

Mos Eisley LLC

127 Avenue C  
New York, NY 10009

Manhattan Community Board 3  
Alteration Application



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

**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: October 3, 2018

**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 License

If alteration, describe nature of alteration: Alteration of hours of operation

Previous or current use of the location: Restaurant/Bar

Corporation and trade name of current license: Mos Eisley LLC

**APPLICANT:**

Premise address: 127 Avenue C New York, NY 10009

Cross streets: East 8th and 9th Streets

Name of applicant and all principals: Mos Eisley LLC

Trade name (DBA): Loverboy

**PREMISE:**

Type of building and number of floors: Mixed: Residential and Commercial, 5 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: \_\_\_\_\_  
Sidewalk Cafe, please see attached 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? Less than 74.

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):  
R7A; Commercial Overlay: C1-5

**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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Open everyday from 12PM-4AM. Outdoor seating open from 12PM-10PM

Number of tables? 4 Tables, 2 Counters Total number of seats? 35 Seats

How many stand-up bars/ bar seats are located on the premise? 1 Bar, 13 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 bar 19 feet long

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  
Bistro, Please see attached menu.

What are the hours kitchen will be open? Everyday 12PM-4AM

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

How many employees will there be? 10-15.

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

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

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 N/A

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

Please describe your sound system: lpad connected to minimal speaker 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? 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) \_\_\_\_\_

We have hired "Allstar Security." They will be on-site full-time, 7 days a week.

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: Mother's Ruin

Address: 18 Spring Street Community Board # MNCB2

Dates of operation: June 2011-Present.

**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 N/A

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? \_\_\_\_\_

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

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 facade doors and windows at 10:00 P.M. every night or during any amplified performances, 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 n/a DJs/ promoted events per n/a,  more than n/a private parties per n/a.
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation 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.  I will have happy hour and it will end by n/a.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

RE: MANAGEMENT OF NOISE INSIDE AND OUTSIDE:

The applicant will control noise inside and remind customers to be respectful of neighbors, with a fulltime manager and staff that will be managing the premises at all times.

Music will be limited to low level, ambient background music. Low level speakers will be installed where noise will not be leaving the premise.

RE: MANAGEMENT OF VEHICULAR TRAFFIC/CROWDING:

The applicant does not expect that this will be an issue given the character of their proposed establishment and the small size of it. To ensure that this does not become an issue, all staff will be instructed to monitor the sidewalk and curb area to dispel groupings of people and keep the sidewalk clear. These applicants have an existing restaurant in New York City that is similarly situated. They have proven effective at maintaining order outside the establishment their and would employ the same techniques here.

Old bay seasoned waffle fries \$8

Spicy ketchup & caramelized onion crème fraiche

Avocado burrata toast \$10

Basil salsa verde, shaved radishes, aleppo pepper

Arancini balls \$8

Hot Italian sausage, mozzarella, fennel

Hot wings! \$9/13

Tamarind bbq & ramp ranch

or

cholula honey & blue cheese

Curried spinach & mushroom dip \$11

Baked to order with fontina, gruyere, toast

Crispy brussels sprouts \$8

Maple, currants, spiced almonds

loverboy chicken caesar \$14

18 month parmesan, pickled shallots, anchovy breadcrumbs

wedge salad \$12

Bacon, maytag blue cheese, avocado, cherry tomatoes, voodoo chips

Togarashi dusted calamari \$12

Banana peppers, nori mayo

Nachos feos \$14

Chorizo, cheddar, chipotle queso, drunken black beans, shredded lettuce, scallion crema

Eggplant parm \$13

Crispy eggplant, marinara, provolone, olive tapenade on a potato roll served with waffle fries and spicy ketchup

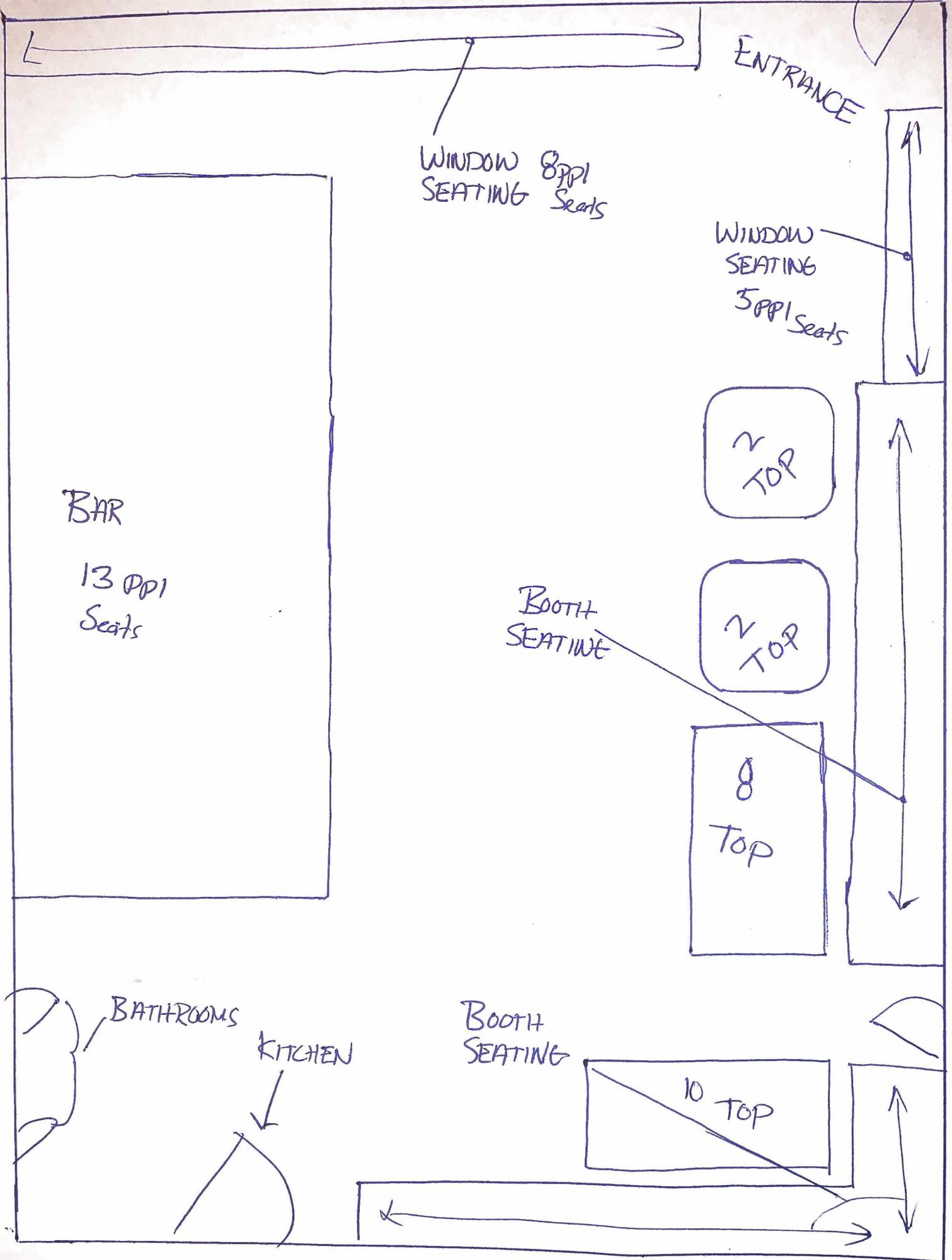
Fried chicken sandwich \$14

Cholula buttermilk fried chicken, shredded slaw, lettuce, and tomato on a potato roll served with waffle fries and spicy ketchup

Double cheeseburger \$15

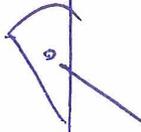
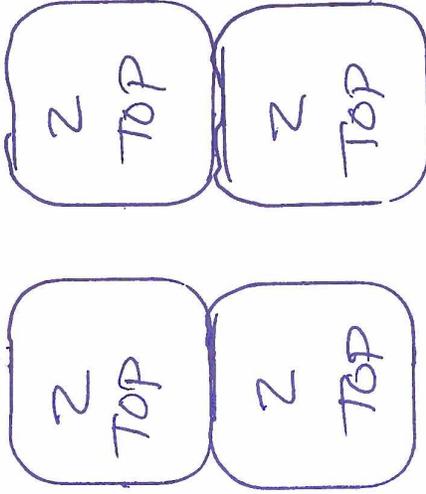
Aged cheddar, griddled onions, lettuce, tomatoes, pickles, and secret sauce served with waffle fries and spicy ketchup

Fried Oreo bombs with cream cheese glaze \$8



SIDEWALK CAFE

LOVERBOY



ENTRANCE

SIDEWALK

8<sup>th</sup> Street

AVENUE C

# Proximity Report for Location:

October 3, 2018

127 Avenue C, 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
EAST VILLAGE WINE CORP	100 AVENUE C	365 ft
10TH STREET & AVENUE C LIQUOR & WINE INC	159 AVENUE C	420 ft
MARTYS LIQUORS INC	133 AVENUE D	825 ft
BRIX NYC LLC	170 AVENUE B	955 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	1450 ft
BEE WINES & LIQUORS INC	225 AVENUE B	1545 ft
WINESHOP LLC	438 A E 9TH ST	1570 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
MOS EISLEY LLC	127 AVENUE C	0 ft
PARALLEL BAR INC	133 AVE C	45 ft
116 AVENUE C RESTAURANT LLC	116 AVENUE C	165 ft
177 CHRISTIE INC	145 AVE C	220 ft
ELDRIDGE BISTRO LLC	700 E 9TH ST	220 ft
MARCHA COCINA INC	111 AVENUE C	225 ft
LAZERINI JAZZ LLC	649 EAST 9TH ST	240 ft
102 AVENUE C LLC	102 AVENUE C	340 ft
JEFLO & CO LTD	157 AVENUE C	395 ft
BROOKLYN BAR NYC INC	158 AVENUE C	405 ft
ST VINCE GROUP LLC	158 AVENUE C	420 ft











*Lowkey*  
Congratulations  
you made it out of  
BED!  
with  
CRANK!