



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
- 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: December 4, 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: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Bar

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 190-192 East 2nd Street

Cross streets: E 2nd St & Avenue B

Name of applicant and all principals: Jarret Ealy, Julian Schifano,
~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~

Trade name (DBA): Rye Basin

PREMISE:

Type of building and number of floors: 6 floors Residential 2 floors
Building establishment

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: _____

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? ~~200~~ ~~100~~ 75

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):

~~R8~~ R8B

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: Art, merchandise

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) M-Thursday 9am-2am, Friday 9am-3:30am

Saturday 10am-3:30, Sunday 10am-12am

Number of tables? 14 Total number of seats? 60

How many stand-up bars/ bar seats are located on the premise? 2 After build out Downstair 10 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): 1) rectangular - 4ft wide 4ft high

Does premise have a full kitchen Yes No? 2) rectangular - 10ft wide 4ft high (downstair main)

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

Cajun Bread, New Orleans style, Cajun sushi

What are the hours kitchen will be open? opening until 10pm weekly 11pm week

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

How many employees will there be? 7-10

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 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: _____

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? 1-3 / month

Food Tastings, Whiskey sampling for influencers, Holiday events, Art show

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) Holiday events, fashion week, Weekends + Friday, Private events

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: Phish on Water

Address: 1311 River St Community Board # _____

Dates of operation: _____

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 _____

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? 18

How many On-Premise (OP) liquor licenses are within 500 feet? 21

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 operate a full-service restaurant, specifically a (type of restaurant) New Orleans style cuisine, whiskey lounge with a kitchen open and serving food during all hours of operation OR I have less than full-service kitchen but will serve food all hours of operation.
2. 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.
3. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than 3 DJs / promoted events per , more than private parties per .
4. I will play ambient recorded background music only.
5. 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.
6. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. I will not participate in pub crawls or have party buses come to my establishment.
8. 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 .
9. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. 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.

Proximity Report for Location:

December 27, 2017

192 E 2nd St, 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
DISCOVERY WINES LLC	16 AVE B	90 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	475 ft
TURTLE DOVE LLC	28 30 CLINTON ST	680 ft
NIZGA CORP	58 AVENUE A	800 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	885 ft
SALGIRAH CORP	141 ESSEX ST	1210 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	1285 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

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

Name	Address	Approx. Distance
A O CAFE AND RESTAURANT LLC	17 AVENUE B	110 ft
GALMAC LLC	28-30 AVENUE B	160 ft
25 B GROUP REST AVE LLC	25 AVENUE B	205 ft
BECAF LLC	29 AVENUE B A/K/A 33 AVE 3	215 ft
MAMA BAR LLC	34 AVENUE B	235 ft
197 ARTICHOKE CORP,THE	197 E 3RD STREET	280 ft
ROOT & BONE LLC	200 E 3RD ST	285 ft
FONDA AVENUE B LLC	40 AVENUE B	310 ft
MAPLE VIEW HOLDINGS CORP	2-4 CLINTON ST	315 ft
PINALITO CITY RESTAURANT INC	293 E HOUSTON ST	325 ft
GRC RESTAURANT PARTNERS INC	269 E HOUSTON ST	350 ft
STACKLEATHER LLC	42 AVENUE B	355 ft
STERLING PARKSIDE CORP	317 E HOUSTON STREET	440 ft
SUNRISE SHADOW LLC	50 AVENUE B	445 ft
217 BAR CORP	217 E 3RD ST	455 ft
PMMR LLC	188 SUFFOLK ST	460 ft
EL MAGUEY Y LA TUNA LTD	321 E HOUSTON ST	470 ft
A & P RESTAURANT CORP	245 E HOUSTON ST	505 ft

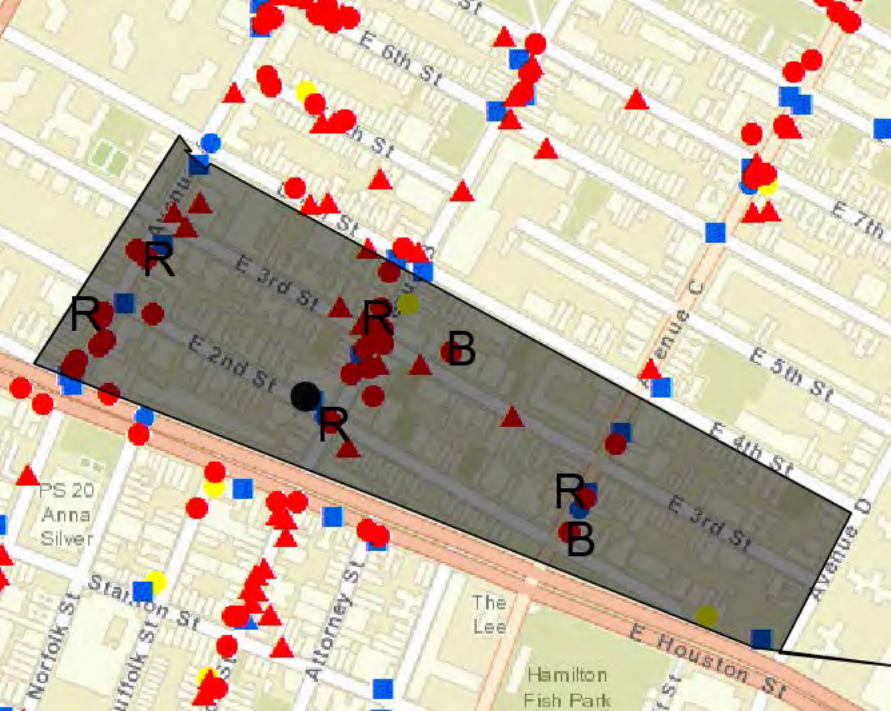
Name	Address	Approx. Distance
RAGUBOY CORP	156 EAST 2ND STREET	515 ft
235 EAST 4TH INC	235 - 237 E 4TH ST	530 ft
ADARP INC	244 E HOUSTON ST	580 ft
205 EAST 4TH STREET LLC	205 E 4TH ST	615 ft
DOUBLE DOWN NYC LLC	14 AVENUE A	620 ft
ROLO REST LLC	32 AVENUE A	620 ft
DIDDLER DOYLE CORP	12 AVENUE A	625 ft
SWAUTO LTD	25 AVENUE A	645 ft
CANAS RESTAURANT INC	23 AVENUE A	650 ft
MINA LENA INC	37 AVENUE A	660 ft
AVIR LLC	29 CLINTON ST AKA168STANTON ST	680 ft
CLINTON STREET RESTAURANT LLC	29 CLINTON ST	685 ft
JJD GROUP LLC	9 AVE A	685 ft
DOWNTOWN DINING LLC	5 AVENUE A	685 ft
CRAWFORD FLICK INC	7 AVENUE A	690 ft

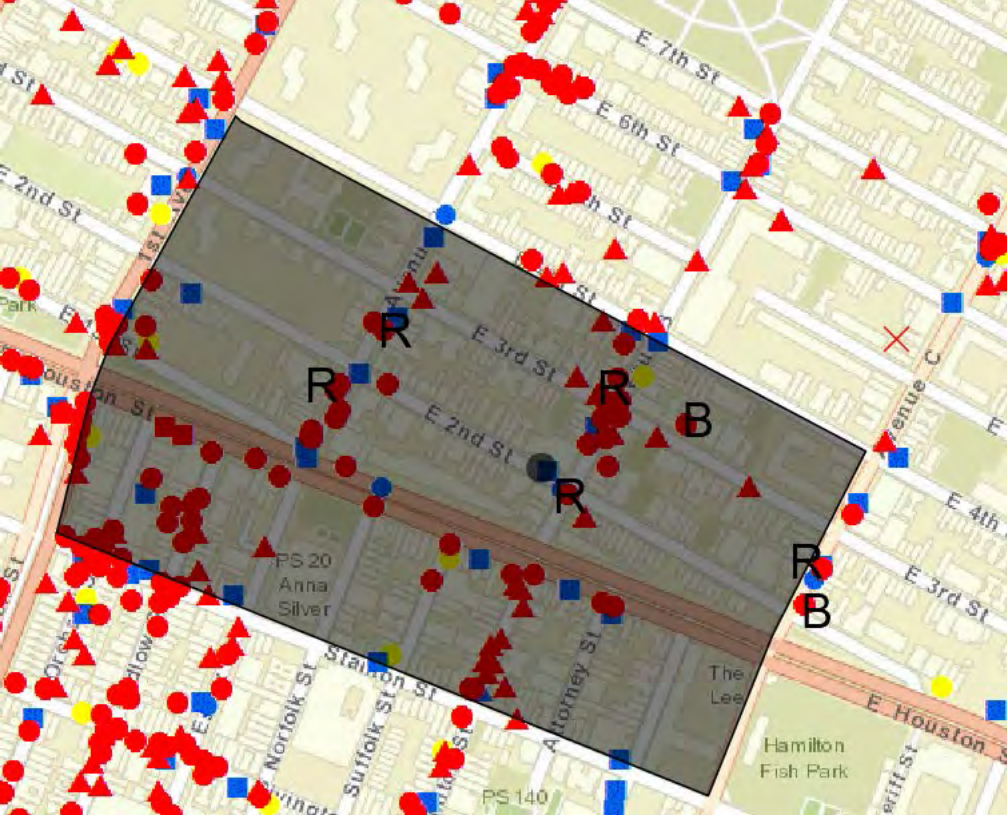
Pending Licenses within 750 Feet

Name	Address	Approx. Distance
TTBK INC	188 SUFFOLK ST	375 ft
EAST COAST FISH MARKET INC	45 AVENUE B	415 ft
ABASTO LES LLC	152 STANTON ST	705 ft

Unmapped licenses within zipcode of report location

Name	Address
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LEGEND

On-Premise Licenses

-  On Premises Liquor
-  On Premises Wine and Beer
-  On Premises Beer

Off-Premise Licenses

-  Off Premises Liquor
-  Off Premises Wine
-  Off Premises Beer

Wholesale Licenses



Pending Licenses



All Licenses

-  On Premises Liquor
-  On Premises Wine and Beer
-  On Premises Beer
-  Off Premises Liquor
-  Off Premises Wine
-  Off Premises Beer
-  Wholesale
-  Pending

Churches



Schools



Zones



Community_Boards



Police_Precincts



Counties



Public Congestion Management

The premise of our business is not meant to appeal to the mass audience of nyc millenium dwellers nor are we promoting our establishment as a club or exclusive bar. Our target demographic are established working men & women seeking to enjoy nice handcrafted, original cocktails with ambient music playing in the background to have meaningful conversations with others. We will not tolerate any entrance to drunk, loud, rude individuals; our brand will be built on classy and dress codes are enforced for entrance to the downstairs lounge.

Crowds and lines will be handled, hopefully, inside the restaurant portion (upstairs). To gain access to our downstairs lounge (the 10' wide bar) security personnel will begin indoors checking ids and then admit. If our expectations of lines happen to exceed the limit of capacity for upstairs then we will focus our attention to admitting others through management outdoors by guard rails and security through an outside entrance into for the downstairs portion, otherwise anyone can. Since our establishment is a few feet from the corner of avenue b, where turning right puts you in front of our entrance vehicular congestion will be prompted towards avenue b rather than a residential street.

Sound Management

1. Contacting acoustic consultants
2. Installing sound proof insulation in walls ceilings and floors
3. Renting out closest apartment (in process)
4. Background level music playing on first and ground floor, any djs will be only present in basement level in back isolated room
5. Surveying community residents in 1 block radius monthly regarding noise disturbance for first 3 months
6. Keeping all wait lines indoor for downstairs lounge area