



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: 3/29/2017

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 (SERIAL 1295105)

If alteration, describe nature of alteration: N/A

Previous or current use of the location: RESTAURANT WITH CUSTOMER BAR

Corporation and trade name of current license: CJFM LLC - OP (SERIAL 1295105)

APPLICANT:

Premise address: 67 SECOND AVENUE AKA 84 EAST 4TH STREET

Cross streets: EAST 3 STREET, EAST 4 STREET

Name of applicant and all principals: JEFFREY JOE LUTONSKY, MEGHAN LOVE

N/A

Trade name (DBA): MABLE'S HACIENDA AND TEX MEX

PREMISE:

Type of building and number of floors: MIXED USE, FOUR 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: SIDEWALK
TRANSFER PENDING

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? UNDER 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):
Zoning: R7A Commercial Overlay: C2-5

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: N/A
N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) 11AM TO 2AM ALL DAYS
N/A

Number of tables? 16 Total number of seats? 46 (+8 @ bar)

How many stand-up bars/ bar seats are located on the premise? 1 CUSTOMER BAR WITH 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): 12', HORSESHOE 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
MENU ENCLOSED.

What are the hours kitchen will be open? AT ALL HOURS.

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

How many employees will there be? 7-10

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 2

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 AMBIENT BACKGROUND MUSIC (3 PERSON ACOUSTIC ON OCCASION) (NON AMPLIFIED)

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

Please describe your sound system: SMALL SPEAKERS CONTROLLED BY AN IPOD

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

N/A

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.")

SEE
ATTACHED

Will there be security personnel? Yes No (If Yes, how many and when) N/A
(THIS WILL NOT BE NECESSARY)

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

SEE
ATTACHED

Do you have sound proofing installed? Yes No *EXISTING*

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: MOTHERS SMOKEHOUSE AND BANQUET HALL LLC

Address: 44 A BERRY STREET BROOKLYN, NY 11211 Community Board # B1

Dates of operation: Filing Date: 05/06/2009

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 N/A

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? SEE ATTACHED

How many On-Premise (OP) liquor licenses are within 500 feet? 23 OP'S

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 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.
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 without first obtaining approval from CB 3.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. I will have happy hour and it will end by 7PM.
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.



HELBRAUN & LEVEY LLP
ATTORNEYS AT LAW

RE: MANAGEMENT OF NOISE INSIDE AND OUTSIDE:

The applicant will control noise inside and remind customers to be respectful of neighbors, with a fulltime manager and staff that will be managing the premises at all times.

Sound will not be leaving premises.

RE: MANAGEMENT OF VEHICULAR TRAFFIC/CROWDING:

The applicant does not expect that this will be an issue given the character of their proposed establishment and the small size of it. To ensure that this does not become an issue, all staff will be instructed to monitor the sidewalk and curb area to dispel groupings of people and keep the sidewalk clear. These applicants have an existing restaurant in New York City that is similarly situated. They have proven effective at maintaining order outside the establishment their and would employ the same techniques here.

Proximity Report for Location:

March 29, 2017

67 2 Ave, New York, NY, 10003

* 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.

Churches within 500 Feet

Name	Approx. Distance
Church of the Nativity	490 ft

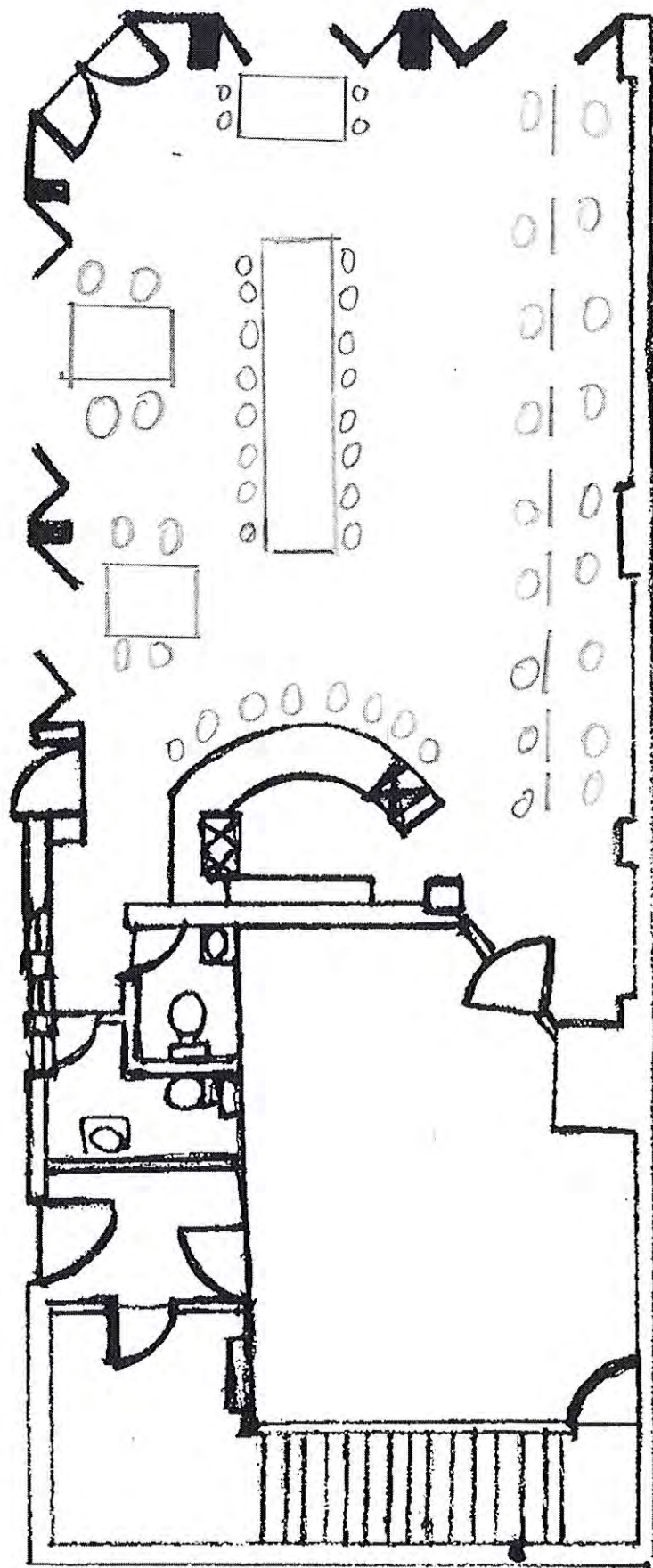
Schools within 500 Feet

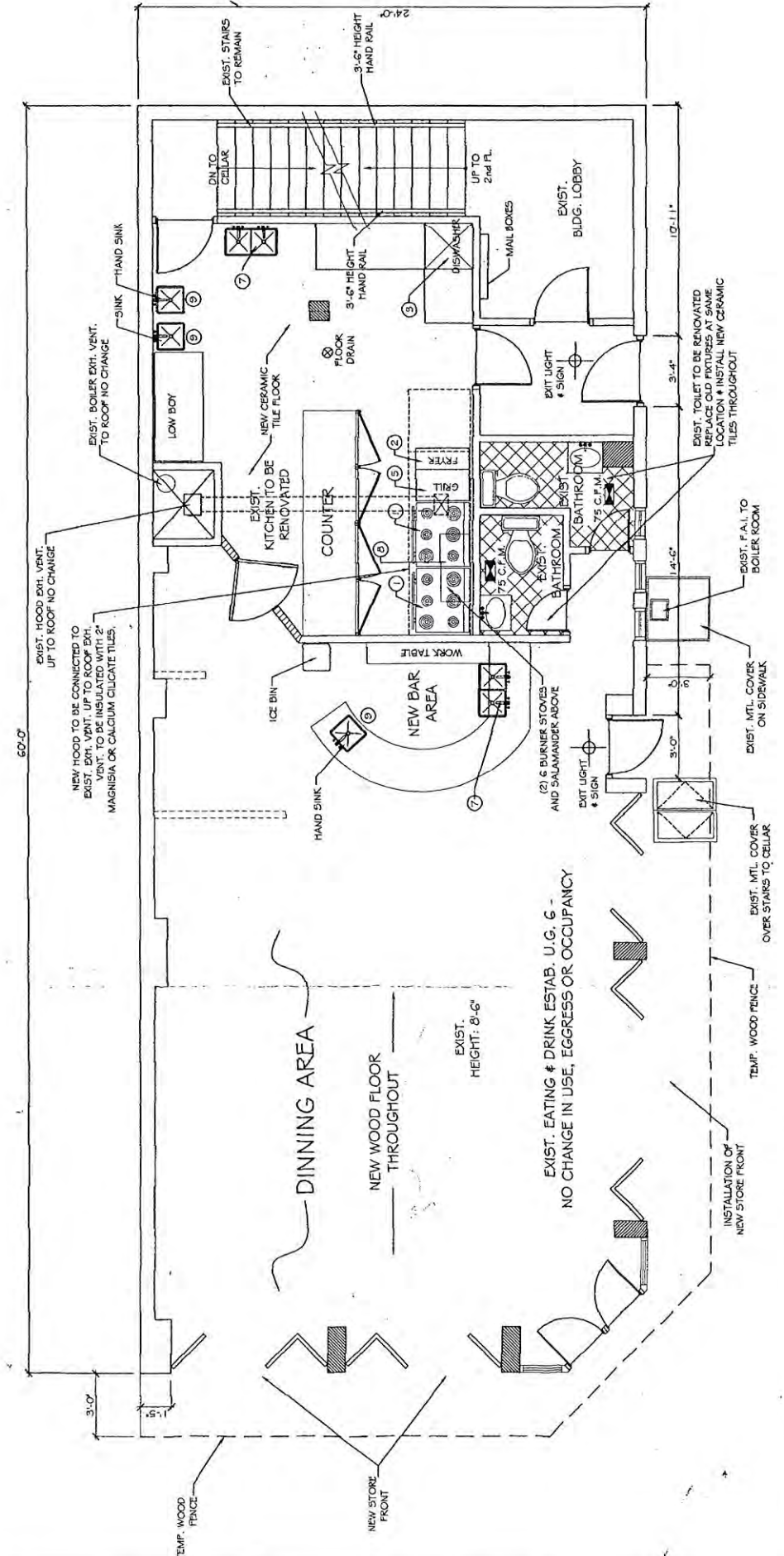
Name	Address	Approx. Distance
PS 751 SCHOOL FOR CAREER DVLPM	113 E 4TH ST	495 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
CJFM LLC (proposed premise)	84 E 4TH ST	25 ft
WATERING HOLE OF 2ND AVE CORP, THE	68 2ND AVENUE	75 ft
MEATH TRAILS INC	61 2ND AVENUE	80 ft
STUDIO CAFFE LLC	CHELSEA PIERS 59 2ND LEVEL	110 ft
J B MAX INC	86 E 4TH STREET	125 ft
LIGHT SIDE CORP	60 2ND AVE.	140 ft
VANESSA REALTY CORP	87 E 4TH STREET	145 ft
KRAINE INTERNATIONAL INC	85 E 4TH ST	165 ft
EASTVILLE COMEDY CLUB INC	85 E 4TH STREET	170 ft
KRAINE GALLERY BAR INC	85 E 4TH STREET	170 ft
EAST VILLAGE 4TH STREET CAFE INC	78 80 E 4TH STREET	210 ft
EAST THIRD RESTAURANT CORP	29 E 3RD ST STORE 2	240 ft
BARE CITY TWO LLC	85 2ND AVE	250 ft
TRIM CASTLE CORP	87 2ND AVE AKA 239 E 5TH ST	295 ft
KITCHEN TABLE INC	88B 2ND AVE	300 ft
88 2ND AVE FOOD CORP	88 2ND AVE	365 ft
DAK 92 SECOND AVE CORP	92 2ND AVENUE	370 ft
575 PUB ON SECOND INC	93 2ND AVE	410 ft
LOCAL 92 INC	92 2ND AVE NORTH STORE	410 ft
POINT JUDITH LLC	96 2ND AVENUE	415 ft
BOONSRI INC	95 2ND AVE	435 ft
PAPI LUIS CORP	32 E 2ND STREET	470 ft
BLCH I LLC	99 2ND AVE	480 ft
ROSS KELLY INC	237 E 5TH ST	495 ft

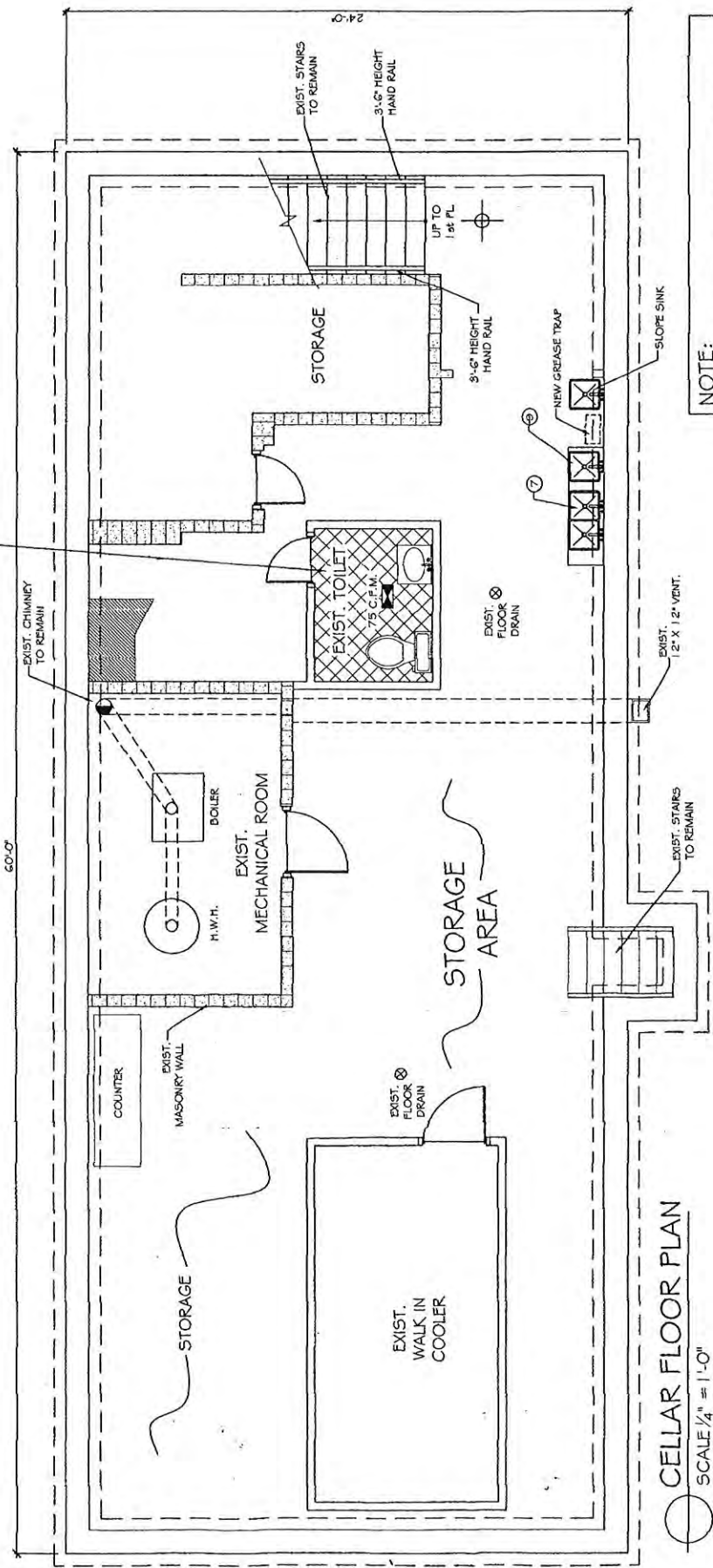






FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

EXIST. TOILET TO BE RENOVATED
REPLACE OLD FIXTURES WITH NEW
ONES OVER EXIST. TROUGHING
INSTALL NEW CERAMIC TILES.



NOTE:
EXIST. DAMAGED CEILING WOOD
JOISTS AT CELLAR TO BE REMOVED
AND REPLACED AS REQ'D

CELLAR FLOOR PLAN
SCALE 1/4" = 1'-0"





Mable's Hacienda

Queso Dip-7.95

Wings 8/16

Salsa trio 6.95

Plates

Served with Rice and Beans

Tacos Al Carbon

Two Carne Asada Burritos served with Pico de Gallo and Guacamole.

12.99

Bisteck Ranchero

5oz tenderized Steak with Special Sauce; topped with a mixture of Cheddar and Monterey Jack Cheese, Guacamole and Pico de Gallo.

12.99

Flautas

Single Flauta served with a portion of Carne Asada, Pico de Gallo and sliced Avocados.

13.99

Carne Asada

Carne Asada Taco, Quesadilla and Chicken Enchilada served with Guacamole.

13.99

Chile Relleno

Chile Relleno, Quesadilla and Enchilada.

13.99

Especial

Three Carne Asada Tacos topped with Lettuce, Onion, Cilantro and Ranchera Salsa; served with Guacamole. 13.95

Combos

Combine up to 3 items of your choice; served with Rice and Beans.

1 Item

4.99

2 Items

9.99

3 Items

10.99

Add 1.00 per Item for Fajita Beef or Chicken

Tamale

A shredded Beef Tamale topped with your choice of Sauce.

Enchilada

Your choice of shredded Beef, Ground Beef or shredded Chicken; topped with your favorite Sauce.

Taco

Crispy or Soft shell Taco made with shredded Beef, Ground Beef or Chicken topped with Lettuce, Tomato and Cheese.

Tostada

A flat, crispy Tortilla Shell loaded with Beans, your choice of shredded Beef, Ground Beef or shredded Chicken with Lettuce, Tomato and Cheese.

Fajitas

Chicken 14.99

Beef and/or Shrimp 16.99

Ultimate Fajita Sampler 19.99
Beef, Chicken, and Shrimp

Cocktails/Beers

Cktl. \$3

Margarita- regular/strawberry

Mojito

Pina Colada

Hurricane

Mal Tai

Sangria

Beer- \$6

XIX Equis

Corona

Brooklyn Lager

Brooklyn Seasonal

Miller High Life

Peak IPA

Wine- \$8

Cabernet/Chardonnay

Non-alcoholic- \$4

Coke/Diet Coke

Lemonade

Sweet Tea

Shirley Temple