

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: March 2, 2015

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: Tavern Wine

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

Previous or current use of the location: Currently an Arcade selling finger foodst Beer & Wine

Corporation and trade name of current license: Doustan Development Corp; Two-Bits Retro Arcade

**APPLICANT:**

Premise address: 153 Essex St, New York, NY 10002

Cross streets: Essex & Stanton Sts

Name of applicant and all principals: Doustan Development Corp;  
Gilda Doustan

Trade name (DBA): Two Bits Retro Arcade

**PREMISE:**

Type of building and number of floors: 7 story building

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

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):

C4-4A - Mixed Residential & Commercial

**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: The applicant is also operating as a vintage game arcade

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Monday - Friday - 5:00 pm - 2:00 am

Saturday & Sunday - 1:00 pm - 2:00 am

Number of tables? 4 Number of seats at tables? 14

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

(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): Curved "L" shaped; 207" x 61" - front

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

Finger Foods are available for sale such as Hot Dogs, Pizza, Pretzels, Soft Drinks, Chips etc.

What are the hours kitchen will be open? Mon - Fri - 5 pm - 4 am; Sat - Sun - 1 pm - 4 am

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

How many employees will there be? 9

Do you have or plan to install  French doors  accordion doors or  windows? None

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2

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: Home style radio/receiver w/6 small satellite speakers

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.")

Vehicular traffic has not been an issue for this operator  
Will there be security personnel?  Yes  No (If Yes, how many and when) 1 Daily

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

Do you  have or  plan to install sound-proofing?

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Doustan Development Corp

Address: 153 Essex St, NY, NY 10602 Community Board # 3

Dates of operation: 11/12

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments. No previous complaints. Stipulations placed on original license attached.

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. The applicant has an active & successful arcade business that has been running for over 1 yr w/no previous complaints.

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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? Approx. 52

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 agree to close any doors and windows at 10:00 P.M. every night?
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 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. Or  my business plan is to seek an upgrade at a later date.
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  Happy hour will end by \_\_\_\_\_.
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.



# ANNA SILVER SCHOOL P.S. 20

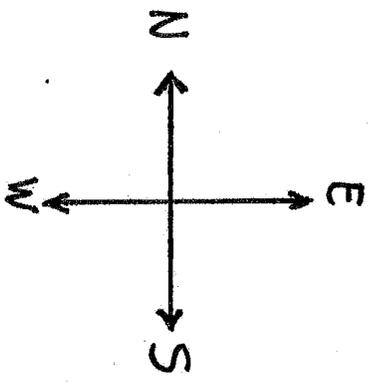
(3 DOORS WITH HARDWARE)  
MAIN ENTRANCE

231'

MEASUREMENT  
153 ESSEX STREET  
NEW YORK, N.Y.  
NOVEMBER 12, 2014  
NOT TO SCALE

APPLICANT

LANDESS-SIMON, INC  
45 LAWLINS PARK  
WYCKOFF, N.J. 07481



RE: 153 ESSEX STREET

1. Souvlaki GR - 116 Stanton Street - 100'
2. Beauty & Essex - 146 Essex Street - 139'
3. Cakeshop - 152 Ludlow Street - 200'
4. El Sombrero - 108 Stanton Street - 211'
5. Piano Bar - 158 Ludlow Street - 181'
6. Sakamai - 157 Ludlow Street - 225'
7. San Loco - 105 Stanton Street - 117'
8. Foundation - 137 Essex Street - 214'
9. No Fun - 161 Ludlow Street - 263'
10. Grey Associates LLC - 165-167 Ludlow Street - 328'
11. Sons OF Essex - 133 Essex Street - 249'
12. Stanton Social - 99 Stanton Street - 284'
13. Tre - 173 Ludlow Street - 372'
14. Local 138 - 138 Ludlow Street - 284'
15. The Magician - 118 Rivington Street - 365'
16. Brannon's Sandwich Shop LLC - 119 Essex Street - 469'
17. The Slipper Room - 167 Orchard Street - 482'
18. Shapiro's - 120 Rivington Street - 369'
19. Fat Baby - 112 Rivington Street - 354'
20. Verlaine - 110 Rivington Street - 355'
21. La Caverna - 122-124 Rivington Street - 379'
22. Libation - 137 Ludlow Street - 345'
23. Sweet Chicks - 178 Ludlow Street - 348'

RE: 153 ESSEX STREET

24. Rivington Cafe Corp. - 123 Rivington Street - 434'
25. Arlene's Grocery - 95 Stanton Street - 346'
26. Coop - 107 Rivington Street - 413'
27. Iggy's - 132 Ludlow Street - 345'
28. Galli - 98 Rivington Street - 414'
29. Hotel Ludlow - 180-184 Ludlow Street - 371'
30. Hair Of The Dog - 168-170 Orchard Street - 407'
31. Schillers - 131 Rivington Street - 499'
32. The Skinny - 174 Orchard Street - 427'
33. 162 Orchard Corp. - 162 Orchard Street - 402'
34. The Derby - 167 Orchard Street - 455'
35. Ghville Inc. - 167 Orchard Street - 455'
36. A Casa Fox - 173 Orchard Street - 472'
37. Spitzer's - 126 Ludlow Street - 434'
38. Tammany Hall - 152 Orchard Street - 424'
39. Essex Bar & Restaurant - 120 Essex Street - 408'
40. Element - 225 East Houston Street - 500'

LANDESS-SIMON, INC.  
45 LAWLINS PARK  
WYCKOFF, N.J. 07481

RE: 153 ESSEX STREET

CHURCHES & SCHOOLS

I. ANNA SILVER SCHOOL - P.S. 20 - 166 ESSEX  
STREET - 231'