



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](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: April 30, 2018

**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: Tavern

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

**APPLICANT:**

Premise address: 197 East 3rd Street

Cross streets: B/A Avenue A : Avenue B

Name of applicant and all principals: Down end Out Brooklyn LLC  
Joshua Rickholt ; Shailesh Vishawedia

Trade name (DBA): Down end Out

**PREMISE:**

Type of building and number of floors: 3 story brick

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? LNO

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):

R 7A R 8B C 1-5

**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) SUN 12:00-12:00 ; MON-SAT 12:00-2am

Number of tables? 9 Total number of seats? 32

How many stand-up bars/ bar seats are located on the premise? 2 | 16

(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) APPROX. 19' / shade / front

Describe all bars (length, shape and location): APPROX. 18' / irregular / center

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

What are the hours kitchen will be open? To within one hour of closing

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

How many employees will there be? 25-30 (emphasis on local hires)

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 \_\_\_\_\_

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

Please describe your sound system: Computer generated w/ small speakers hung approx 12" from ceiling

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.") one employee as well as security will insure that the sidewalk does not become noisy and congested

Will there be security personnel?  Yes  No (If Yes, how many and when) 1 Thurs/Fri/Sat

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Interior - volume kept to conversational background level

Exterior: one employee and one security guard will insure that neighbors will not be disturbed by any noise generated by patrons

Do you have sound proofing installed?  Yes  No  
If not, do you plan to install sound-proofing?  Yes  No (supplement)

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name of establishment: Brooklyn Well LLC

Address: 272 McSorale Street Bklyn NY Community Board # BK 01

Dates of operation: 2014 - Present

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments. N/A - do not supply

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? SEE ATTACHED

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

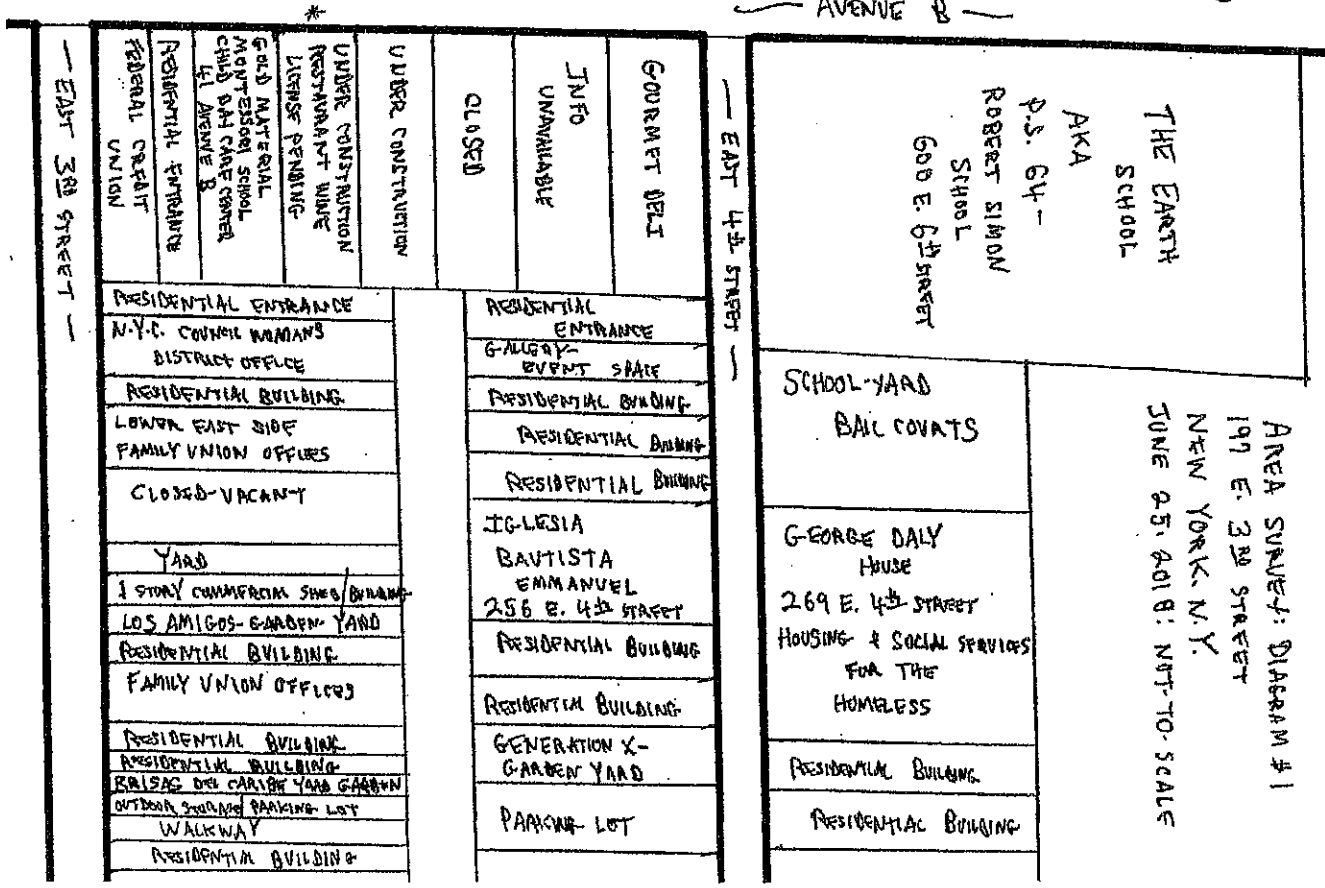
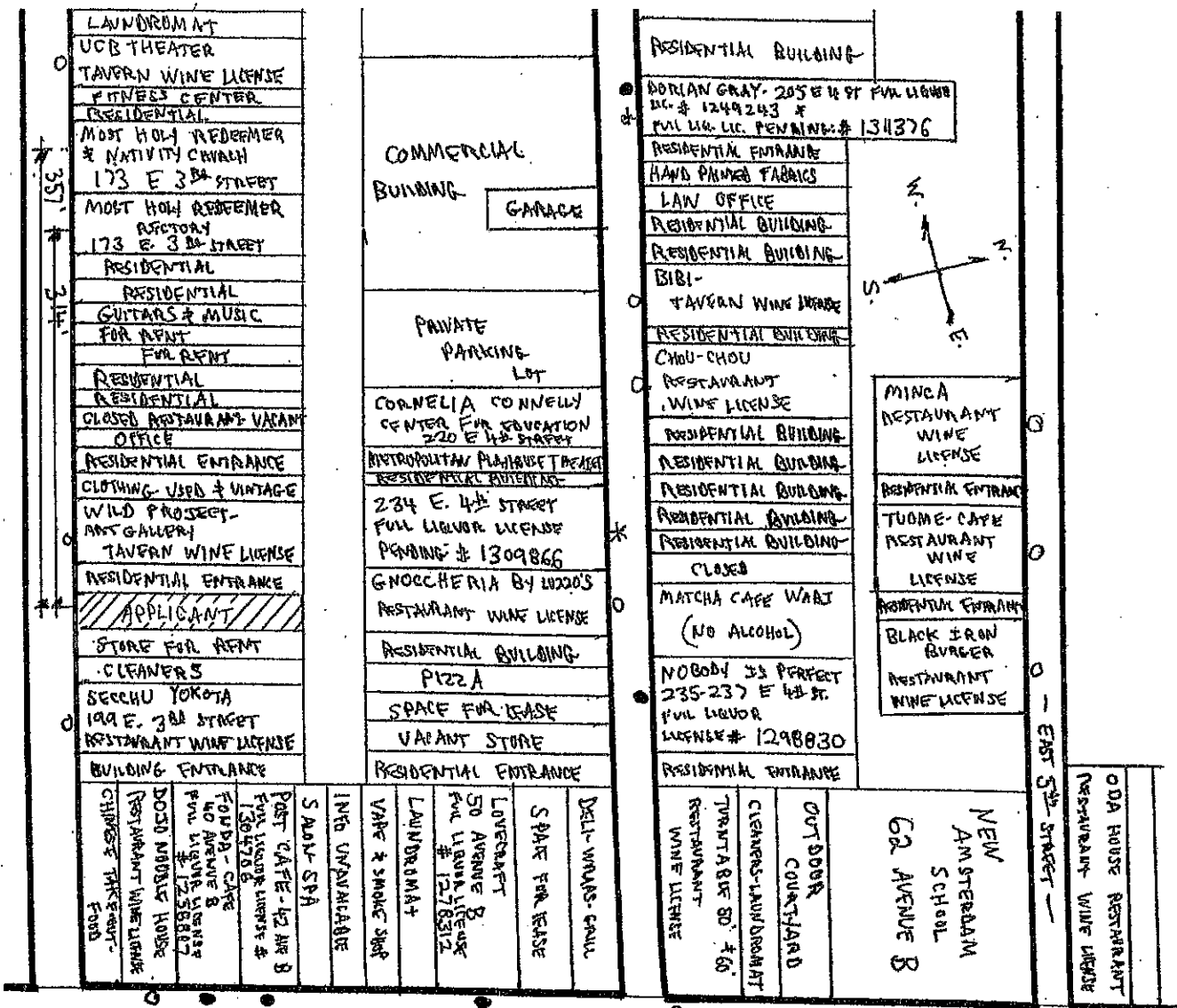
Is premise within 200 feet of any school or place of worship?  Yes  No

**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 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.



AREA SURVEY: DIAGRAM # 1  
 197 E. 3RD STREET  
 NEW YORK, N.Y.  
 JUNE 25, 2011; NOT-TO-SCALE

APPLICANT

EAST 3RD STREET

BARBER SHOP  
 JEWELRY-ANTIQUES-  
 ELECTROMCS  
 RESIDENTIAL BUILDING  
 RESIDENTIAL BUILDING  
 OUTDOOR AREA  
 RESIDENTIAL BUILDING  
 RESIDENTIAL BUILDING  
 RESIDENTIAL BUILDING  
 MARTIAL ARTS  
 RESIDENTIAL BUILDING  
 RESIDENTIAL BUILDING  
 MIRACLE GARDEN-YARD  
 ROOT # BONE  
 200 F 3RD STREET  
 FULL LIC. # 1275698

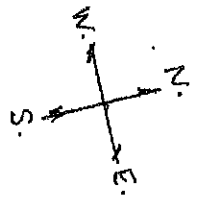
MAMA'S BAR  
 24 AVENUE B  
 FULL LIC. # 1118500  
 BELL SPECTRUM  
 OFFICE  
 THE HARD LEMON  
 28-30 AVENUE B  
 FULL LIC. # 1304609  
 A & C FOODSTUFF  
 FOOD SERVICE LICENSE  
 RESIDENTIAL  
 ENTRANCE

COMMERCIAL- RESIDENTIAL  
 RETAIL  
 RESIDENTIAL BUILDING  
 PHARMACY-  
 VARIETY

EAST 2ND STREET

RESIDENTIAL BUILDING  
 YARD GARDEN  
 RESIDENTIAL BUILDING  
 RESIDENTIAL BUILDING  
 RESIDENTIAL BUILDING  
 DISCOVERY WINES-  
 LIQUOR STORE  
 HAIR SALON  
 RESIDENTIAL BUILDING  
 LOOKSMITH &  
 SECURITY CAMERAS  
 INFO UNAVAILABLE

AREA SURVEY: DIAGRAM # 2  
 191 E. 3RD STREET  
 NEW YORK, N.Y.  
 JUNE 25, 2018:  
 -NOT- TO- SCALE-



EAST HOUSTON STREET

AVENUE B

POCO RESTAURANT-  
 BAR- 29-35 AVE B  
 FULL LIC. # 118894  
 24 B- CAFE  
 TAVAN WINE LICENSE  
 RESIDENTIAL ENTRANCE  
 SAND PIZZA  
 RESTAURANT WINE LIC.  
 AVENIDA CANTINA  
 25 AVENUE B  
 FULL LIC. # 1205111  
 CLEANERS  
 SHOP- BUTIQUE  
 SPACE FOR LEASE  
 CORNERSTONE  
 17 AVENUE B  
 FULL LIC. # 126842

CAFE CORTADITO  
 RESTAURANT  
 WINE LICENSE  
 GARDEN-YARD  
 RESIDENTIAL BUILDING  
 HAIR SALON  
 RESIDENTIAL  
 HOUSING ASSOCIATION  
 RESIDENTIAL BUILDING  
 MUYORICAN PORTS CAFE  
 TAVAN WINE LICENSE  
 BUILDING ENTRANCE  
 INFO UNAVAILABLE  
 ROSS'S BAKERY  
 & CONFEY SHOP  
 POST OFFICE  
 PARKING LOT  
 RESIDENTIAL BUILDING  
 ALLEYWAY

RESIDENTIAL ENTRANCE  
 RESIDENTIAL BUILDING  
 YARD GARDEN  
 PARKING LOT  
 N.Y.F.D.  
 BUILDING

WARELS & WINES  
 TAVAN WINE LICENSE  
 LAW OFFICE  
 BARBER SHOP  
 VACANT STORE  
 ALT SCHOOL  
 # 1 AVENUE B  
 BANK

BUILDING ENTRANCE  
 RESIDENTIAL &  
 COMMERCIAL BUILDING  
 GARAGE  
 RESIDENTIAL BUILDING

— AVENUE A —

DELI-MARKET-  
GROCERY

RESIDENTIAL  
BUILDING

BARBER SHOP

JEWELRY-  
ANTIQUES-  
ELECTRONICS-

RESIDENTIAL  
BUILDING

RESIDENTIAL  
BUILDING

OUTDOOR  
AREA

RESIDENTIAL  
BUILDING

RESIDENTIAL  
BUILDING

RESIDENTIAL  
BUILDING

MARTIAL ARTS

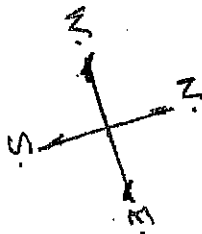
RESIDENTIAL  
BUILDING

RESIDENTIAL  
BUILDING

MIRACLE GARDEN-  
YARD

ROOT & BONE  
200 E 3RD STREET  
FULL LIQ. LIC.# 1275698

MAMA'S BAR  
34 AVENUE B - FULL  
LIQUOR LIC.# 1147150



566'

353'

314'

— EAST 3RD STREET —

TWO BOOTS  
PIZZA

RESTAURANT WINE  
LICENSE

BUILDING ENTRANCE

LAUNDROMAT

UCB THEATER

TAVERN WINE LICENSE

FITNESS CENTER

RESIDENTIAL

MOST HOLY REDEEMER  
& NATIVITY CHURCH  
173 E. 3RD STREET

MOST HOLY REDEEMER  
RECTORY  
173 E. 3RD STREET

RESIDENTIAL

RESIDENTIAL

GUITARS & MUSIC

FOR RENT

FOR RENT

RESIDENTIAL

RESIDENTIAL  
CLOSED RESTAURANT-  
VACANT

OFFICE

RESIDENTIAL  
ENTRANCE

CLOTHING-  
USED & VINTAGE

WILD PROJECT-  
ART GALLERY

TAVERN WINE LICENSE

RESIDENTIAL ENTRANCE

APPLICANT

STORE FOR RENT

CLEANERS

SECCHU YOKOTA  
199 E. 3RD STREET  
RESTAURANT  
WINE LICENSE

BUILDING  
ENTRANCE

CHINESE  
TAKE-OUT FOOD

BLOCK PLOT DIAGRAM: DIAGRAM #3  
199 E. 3RD STREET  
NEW YORK, N.Y.  
JUNE 25, 2018: NOT-TO-SCALE

— AVENUE B —

①

LOCATIONS WITH FULL ON PREMISES  
LIQUOR LICENSES LOCATED WITHIN  
500 FEET OF 197 EAST 3<sup>RD</sup> STREET  
NEW YORK, N.Y.

①

FONDA-CAFE- # 1258887  
40 AVENUE B  
101 FEET FROM APPLICANT

②

POST CAFE # 1304706  
42 AVENUE B  
112 FEET FROM APPLICANT

③

LOVECRAFT : # 1278312  
50 AVENUE B  
149 FEET FROM APPLICANT

④

NOBODY IS PERFECT: # 1298830  
235-237 E. 4<sup>TH</sup> STREET  
245 FEET FROM APPLICANT

⑤

DORIAN GRAY: # 1249243  
205 E. 4<sup>TH</sup> STREET  
396 FEET FROM APPLICANT



(2)

(6) ROOT & BONE: # 1275698  
200 E. 3<sup>RD</sup> STREET  
64 FEET FROM APPLICANT

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(7) MAMA'S BAR: # 1147150  
34 AVENUE B  
115 FEET FROM APPLICANT

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(8) THE HAIRY LEMMON: # 1304609  
28-30 AVENUE B  
182 FEET FROM APPLICANT

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(9) POCO-RESTAURANT-BAR: # 1188694  
29-33 AVENUE B  
163 FEET FROM APPLICANT

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(10) AVENIDA CANTINA: # 1245111  
25 AVENUE B  
227 FEET FROM APPLICANT

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(11) CORNERSTONE: # 1268142  
17 AVENUE B  
302 FEET FROM APPLICANT

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(3)

SCHOOLS & CHURCHES SHOWN ON SURVEY:

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(1)

ALT SCHOOL -  
# 1 AVENUE B  
432 FEET FROM APPLICANT

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(2)

THE EARTH SCHOOL AKA  
P.S. 64 ROBERT SIMON SCHOOL  
600 EAST 6<sup>TH</sup> STREET  
CLOSEST SCHOOL DOOR TO APPLICANT  
IS 319 FEET AWAY

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(3)

NEW AMSTERDAM SCHOOL:  
62 AVENUE B  
362 FEET FROM APPLICANT

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(4)

IGLESIA BAPTISTA EMMANUEL  
256 E. 4<sup>TH</sup> STREET  
378 FEET FROM APPLICANT

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(5)

MOST HOLY REDEEMER & NATIVITY CHURCH  
173 E. 3<sup>RD</sup> STREET  
357 FEET FROM APPLICANT

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(6)

MOST HOLY REDEEMER RECTORY  
113 E. 3<sup>RD</sup> STREET  
314 FEET FROM APPLICANT

SEE

NEXT PAGE →

4

7

GOLD MATERIAL

MONTESSORI SCHOOL -

CHILD DAY CARE CENTER

41 AVENUE B

161 FEET FROM APPLICANT

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