



# 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/sla/community\\_groups.shtml](http://www.nyc.gov/html/mancb3/html/sla/community_groups.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: Sept 23, 2014

**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: OP 1245111 + OP 1248515

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

Previous or current use of the location: Licensed premise

Corporation and trade name of current license: 25 B GROUP REST AVE LLC - Idle Hands

### APPLICANT:

Premise address: 25 Avenue B

Cross streets: 2/3

Name of applicant and all principals: Red Rooster 29 LLC

Trade name (DBA): The Cock

**PREMISE:**

Type of building and number of floors: Brick one story with gd flr and separate basement space

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? <sup>150 grd flr, 125 basement</sup> \_\_\_\_\_

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): R7A C1-5 Map 12C

**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) 7 days 4pm-4am

Number of tables? gd flr 20 bsmt 16 Number of seats at tables? gd 100 bsmt 75

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

(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): gd flr curved 20 foot bar, bsmt u shaped 18 ft bar

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

Bar food will be Australian meat pies from E.V purveyor - Tuck Shop

What are the hours kitchen will be open? sold during business hours

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

How many employees will there be? 4+

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 only as allowed by Zoning

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

Please describe your sound system: QSC Acoustic Design AD-S282H speakers in groups

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

unless determined to be in compliance with Zoning

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.")

There is no parking allowed in front of the premises, sidewalk will be monitored

Will there be security personnel?  Yes  No (If Yes, how many and when) 2 at all times

Sidewalk monitors as needed in addition to security.

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

Proactive sidewalk management and control, no loitering allowed or smoking-Existing windows to be removed.

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: The Cock - Red Rooster 29 LLC

Address: 29 Second Avenue Community Board # 3

Dates of operation: 2005 to 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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 17

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 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.



# ATTENTION RESIDENTS & NEIGHBORS

Red Rooster 29 LLC

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Company/DBA Name and Contact Number for Questions

**Plans to open a**

Bar/tavern

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(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location**

25 Avenue B

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Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

Beer, Wine & Liquor

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Beer & Wine or Beer/Wine & Liquor

**There will be an opportunity for public comment on**

October 6, 2014

red29rooster@gmail.com

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Applicant Contact Information

**At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
info@cb3manhattan.org - www.cb3manhattan.org**

## Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Beer, Wine & Liquor

to the following applicant/establishment (company and/or trade name) \_\_\_\_\_

Red Rooster 29 LLC

Address of premises: 25 Avenue B

This business will be a: (circle)      **Bar**      **Restaurant**      **Other:** Beer, Wine & Liquor

The hours of operation will be:

7 days - 4pm-4am

**PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.**

**Other information regarding the license:**

Name	Signature	Address

# Proximity Report for Location:

September 16, 2014

Latitude: -73.9831585586111, Longitude: 40.7222513748987

\* 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
DISCOVERY WINES LLC	16 AVE B	195 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	670 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	765 ft
NIZGA CORP	58 AVENUE A	800 ft
TURTLE DOVE LLC	28 30 CLINTON ST	830 ft
EAST VILLAGE WINE & LIQUORS INC	141A ATTORNEY STREET	915 ft
EAST VILLAGE WINE CORP	100 AVENUE C	1260 ft
DISCOVERY WINES LLC	16 AVE B	130 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	640 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	745 ft
TURTLE DOVE LLC	28 30 CLINTON ST	755 ft
EAST VILLAGE WINE & LIQUORS INC	141A ATTORNEY STREET	840 ft
NIZGA CORP	58 AVENUE A	850 ft
EAST VILLAGE WINE CORP	100 AVENUE C	1310 ft

## Churches within 500 Feet

Name	Approx. Distance
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## Schools within 500 Feet

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

Name	Address	Approx. Distance
25 B GROUP REST AVE LLC	25 AVE B	5 ft
CROXLEY AVE B INC	28 AVENUE B	55 ft
BECAF LLC	29 AVENUE B A/K/A 33 AVE 3	75 ft
A O CAFE AND RESTAURANT LLC	17 AVENUE B	125 ft
MAMA BAR LLC	34 AVENUE B	130 ft
ROOT & BONE LLC	200 E 3RD ST	160 ft
RESTAURANT 192 FINALLY INC	192 E 2ND STREET	165 ft
197 ARTICHOKE CORP,THE	197 E 3RD STREET	190 ft
FONDA AVENUE B LLC	40 AVENUE B	195 ft
3RD STREET CAFE INC	189 E 3RD ST	235 ft
DARIA WINSTON LLC	217 E 3RD STREET	265 ft

Name	Address	Approx. Distance
SUNRISE SHADOW LLC	50 AVENUE B	360 ft
PINALITO CITY RESTAURANT INC	293 E HOUSTON STREET	380 ft
MAPLE VIEW HOLDINGS CORP	2-4 CLINTON ST	380 ft
STERLING PARKSIDE CORP	317 E HOUSTON STREET	415 ft
EL MAGUEY Y LA TUNA LTD	321 E HOUSTON ST	435 ft
B4NYC LLC	235 E 4TH ST	445 ft
CARDINAL RESTAURANT 1 INC, THE	234 E 4TH ST	445 ft
PMMR LLC	188 SUFFOLK ST	595 ft
205 EAST 4TH STREET LLC	205 E 4TH ST	625 ft
RAGUBOY CORP	156 EAST 2ND STREET	655 ft
A & P RESTAURANT CORP	245 E HOUSTON ST	665 ft
ROLO REST LLC	32 AVENUE A	740 ft
ADARP INC	244 E HOUSTON ST	740 ft
N Y OXYGEN RESTAURANT & BAR LOUNGE CORP	24A AVENUE C	745 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
DOJO LZAKAYA LLC	38 AVENUE B	215 ft

### Unmapped licenses within zipcode of report location

Name	Address
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# 25 Avenue B

## Legend

### LEGEND

- On-Premise Licenses
  - On Premises Liquor
  - ▲ On Premises Wine and Beer
  - On Premises Beer
- Off-Premise Licenses
  - Off Premises Liquor
  - ▲ Off Premises Wine
  - Off Premises Beer
- Wholesale Licenses
  - Wholesale
- Pending Licenses
  - Pending
- All Licenses
  - On Premises Liquor
  - ▲ On Premises Wine and Beer
  - On Premises Beer
  - Off Premises Liquor
  - ▲ Off Premises Wine
  - Off Premises Beer
  - Wholesale
  - Pending
- Churches
  - ✠ Churches
- Schools
  - Ⓜ Schools
- Zones
  - Zones
- Community\_Boards
  - Community\_Boards
- Police\_Precincts
  - Police\_Precincts
- Courties
  - Courties



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

BOROUGH MANHATTAN

DATE: SEP 13 2000 NO. 101746782

This certificate supersedes C.O. NO

ZONING DISTRICT C1-5 IN R7-2

THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXXXX~~ building premises located at  
 25 AVENUE B

Block 385 Lot 4

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	125			6	F-4	EATING & DRINKING ESTABLISHMENT
1ST FLOOR	100	150			6	F-4	EATING & DRINKING ESTABLISHMENT

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED  
 WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES  
 OF THE DEPARTMENT OF BUILDINGS, MARCH 31ST, 1967.

OPEN SPACE USES \_\_\_\_\_

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.G.

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER REGULATIONS, CONDITIONS AND  
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

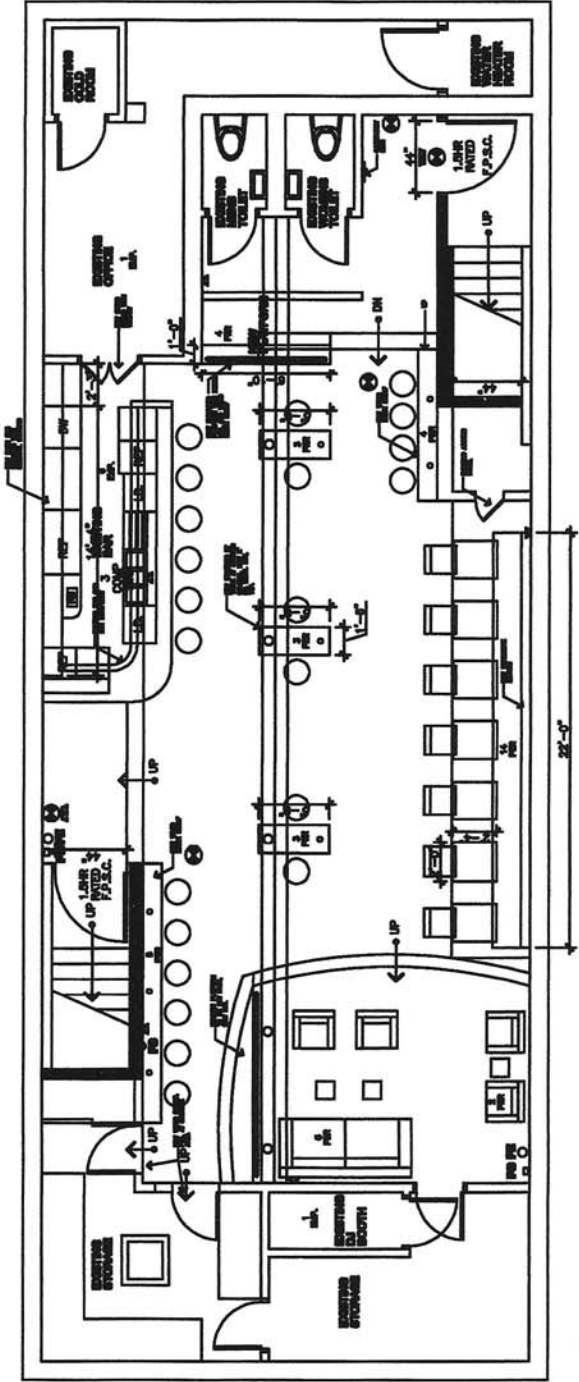
*Romy A. Davis, P.E.*  
 BOROUGH SUPERINTENDENT

*Richard V. ...*  
 Acting Commissioner

ORIGINAL

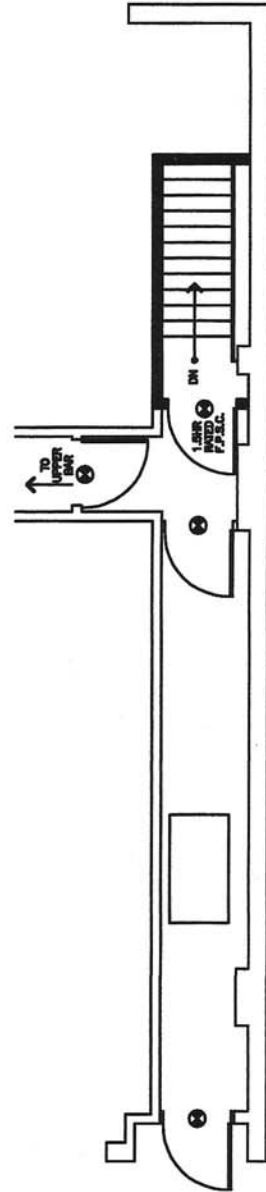
OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY



## CELLAR PLAN

SCALE: 1/4" = 1'-0"



## CORRIDOR PLAN

SCALE: 1/4" = 1'-0"



# DAILY NEWS

NEW YORK'S HOMETOWN NEWSPAPER

## U.S. missiles send terror rats scurrying

# SORRY WE MISSED YOU

Members of the terror group al-Nusra Front claim their leader, Abu Youssef al-Turki, was killed in an air strike on a missile site in Syria.



THEIR HELLSHaven have been reduced to rubble. Things from ISIS and other terror groups were reeling. The group's leaders and strongholds were destroyed in airstrikes ordered by President Obama.

PAGES 4-7

### ATTENTION RESIDENTS & NEIGHBORS

*Red Rooster 29 LLC*

Company/DBA Name and Contact Number for Questions

Plans to open a *BAR/TAVERN*

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Garden

at the following location  
*25 Avenue B*

Building Number and Street Name (Address)

This establishment is seeking a license to serve

*Beer/Wine/Liquor*

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, October 6, 2014 at 6:30pm  
Community Board 3 Office  
59 East 4th Street (btwn 2nd Ave & Bowery)

Date/Time/Location

*red29rooster@gmail.com*

Applicant Contact Information

At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
info@cb3manhattan.org - www.cb3manhattan.org

IDLE HANDS





# MIDDLE HANDS





