



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 Stipulations**

I, Graham Winton, as a qualified representative of An Entity to be Determined, located at 293 East Houston Street aka 3 Clinton Street, New York, NY agree to the following stipulations:

- I will operate as a tavern, specifically a (type) Beer Store - Wine Bar, with a kitchen open and serving food to within \_\_\_ hour(s) of closing every night  during all hours of operation.
- My hours of operation will be Noon - Midnite 7 days

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- I will not use outdoor space for commercial use.
- I will operate my sidewalk café no later than \_\_\_\_\_
- I will employ a doorman/security personnel on the following days: \_\_\_\_\_
- I will install soundproofing, \_\_\_\_\_
- 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.  I will not have French doors or windows and doors will be closed by \_\_\_\_\_
- 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 \_\_\_\_\_
- I will play ambient recorded background music only.
- I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
- I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have a happy hour.  Happy hour will end by 8:00PM
- I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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.

Name: GRAHAM WINTON Phone Number: 347-871-8949

17.  I will: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.  
 Signed G. Winton Dated 10.30.14

Community Board 3 requests that the SLA add this stipulation to the license of the above-mentioned applicant.

Sworn to this 30 day of oct 2014 [Signature]  
 Notary Public

Rev. 07/2011  
**GARY PATICK**  
 Notary Public, State of New York  
 No. 01PA6081693  
 Qualified in Rockland County  
 Commission Expires Oct. 15, 2014



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**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: Thursday , October 22, 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: \_\_\_\_\_

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

Previous or current use of the location: Store

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 3 Clinton St

Cross streets: Houston

Name of applicant and all principals: Graham Winton, J.T.M. Munson

Entity to be formed \_\_\_\_\_

Trade name (DBA): Clinton Craft (working title)

**PREMISE:**

Type of building and number of floors: 6 floor brick walkup

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):  
C1-5

**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 - 12am

Number of tables? 7 Number of seats at tables? 28

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

(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): U shape 12' length

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

Artisanal flatbreads, grilled cheese sandwiches, tartines, pizzas

What are the hours kitchen will be open? During all hours of business

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

How many employees will there be? 3+

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

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

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: small bose 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.")

All employees shall at all times insure quiet and orderly sidewalk with no patrons outside.

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.

Music will be at conversation level with sufficient soundproofing to not be heard by any tenant.

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: \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

**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? 8

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.

NEW YORK CITY



DEPARTMENT OF  
**BUILDINGS**

EXECUTIVE OFFICES  
280 BROADWAY, NEW YORK, N.Y. 10007

Patricia J. Lancaster, AIA, Commissioner  
(212) 566-5000, TTY (212) 566-4769  
Website: NYC.gov/buildings

New York State Liquor Authority  
Division of Alcoholic Beverage Control  
License Processing Unit-3<sup>rd</sup> Floor  
11 Park Place  
New York, New York 10007

October 24, 2002

BOROUGH OFFICES:

MANHATTAN  
280 BROADWAY, 3<sup>rd</sup> FL.  
NEW YORK, NY 10007

BRONX  
1932 ARTHUR AVENUE  
BRONX, NY 10457-6306

BROOKLYN  
MUNICIPAL BUILDING  
BROOKLYN, NY 11201-3715

QUEENS  
126-06 QUEENS BLVD.  
KEW GARDENS, NY 11415-1554

STATEN ISLAND  
BOROUGH HALL  
ST. GEORGE, NY 10301-1903

RE: LETTER OF NO OBJECTION  
1-7 CLINTON STREET  
Block #: 350; Lot #: 20  
Manhattan

Ladies and Gentlemen:

The Department has No Objection to an Eating and Drinking Establishment, Use Group 6, for less than Seventy- Five (75) persons on the First (1<sup>st</sup>) floor of the above referenced premises.

However, any new Kitchen Equipment and Fire Protection System must be filed with this Department.

This is based upon departmental records; Block #: 350; Lot #: 20, Alteration # 100039940, Sandborn.

Sincerely,

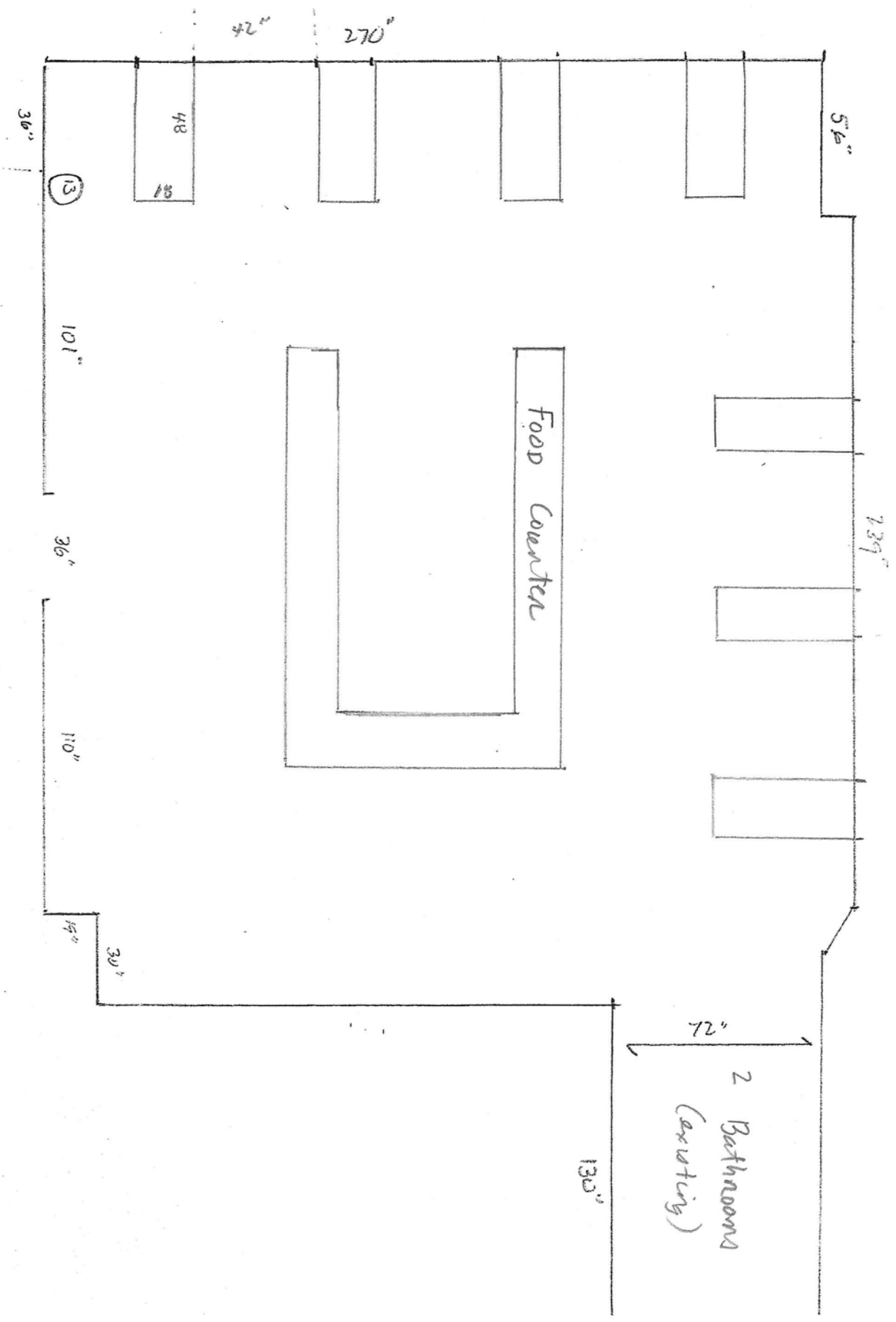
Dileep Khedekar, P.E.  
Acting First Deputy  
Borough Superintendent  
Manhattan

Dk/lo:

Cc: Laura V. Osorio, R.A., Acting Borough Commissioner  
Ginio Topino, Plan Examination  
LNO File  
Premises File

**"Ensuring a Safe Foundation"**

3 Clinton



North Arrow  
1/4" = 1'

## Proximity Report for Location:

October 22, 2014

Latitude: -73.9840030719593, Longitude: 40.7214201672395

\* 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	260 ft
TURTLE DOVE LLC	28 30 CLINTON ST	390 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	455 ft
EAST VILLAGE WINE & LIQUORS INC	141A ATTORNEY STREET	530 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	890 ft
SALGIRAH CORP	141 ESSEX ST	1005 ft
NIZGA CORP	58 AVENUE A	1055 ft

### Churches within 500 Feet

Name	Approx. Distance
Congregation Chasam Sopher	220 ft

### Schools within 500 Feet

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

Name	Address	Approx. Distance
PINALITO CITY RESTAURANT INC	293 E HOUSTON STREET	5 ft
MAPLE VIEW HOLDINGS CORP	2-4 CLINTON ST	60 ft
PMMR LLC	188 SUFFOLK ST	255 ft
A O CAFE AND RESTAURANT LLC	17 AVENUE B	260 ft
STERLING PARKSIDE CORP	317 E HOUSTON STREET	280 ft
RESTAURANT 192 FINALLY INC	192 E 2ND STREET	295 ft
EL MAGUEY Y LA TUNA LTD	321 E HOUSTON ST	320 ft
25 B GROUP REST AVE LLC	25 AVE B	385 ft
AVIR LLC	29 CLINTON ST AKA168STANTON ST	385 ft
VALOURIA INC	29 CLINTON STREET	385 ft
CROXLEY AVE B INC	28 AVENUE B	415 ft
A & P RESTAURANT CORP	245 E HOUSTON ST	455 ft
BECAF LLC	29 AVENUE B A/K/A 33 AVE 3	460 ft
BETA CLINTON CORP	37 39 CLINTON STREET	480 ft
MAMA BAR LLC	34 AVENUE B	500 ft
ROOT & BONE LLC	200 E 3RD ST	540 ft
3RD STREET CAFE INC	189 E 3RD ST	550 ft



Name	Address	Approx. Distance
197 ARTICHOKE CORP,THE	197 E 3RD STREET	555 ft
FONDA AVENUE B LLC	40 AVENUE B	575 ft
ADARP INC	244 E HOUSTON ST	585 ft
AZASU INC	49 CLINTON ST	605 ft
DARIA WINSTON LLC	217 E 3RD STREET	610 ft
50 RESTAURANT GROUP, LLC	50 CLINTON STREET	630 ft
RAGUBOY CORP	156 EAST 2ND STREET	650 ft
DIDDLER DOYLE CORP	12 AVENUE A	690 ft
DOUBLE DOWN NYC LLC	14 AVENUE A	695 ft
DOWNTOWN DINING LLC	5 AVENUE A	715 ft
CRAWFORD FLICK INC	7 AVENUE A	720 ft
JJD GROUP LLC	9 AVE A	720 ft
SUNRISE SHADOW LLC	50 AVENUE B	730 ft
CANAS RESTAURANT INC	23 AVENUE A	740 ft
SWAUTO LTD	25 AVENUE A	745 ft
ESX GROUP INC	225 E HOUSTON ST	750 ft
FATTA CUCKOO INC	63 CLINTON ST NORTH STORE	750 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
FOUR SQUIRE CORP	6 CLINTON ST	160 ft
ABASTO LES LLC	152 STANTON ST	455 ft
DOJO LZAKAYA LLC	38 AVENUE B	570 ft

### Unmapped licenses within zipcode of report location

Name	Address
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