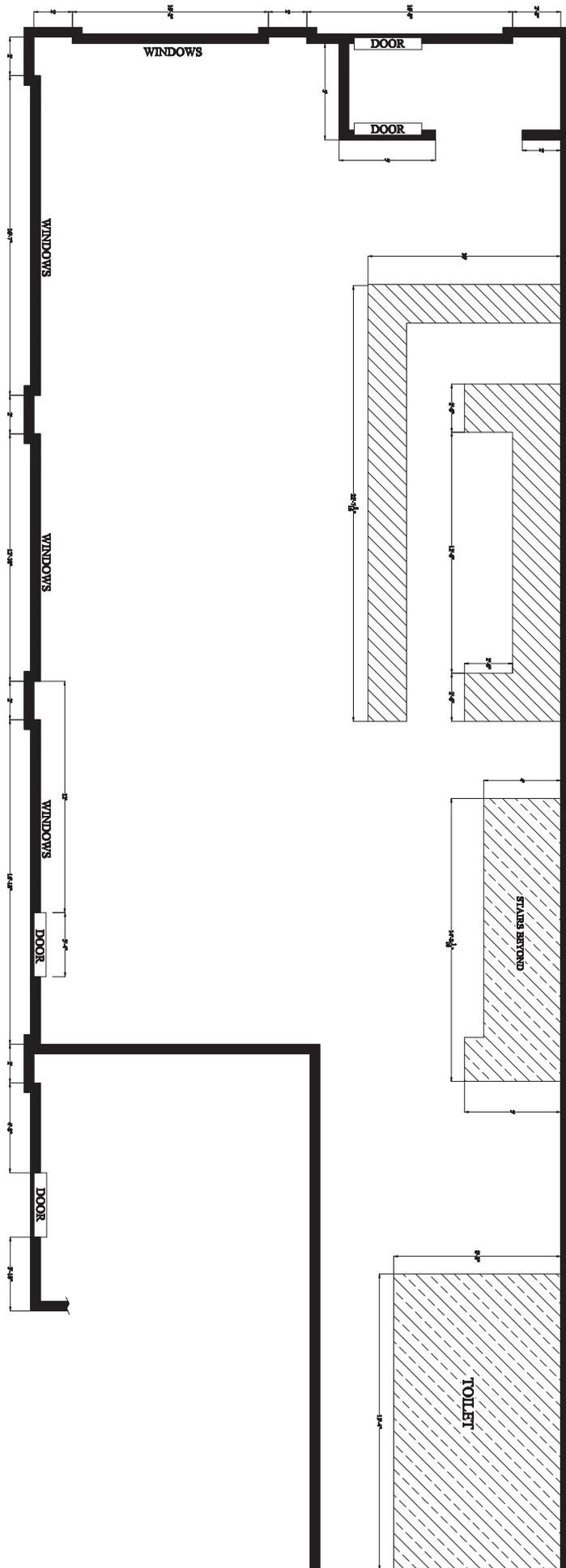




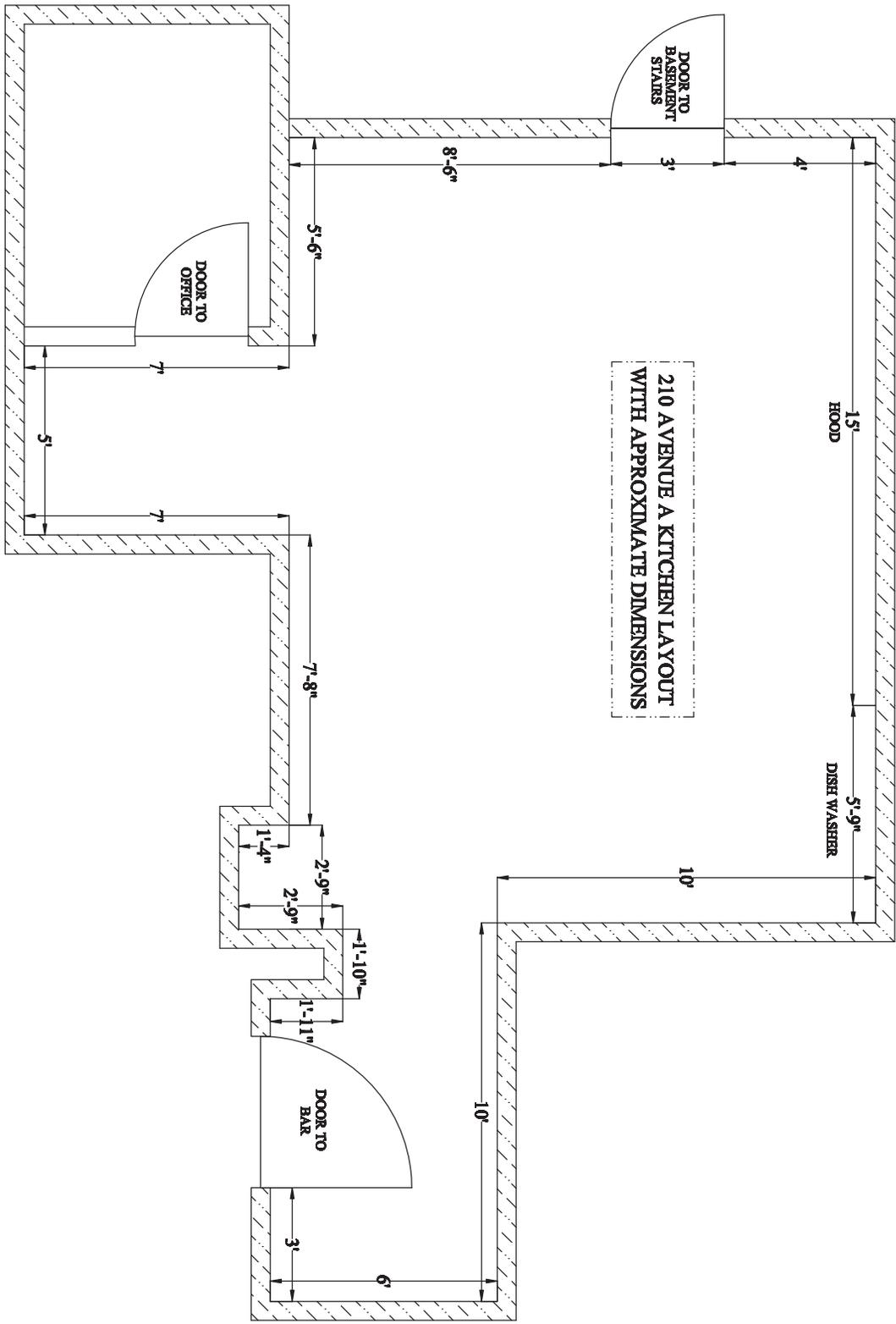








210 AVENUE A KITCHEN LAYOUT  
WITH APPROXIMATE DIMENSIONS



# The Honey Fitz - 210 Ave A

Restaurant & Bar

## Brunch

<i>Granola w/ House almond milk OR w/ House yogurt &amp; choice of jam</i>	\$7
<i>Guittard Chocolate &amp; Hazelnut Butter w/ Maldon Salt</i>	\$7
<i>Sorrel Pesto Rice, Kokuko Rose Brown Rice, Sorrel Pesto (nut free), Preserved Meyer Lemon, Lacto-Fermented, Hot Sauce, Radish, French Sheep Feta, Poached Egg (v/gf)</i>	\$8
<i>Pure Health Acai, Acai blended with bananas, almond milk and cold pressed apples Toppings: sliced bananas and hemp granola</i>	\$10
<i>Coconut Hemp Acai, Acai blended with mango, pineapple, bananas and coconut water Toppings: sliced apple, blueberries, chia, coconut and hemp granola</i>	\$10

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## Lunch & Dinner 12am - 12pm



### Starters & Salads

<i>House Marinated Olives</i>	\$8
<i>Selection of Irish Cheese, Kerrygold, Middleton &amp; Kilmeadan</i>	\$15
<i>Duck Rillettes, Pickles &amp; Cambridge Toast</i>	\$15
<i>Steamed Leek, Burrata, Bottarga, Irish Bread Crumb &amp; Meyer Lemon Vinaigrette</i>	\$15
<i>Escarole, Sunchoke, Smoked Almond, Preserved Lemon &amp; Parmesan</i>	\$15
<i>Dandelion, Anchovy, Parmesan, Lemon &amp; Breadcrumbs</i>	\$15
<i>Bloomdale Spinach, Cherry Tomato, Castelvatrano Olive, Feta &amp; Garlic Vinaigrette</i>	\$15

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### Entrees

<i>Ballymaloe Irish Burger, 12oz 100% Organic grass fed beef, Dubliner Cheddar, Ballymaloe relish</i>	\$12
<i>Sunshine Kabocha Squash Curry, Wild Rice, Coconut, Kohlrabi, Peppers &amp; Mint Heirloom Bean &amp; Herb Stew,</i>	\$16
<i>Pumpkin Ricotta Gnocchi, Nettles, Garlic, Pepitas, White Wine &amp; Pecorino</i>	\$20
<i>Buckwheat Orecchiette, Brisket Bolognese &amp; Parmesan</i>	\$20
<i>Duck Confit, Beluga Lentils, Mustard Greens, Dijon, Soffrito &amp; Balsamic</i>	\$22
<i>Roasted Organic Half Chicken, Braised Cavolo Nero &amp; Cippolini</i>	\$25
<i>Porcini Rubbed Hanger Steak, Kerrygold Irish Butter, Cippolini &amp; Arugula</i>	\$52

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### Desserts

*Daily Special - Ask your Server \$10*  
*Vegan Ice Cream, Brooklyn, NY \$6 per scoop*

The Honey Fitz - 210 Ave A

## **Creations \$12**

### **Three Sheets**

Bushmills Black Bush Whiskey,  
Heavy Cream, Creme De Cacao,  
Shaved Chocolate

### **The Bee Keeper**

Jameson Black Barrel Whiskey, Fernet  
Menta, Irish Honey, Fresh Mint

### **Barry's Spiked Tea**

Beefeater Gin, Barry's Irish Tea,  
Fresh Lemon Juice, Demerara,  
Fresh Rosemary

### **Poisoned Orchard**

Absolut Vodka, Cinnamon Demerara,  
Orange Bitters, Angostura Bitters,  
Fresh Apple

### **Oaxaca Old Fashioned**

Olmecca Altos Tequila, Illegal Mezcal,  
Agave Syrup, Chocolate Bitters,  
Angostura Bitters, Orange Peel

### **Rum Storms & Ginger Saints**

Pyrat XO Rum, Dom De Canton  
Ginger Liquor, Fresh Lime  
Juice, Candied Ginger, Nutmeg

Petition to Support Proposed Liquor License

Date: 8/29/17

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full Liquor

to the following applicant/establishment (company and/or trade name) \_\_\_\_\_

The Honey Fitz

Address of premises: 210 Avenue A, New York, NY 10009

This business will be a: (circle)  Bar  Restaurant Other: \_\_\_\_\_

The hours of operation will be: 11AM - 4AM

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Joseph Quirk	<i>[Signature]</i>	147 Avenue A #2
Kevin O'Donnell	<i>[Signature]</i>	New York, NY 10009
Jack	<i>[Signature]</i>	628 E 205 <sup>th</sup> St NY, NY 10002
Kim Silber	<i>[Signature]</i>	221 Ave A
RALPH MELO	<i>[Signature]</i>	530 Grand St. 205 AVE C
Maria Fellows	<i>[Signature]</i>	212-505-2007
Richard Wood	<i>[Signature]</i>	455 East 14th St 79 Ave B.
<i>[Signature]</i>	<i>[Signature]</i>	
Larry Heis	<i>[Signature]</i>	321 Ave C

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Neil Cohen -- Openly		422 East 14th #B
Salob marshall		422 E 14th Street #B
Gary Haehlen		453 E 14th St, #MH
Lucy Matos		527 E. 12th St
Lorel Burns		2 Peter Cooper Road Apt 9H
Will Bunt		288 E. 10th St,
Alexander		AK SEC.
Charles Gunkel		4 Steuart Oval - 1-4
Frankie Velez		545 E 12th St
Elijah Akpan		45 Pike St
Matt Tabor		45 Steuart Oval
Jonathon Whitehead		441 7th Street

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Other information regarding the license: W. Mahul C...

Name	Signature	Address and Apt # (Required)
Joseph Friz	<i>[Signature]</i>	215 AVENUE A 1RN
Michael Nestron	<i>[Signature]</i>	79th Street Old
Rob Glaser	<i>[Signature]</i>	274 1st Ave, 11th
<i>[Signature]</i>	Nico Smith	628 E 11
Jeffrey Freeman	<i>[Signature]</i>	440 E. 13th St Apt 4
Naomi Schanidat	<i>[Signature]</i>	54 Knickerbocker Brooklyn
Mike Cieliestki	<i>[Signature]</i>	211 AVENUE A Apt. 3
Garvin Downie	<i>[Signature]</i>	520 East 12 apt 5
Chichita Koki	<i>[Signature]</i>	520 East 12th
Felipe copeto Jaramillo	<i>[Signature]</i>	420 E 13 St. Apt 15
Jonny Holder	<i>[Signature]</i>	260 E 10 Street Apt 4, NY 10009

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
David Keentel	<i>[Signature]</i>	425 E 13th St - 70
Irene Bernhad	<i>[Signature]</i>	433 E 9th St #8
WILLIAM CARROLL	<i>[Signature]</i>	433 E 6th St.
Martene Kowalski	<i>[Signature]</i>	140 E. 7th St
Matthew Dudas	<i>[Signature]</i>	144 E. 7th St Apt 2011
Maritza Zambrano	<i>[Signature]</i>	270 1st Ave, Apt 3G NY NY 10009
Mat Kiano	<i>[Signature]</i>	9 Stuy Dvnt Apt 7A
Jack Masters	<i>[Signature]</i>	511 E 6th St.
Noah Johnson	<i>[Signature]</i>	211 Avenue A
Joy Tringali	<i>[Signature]</i>	211 Avenue A
Michael Donohue	<i>[Signature]</i>	651 E 14th St.
Ann Guastadisegni	<i>[Signature]</i>	526 E. 20th St.

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Andrew Fishen	<i>Andrew Fishen</i>	525 E 13th St, Apt 8A NY 10009
Alberto Riego	<i>Alberto Riego</i>	201 E 2nd St Apt 1E
Joselyn Barban	<i>Joselyn Barban</i>	216 E 12th St Apt 3B
Trip Barone	<i>Trip Barone</i>	315 East 10th Street Apt 1R
Godfred Hansen		327 east 12 Street
John Anzalone	<i>John Anzalone</i>	206 2nd Ave Apt 5R NY 10003
Mike Lynley	<i>Mike Lynley</i>	199 1st Apt 1C
Hunter Nonte	<i>Hunter Nonte</i>	201 East 14th Street

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Name	Signature	Address and Apt # (required)
Neil Cohen -- operator		422 East 14th #13
Sabob Marshall		422 E 14th Street #8
Gary Haehlen		453 E 14th St, #MH
Lucy Matos		527 E. 12th St
Lord Bums		2 Peter Cooper Road Apt 9H
Will Bunt		288 E. 10th St,
Alexis Zeb		17th St
Chuck Sen		4 Stuyvesant Over-1-4
Fran Velez		545 E 12th St
Gilja An		45 Pike St
John Banzel		45th Over
Matt Tabor		45th Over
Jonathon Whitehead		441 7th Street



ian nolan &lt;nolanian5@gmail.com&gt;

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## CB3 Notice to Block Association

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ian nolan &lt;nolanian5@gmail.com&gt;

Tue, Aug 29, 2017 at 9:32 PM

To: coamey@housingworks.org, goodpoet@verizon.net

Dear North Avenue A Neighbourhood Association,

I am writing to your Community Group as I believe your boundaries are Avenue A from 10th Street to 14th Street. I'd like to give notice of our upcoming CB3 SLA Committee meeting which is scheduled for Monday, September 18, 2017 at 6.30pm. Please find the address below:

**SLA & DCA Licensing Committee**

**Monday, September 18, 2017 at 6:30pm**

**Public Hotel, 17th Floor, Sophia Room**

**215 Chrystie Street (btwn Houston & Stanton Sts)**

The proposed business is at 210 Avenue A (Cross streets 13th and A) North East Corner.  
We will be listed on the schedule as:

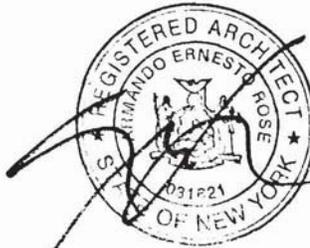
- The Honey Fitz (Honey Fitz Hospitality Inc), 210 Ave A (op)

Please feel free to contact us should you have any questions,

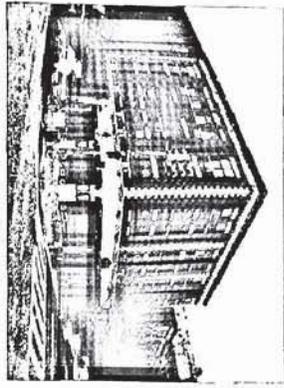
Yours Sincerely,  
James Morrissey & Ian Nolan

# UNENCLOSED SIDEWALK CAFE

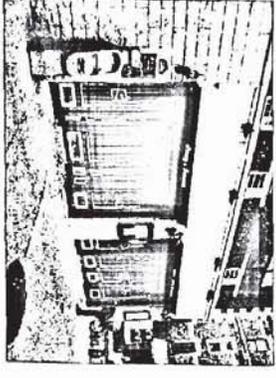
FOR  
PERCY'S TAVERN  
210 AVENUE A  
NEW YORK, NEW YORK 10009



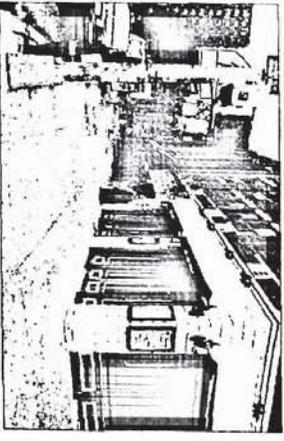
PROJECT INFORMATION	
PROJECT NO.	
DATE	
OWNER INFORMATION	
OWNER	STEELBAR 180 LLC
ADDRESS	
PROJECT DESCRIPTION	
PROJECT NAME	PERCY'S TAVERN
PROJECT ADDRESS	210 AVENUE A
DRAWING INFORMATION	
DRAWING NO.	SC-000 01
DATE	
DESIGNER INFORMATION	
DESIGNER	ARMANDO ERNEST ROSE
REGISTERED ARCHITECT	NO. 031P21
STATE OF NEW YORK	



1 NORTH-EAST VIEW OF BUILDING PERCO'S TAVERN STOREFRONT & SURROUNDING AREA



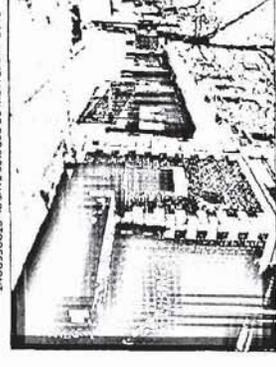
4 SOUTH-EAST VIEW OF PERCO'S TAVERN ENTRANCE AND ADJACENT SIDEWALK



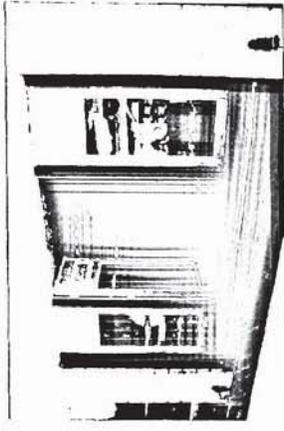
7 VIEW LOOKING NORTH AT PERCO'S TAVERN STOREFRONT AND ADJACENT SIDEWALK



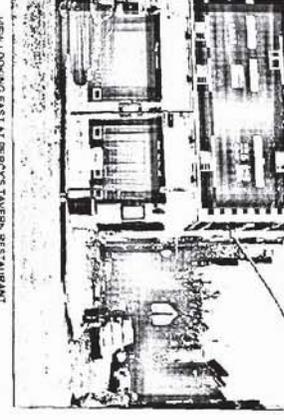
2 VIEW FROM NORTH-SOUTH AT PERCO'S TAVERN STOREFRONT & ADJACENT RESTAURANT



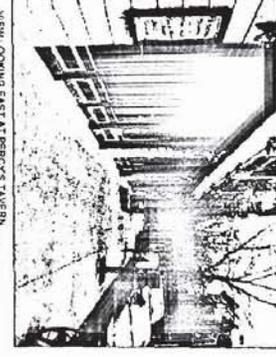
5 EAST-WEST VIEW OF PERCO'S TAVERN STOREFRONT, SERVICE ENTRANCE & ENTRANCE TO ADJACENT RESTAURANT BUILDING



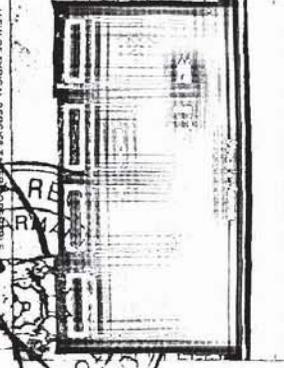
8 VIEW OF OPERABLE STOREFRONT DOORS OF PERCO'S TAVERN IN OPEN POSITION



3 VIEW LOOKING EAST AT PERCO'S TAVERN WEST ADJACENT STOREFRONT ENTRANCE & ADJACENT SIDEWALK

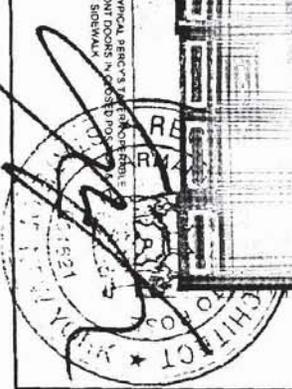


6 VIEW LOOKING EAST AT PERCO'S TAVERN NORTH ADJACENT STOREFRONT OPERABLE DOORS & ADJACENT SIDEWALK

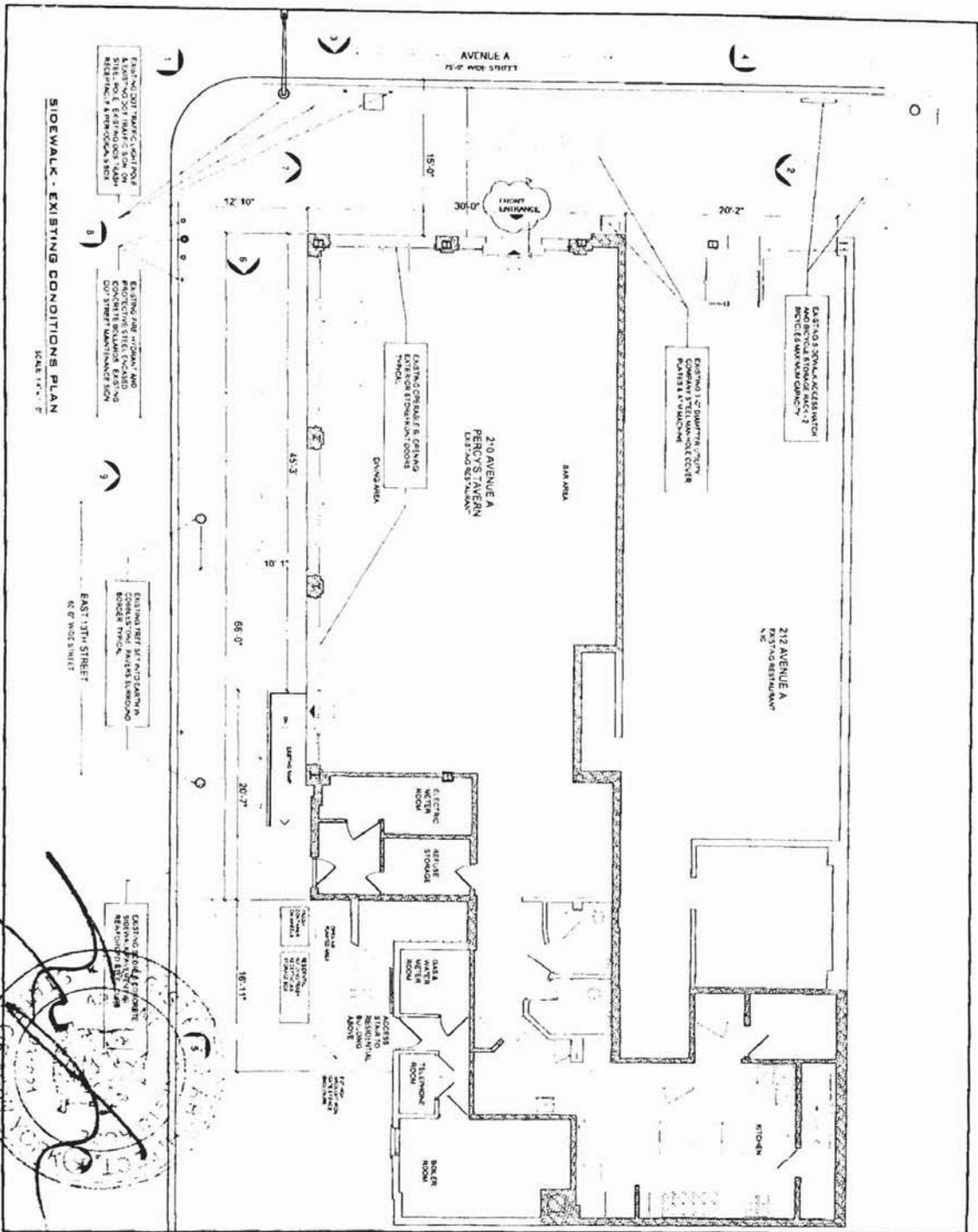


9 VIEW OF TYPICAL PERCO'S TAVERN STOREFRONT DOORS IN CLOSED POSITION ADJACENT SIDEWALK

NOTE: ALL PHOTOS TAKEN ON NOVEMBER 22, 2010



	
<b>PERCO'S TAVERN</b> 2712 N. STATE ST. CHICAGO, IL 60647	
<b>STEELBAR 180 LLC</b>	
EXTERIOR CONDITIONS STOREFRONT DOORS	
SC-100.01	



**SIDEWALK - EXISTING CONDITIONS PLAN**

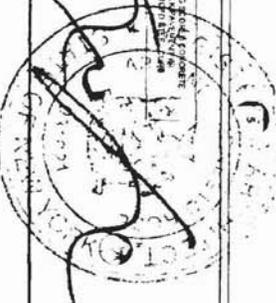
SCALE 1/4" = 1'-0"

EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY. SEE SHEET NO. E-1 FOR EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY. SEE SHEET NO. E-2 FOR EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY.

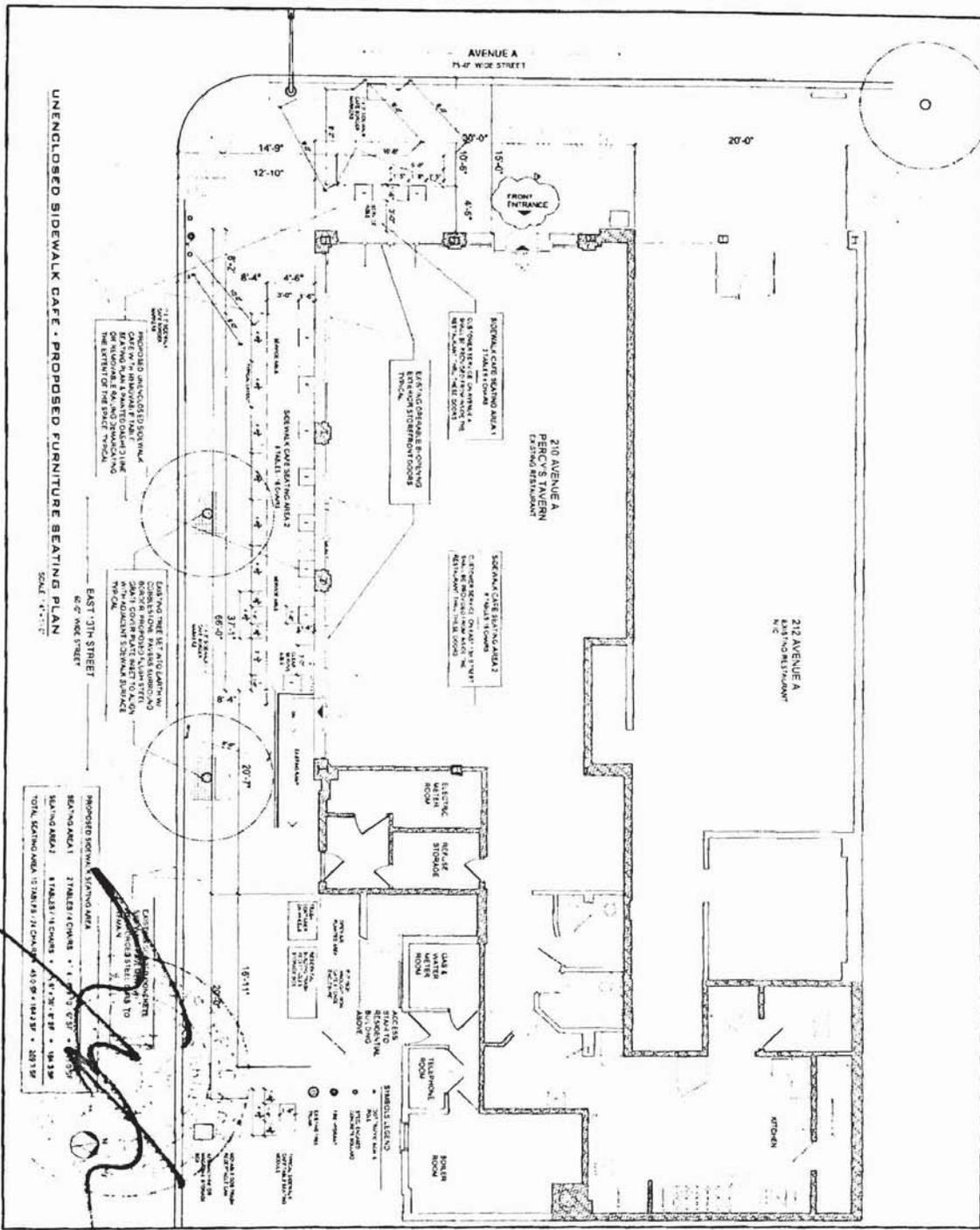
EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY. SEE SHEET NO. E-1 FOR EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY. SEE SHEET NO. E-2 FOR EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY.

EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY. SEE SHEET NO. E-1 FOR EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY. SEE SHEET NO. E-2 FOR EXISTING SIDEWALK, DRIVEWAY, AND BIKEWAY.

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<p><b>STEEL BAR 180 LLC</b></p> <p>PERCY'S TAVERN</p> <p>EXISTING CONDITIONS</p> <p>SC-003.01</p>	<p><b>ARCHITECT</b></p> <p>CHRISTOPHER J. ...</p> <p>... ..</p>
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UNENCLOSED SIDEWALK CAFE - PROPOSED FURNITURE SEATING PLAN  
 SCALE: 1/8" = 1'-0"

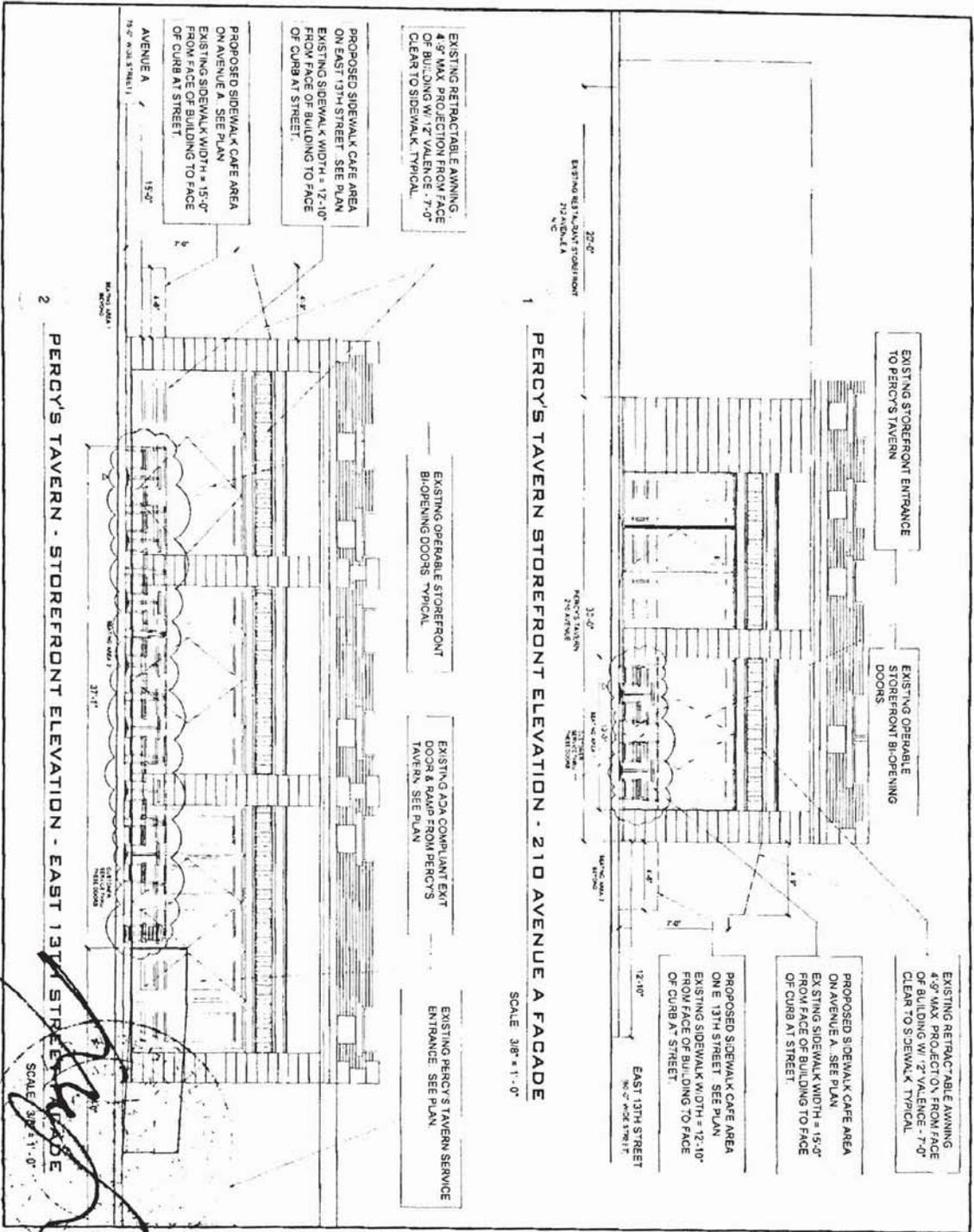
PROPOSED NORMAL SEATING AREA  
 SEATING AREA 1 TABLES 4 CHAIRS = 17'-0" x 5'-0" = 85.00  
 SEATING AREA 2 TABLES 4 CHAIRS = 17'-0" x 5'-0" = 85.00  
 TOTAL SEATING AREA 17 TABLES 28 CHAIRS = 45'-0" x 18'-0" = 810.00

PROPOSED FURNITURE SEATING PLAN  
 PERCY'S TAVERN  
 SC-004.01



STEEL BAR 180 LLC  
 210 AVENUE A  
 PERCY'S TAVERN

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	TABLES	17			
2	CHAIRS	28			
3	BAR SEATING				
4	STAIRS				
5	REST ROOM				
6	BOILER ROOM				
7	KITCHEN				
8	STORAGE ROOM				
9	UTILITY ROOM				
10	REAR ENTRANCE				
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12	SEATING AREA 1				
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51	BAR				
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70	REAR ENTRANCE				
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72	SEATING AREA 1				
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74	SEATING AREA 3				
75	BAR				
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218	SEATING AREA 3				
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224	STORAGE ROOM				
225	UTILITY ROOM				
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230	SEATING AREA 3				
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254	SEATING AREA 3				
255	BAR				
256	STAIRS				
257	REST ROOM				
258	BOILER ROOM				
259	KITCHEN				
260	STORAGE ROOM				
261	UTILITY ROOM				



<p>PERCY'S TAVERN 210 AVENUE A COLUMBIA, SC 29201</p>	<p>STEEL BAR 180 LLC 210 AVENUE A COLUMBIA, SC 29201</p>	<p>SC-005.01</p>
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THE CITY OF NEW YORK NB 10177427



**DEPARTMENT OF BUILDINGS  
CERTIFICATE OF OCCUPANCY**

BOROUGH MANHATTAN DATE: AUG 16 1999 NO. 117617

This certificate supersedes C.O. NO. ~~XXXX~~  
 THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXX~~ building ~~XXXX~~ is located at  
 503 EAST 13TH STREET Block 407 Lot 1  
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,  
 RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	MAXIMUM LOAD PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING OR DISTRICTING REMARKS	BUILDING CODE HABITABLE ROOMS	FRANC USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1ST FLOOR	100				6	C	RETAIL, OFFICES
2ND FLOOR	40		1	4	2	J-2	DWELLING UNIT
3RD FLOOR	40		2	4	2	J-2	2 LOWER DUPLEXES
4TH FLOOR	40			4	2	J-2	2 UPPER DUPLEXES

NOTE: THIS SITE COMPRISES OF FIVE (5) BUILDINGS ON A SINGLE ZONING LOT.

THIS CERTIFICATE IS SUBJECT TO THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1961.

OPEN SPACE USES \_\_\_\_\_  
(SPECIFY - PARKING SPACES, LOADING DECKS, OTHER USES, NONE)

M. G. **NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED.**  
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Randy A. ...* *Austin ... R.A.*  
 CHIEF ADMINISTRATIVE OFFICER COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY

0 Form 34 (Book) Rev. 8-82

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS.

BEGINNING at a point on the NORTH side of EAST 13TH STREET  
 distant 0'-0" feet from the corner formed by the intersection of  
 EAST 13TH STREET and AVENUE A  
 running thence ..... feet; thence ..... feet;  
 thence NORTH 51'-9" feet; thence EAST 96'-0" feet;  
 thence NORTH 51'-9" feet; thence EAST 62'-6" feet;  
 thence SOUTH 103'-3" feet; thence WEST 158'-6" feet;  
 to the point or place of beginning.

101777454

NA : ALT. No. DATE OF COMPLETION 8/6/99 CONSTRUCTION CLASSIFICATION II-D  
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 4 STORIES, FEET  
 J-2 40'

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

- STORM DRAINAGE DISCHARGES INTO:
- A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM
- SANITARY DRAINAGE DISCHARGES INTO:
- A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:  
 BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
 CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
 OTHERS: RRRL 2929 pg 2169  
 RBBL 2929 pg 2175

***CASTILLO SECURITY SERVICES, LTD***

*511 - 74th Street*

*Brooklyn, NY 11209*

*Office: 1-917-584-2444*

*Fax: 1-917-398-1325*

[www.castillotraininginstitute.com](http://www.castillotraininginstitute.com)

**Managing Vehicular Traffic & Crowds**

Castillo Security Services Ltd. has been providing security for The Late Late and The VNYL for 3 years. We have a great relationship with the owner, James Morrissey, and have never encountered any difficulties. We will be providing licensed, experienced security personnel to the proposed venue at 210 Avenue A when needed. We plan to manage vehicle traffic and potential crowds with professionalism.

We will manage the sidewalk carefully and keep customers orderly and quiet. It is not our goal to form a line at any time. If a large group is entering we will structure a short and orderly line not to disrupt the sidewalk or other businesses. We will keep all customers off the road. Safety for everyone in the vicinity is our number one priority.

We will not allow any form of bus or party bus service customers entering or exiting the venue. Security personnel will be located inside and outside of the establishment. Security will not raise their voices and will instruct people outside of the venue to do the same so neighbors will not be affected.

Castillo Security Services, LTD

# Castillo Security Services

## 210 Avenue A

### SECURITY PLAN

We are professional ladies and gentlemen, serving ladies and gentlemen.

#### Requirements of Service:

1. Always use a warm and sincere greeting when meeting with our clients and the public. Use the client's name and address them as "Mr.", "Mrs.", or "Ms.". The public shall be addressed as "Sir" or "Madam".
2. Anticipation and compliance with clients' needs is paramount.
3. Always bid a fond farewell – use names if and when appropriate.

#### Mission Statement

The Castillo Security guard's highest mission is the genuine safety and security of our clients and their assets. We pledge to provide our clients with the finest professional security services so that they may always enjoy a secure and relaxed atmosphere. The Castillo Security Services, Ltd. experience instills well-being and fulfills even the unexpressed wishes and needs of our clients.

#### PROCEDURES

Always Report to the Management on Duty. There will always be a manager on site during operation.

- For all building emergencies please call Mr. James Morrissey or Maurice Parker
- Should the burglar alarm go off; confirm status of alarm and reset alarm. If unable to, please call Mr. James Morrissey or Maurice Parker.
- All staff entering the building must show ID.
- All visitors entering the building their ID will be scanned.
- School facilities staff will unlock the doors at 7:15am.
- At 9am all doors except the door closest to the speaker box will be locked and entry into the building will be through this door. This is the only door should remain unlocked throughout the day.
- All deliveries will be through the designated entrance
- The security guard must notify the facilities team of any large deliveries.
- No eating while at post.
- No use of cell phone for personal reasons while on post at the front door.
- Employees must sign in and out on the weekly time sheet. Week starts on a Sunday and ends on a Saturday.
- DO NOT USE WHITE OUT on record ledger. The record ledger is a legal document, if you make a mistake cross it out and initial.
- Police Department
- Fire Department
- NYPD Night Life association recommends one (1) security guard per 75 patrons.

#### Basics

- The mission will be known, owned, and energized by all employees.

- We are professional ladies and gentlemen, serving ladies and gentlemen.
- All employees shall practice the three Requirements of Service.
- Smile, we are on stage. Always maintain positive eye contact.
- Uncompromising levels of cleanliness are the responsibility of every employee.
- Create a positive work environment. Practice teamwork.
- Be an ambassador of Castillo Security Services, Ltd. inside and outside the workplace. Always speak positively, no negative comments.
- Any employee, who receives a complaint, OWNS THE COMPLAINT!
- All security guards will insure instant client satisfaction. Respond to client wishes immediately and follow up within 20 minutes to assure satisfaction.
- Use “Incident Report” forms to communicate any incidents or problems to fellow employees and managers. They must be accompanied by at least two solutions. This will help insure that our clients are never forgotten.
- Escort guests rather than pointing out directions, provided that doing so will not compromise your post.
- Be knowledgeable of client information to answer guest inquiries.
- Use proper telephone etiquette. Answer within two rings. Ask permission to put a caller on hold.
- Uniforms are to be immaculate. Wear proper footwear, clean and polished. (no white socks)
- Insure that all employees know their roles during an emergency situation and are aware of procedures. Practice fire and safety procedures monthly.
- Notify your supervisor immediately of hazards, injuries, equipment or assistance needs you have.
- Protecting the assets of Castillo Security Services, Ltd. and our clients is the responsibility of every employee.
- Client Post Order Manual must stay on site at all times.
- Every employee must read and understand the Post Order Manual.
- Every employee must conduct himself or herself in a manner that will not embarrass or damage the reputation of Castillo Security Services, Ltd. or its clients.
- Think! Always Think!

# Soundproof - Managing noise inside the venue

We will be fully soundproofing the venue. Please see some of our methods below.

**Picture Panels** are sound panels that are wrapped in graphics, images, logos, fine art, vintage images, and more. The design options with these sound panel systems offers limitless beauty, combining to produce both a collapse in perimeter noise within a space, as well as a stunning visual presentation to the room.

**Barrel Diffusers** will act to scatter sound in a variety of commercial, audio, music or home theater settings. Bass absorption will vary with size the size of the Barrels ordered. A 2' X 4' Barrel diffusion panel has maximum absorption at 125 Hz. Increasing size of these sound diffusion panels to 4' X 8' lowers the point of maximum absorption to 63 Hz. Mid to high frequency absorption is typically 0.10 to 0.25. Barrel Diffusion exhibits maximum bass absorption when placed across corners. Corner placement eliminates multi-phase, comb filtered, and upper frequency reflections.

**CornerCut Bass Traps** are free standing open cell polyurethane foam bass traps designed for stacking in the corners of your room to help absorb low bass sound reflections. Cut in 4' lengths, these acoustic bass traps measure 12" x 12" on the back two sides with a 14" fluted front face. Available in 6 colors, these corner bass traps are an ideal compliment to wall and ceiling treatments where low bass tones are prevalent in your room.

## **Floorfighter Sound Barrier Underlayment**

Floorfighter is a rubber based floor underlayment made from recycled rubber tires. It is designed for subfloor use under laminate or engineered hardwood floors, ceramic tile, marble, carpet, linoleum or most any other finished flooring surface. Floorfighter is a free floating floor underlay that can also be used directly beneath a carpet pad and carpet for combatting sound transmission down through a common floor/ceiling assembly system. FloorFighter is capable of delivering luxury grade sound transmission values to your facility. The material is available in 4'x25' rolls, and simply free floats beneath your flooring surface.



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300 - Fax (212) 533-3659  
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

June 25, 2014

Ms. Keri J. O'Brien  
Deputy Commissioner  
New York State Liquor Authority  
80 South Swan Street, Suite 900  
Albany, New York 12210-8002

Re: An Entity To Be Determined  
d/b/a To Be Determined  
159 East Houston Street, New York, NY 10002

RECEIVED  
JUN 25 11  
Via email  
LICENSING DIV  
[Signature]

Dear Ms. O'Brien:

At its July 2012 monthly meeting, Community Board 3 passed the following motion:

Understanding that this is a sale of assets of a preexisting business with a full on-premise liquor license, Community Board 3 moves to deny the application for a full on-premise liquor license for a corporation to be determined, with principals James Morrissey, James C. Morrissey, Andrew Morrissey, Douglas Loddin and Rob Ackroyd, for the premise located at 159 East Houston Street, between Allen Street and Eldridge Street, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulations that:

- 1) it will operate as a full-service Irish gourmet restaurant, with a kitchen open and serving food during all hours of operation.
- 2) Its hours of operation will be 12:00 P.M. to 4:00 A.M. Mondays through Thursdays and 11:00 A.M. to 4:00 A.M. Fridays through Sundays.
- 3) **It will close any facade doors and windows at 10:00 P.M. every night.**
- 4) It will play ambient background music only, consisting of recorded music, and not have live music, DJ, promoted events, scheduled performances or any event at which a cover fee will be charged.
- 5) It may have "happy hours" from 5:00 P.M. to 7:00 P.M.
- 6) It will not host pub crawls or party buses.
- 7) It will employ security guards Thursdays through Saturdays, from 8:00 P.M. to 4:00 A.M., and otherwise as needed.
- 8) it will investigate whether or not additional soundproofing is necessary and install it, if necessary.
- 9) it will post signs on its facade, asking patrons to be quiet and respectful of neighbors, and
- 10) it will designate an employee to oversee crowds and noise outside, and not have wait lines outside.

If you have any questions, please do not hesitate to call.

Sincerely,

Gigi Li, Chair  
Community Board 3

Alexandra Militano, Chair  
SLA & DCA Licensing Committee

cc: Terence Flynn, Applicant's Representative  
Joseph Flanz, NY State Liquor Authority  
Saundra Williams, NY State Liquor Authority

SCANNED

JUN 26 2014

By



STATE OF NEW YORK  
EXECUTIVE DEPARTMENT  
DIVISION OF ALCOHOLIC BEVERAGE CONTROL  
ENFORCEMENT BUREAU

80 South Swan Street, Suite 900  
Albany, NY 12210-8002

317 Lenox Avenue  
New York, NY 10027

535 Washington Street, Suite 303  
Buffalo, NY 14203

In Reply, Refer To: Case #: 107123

**Letter of Advice**

08/05/2015

159 HUNTINGTON HOLDINGS INC  
THE LATE LATE  
159 E HOUSTON ST  
NEW YORK, NY 10002

Re: 1274965, NEW YORK OP

Dear Licensee,

The Authority is in receipt of complaints dated 7/26/15 and 7/27/15 indicating that you may have violated the following section(s) of the Alcoholic Beverage Control Law or Rules and Regulations of the State Liquor Authority:

**SLA Rule 48.8 (a) Failure to conform to application in regards to:**

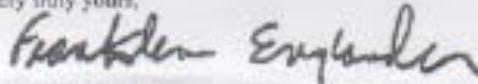
**Close any facade doors and windows at 10:00 PM every night (C/B Stipulation) - Please see attached.**

**Will not permit dancing (Method of Operation) Please see attached.**

This letter of advice is being issued to you as a warning that you must exercise a high degree of care and supervision to prevent any violations of the Alcoholic Beverage Control Law and the Rules and Regulations of the State Liquor Authority.

If the Authority believes any such violations have occurred disciplinary action may be taken against your license.

Very truly yours,



Franklin Englander  
Supervising Investigator  
New York State Liquor Authority

mm

# James Morrissey

## Resume

*The Signature Group:*

Marketing and Events Company, Ireland. 2008 - Current

*The Late Late:*

159 East Houston St. New York  
Bar and Restaurant. 2014 - Current

*The VNYL House of Cocktail:*

100 Third Ave. New York  
Bar and Restaurant. Current

# Proximity Report for Location:

August 29, 2017

210 Avenue A, New York, NY, 10009

\* 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.

## Closest Liquor Stores

Name	Address	Approx. Distance
CONVIVE PARTNERS LLC	196 AVENUE A	255 ft
BEE LIQUORS LLC	225 AVENUE B	710 ft
CARMAD INC	224 226 1ST AVE	730 ft
BRIX NYC LLC	170 AVENUE B	945 ft
236 WINES & LIQUORS INC	279 1ST AVENUE	1090 ft
WINESHOP LLC	438 A E 9TH ST	1110 ft
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	1405 ft

## Churches within 500 Feet

Name	Approx. Distance
------	------------------

## Schools within 500 Feet

Name	Address	Approx. Distance
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## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
HORSEBOX INC	218 AVENUE A	35 ft
LO ENG INC	212 AVENUE A	50 ft
FAT PANDA INC	219 AVENUE A NORTH	70 ft
FRIDA & DIEGO CORP	211 AVENUE A	80 ft
DBW RESTAURANT ASSOCIATES LLC	206 AVE A	100 ft
TAVERN 211 CORP	211 AVENUE A	135 ft
MONOLITH INC	194 AVE A	290 ft
CALAB LLC	503 505 E 12TH STREET	305 ft
SPT CORP	538 E 14TH STREET	320 ft
KAITO CORP	432 E 13TH ST	360 ft
HUGHES MURRAY WALSH LLC	447 E 13TH ST	415 ft
GHD INC	432 E 13TH STREET, WEST STORE	515 ft
510 EAST 11TH STREET CORP	510 E 11TH STREET	615 ft
224 AVENUE B INC	224 AVENUE B	670 ft
220 ASSOCIATES INC	222 AVENUE B	670 ft
LEAD TO GOLD INC	225 AVENUE B 2ND FL	690 ft
219 AVENUE B MUSIC LOUNGE INC	219 AVENUE B	710 ft
PATTY MC CARTHY INC	169 AVENUE A	715 ft

Name	Address	Approx. Distance
FLAM ABLE LLC	204 AVENUE B	715 ft

### **Pending Licenses within 750 Feet**

Name	Address	Approx. Distance
AVE A HOSPITALITY LLC	200 AVENUE A	195 ft
BORIS & HORTON EAST VILLAGE LLC	195 AVE A	285 ft
JOY JOY WINE AND LIQUOR INC	520 E 14TH ST	380 ft
EAST AKINA SUSHI INC	424 E 14TH ST	410 ft

### **Unmapped licenses within zipcode of report location**

Name	Address
------	---------

## **On Premise Licenses within a 2 Block Radius of 210 Avenue A**

- 1) Fat Buddha (LO ENG INC) 212 Avenue A, New York, NY 10009 (OP)
- 2) The Horsebox Inc. 218 Avenue A, New York, NY 10009 (OP)
- 3) Planet Rose (FAT PANDA INC) 219 Avenue A North, New York, NY 10009 (OP)
- 4) Drop Off Service (FRIDA & DIEGO CORP) 211 Avenue A, New York 10009 (OP)
- 5) The Garret (DBW RESTAURANT ASSOCIATES LLC) 206 Avenue A, New York, NY 10009 (OP)
- 6) The Spotted Owl Tavern (TAVERN 211 CORP) 211 Avenue A, New York, NY 10009 (OP)
- 7) El Camion Cantina (MONOLITH INC) 194 Avenue A, New York, NY 10009 (OP)
- 8) Double Wide (CALAB LLC) 505 E12th Street, New York, NY 10009 (OP)
- 9) Monas (224 AVENUE B INC) 224 Avenue B, New York, NY 10009 (OP)
- 10) Keybar (KAITO CORP) 432 E13th Street, New York, NY 10009 (OP)
- 11) Phoenix Bar (HUGHES MURRAY WALSH LLC) 447 E13th St, New York, NY 10009 (OP)
- 12) The Roost 222 Avenue B, New York, NY 10009 (OP)
- 13) Otto's Shrunken Head, 528 E14th Street, New York, NY 10009 (OP)
- 14) Au Za'atar, 188 Avenue A, New York, NY 10009 (B/W)
- 15) Cork'N Fork, 186 Avenue A, New York, NY 10009 (B/W)

