



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, 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: _____

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: RESTAURANT

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 54 Mulberry ST

Cross streets: Bayard ST & MOSCO ST

Name of applicant and all principals: Eli Zabar INC
Eli Zabar & Oliver Zabar

Trade name (DBA): Eli's Nightshift

PREMISE:

Type of building and number of floors: Mixed use 6 Story Building

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? _____

Applying for a letter of no objection

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): C6-1

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) Sun. To Thur., 8am to 1am + Fri. + Sat. 8am - 2am

Number of tables? 30 Total number of seats? 82-86

How many stand-up bars/ bar seats are located on the premise? 2 | 20

(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): 1st Floor 11' Bar with 7 seats, L shape

Does premise have a full kitchen Yes No? cellar 12' Bar with 13 seats
Rectangular

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

What are the hours kitchen will be open? up to 1 hour before closing

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

How many employees will there be? 14-18

Do you have or plan to install French doors accordion doors or windows? 1/2 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 _____

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

Please describe your sound system: IPOD WITH SMALL 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.")

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.

Do you have sound proofing installed? Yes No

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: See attached

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. See attached list

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.

CURRENT INTEREST IN SLA LICENSES:

EAT IS OWNED BY ELI ZABAR INC 1064 MADISON AVE NY, NY 10028 Rw
OWNER 5/73 1030204

EBAR TENANT CORP 1411 3RD AVE NY, NY 10028 OP
OWNER 12/08 1026629

THE VINEGAR FACTORY INC 429 E 91ST ST NY, NY 10128 OP
OWNER 8/08 1030586

EAT MADISON LLC 922 MADISON AVE NY, NY 10021 Tw
OWNER 7/11 1274624

EAT LEXINGTON 87 LLC 1291 LEXINGTON AVE NYC 10028 Rw
OWNER 9/13 1273510

ELIS SPIRITS INC 1411 3RD AVE NY, NY 10028 wine store
OWNER 8/30/01 1121025

EAT MADISON 91 LLC 26 E 91ST ST NY, NY 10128 Rw
OWNER 8/13/14 1280493

NOGLU NEW YORK LLC 1266 MADISON AVE NY, NY 10128 OP
OWNER 11/15 1290774

EAT THIRD 79 LLC 1390 3RD AVE NY, NY 10075 OP
OWNER 11/21/14 1282561

LOCATION:

How many licensed establishments are within 1 block? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 5

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 façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, 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 or for any physical alterations of any nature 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 or drink specials with or without time restrictions OR I will have happy hour and it will end by 5pm.
8. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
9. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.



DISCLAIMER FEEDBACK FORM HELP

Search for a Location

Searched Locations

54 MULBERRY STREET
NEW YORK 10013

Hide Additional Information...

- Zoning

- Additional Zoning Information

- **Building & Property Information**

Borough: Manhattan/Block: 164-Lot: 13
 Police Precinct: 5
 Owner: TAT WING CORP

Address: 54 MULBERRY STREET, NEW YORK 10013
 Lot Area: 4403 sf
 Lot Frontage: 49.83' Lot Depth: 83.25
 Year Built: 1915
 Number of Buildings: 1/
 Number of Floors: 8
 Gross Floor Area: 19,880 sf (estimated)
 Residential Units: 30 Total # of Units: 35
 Land Use: Mixed Residential and Commercial Buildings
 Landmark: No
 Historic District: No
 Dept. of City Planning PLUTO 16v2 © 2016 and other city agency sources

Links to More Information

[Address Translator](#)

[Building ECB Violations](#)

[Building Elevator Information](#)

[Show Zoning & Related Data on Map](#)

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Proximity Report for Location:

August 25, 2017

54 Mulberry St, New York, NY, 10013

* 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
MARKS WINE & SPIRITS LTD	53 MOTT STREET	275 ft
CHIN KONG INC	17 23 EAST BROADWAY	945 ft
WALKER LIQUOR CORP	101 105 LAFAYETTE STREET	980 ft
MADISON WINE AND LIQUOR LLC	45 MADISON ST	1290 ft
R & S 49 LIQUOR CORP	92 ELIZABETH ST	1520 ft
BROADWAY SPIRITS INC	315 BROADWAY	1550 ft
BUNDA STARR CORP	68 FRANKLIN ST	1560 ft

Churches within 500 Feet

Name	Approx. Distance
Church of the Transfiguration	245 ft
Zion English Lutheran Church	335 ft
True Light Lutheran Church	475 ft
Eastern States Buddhist Temple	480 ft

Schools within 500 Feet

Name	Address	Approx. Distance
CASCADE CTR FOR LEARNING & TEC	62 MOTT ST	390 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
TEA BISTRO INC	45 MOTT ST	140 ft
40 MULBERRY RESTAURANT INC	40 MULBERRY STREET	170 ft
R & M CENTURY INC	89-91 BAYARD ST	185 ft
WINNIES NYC LLC	104 BAYARD ST	320 ft
THAI JASMINE RESTAURANT INC	106 BAYARD ST	340 ft
79 RESTAURANT GROUP INC	79 BAXTER ST	530 ft
JING FONG RESTAURANT INC	14 20 ELIZABETH STREET	610 ft
FORLINIS RESTAURANT INC	91 93 BAXTER STREET	635 ft
HTCT LLC	11 13 DOYERS STREET	670 ft
TRUMMER BAR LLC	9 DOYERS STREET	675 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
MOTTIE PROJECT INC	43 MOTT ST	175 ft
MJK FOODS LLC	32 MULBERRY ST	270 ft

Unmapped licenses within zipcode of report location

Name	Address
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Eli's Flatbread "Homage to George Germon"
Fried Eli's Heirloom Tomatoes, Lemon Garlic Aioli
Fried Calamari, Charred Lemon, Harissa Aioli
Zucchini Fritti
House Made Charcuterie
Eli's Fromages
Eli's Four Dips, Garden Vegetable Pot and Crisps
Braised Artichokes & Toast
Eastern Oysters, PEI 3pp

STARTERS

Soft Shell Crab Sandwich, Frisee, Aioli
Local Heirloom Tomatoes, House Made Mozzarella & Fresh

Basil

Galia Melon & Prosciutto
Pennsylvania Peach, Arugula, Burrata Salad
Hand Cut Local Farm Beef Tartare, Gaufrette

Mustard

House Made Lamb Sausage, German Potato Salad &
Slow Cooked Octopus, Cherry Tomato, Fennel & Espelette
Mussels Vinaigrette, Red Onions, Parsley

PLATS

Bar 91' Burger & Pommes Frites
Corn Ravioli, Prosciutto, Roasted Tomatoes
Poule Rouge, String Beans & Yellow Wax Beans
Hanger Steak, Fingerling Potatoes & Chimichurri

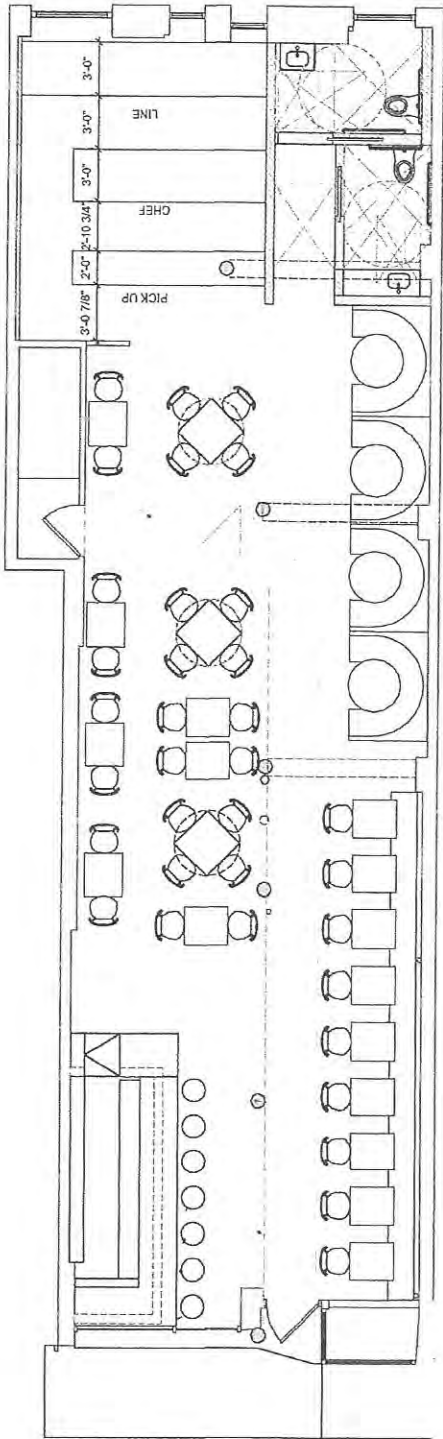
Wild Striped Bass, Bok Choy & Meyer Lemon Relish

SIDES

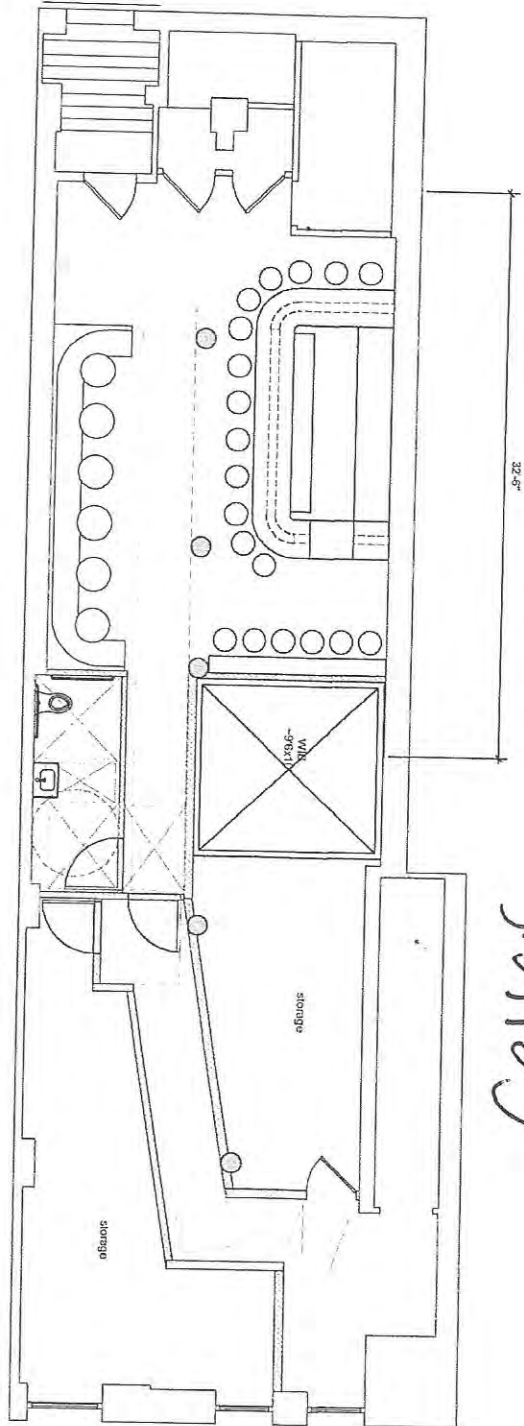
Pommes Frites

Pikes's Corn on the Cob

to salad and baby arugula.



1 GROUND FLOOR
 Scale: 1/8" = 1'-0" (22204 sheet)



Cellar