



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
- 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: August 25, 2016

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: 1150177

If alteration, describe nature of alteration: Relocation and conversion of approved service bar

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Freeman Holdings LLC

APPLICANT:

Premise address: 191 Chrystie Street

Cross streets: Rivington & Bowery (end of Freeman Alley)

Name of applicant and all principals: Freeman Holdings LLC - Taavo Somer, William Tigertt

Trade name (DBA): Freemans

PREMISE:

Type of building and number of floors: Mixed use, 6 floor 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? _____

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):
C6-3A/C6-1

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) 11am - 12pm & 10am - 12pm

Number of tables? 20 Total number of seats? 134

How many stand-up bars/ bar seats are located on the premise? 3

(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) 1st Floor: West bar, L-Shaped; East Bar, U-Shaped
Describe all bars (length, shape and location): 2nd Floor: Rectangular

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 Fare

What are the hours kitchen will be open? All hours of operation

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

How many employees will there be? _____

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 _____

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

Please describe your sound system: Basic 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) _____

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: Le Turtle, Isa, Rusty Knot, Peels

Address: 177 Chrystie St., 348 Wythe Ave., 374 W 11 St., 325 Bowery Community Board # 3,2, B1

Dates of operation: 02/2016-Present, 2011-Present, 2008-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 Le Turtle, Isa, Rusty Knot, Peels

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? 14

How many On-Premise (OP) liquor licenses are within 500 feet? 12

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.

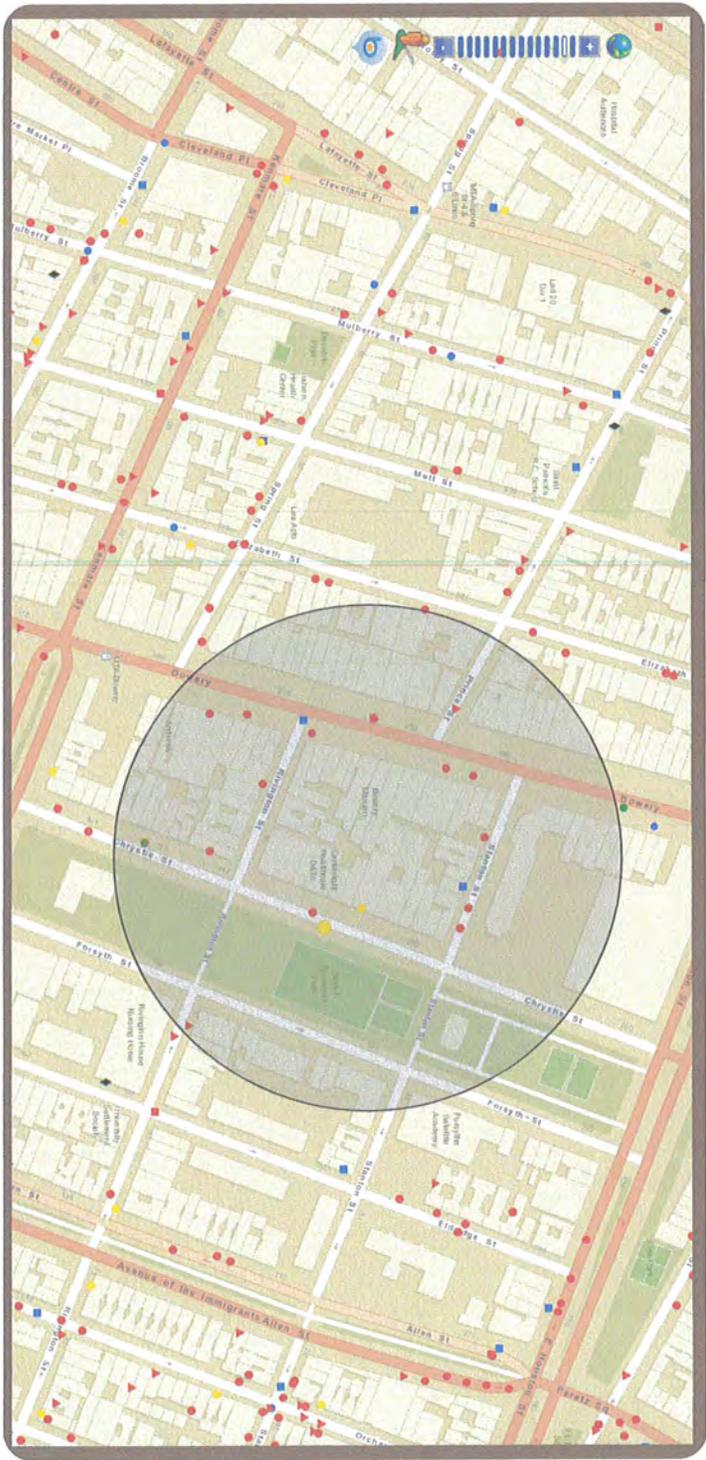
List of Licenses within 500ft

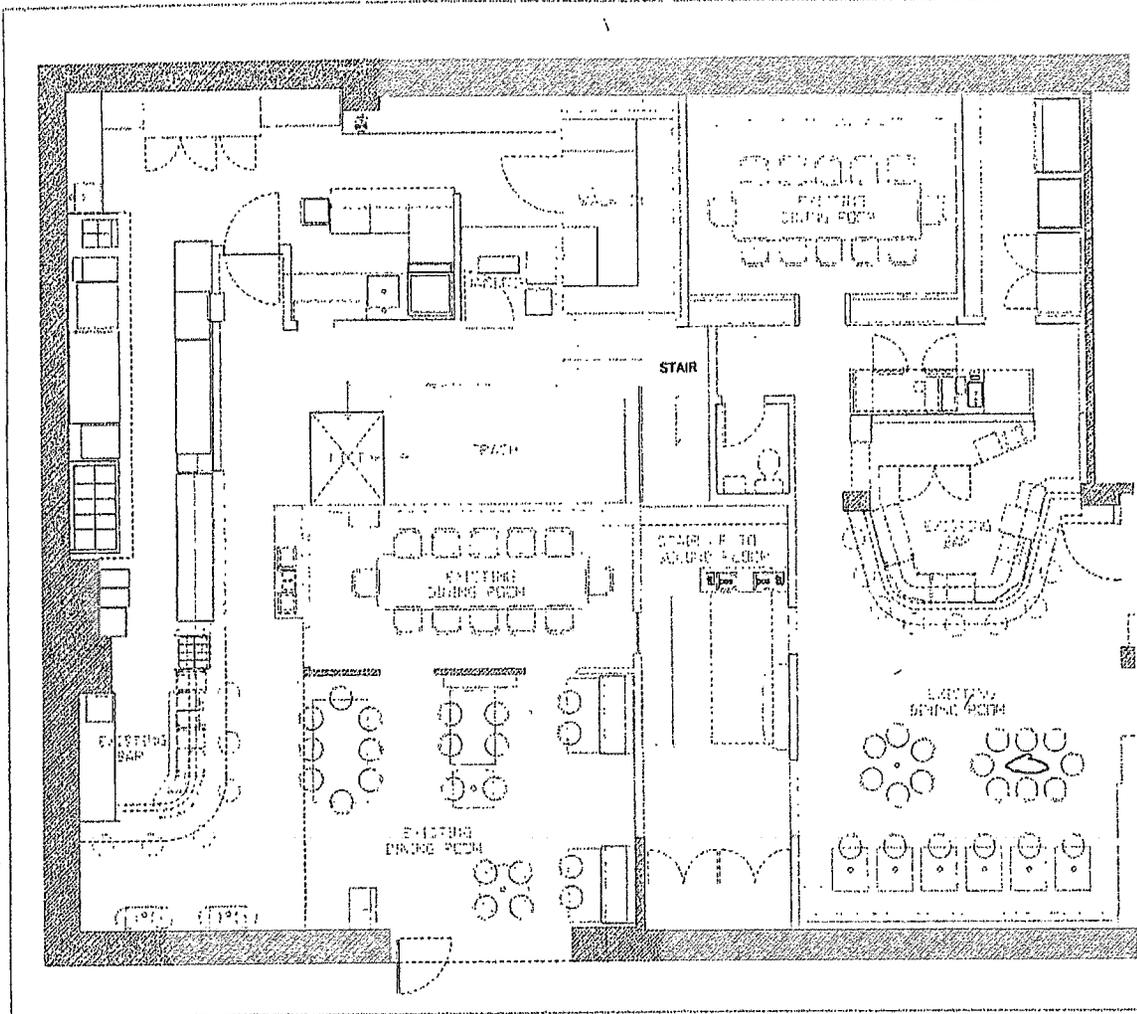
Name	Address	Approx. Distance
VARIETY ENTERTAINMENT GROUP LLC	189 CHRYSTIE STREET	155 ft
JBDP STANTON CORPORATION	17 STANTON ST	225 ft
241 BOWERY CORP	241 BOWERY	235 ft
19 STANTON RESTAURANT LLC	19 STANTON ST	235 ft
MANGIAMI INC	9 STANTON STREET	240 ft
BIERGARTEN AMERICA INC	7 RIVINGTON STREET	250 ft
GONG HEY FAT CHOY LLC	245 BOWERY (ENTRANCE ON STANTO	265 ft
PAMDH ENTERPRISES INC	217 BOWERY	270 ft
ICON TWO LLC	218 220 BOWERY	275 ft
SWISS WHITE INT'L LLC	177 CHRYSTIE ST	310 ft
CONGEE BOWERY RESTAURANT AND BAR INC	207 BOWERY	370 ft
BOWERY HOSPITALITY ASSOCIATES LLC	199 BOWERY	420 ft
PUBLIC REST,L.P AVROKO REST GRP LLC,G.P &27 LTD PT	206 210 ELIZABETH STREET	505 ft

Freeman Holdings LLC - 191 Chrystie Street

Legend

- LEGEND**
- On-Premise Licenses
 - On-Premise Liquor
 - On-Premise Wine and Beer
 - On-Premise Beer
 - Off-Premise Licenses
 - Off-Premise Liquor
 - Off-Premise Wine
 - Off-Premise Beer
 - Wholesale Licenses
 - Pending Licenses
 - All Licenses
 - On-Premise Liquor
 - On-Premise Wine and Beer
 - On-Premise Beer
 - Off-Premise Liquor
 - Off-Premise Wine
 - Off-Premise Beer
 - Wholesale
 - Pending
 - Churches
 - Schools
 - Zones
 - Community Boards
 - Police Presence
 - Counties





18 Tables
76 Seats at Tables

1st fl

ADJACENT 5 STORY BLDG

ADJACENT 9 STORY BLDG

ADJACENT 1 STORY BLDG (BELOW WINDOW SILL LEVEL)

- 6'-2" M.O.
2'-0" SH
(EXG)

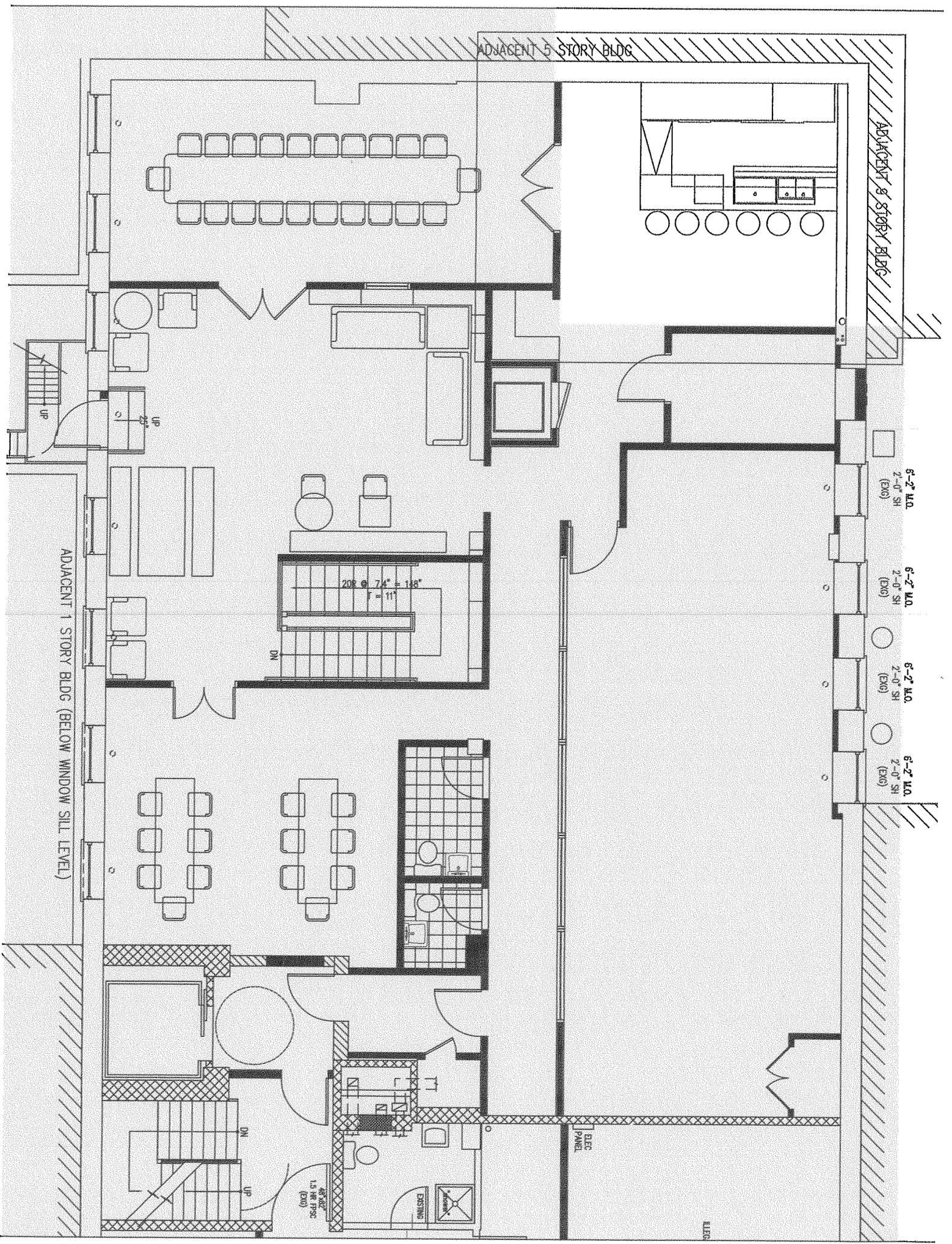
20R @ 7.4" = 148"
F = 11"

ELEC
PANEL

ELECS

48" x 27"
1.3 HR PRG
(EXG)

EXISTING



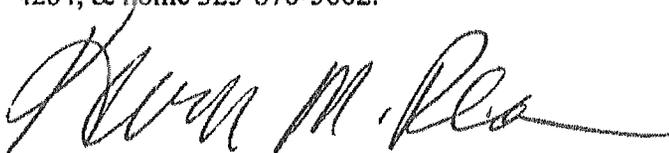
From: Marcia Rea <anjojala@hotmail.com>
Date: August 28, 2016 at 6:25:25 PDT
To: john.schobel@gmail.com
Subject: Letter for liquor license board

August 27, 2016

Kevin M. Rea
1776 No. Sycamore Ave
Unit 308
Los Angeles, CA 90028

To whom it may concern,

My name is Kevin M. Rea, and I'm the owner of the building located at 119 Warren Street, Hudson, NY 12534. As of January 24, 2016, Kevin B. Moran has not resided at the Warren Street address; and he gave notice by email on Thursday November 12, 2015, that his business, p.m. winebar, would be closing. Any further questions, please contact me at the numbers listed: cell 323-219-4284, & home 323-876-5602.

A handwritten signature in black ink, appearing to read "Kevin M. Rea", with a long horizontal flourish extending to the right.

Sincerely,
Kevin M. Rea