



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD NO. 3  
 59 East 4th Street - New York, NY 10003  
 Phone: (212) 533-5300 - Fax: (212) 533-3659  
 www.cb3manhattan.org - info@cb3manhattan.org

Dominic Pisciotta, 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 your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar.
- NA Letter of notice of proposed business to block, tenant or neighborhood association if one exists. E-mail the CB3 office at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) for help to find block associations.
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- NA 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
- upgrade of an existing liquor license
- sale of assets

**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.**

Type of license: On premises liquor Is location currently licensed?  Yes  No

If alteration, describe nature of alteration: NA

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Montien 2000 Corp d/b/a Montien Thai Cuisine

**APPLICANT:**

Name of applicant and all principals: 90 3rd Ave NYC Inc.  
Niall Henry and Declan Rainsford

Trade name (DBA): None yet

Premise address and cross streets: 90 3rd Avenue, New York, New York 10003, between 12th and 13th Streets.

**PREMISE:**

Type of building and number of floors: 3 story commercial/residential building. Commercial space on ground level with apartments on 2nd and 3rd 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: unenclosed sidewalk  
cafe approximately 3-4 tables, seating for 12-16 people

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate  
of occupancy of back or side yard intended for commercial use?  Yes  No  
Indoor Certificate of Occupancy X Outdoor Certificate of Occupancy Not applicable

Do you plan to apply for Public Assembly permit?  Yes  No  
Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/>):  
C6-2A

Is this premise wheel chair accessible?  Yes  No

**PROPOSED METHOD OF OPERATION:**

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?  
Restaurant

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) Indoor hours: 7 days per week, Monday - Saturday 11:00am-4:00am  
Cafe hours: 7 days a week 11:00 am to 11:00 pm

Number of tables? 12 Tables Number of seats at tables? 48 seats

How many stand-up bars/ bar seats are located on the premise? 1 stand-up bar with 20 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): 25ft in length, straight shaped, south wall  
Any food counters?  Yes  No If Yes, describe: \_\_\_\_\_

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? Monday-Sunday 11:00am-3:00am

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

How many employees will there be? 10-12

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

Will you agree to close any doors and windows at 10:00 P.M. every night?  Yes  No

Will there be TVs/monitors?  Yes  No (If Yes, how many?) Four (4)

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 speakers

Will you host promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. - Door person will maintain low volumes outside of premises.

Will there be security personnel?  Yes  No (If Yes, how many and when) 5-7 nights per week  
a door person will be on duty. In addition 1 or 2 managers will always be on duty.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. The door person will see that customers out front, e.g. cigarette smokers keep their voices at a low volume. Those who refuse to comply will not be welcome back inside.

Do you  have or  plan to install sound-proofing? We intend to install Isotrax. This is a sound proofing product which has been recommended to us by architects. We have used it at other establishments and found it to be extremely effective in keeping the sound inside the establishment.

**APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: Brazen Fox & Ron Black's

Address: 175 and 181 Mamaroneck Avenue, White Plains, NY Community Board # NA

Dates of operation: Brazen Fox 2006-Present and Ron Black's 2010-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 \_\_\_\_\_

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? Three (3)

How many licensed establishments are within 500 feet? Ten (10)

Is premise within a 500 foot radius of 3 or more establishments with OP licenses?  Yes  No

How many On-Premise (OP) liquor licenses are within 500 feet? Eight (8)

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

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

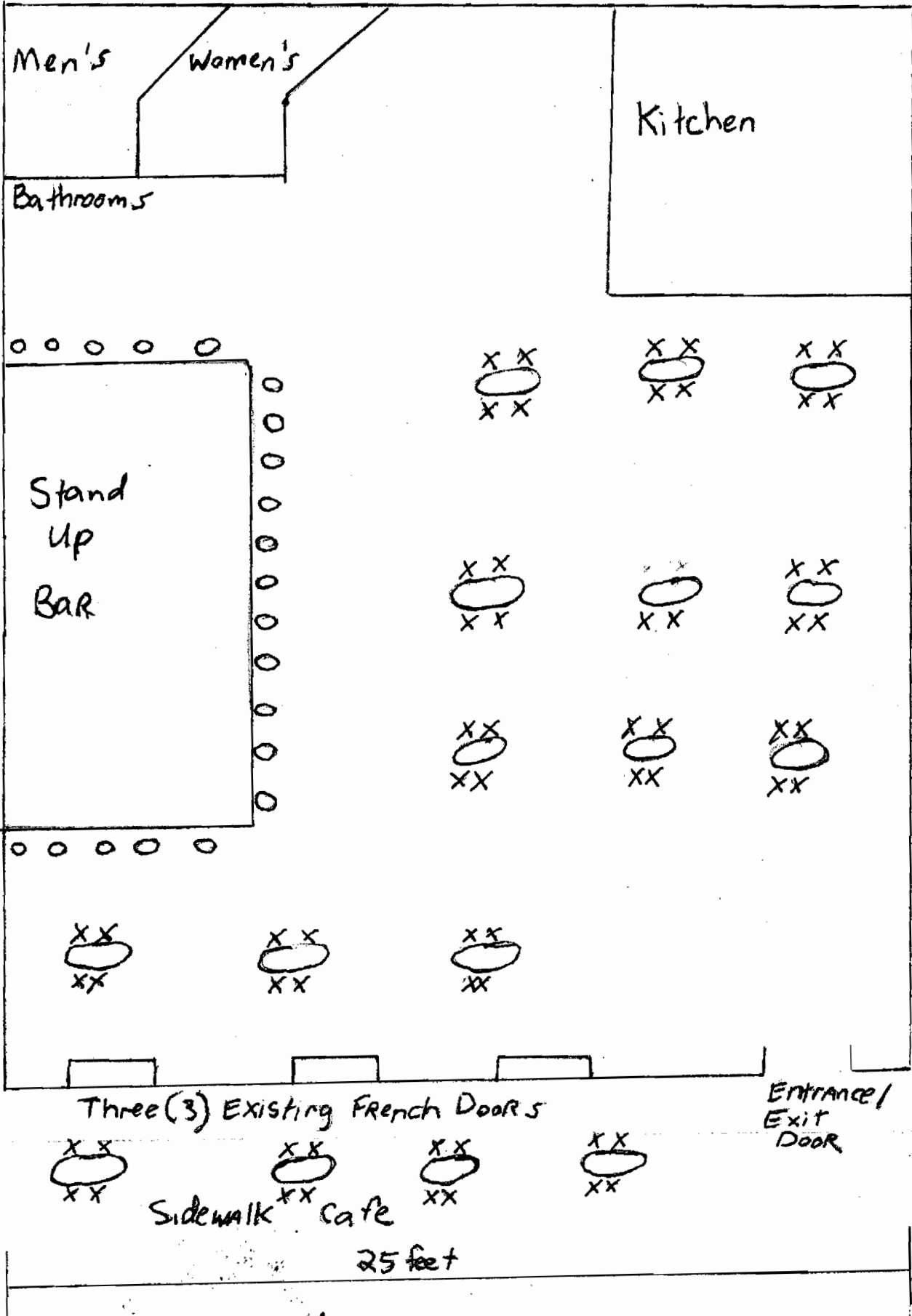
**COMMUNITY OUTREACH:**

If there are block associations, neighborhood or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) for any contact information that is on file. Edward Chan at the Community Board instructed us that there are no such associations in the immediate area.

**Petitions should 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).



90 3RD AVE NYC INC.  
GROUND FLOOR



60 feet

Men's

Women's

Kitchen

Bathrooms

Stand  
Up  
Bar

XX  
XX

XX  
XX

XX  
XX

XX  
XX

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Three (3) Existing French Doors

Entrance/  
Exit  
Door

Sidewalk Cafe

25 feet

3RD AVENUE

90 3rd Ave - Basement Diagram

