



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

Alysha Lewis-Coleman, 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.

To be provided Petition in support of proposed business or change in business with signatures from
 at CB3 meeting. 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)

To be provided Notice of proposed business to block or tenant association if one exists. You can find
 at CB3 meeting. community groups and contact information on the CB 3 website:
http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml

To be provided Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please
 at CB3 meeting. 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: November 28, 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: On-Premises Liquor License

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Bar

Corporation and trade name of current license: Atlas Hugged Incorporated d/b/a Durden (2013 to Present),
 and previously licensed to:

- Lounge 213 Corp. (2004 to 2013)
- Nightingale Restaurant Corp. (1983 to 2004)*
- *Unknown of licensed prior to 1983.

APPLICANT:

Premise address: 213 Second Avenue

Cross streets: Northwest corner of Second Avenue and 13th Street

Name of applicant and all principals: Curt Huegel

Trade name (DBA): To be determined.

PREMISE:

Type of building and number of floors: Mixed-Use (commercial on ground, residential above)

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 with 12 tables and 24 seats. Same as previously approved. See plan 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? 74, see attached.

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) Inside: 10:00 a.m. to 4:00 a.m. every day.

Outside: 10:00 a.m. to 10:00 p.m. on Sun. to Thurs., 10:00 a.m. to 11:00 p.m. on Fri.-Sat.

Number of tables? Inside: 12 Total number of seats? Inside: ~36
Outside: 12 Outside: 24

How many stand-up bars/ bar seats are located on the premise? 1 stand-up bar, ~20 bar 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): Approx. 7'10" x 26'0", Rectangular, in middle of room.

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

Classic/Modern American, see representative menu attached.

What are the hours kitchen will be open? Food will be available during all hours of operation.

Will a manager or principal always be on site? Yes No If yes, which? One or the other, or both.

How many employees will there be? Approx. 10

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

*Closed windows.

Will there be TVs/monitors? Yes No (If Yes, how many?) 3

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 (bar level)

Please describe your sound system: Existing system - 4 speakers, one in each corner.

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.")
Premises has been a bar for 35+ years and has a capacity of only 70 people, including staff. Employees will monitor the entrance/adjacent street area (and security will assist with same on Thurs., Fri., and Sat. night).
Will there be security personnel? Yes No (If Yes, how many and when) _____
1-2 on Thursday, Friday, and Saturday night.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Premises have sound proofing and system will be kept at appropriate levels - at or below code, windows will be kept closed, employees or security will monitor and respond to issues should they arise.

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: See rider attached.

Address: See rider attached. 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. See rider attached.

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. See attached.

LOCATION:

How many licensed establishments are within 1 block? ~26 (incl. beer/wine and liquor) _____

How many On-Premise (OP) liquor licenses are within 500 feet? ~16 _____

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).

To be done after submission of questionnaire and prior to CB3 meeting.

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) _____, 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 ____ 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, unless not required by ABCL/SLA.
- ~~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 9:00 p.m.
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.
(212) 634-9100

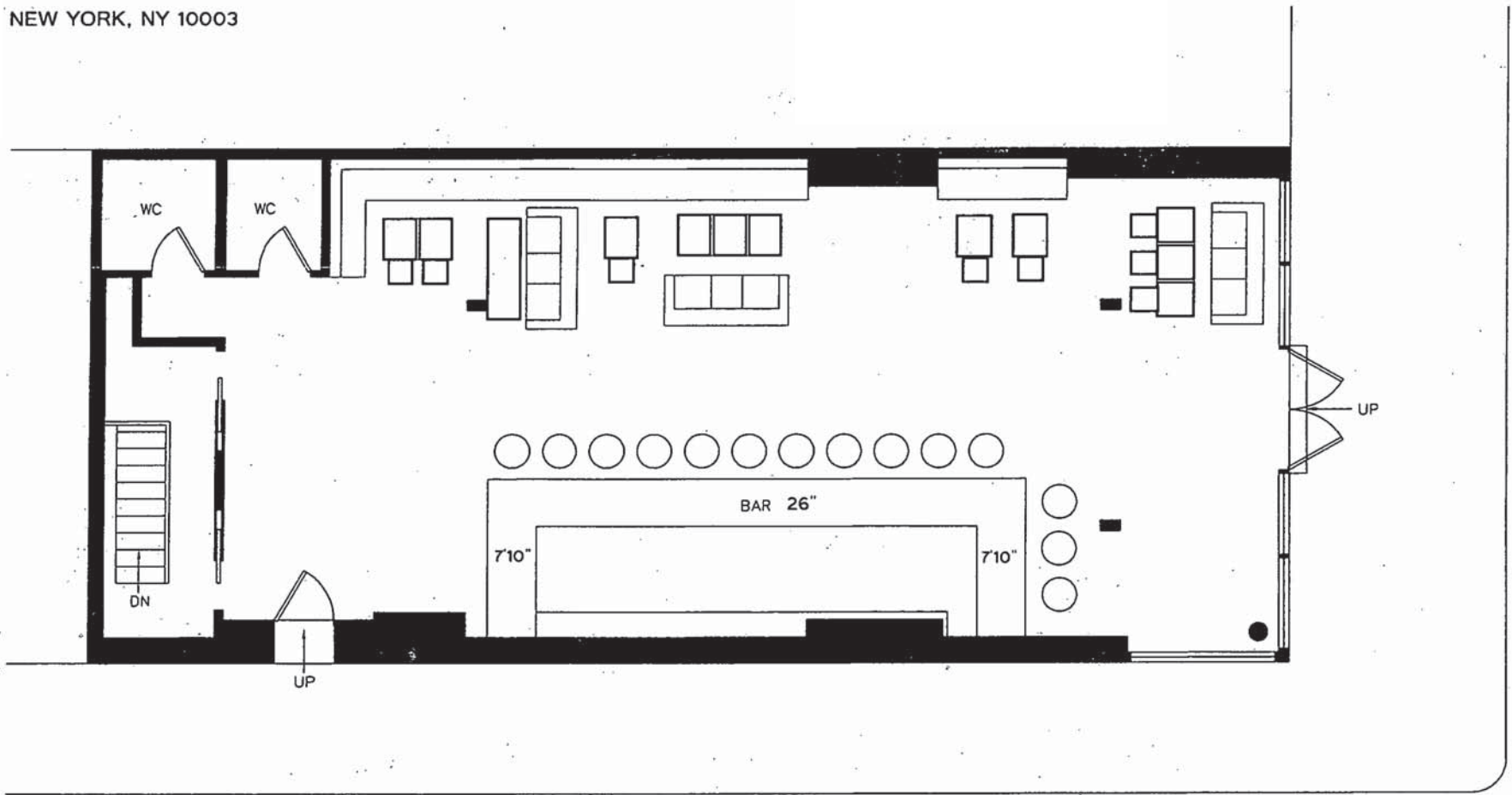
Premises Photographs



Premises Photographs



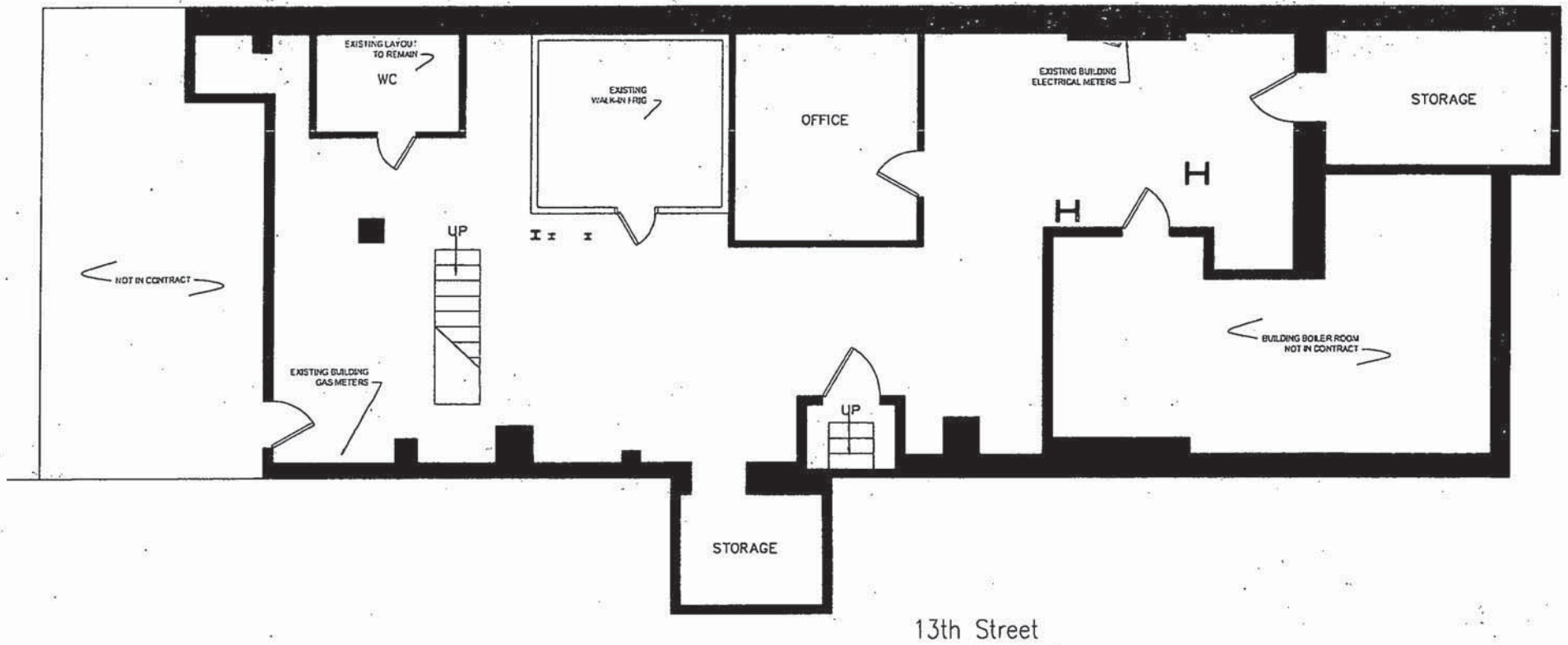
213 2ND AVENUE
NEW YORK, NY 10003



Second Avenue

13th Street

213 2ND AVENUE
NEW YORK, NY 10003





MENU

APPETIZERS

Guac & Chips
\$10

Vegetarian Chilli
\$8

Tomato Soup
\$6

Vegetable Soup
\$6

TACOS

Chipotle Chicken Taco

House-made Pulled Chipotle Chicken, Pico De Gallo, Chipotle Crema
\$10

Carne Asada Tacos

House Marinated Steak, Pico De Gallo, Shredded Lettuce, Queso Blanco
\$12

Fish Tacos

Grilled Fish, Pico De Gallo, Crema, Slaw
\$12

Carnitas Tacos

Braised Pork Shoulder, Pico De Gallo, Crema
\$12

Pigs in a Blanket

Mini sausages rolled in pastry
\$10

Chicken Wings

Choice of Buffalo, BBQ, Sweet Chili sauce
6 \$9 12 \$14 20 \$18

Meatballs

House made Roasted Beef Meatballs, Basil, in Marinara sauce served with Garlic Bread
\$14

Buffalo Cauliflower

Tempura battered Cauliflower tossed in Buffalo Sauce
\$10

Burger

Strassburger Ground Beef 5.5 Ounce Patty, Lettuce, Tomato, Onion on Potato Bun served with Fries
\$14

Cheddar, American \$1 Bacon \$2 Make it a Double \$4

BITES

FLATBREADS

Margarita Flatbread

Roasted Tomato, Mozzarella, parmesan, Basil, Olive Oil
\$14

Arugula Flatbread

Goat Cheese, Mozzarella, Sun Dried Tomatoes, Parmesan with Balsamic Reduction
\$15

816

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

Date

August 3, 1971

No. 70856

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~xxx~~ altered ~~existing~~ building—premises located at

251-53 East 13th Street-(213-2nd Avenue) Block 1358 Lot 37

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the northwest ~~xxxx~~ corner formed by the intersection of distant 2nd Avenue and East 13th Street running thence west 77' 3" feet; thence north 26' feet; thence east 77' 4" feet; thence south 26' feet; running thence _____ feet; thence _____ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~xxx~~ Alt. No.— 381-1970 Construction classification— Class 3 Nonfireproof
 Occupancy classification— Old Law Tenement Height 5 stories, 54 feet.
 Date of completion— Class "A" Mult. Dwell. Located in C 1-5 in R 7-2 Zoning District.
 at time of issuance of permit July 26, 1971

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission: } (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

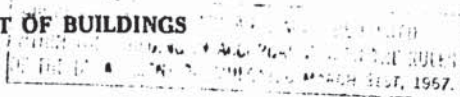
Off-Street Parking Spaces
 Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr.	On Ground		Storage and heating plant.
1st	100	74	Restaurant, Use Group 6.
2nd	40		Two (2) apartments.
3rd	40		Two (2) apartments.
4th	40		Two (2) apartments.
5th	40		Two (2) apartments.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE MULTIPLE DWELLING LAW.

Ronald A. Dennis
 Borough Superintendent

OFFICE COPY—DEPARTMENT OF BUILDINGS



Curt Huegel's Liquor Licenses

Curt Huegel is or has been licensed in connection with the following:

CAMP 1382 LLC
d/b/a Campagnola
1382 First Avenue
New York, New York 10021
Serial Number 1279565

SCM Culinary Suite LLC
d/b/a SCM Culinary Suite
598 Broadway
New York, New York 10012
Serial Number 1264293 (*Sold interest*)

HOST RG 40 LLC
d/b/a Printers Alley
215 West 40th Street
New York, New York 10018
Serial Number 1289489

LDV 23 LLC (indirect member)
d/b/a Barchetta
461 West 23rd Street
New York, New York 10011
Serial Number 1256435 (*Inactive*)

45 Mercer Restaurant LLC
d/b/a Galli
45 Mercer Street
New York, New York 10013
Serial Number 1262152

Red One Steak LLC
d/b/a Tupelo Grill
One Penn Plaza
New York, New York 10119
Serial Number 1210804 (*Sold interest*)

HOST RG 54 LLC
d/b/a Bill's
57 East 54th Street
New York, New York 10022
Serial Number 1293359

LDV 16 LLC
d/b/a Number Eight
357 West 16th Street
New York, New York
Serial Number 1260982 (*Sold interest*)

Red One Plaza LLC
d/b/a Lucy's Cantina Royal
One Penn Plaza
New York, New York 10119
Serial Number 1206479

Azure AC Allegretti, LLC
d/b/a Azure
Revel Resort, 500 Boardwalk
Atlantic City, NJ
License #3333-01-084-001 (*Closed*)

Local West LLC (LLC member)
d/b/a Local
One Penn Plaza
New York, New York 10119
Serial Number 1157796

American Cut AC, March Forgione, LLC
d/b/a American Cut
Revel Resort, 500 Boardwalk
Atlantic City, NJ
License #3333-01-083-001 (*Sold interest*)

PH Cafe LLC and Corso Coffee 46
Management LLC
235 West 46th Street
New York, New York
Serial Number 1268841 (*Inactive*)

Lugo AC, LLC
d/b/a Lugo Caffè
Revel Resort, 500 Boardwalk
Atlantic City, NJ
License #3333-01-085-001 (*Closed*)

213 Second Avenue



Legend

- Transit, Roads, Reference Features**
 Roads, ferries, commuter rail, neighborhood names
 - Roads
 - Major Roads
 - Interstate Highways
 - Tunnels
 - NYC subway routes and stations
 - Neighborhood/Town Labels
 - County Boundaries
 - Ferry
 - Commuter Rail
- Parks, Playgrounds, & Open Space**
 - Parks & Public Lands
 - Forested Areas (NJ)
 - Community Gardens
 - School property with garden
 - Playgrounds
 - Green Spaces Along Streets
 - Golf Courses
 - Baseball/Soccer/Football Fields
 - Tennis/Basketball/Handball Courts & Tracks
 - Cemeteries
- Land Use**
 Block/Lot Boundaries
 - (Building footprints in gray)
 - 1 & 2 Family Residential
 - Multi-family Residential
 - Mixed Use
 - Open space & outdoor recreation
 - Commercial
 - Institutions
 - Industrial
 - Parking
 - Transportation / Utilities
 - Vacant Lots

(Not all items in the legend may be visible on the map.)

BY-NC-SA This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a [Creative Commons Attribution-Noncommercial-Share Alike 3.0 United States License](https://creativecommons.org/licenses/by-nc-sa/3.0/). Visit www.oasisnyc.net for the latest information about data sources and notes about how the maps were developed. Contact oasisnyc@gc.cuny.edu with questions or comments. OASIS is developed and maintained by the [Center for Urban Research](http://www.cunyu.edu), CUNY Graduate Center.

Location Report**Property Information (1)**

213 2 AVENUE, MANHATTAN 10003

Mixed Residential & Commercial**Owner:** LAI'S MULTINAT'L RLTY**Block:** 469 **Lot:** 37**Property Characteristics:****Lot Area:** 2,009 sq ft (26' x 77.25')**# of Buildings:** 1 **Year built:** 1900**Building frontage:** 26' (Building frontage along the street measured in feet.)**# of floors:** 5 **Building Area:** 8,339 sq ft**Total Units:** 10 **Residential Units:** 8**Primary zoning:** C1-6A **Commercial Overlay:** None**Floor Area Ratio:** 4.15**Max. Allowable Residential FAR:** 4**Max. Allowable Commercial FAR:** 2**Max. Allowable Facility FAR:** 4

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.**MORE INFO:**

- **Zoning Map#:** [12c](#) ([how to read](#) NYC zoning maps)
- **Historical Zoning Maps:** [12c](#)
- [NYC Dept. of Buildings](#)
- [Property transaction records](#) (**NB:** buildings w/condos may not show transaction results)
- [NYC Dept. of Finance Assessment Roll](#)
- [NYC HPD data](#)
- [NYC Planning's ZoLa application](#)
- [NYC Digital Tax Map](#)
- [NYC zoning guide](#)
- [NYC Watershed Resources](#)

OASIS shortcut to this property:<http://www.oasisnyc.net/printmap.aspx?zoomto=lot:1004690037>

Source: MapPLUTO Tax Block & Tax Lot files from the New York City Department of City Planning, 2016 (ver. 16v1).

Mannahatta (1)**Stewards (2)****Updated stewardship data [coming soon](#) (as of 2017).***NB: Stewards are civic groups that help take care of New York, not necessarily property owners.*[Liberation deàà.](#)Feedback? [Email Us.](#)**Updated stewardship data [coming soon](#) (as of 2017).***NB: Stewards are civic groups that help take care of New York, not necessarily property owners.*[VivaVeggie Society](#)Feedback? [Email Us.](#)[Stewards with large turfs \(not mapped\)](#)**Community District (1)****Manhattan 3 Community District Information****Chairperson:** Jamie Rogers**District Manager:** Ms. Susan Stetzer**Address:** 59 East 4th Street, New York, NY, 10003**Phone:** 212-533-5300 **Email:** info@cb3manhattan.org**Website:** <http://www.cb3manhattan.org>**Meeting Information:** Meetings are held at various locations in the CB area.[Go to District Profile](#) by NYC Dept. of City Planning**Political Districts (5)**NYC Council: [District 2](#)NYS Assembly: [District 066](#)NYS Senate: [District 27](#)US House of Representatives: [District 12](#)US Senate: [New York](#)

213 Second Avenue

213 Second Avenue

Legend

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

- Wholesale

Pending Licenses

- Pending

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

- ◆ Churches

Schools

- ▲ Schools

Zones

- Zones

Community_Boards

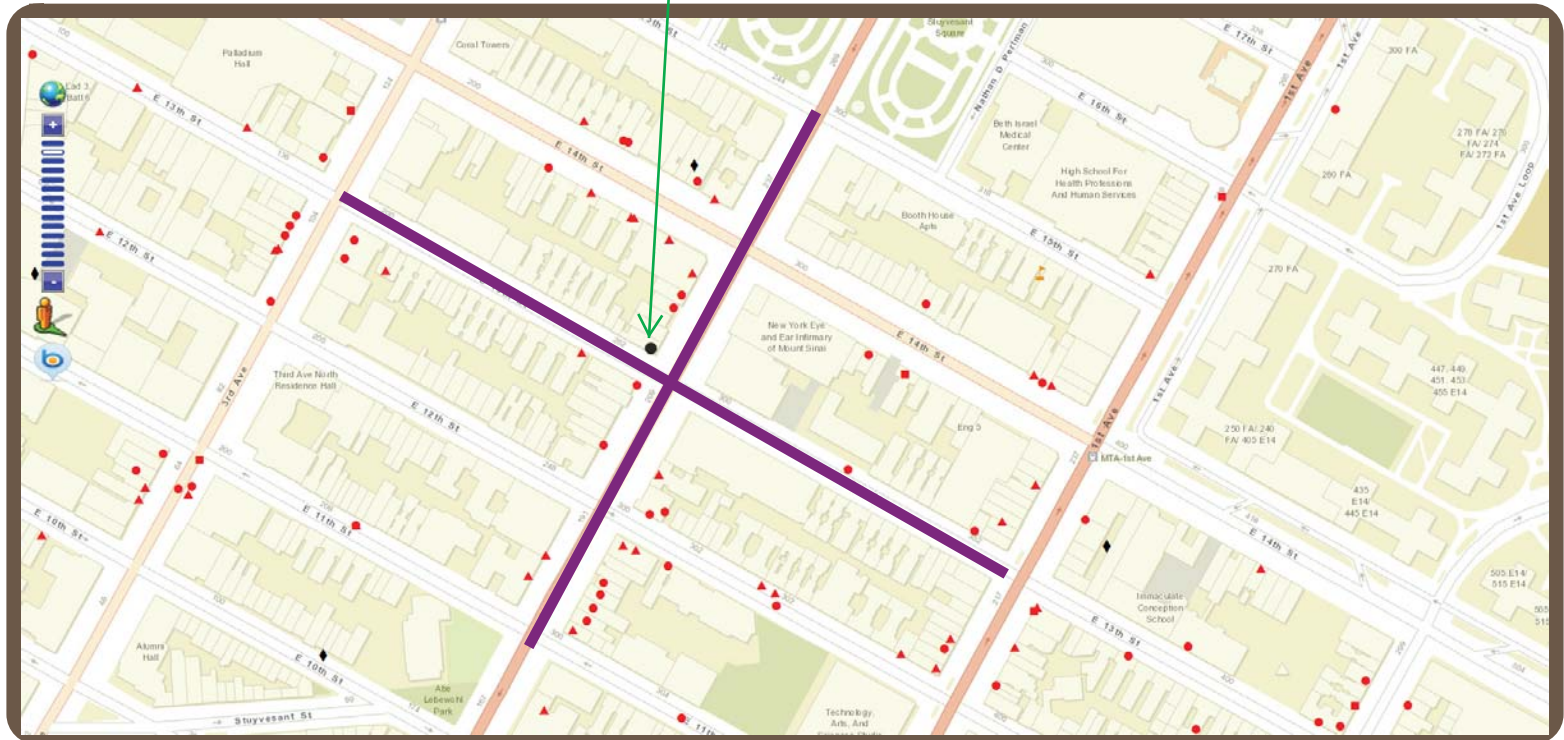
- Community_Boards

Police_Precincts

- Police_Precincts

Counties

- Counties



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

Proximity Report for Location:

November 15, 2018

213 2 Ave, New York, NY, 10003

* 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
AT L S INC	1 2ND AVE	100 ft
AD INC	22 22 1ST AVE	800 ft
L S INC.	1 1 1 D AVE N	900 ft
TAD S CAST INC	1 8 1 1 T ST	1000 ft
TAST INC LLC	10 1 D AVE	1000 ft
SAYA INC	12 9 T ST T ST ST	1120 ft
INC S L S INC	2 9 1ST AVE N	1120 ft

Churches within 500 Feet

Name	Approx Distance
Saint Mary's Catholic Church of the Byzantine Rite	100 ft

Schools within 500 Feet

Name	Address	Approx Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx Distance
DAY LLC	20 2ND AVE N	100 ft
NT S INC	219 2ND AVE	90 ft
AA LLC	221 2ND AVE	115 ft
211 AVE A RESTAURANT INC	197 2ND AVE	200 ft
K BLOOM REALTY LLC	192 2ND AVE	305 ft
31 ORCHARD ST REALTY INC	301 E 12TH ST	310 ft
243 E 14TH CAFE INC	243 E 14TH ST	325 ft
JINX PROOF L L C	231 E 14TH STREET	385 ft
K H T ENTERPRISES INC	222 EAST 14TH STREET	385 ft
JINX PROOF II LLC	231 E 14TH ST	390 ft
PJ RESTAURANT INC	302 E 12TH ST	405 ft
322 E 14TH STREET CORP	322 E 14TH ST	410 ft
FIRST DOWN LLC	349 E 13TH ST	430 ft
PEPRICO INC	182 2ND AVE	445 ft
CHURCH & LOUIS INC	180 2ND AVE	465 ft
JUDEX ENTERPRISES INC	178 2ND AVENUE	495 ft
LA MERIDIANA I LTD	176 2ND AVE	520 ft

N	A	A Distance
325 E 14TH STREET CORP	325 EAST 14TH STREET	520 ft
DUCKS EATERY EV LLC	351 E 12TH ST	535 ft
EAST COUNTY LOU TH INC	103 3RD AVENUE	590 ft
99 THAI PLAYROUND LLC	99 3RD AVE	595 ft
FT 245 CORP	245 EAST 11TH STREET AKA 175 S	640 ft
A VENIERO INC	342 EAST 11TH STREET	690 ft
EST RESTAURANT CORP	349 E 13TH ST	695 ft
TWO UIE LLC	102 3RD AVE	705 ft
106 3RD AVE NYC INC	106 3RD AVE	705 ft
VINYL ENTERTAINMENT INC	100 3RD AVE	710 ft
LONFORD INC	98 3RD AVE	715 ft
HAN DYNASTY NYU CORP	90 3RD AVE	715 ft
ATS RESTAURANT CORP	349 E 14TH ST	735 ft

Pending Licenses within 750 Feet

N	A	A Distance
ATLAS HUNDED INCORPORATED	213 2ND AVE	15 ft
RAY'S INC I	201 2ND AVE	160 ft
DELPHINUS RESTAURANT CORP	246 E 14TH ST	200 ft
4N CORP	233 E 14TH ST	380 ft
M CULINARY CONCEPTS INC	211 EAST 14TH STREET	485 ft
COLOR STRIP LLC	92 3RD AVE	735 ft

Unmapped licenses within zipcode of report location

N	A
S&D WAVE GROUP INC	199 2ND AVE
TAC N ROLL LLC	124 E 4TH ST
12 ST ALE HOUSE LLC	192 2ND AVE
MEALIT RESTAURANT CORP	104 2ND AVE
NYC002 45 E 20TH ST NY LLC	45 E 20TH ST
SICHUAN MOUNTAIN HOUSE INC	1923 SAINT MARKS PL
HEALTHY GREENS GOURMET DELI CORP	48 3RD AVE
CHANGE YOUR LIFE LLC	9 E 16TH ST
74 UP INC	34 E 11TH ST