



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: November 20, 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: On Premise Full Liquor

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Alouette Corporation  
DIBIA Ten Degres Bistro

**APPLICANT:**

Premise address: 131 Avenue A

Cross streets: Avenue A & St. Mark's Place

Name of applicant and all principals: Robert Morgan & David Nicholas Ratner

Trade name (DBA): To Be Determined

**PREMISE:**

Type of building and number of floors: Mixed Residential & Commercial, 6 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

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):  
Zoning District: C15 in R72

**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) Sunday-Thursday 1pm - 2am, Friday-Saturday 1pm - 4am

Number of tables? 8 Total number of seats? 31

How many stand-up bars/ bar seats are located on the premise? 1/10  
(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): 15 foot bar, L-Shaped, on left side of Main Dining 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  
New Orleans Cajun

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

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

How many employees will there be? 15-20

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

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

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: 1 Makie FRS 1660 watt Amp, Behringer Compressor MDX2200, 4 EV 2L x 2 way 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.")

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

New York State Security Guard Registered on Thursday-Saturday

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: Shoolbred's, Ninth Ward, & Kingston Hall

Address: 197 2nd Ave, 180 2nd Ave, & 149 2nd Ave Community Board # 3

Dates of operation: 2007-Current; 2009-Current; 2012-Current

**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 See list above - Restaurants/Bars

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? 3

How many On-Premise (OP) liquor licenses are within 500 feet? more than 3 - See attached

Is premise within 200 feet of any school or place of worship?  Yes  No

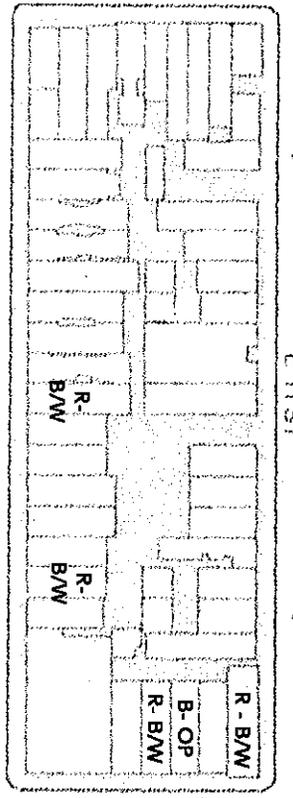
*SLA Proximity Report*

**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).

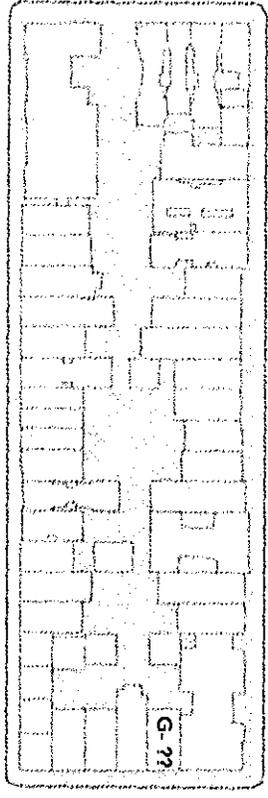
***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

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 \_\_\_ 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 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 8pm.
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.



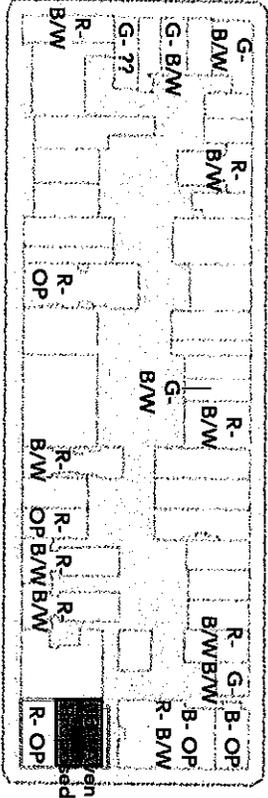
E 11 St

I 10 St



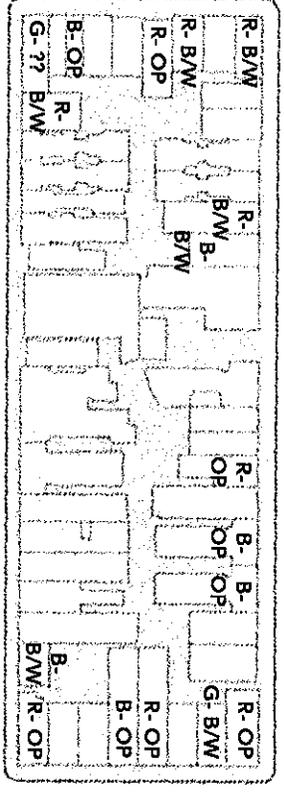
E 9 St

G-77



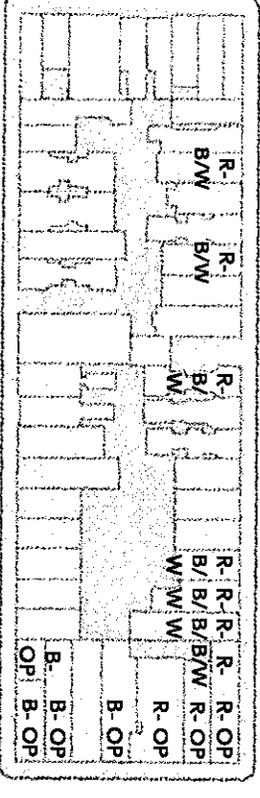
S MARKS PL

Avenue A  
Road Location

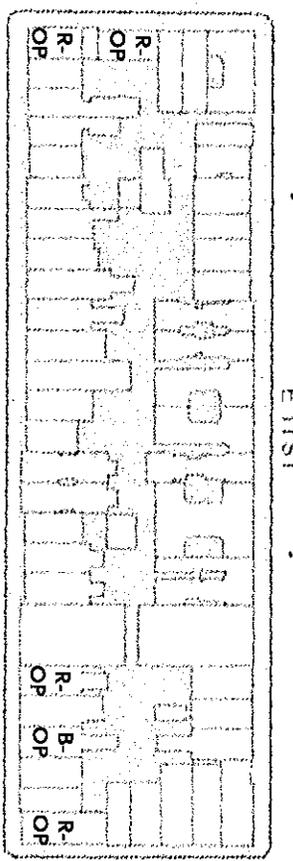


I 7 St

I 10 St

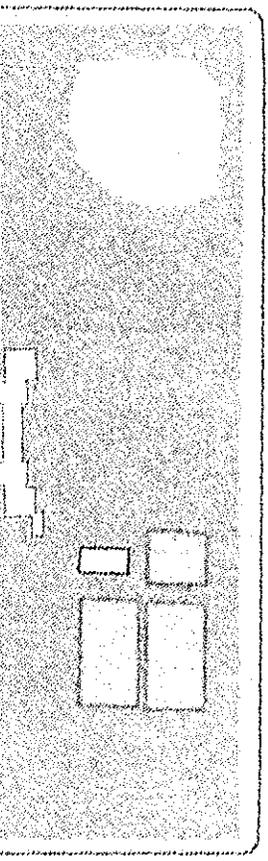


E 6 St



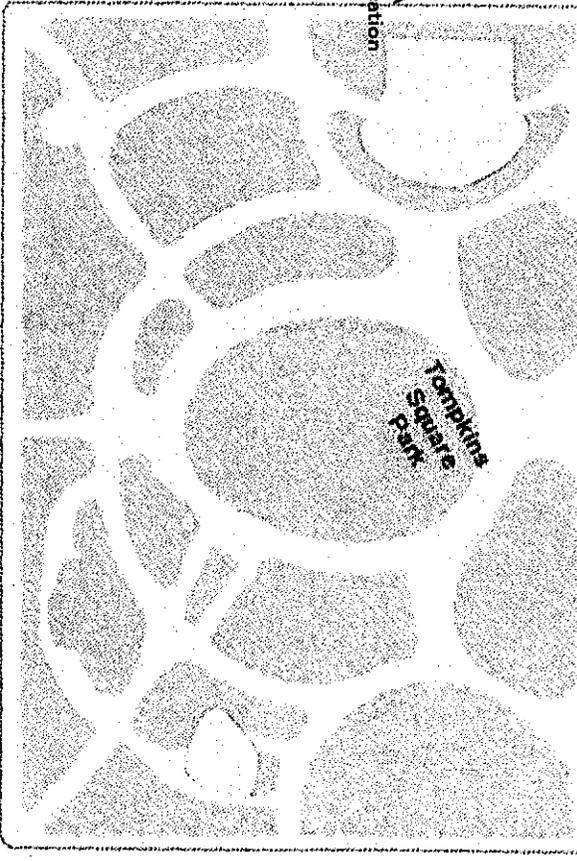
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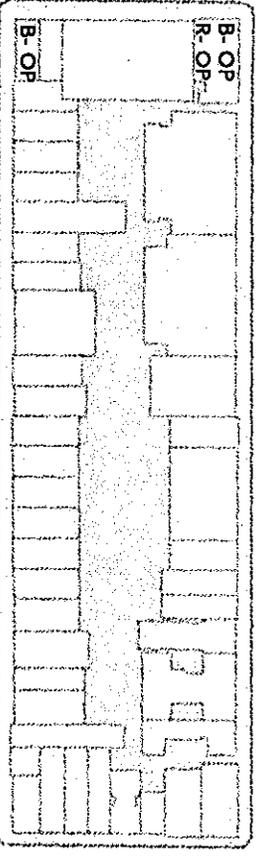
AVA

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AVA

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E 7 St

I 10 St

# Proximity Report for Location:

November 20, 2015

131 Avenue A, 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
WINESHOP LLC	438 A E 9TH ST	200 ft
FUNG SING INC	138 1ST AVENUE	635 ft
AVENUE A WINES INC	196 AVENUE A	1015 ft
NIZGA CORP	58 AVENUE A	1060 ft
BRIX NYC LLC	649 E 9TH STREET, EAST STORE	1170 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	1225 ft
JCCSM INC	45 1ST AVE	1485 ft

## Churches within 500 Feet

Name	Approx. Distance
Saint Mark's Memorial Chapel	225 ft

## Schools within 500 Feet

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

Name	Address	Approx. Distance
LUDWIKA MICKEVICIUS	135 AVE A	50 ft
ALOUETTE CORPORATION	131 AVENUE A	75 ft
WISHBONE PRODUCTIONS INC	141 AVENUE A	135 ft
BAC 115 CORP	115 ST MARKS PL	160 ft
TDDG INC	126 ST MARKS PL	205 ft
119 AVENUE A RESTAURANT CORP	119 AVENUE A	210 ft
TOZZER LTD	112 AVENUE A	215 ft
YUCA BAR & RESTAURANT INC	111 AVENUE A	320 ft
SEVEN A CAFE INC	130 E 7TH STREET	345 ft
LE MIU CORP	107 AVE A	365 ft
SADA THREE LLC	132 ST MARKS PL	365 ft
BUA NEW YORK LLC	122 SAINT MARKS PLACE	420 ft
NEW STATFORD RESTAURANT INC	121 ST MARKS PLACE	430 ft
A H 103 CORP	103 AVENUE A	430 ft
CULLEN RESTAURANT INC	118 ST MARKS PLACE	445 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	460 ft
CRIF DOGS ENTERPRISES INC	113 ST MARKS PLACE	475 ft

Name	Address	Approx. Distance
FLINDERS LANE LLC	162 AVE A	510 ft
CORSICA ENTERTAINMENT INC	505 E 6TH STREET	555 ft
PATTY MC CARTHYS INC	169 AVENUE A	555 ft
CIEN FUEGOS LLC	95 AVENUE A	560 ft
RED MALBEC LLC	509 E 6TH ST	560 ft
EAE CORP	94 96 AVENUE A	560 ft
THREE BEANS INC	93 AVENUE A	570 ft
1465 CDM INCORPORATED	126 1ST AVENUE	585 ft
BA VICTORY CORP	513 E 6TH ST	585 ft
ELLSFRED INC	520 E 6TH ST	605 ft
CHEAPSHOTS INC	140 1ST AVENUE	635 ft
BOGGY DEPOT INC	85 AVENUE A	635 ft
ARROW 85 ASSOCIATES LLC	85 AVENUE A	635 ft
CAFETASIA INC	85 AVENUE A	635 ft
LITTLE REBEL INC	134 1ST AVE	640 ft
ST MARKS ENTERPRISES INC	132 1ST AVENUE	645 ft
CHERRY TAVERN INC	441 E 6TH STREET	655 ft
AVE A KARAOKE CORP	81 AVENUE A	670 ft
510 EAST 11TH STREET CORP	510 E 11TH STREET	670 ft
143 RESTAURANT CORP	143 1ST AVENUE	685 ft
LITTLE HANDS PLAYCAFE INC	433 EAST 6TH ST	685 ft
GETURDUN EZ LLC	120 1/2 1ST AVENUE	695 ft
SCHEIB S PLACE INC	80 ST MARKS PLACE	715 ft
PARMYS KABOB AND GRILL INC	125 127 1ST AVE	715 ft
LOVE PICIN INC	153 1ST AVENUE	730 ft
W C O U RADIO INC	115 1ST AVENUE	745 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
PJC RESTAURANTS LLC	125 E 7TH ST	290 ft
VIRGOLA 2 LLC	111 E 7TH ST	410 ft
SONS OF BROOKLYN LLC	424 E 9TH ST	505 ft
RIVKA INC	101 ST MARKS PLACE	550 ft
KIN ASIAN BISTRO INC	507 E 6TH ST	575 ft
RICE & SALT LLC	171 AVENUE A	610 ft
MALA PROJECT INC	122 1ST AVE	645 ft
JARLENE CORP	160 1ST AVE	705 ft

### Unmapped licenses within zipcode of report location

Name	Address
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