

THE CITY OF NEW YORK #24
 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.
- Letter of notice of proposed business to block, tenant or neighborhood association if one exists. E-mail the CB3 office at info@cb3manhattan.org for help to find block associations.
- 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
- 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: LIQUOR, BEER & WINE Is location currently licensed? Yes No

If alteration, describe nature of alteration: NA

Previous or current use of the location: PREVIOUSLY - DELI

Corporation and trade name of current license: NA

APPLICANT:

Name of applicant and all principals: SIVANDREW INC.

SIVAN HARLAP & ANDREW STATES

Trade name (DBA): T.B.D.

Premise address and cross streets: 221 EAST BROADWAY @ CLINTON STREET.

PREMISE:

Type of building and number of floors: MULTI-UNIT 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: WE PLAN TO APPLY FOR A SIDEWALK LICENSE - SPRING 2013

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 74 Outdoor Certificate of Occupancy NA

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

Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/>): R7-2

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)?

BAR / 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) 7 DAYS A WEEK 3PM - 4AM (INSIDE)

ONCE LICENSED - SIDEWALK 3PM - 11PM (OUTSIDE)

Number of tables? 5-6 INTERNAL Number of seats at tables? 21 INTERNAL
4-6 EXTERNAL 12 EXTERNAL

How many stand-up bars/ bar seats are located on the premise? 1 BAR / 8 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): 1 BAR: MIDDLE OF WEST WALL - APPROX 15'

Any food counters? Yes No If Yes, describe: 1 FOOD COUNTER WEST WALL 4-5 SEATS
1 FOOD COUNTER NORTH WALL 4-5 SEATS

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

SCOTTISH / ISRAELI FISH & CHIPS & FALAFEL

What are the hours kitchen will be open? 11AM - 3AM

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

How many employees will there be? TO START - 6 INCLUDING OWNERS

Do you have or plan to install French doors accordion doors or windows?
Will you agree to close any doors and windows at ^{11:00 PM} 10:00 P.M. every night? Yes No
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 JAZZ/CLASSICAL RECORDS
What will be the music volume? Background (quiet) Entertainment level
Please describe your sound system: 1 TURNTABLE, IPOD, RECIEVER, 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.

Will there be security personnel? Yes No (If Yes, how many and when) A LICENSED SECURITY GUARD AT THE DOOR FROM 10pm - 4am ON WEEKENDS TO CHECK IDs.

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: B-SIDE

Address: 204 AVE. B NYC 10009 Community Board # 3

Dates of operation: MAY 2003 - 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 B-SIDE 204 AVE. B / 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? 1 OFF PREMISE BEER STORE

How many licensed establishments are within 500 feet? 1 OFF PREMISE BEER STORE

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? NONE

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 for any contact information that is on file.

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).

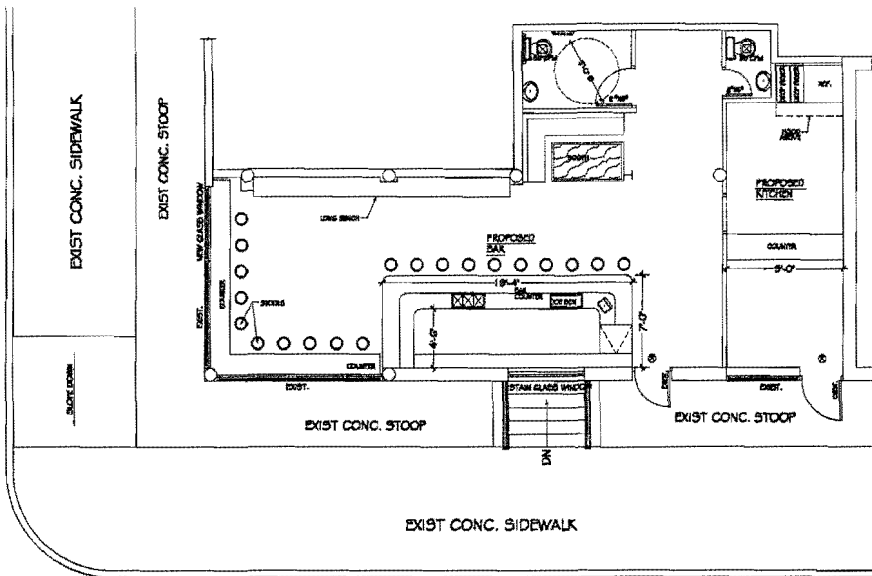
Plan to Manage Traffic and Noise

by Sivan Harlap and Andrew States

Hi there! We understand that news of a bar moving into your neighborhood might conjure up worry in some. This Plan to Manage Traffic and Noise is our attempt to show you that we have considered general community concerns and will implement practices that will hopefully minimize their potential negative impact. We are open to further suggestions and we promise to make it our commitment to always work on maintaining a healthy respectful relationship with our neighbors which includes the following considerations.

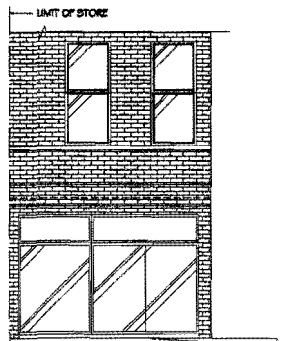
- All windows and doors will be closed by 11pm nightly.
- Soundproofing will be installed and soundproofing measures will be made, including:
 - use of small speakers to keep volume at a lower level
 - music volume will be kept at an ambient background level
 - speakers will be suspended in order to minimize sound and reverberation
 - energy efficient windows will be airtight and prevent not only air but also sound leaks
 - Thick curtains will be hung in front of windows
 - vestibule and heavy soundproofing curtain around the front door to help eliminate sound escaping with customers coming and going
- Entrance will be moved to Clinton Street, minimizing the sound of customers coming and going for East Broadway residents.
- Smokers will be monitored and instructed to stand just south of the entrance, on Clinton. Signage to this effect will also be posted.
- In effort to reduce noise from exiting patrons looking for taxi cabs, we plan to prominently post signage for car service companies in order to call a car for customers. Customers will leave our establishment and go directly into their car which will prevent customers from roaming the street in search of a cab.
- We will cater to local residents and expect most patrons to arrive from the neighborhood on foot or bicycle. We do not anticipate much vehicular traffic. Patrons arriving via automobile will be directed toward parking lots at Suffolk and Broome or Allen and Grand.
- Trash pickup will take place between the hours of 8am and 4pm, and not in the middle of the night.
- A door person will be employed on busier nights in order to check ids and police patrons who are coming and going, as well as smoking.
- We also ask for your help and cooperation. Feel free to phone the bar if you find the music or patrons too loud. We will do our best to remedy any disturbance. Thank you!

E BROADWAY



CLINTON STREET

PARTIAL 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"



E BROADWAY ELEVATION
 SCALE: 1/4" = 1'-0"



CLINTON STREET ELEVATION
 SCALE: 1/4" = 1'-0"

S M TAM ARCHITECT, PLLC.
 ARCHITECTS & ENGINEERS



702 5TH STREET, BROOKLYN, NY 11220
 Tel: 718-785-4122 Fax: 718-785-8815

DATE: 06-01-2012

THESE PLANS AND ANY INSTRUMENTS OF SERVICE AND ALL THE INFORMATION ON THE ARCHITECT'S INSTRUMENTS SHALL BE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS OR INSTRUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S INSTRUMENTS SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNTIL THE PROJECT IS COMPLETELY FINISHED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO THE PROJECT OR TO THE PERSONS OR PROPERTY OF ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO THE PROJECT OR TO THE PERSONS OR PROPERTY OF ANY OTHER PARTY.

ARCHITECT: S M TAM

PROJECT NAME:

221 E BROADWAY
 NEW YORK, N.Y. 10002

CLIENT: S M TAM

PROPOSED PLAN, ELEVATIONS

DATE: 06-01-2012

JOB NUMBER:

APPROVAL: S M TAM

SCALE: AS NOTED PROJECT NO: 12-00
 FILE NAME: J05011212 DATE: 06-01-2012
 SHEET NO: A-001.00

1 of 1

Sivan Harlap

EXPERIENCE

Owner, B-side

New York, New York — 2003-Present

- Nine years experience owning and operating a well established good neighbor bar.

Server, Cafe Mogador

New York, New York— 2001-2003

Server, Bistrot Margot (Closed)

New York, New York— 1999-2001

EDUCATION

School of Visual Arts

New York, New York — 1999

SKILLS

- Daily & Quarterly Accounting including budgeting and balancing of books.
- Inventory & ordering including menu development and pricing.
- Staff management including hiring and training.
- Able to maintain good relationships with neighbors and local businesses.
- Can make a good drink.

REFERENCES

Available upon request.

[753 E. 6th St #1] [New York], [New York] [10009]

T: [917-497-0451]

E: [harlapsivan@gmail.com]