



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.
- 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
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: 01/02/2019

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

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Chicano Gotham LLC d/b/a Cholo Noir

APPLICANT:

Premise address: 503 East 6th Street, New York, NY 10009

Cross streets: Avenue A/Avenue B

Name of applicant and all principals: HOCOC LLC: Derek O'Connor, Samuel O'Connor, Patrick Hartigan

Trade name (DBA): tbd

PREMISE:

Type of building and number of floors: Muti unit, 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: _____

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*

***Department of Buildings has issued a Letter of No Objection for this premises**

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

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; C2-5

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: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) Monday - Friday (2 pm - 4 am) Saturday & Sunday (11 am - 4 am)

Number of tables? 11 Total number of seats? 48

How many stand-up bars/ bar seats are located on the premise? 1 bar with 15 bar stools

(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): 29'6" long, L-shaped on ground floor

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

American comfort food

What are the hours kitchen will be open? 2 pm - 2 am (M - F) 11 am - 2 am (Sa & Su)

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

How many employees will there be? 10

Do you have or plan to install French doors accordion doors or windows? No

Will there be TVs/monitors? Yes No (If Yes, how many?) 5

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: ipod with 6-8 self-controlling speakers throughout dining area

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.")

A staff member will monitor entrance/exit to ensure crowd control

Will there be security personnel? Yes No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. **Soundproofing exists, and additional soundproofing will be installed.**

A designated staff member will ensure that patrons disperse from the outside of the premises.

Do you have sound proofing installed? Yes No

If not, do you plan to install sound-proofing? Yes No ***We will be adding additional sound-proofing**

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No ***See Attached**

If yes, please indicate name of establishment: _____

Address: _____ Community Board # _____

Dates of operation: _____

D. O'Connor and S. O'Connor both have more than fifteen years of experience managing restaurants and bars in New York City.

↖ 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 Solas, bar

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? 8

How many On-Premise (OP) liquor licenses are within 500 feet? 23

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) American comfort food, 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 24 private parties per year.
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 8 pm.
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.

(917) 213-1611

APPLICANT HISTORY

1. Independent of 23rd Street, d/b/a The Globe
158 East 23rd Street
New York, NY 10010
Approximately 2008-2018
Manhattan Community Board 6
2. 170 John Street NYC Corp, d/b/a Trading Post
170 John Street
New York, NY 10038
Approximately 2013- present
Manhattan Community Board 1
3. 9th Street Venture LTD, d/b/a Solas
232 East 9th Street
New York, NY 10003
Approximately 1999- present
Manhattan Community Board 3
4. 85 Pearl Street Venture LTD, d/b/a Stone Street Tavern
85 Pearl Street
New York, NY 10004
Approximately 2006-2015
Manhattan Community Board 1

Block Plot Diagram

On- premises Liquor Licenses

- A. BA Victory Corp d/b/a Buenos Aires (Restaurant) 513 East 6th Street
- B. Ellsfred Inc d/b/a Josie's (Bar) 520 East 6th Street
- C. Corsica Entertainment Inc (Bar/Closed) 505 East 6th Street
- D. Casual Hospitality LLC d/b/a Out East (Restaurant) 509 East 6th Street
- E. EAE Corp d/b/a Sidewalk Bar & Restaurant, 94 96 Avenue A
- F. Cien Fuegos LLC d/b/a Cienfuegos (Bar) 95 Avenue A
- G. Three Beans Inc d/b/a Benny's Burritos (Restaurant/Closed) 93 Avenue A
- H. Moonwalkers Restaurant Corp d/b/a Moonwalkers (Restaurant), 101 Avenue A
- I. Cafetasia Inc (Restaurant) 85 Avenue A
- J. A H 103 Corp d/b/a Ave A Japanese Restaurant, 103 Avenue A
- K. Boggy depot Inc d/b/a Drom (Lounge Bar) 85 Avenue A
- L. Avenue A Karaoke Corp d/b/a Karaoke Sing Sing (Karaoke Bar) 81 Avenue A
- M. Le Miu Corp d/b/a Le Miu (Restaurant/Closed) 107 Avenue A
- N. Seven A Café Inc d/b/a Avant Guard East Village (Restaurant) 130 East 7th Street
- O. Yuca Bar & Restaurant Inc (Restaurant) 111 Avenue A
- P. Little Hands Playcafe Inc d/b/a Death & Co (Bar) 433 East 6th Street
- Q. Cherry Tavern Inc (Restaurant) 441 East 6th Street
- R. The House of Health Healing and Happiness Inc d/b/a Caravan Dreams (Restaurant) 405 East 6th Street
- S. Justified LLC d/b/a Coal Yard Bar (Bar) 102 1st Avenue
- T. Cormar Incorporated d/b/a Sophie's (Bar) 507 East 5th Street
- U. 511 East 5th Street LLC d/b/a Goat Town (Restaurant) 511 East 5th Street
- V. GPEV LLC d/b/a Violet (Restaurant) 511 East 5th Street
- W. Thunderbolt Corp d/b/a Ace (Bar) 531 East 5th Street
- X. Desmo 916 Corp d/b/a Lavagna (Restaurant) 545 East 5th Street
- Y. Genco Importing Inc d/b/a Manitobas (Bar) 99 Avenue B
- Z. French Avenue B Inc d/b/a Casmir & Co/Pardon My French (Restaurant) 103 105 Avenue B
- AA. August Vazac Restaurant Inc d/b/a Vazac's (Restaurant) 108 Avenue B
- BB. Tozzer Ltd d/b/a Niagra (Bar) 112 Avenue A
- CC. 119 Avenue A Restaurant Corp d/b/a Odessa Restaurant (Restaurant) 119 Avenue A

Wine/Beer Licenses

1. Kin Asian Bistro Inc d/b/a Kin Asian Bistro, 507 East 6th Street
2. Tony's Restaurant Corp d/b/a Mini Thai Café (Restaurant) 105 Avenue A
3. Croissanteria Inc d/b/a Croissanteria (Café) 68 Avenue A
4. Ramen Factory Inc d/b/a Minca (Restaurant) 536 East 5th Street
5. Sabor de Espana LLC d/b/a Black Iron Burger (Restaurant) 540 East 5th Street
6. Tun LLC d/b/a Tuome (Restaurant) 536 East 5th Street
7. Ave B Buon Gusto Corp d/b/a Café Buon Gusto (Restaurant) 76 Avenue B
8. El Sayed I Corp d/b/a Horus Kebab House (Restaurant) 93 Avenue B
9. Fat Dog Inc d/b/a Pizza Gruppo (Restaurant) 98 Avenue B
10. Paradiso NY LLC d/b/a Paradiso (Restaurant) 105 Avenue B
11. Coffee and Breakfast LLC d/b/a C & B (Café) 178 East 7th Street
12. AW Creative Associates Inc d/b/a Sake Bar Satsko (Restaurant) 202 East 7th Street
13. 620 East 6th Street Restaurant d/b/a Grape & Grain (Restaurant) 620 East 6th Street
14. Zum Schneider Corp (Restaurant) 107 Avenue C
15. Alphabet City Beer Co LLC d/b/a ABC Beer Co (Tavern) 96 Avenue C
16. Lois Bar LLC d/b/a Lois Bar (Tavern) 98 Avenue C
17. Hub Thai Corp (Restaurant) 103 105 Avenue A
18. 128 Mac Corp d/b/a Pylos (Restaurant) 128 East 7th Street
19. Shervin's World Inc (Tavern) 131 East 7th Street
20. Giano Inc d/b/a Giano (Restaurant) 126 East 7th Street
21. Warlord Enterprises LLC d/b/a Desnuda (Restaurant) 122 East 7th Street
22. Papilles LLC (Restaurant) 127 East 7th Street
23. PJC Restaurant LLC d/b/a Ruffian (Restaurant) 125 East 7th Street
24. Ho Foods NYC LLC d/b/a Ho Foods (Restaurant) 110 East 7th Street, Unit B
25. Porchetta LLC d/b/a Porchetta (Restaurant) 110 East 7th Street
26. Txipiron Inc d/b/ XYZ (Restaurant) 102 East 7th Street
27. Derossi Asia LLC d/b/a Fire and Water (Restaurant) 111 East 7th Street
28. Derossi Mac LLC (Restaurant) 111 East 7th Street
29. Cajun and Co LLC d/b/a Bourgeois Pig North (Restaurant) 111 East 7th Street
30. Takumi Inc d/b/a Kyoya (Restaurant) 94 East 7th Street
31. Caracas Restaurant LLC d/b/a Caracas Arepa Bar (Restaurant) 91 East 7th Street
32. QIYI LLC d/b/a Hunan Slurp Shop (Restaurant) 112 1st Avenue
33. Bonada LLC d/b/a Sushi Dojo 110 1st Avenue

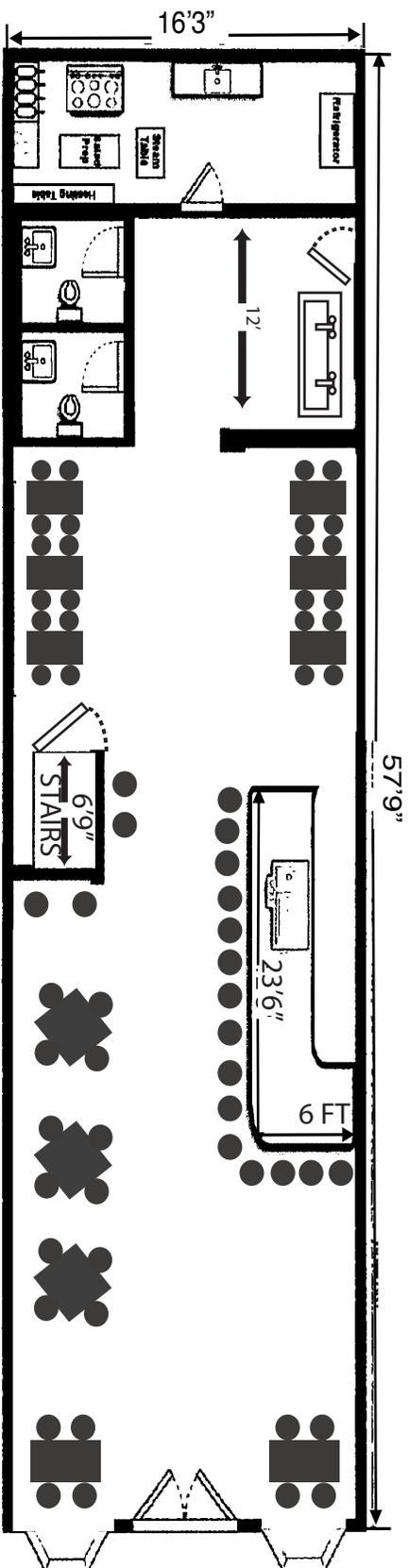
Interior Diagram (Ground Floor)

-Not to Scale-

503 East 6th Street, New York, NY 10009

December 20, 2018

- BAR STOOLS: 15
- TABLES: 11
- TABLE SEATING: 44
- COUNTER/DRY BAR: 4
- TOTAL SEATS: 63**

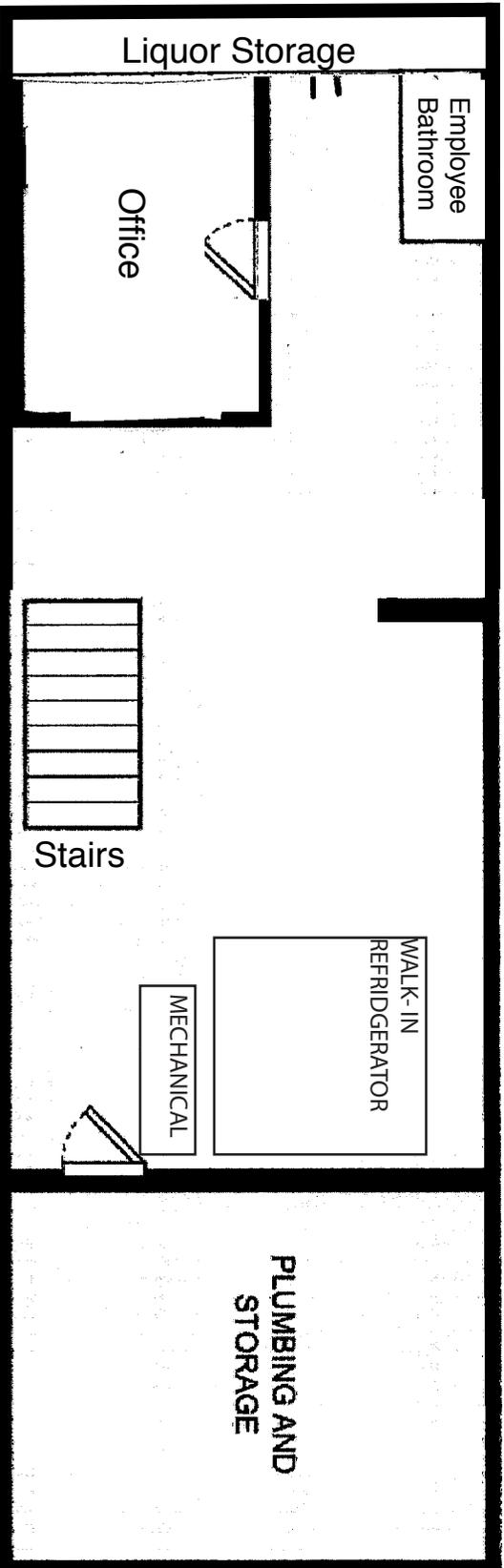


Interior Diagram (Basement)

-Not to Scale-

503 East 6th Street, New York, NY 10009

December 20, 2018



ELLIS

GRUB
house smoked + comfort classics
503 e6th street, New York, NY

SNACKS

DEVILED EGGS v	sriracha, mayo, apple cider vinegar	6
MARINATED OLIVES vg	mediterranean	6
SMOKED CHIPOTLE NUTS vg	cayenne, maple smoke	6
HAND CUT FRIES vg	mayo, ketchup	7
AGAVE CARROTS vg	maple smoked, ginger, agave	9
HOUSE BAKED BEANS vg	red beans, tomato, chili pepper, sourdough	9

SMALLER PLATES

SUNTORY SMOKED SALMON	Japanese whiskey, dill, cream cheese, sourdough	13
SMOKED WHOLE WINGS	maple smoked, house made hot sauce & blue cheese dressing	10
HICKORY SMOKED BACON	thick cut, ketchup, ranch	9
FRENCH ONION SOUP v	sourdough, gruyere, port	10
SMOKED ARTICHOKE HEART DIP v	crisp toast, spinach, paprika, two cheeses	11
SUCCOTASH vg	corn, beans, tomato, shishito pepper	9
ICEBERG WEDGE	hickory smoked bacon, grape tomatoes, house made blue cheese dressing	14
CHEESE PLATE v	chef's selection of cheese	22
MAC'N'CHEESE v (add house smoked bacon +4)	bechamel, four cheese, cayenne	14

LARGER PLATES

ELLIS SALAD BOWL v	kale, spinach, egg, pickled red onion, smoked nuts, apple, quinoa	15
PULLED PORK KALE CAESER BOWL	slow cooked pork, parmesan chips, quinoa, agave carrot	16
HICKORY SMOKED BLT	thick cut, chipotle mayo, lettuce, tomato, brioche, handcut fries	16
GRILLED CHEESE	triple cheese, tomato, brioche, handcut fries	14
PULLED PORK SLIDERS	potato rolls, fries, pickled red onion	16
SMOKED ST LOUIS RIBS	hickory smoked ribs, housemade bbq sauce, pickles, fries	22

v = vegetarian

vg = vegan

please notify your server of any allergies

ELLIS

DRINKS
sourced + curated
503 e6th street, New York, NY

DRAFT BEERS

BARRIER BREWING RED BUTTON Imperial Red Ale, California	6	ALLAGASH WHITE white beer, portland maine	7
BLUE POINT TOASTED LAGER Pale Ale, New York	7	LAGUNITAS IPA IPA, California	6
WOLFFER ROSE CIDER Cider, New York	9	MONTAUK WAVECHASER IPA IPA, New York	6
CONEY ISLAND PILSNER Pilsner, New York	6	BROOKLYN LAGER Pale Ale, New York	6
FLYING DOG THE TRUTH Double IPA, Maryland	8	STATEN ISLAND BREWING OYSTER STOUT Oyster Stout, New York	7

WINE

WHITE

Ampelidae 'Brochet' Sauvignon Blanc, 2013 Loire Valley	11 / 44
Jo Landron Muscadet Sevre et Maine 'Fief du Breil', 2012 Loire	12 / 48
Julie Benau Picpoul de Pinet, 2013 Languedoc	10 / 40
Sancerre, Domaine La Barbotaine, 2012 Loire	12 / 48

RED

Domaine la Bastide Syrah 'Vieilles Vignes' 2012 Languedoc	10 / 40
Clos La Coutale Cahors 2013 Sud Quest	11 / 44
Chateau Cayla, 2011 Cadillac Bordeaux	12 / 48
Domaine la Bastide Syrah, 'Vieilles Vignes' 2012 Languedoc	10 / 40

ROSE

Domaine Saint Andrieu, 2017 Côtes de Provence	10 / 40
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COCKTAILS

BROOKLYN 75 Brooklyn Gin, Champagne, Lemon, Maraschino	10	Biarritz Giffard Peche, Cointreau, Lemon Juice, Rose, Club Soda	10
THE BOTANIST Botanist Gin, Jack Rudy Tonic Syrup, Club Soda, Juniper	10	VIEUX CARRE Bulleit Rye, Dolin Rouge, Remy 1738, Benedictine, Angostura	11
La Colombe Cazadores tequila, St Germain, Cointreau, Lemon Juice	10	MOSCOW MULE Smirnoff, goslings ginger beer, lime	10
SIXTH OF NEGRONI Brooklyn Gin, Aperol, Dolin Blanc, Salers Aperitif	10	SPRITZ Aperol, Champagne, Club Soda, Grapefruit Bitters	10