



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

Alysha Lewis-Coleman, 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)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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: 9/28/18

**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: Pizza Place

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 226 E 14<sup>TH</sup> ST

Cross streets: 2<sup>ND</sup> + 3<sup>RD</sup> AVENUES

Name of applicant and all principals: Williamsburg Pizza 14<sup>TH</sup> ST LLC  
John Kutinsky + Aaron McCann

Trade name (DBA): Williamsburg Pizza

**PREMISE:**

Type of building and number of floors: 6 story mixed use

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? 6  
amended CO in process. Will get LNO if needed

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): C1-6A

**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) 11:30am - 12am Mon to Wed, 11:30am - 2am Thur  
11:30am - 4am Fri + Sat & 11:30am - 12am Sunday

Number of tables? 9 Total number of seats? 24

How many stand-up bars/ bar seats are located on the premise? none

(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): 6' service bar in kitchen

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

Specialty Pizza

What are the hours kitchen will be open? up to 1/2 hour before closing

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

How many employees will there be? 10

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

Possibly

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: I Pod

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

as per landlord

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: Williamsburg Pizza

Address: 277 Broome St Community Board # 3

Dates of operation: 3/16 TO Present

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. see above

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? 13

How many On-Premise (OP) liquor licenses are within 500 feet? 11

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 operate a full-service restaurant, specifically a (type of restaurant) Specialty  
Pizza, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation.
2.  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.
3.  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 \_\_\_\_\_.
4.  I will play ambient recorded background music only.
5.  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.
6.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7.  I will not participate in pub crawls or have party buses come to my establishment.
8.  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 7 PM.
9.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10.  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.

John Kutinsky (917) 757-3532

## Proximity Report for Location:

September 26, 2018

226 E 14 St, 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.

### Closest Liquor Stores

| Name                     | Address         | Approx. Distance |
|--------------------------|-----------------|------------------|
| M J K LIQUORS INC.       | 161 3RD AVENUE  | 635 ft           |
| TRADER JOES EAST INC     | 138 E 14TH ST   | 715 ft           |
| MIAT LIQUORS INC         | 166 2ND AVE     | 990 ft           |
| TASTE WINE LLC           | 50 3RD AVE      | 1050 ft          |
| 33 UNION SQUARE WEST INC | 140 4TH AVE     | 1095 ft          |
| CARMAD INC               | 224 226 1ST AVE | 1165 ft          |
| 236 WINES & LIQUORS INC  | 279 1ST AVENUE  | 1240 ft          |

### Churches within 500 Feet

| Name   | Approx. Distance |
|--|------------------|
| Saint Mary's Catholic Church of the Byzantine Rite | 240 ft           |
| Friends Meeting House and Seminary                 | 345 ft           |

### Schools within 500 Feet

| Name | Address | Approx. Distance |
|------|---------|------------------|
|------|---------|------------------|

### On-Premise Licenses within 750 Feet

| Name                     | Address              | Approx. Distance |
|--------------------------|----------------------|------------------|
| K H T ENTERPRISES INC    | 222 EAST 14TH STREET | 40 ft            |
| JINX PROOF II LLC        | 231 E 14TH ST        | 130 ft           |
| JINX PROOF L L C         | 231 E 14TH STREET    | 135 ft           |
| 243 E 14TH CAFE INC      | 243 E 14TH ST        | 245 ft           |
| HUZZAH LLC               | 221 2ND AVE          | 305 ft           |
| PMP VENTURES INC         | 219 2ND AVE          | 310 ft           |
| DAIMYO GROUP LLC         | 207 2ND AVENUE       | 405 ft           |
| EAST COUNTY LOUTH INC    | 103 3RD AVENUE       | 410 ft           |
| 99 THAI PLAYGROUND LLC   | 99 3RD AVE           | 440 ft           |
| 106 3RD AVE NYC INC      | 106 3RD AVE          | 455 ft           |
| 211 AVE A RESTAURANT INC | 197 2ND AVE          | 495 ft           |
| TWO GUIZE LLC            | 102 3RD AVE          | 510 ft           |
| VINYL ENTERTAINMENT INC  | 100 3RD AVE          | 525 ft           |
| LONGFORD INC             | 98 3RD AVE           | 535 ft           |
| HAN DYNASTY NYU CORP     | 90 3RD AVE           | 595 ft           |
| K BLOOM REALTY LLC       | 192 2ND AVE          | 645 ft           |

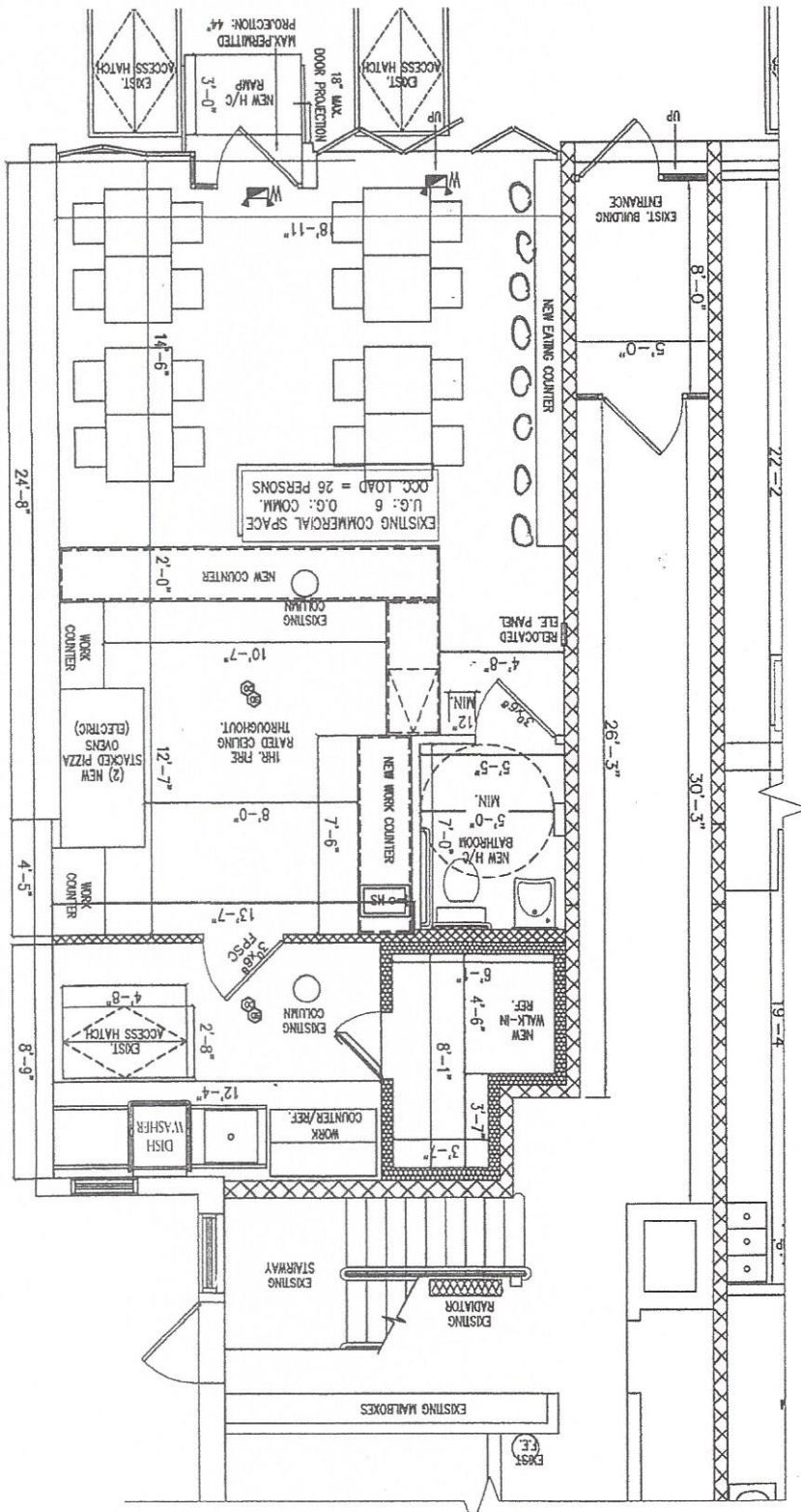
| Name                   | Address              | Approx. Distance |
|------------------------|----------------------|------------------|
| BIZET LLC              | 150 E 14TH ST        | 645 ft           |
| 322 E 14TH STREET CORP | 322 E 14TH ST        | 650 ft           |
| MADDSG LLC             | 301 E 12TH ST        | 680 ft           |
| 325 E 14TH STREET CORP | 325 EAST 14TH STREET | 710 ft           |
| PJ RESTAURANT INC      | 302 E 12TH ST        | 740 ft           |

### **Pending Licenses within 750 Feet**

| Name                      | Address              | Approx. Distance |
|---------------------------|----------------------|------------------|
| M CULINARY CONCEPTS INC   | 211 EAST 14TH STREET | 140 ft           |
| 4N CORP                   | 233 E 14TH ST        | 150 ft           |
| DELPHINUS RESTAURANT CORP | 246 E 14TH ST        | 235 ft           |
| ATLAS HUGGED INCORPORATED | 213 2ND AVE          | 345 ft           |
| RAY'S INC I               | 201 2ND AVE          | 465 ft           |
| COLOR STRIP LLC           | 92 3RD AVE           | 585 ft           |
| 31 ORCHARD ST REALTY INC  | 301 E 12TH ST        | 640 ft           |
| DH NEWLAND CORP           | 300 E 12TH ST        | 700 ft           |

### **Unmapped licenses within zipcode of report location**

| Name               | Address      |
|--------------------|--------------|
| AOA786 LLC         | 820 BROADWAY |
| S&D WAVE GROUP INC | 199 2ND AVE  |



EXISTING COMMERCIAL SPACE  
 U.G.: 6  
 O.G.: COMM.  
 OCC. LOAD = 26 PERSONS

NEW COUNTER

RELOCATED  
 ELE. PANEL

NEW H/C  
 BATHROOM

NEW H/C  
 BATHROOM

NEW WALK-IN  
 REF.

NEW WALK-IN  
 REF.

WORK  
 COUNTER/REF.

EXISTING  
 RADIATOR

EXISTING  
 RADIATOR

EXISTING MAILBOXES

NEW COUNTER

EXISTING  
 COLUMN

NEW H/C  
 BATHROOM

NEW H/C  
 BATHROOM

NEW WALK-IN  
 REF.

NEW WALK-IN  
 REF.

WORK  
 COUNTER/REF.

EXISTING  
 RADIATOR

EXISTING  
 RADIATOR

EXISTING MAILBOXES

NEW H/C  
 BATHROOM

NEW H/C  
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ALT 103017012

# CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: OCT 22 2002 NO. 103017012

This certificate supersedes C.O. NO

ZONING DISTRICT C1-6A

THIS CERTIFIES that the ~~new~~ altered ~~XXXXX~~ building premises located at

226 EAST 14TH STREET

Block 469 Lot 21

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 HOUSING LIMITS | BUILDING CODE HABITABLE ROOMS | ZONING USE GROUP | BUILDING CODE OCCUPANCY GROUP | DESCRIPTION OF USE                       |
|-----------|--------------------------|---------------------------------|-----------------------------------|-------------------------------|------------------|-------------------------------|--|
| CELLAR    | O.G.                     |                                 |                                   |                               |                  |                               | BOILER ROOM, STORAGE AND MECHANICAL ROOM |
| 1ST FLOOR | 100                      | 6                               | 3                                 | 7                             | 6<br>2           | COMM<br>RES                   | 3 STORES<br>3 APARTMENTS                 |
| 2ND FLOOR | 40                       |                                 | 6                                 | 17                            | 2                | RES                           | 6 APARTMENTS                             |
| 3RD FLOOR | 40                       |                                 | 7                                 | 13                            | 2                | RES                           | 7 APARTMENTS                             |
| 4TH FLOOR | 40                       |                                 | 6                                 | 18                            | 2                | RES                           | 6 APARTMENTS                             |
| 5TH FLOOR | 40                       |                                 | 6                                 | 15                            | 2                | RES                           | 6 APARTMENTS                             |
| 6TH FLOOR | 40                       |                                 | 8                                 | 10                            | 2                | RES                           | 8 APARTMENTS                             |

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED 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 LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

ACTING BOROUGH SUPERINTENDENT

Commissioner  
COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY



## MAKE YOUR OWN PIE

PER PIE \$3.50

### TOPPINGS:

Apples, Artichokes, Basil, Cremini Mushrooms,  
Crushed Walnuts, Garlic, Local Italian Sausage,  
Oil Cured Black Olives, Parmigiano-Reggiano,  
Pepperoni, Red Onions, Ricotta, Roasted Red Peppers,  
Roma Tomatoes, Rosemary

PER PIE \$4.50

### GOURMET TOPPINGS:

Anchovies, Bacon, Gorgonzola, Kale, Meatballs, Pine Nuts,  
Smoked Chicken, Smoked Fresh Mozzarella, Sopressata,  
Spinach, Taleggio Cheese, White Truffle Oil

## SALADS

PARTY SIZE SALAD FEEDS 8-10 PEOPLE

### HOUSE SALAD

Romaine, Olives, Cucumbers, Roma Tomatoes & Red Onions  
\$7.75 / \$31.00

### CAESAR SALAD

Romaine, Parmigiano-Reggiano & Croutons \$8.75 / \$35.00  
WITH CHICKEN \$13.75 / \$55.00

### KALE SALAD

Marinated Artichokes, Roma Tomatoes, Kale, Cucumbers,  
Kalamata Olives, Pine Nuts & White Balsamic \$11.00 / \$44.00

## HEROES & SIDES

### MEATBALL HERO

Meatballs, Mozzarella, Pecorino-Romano,  
Parmigiano-Reggiano, Basil & Marinara \$9.50

### GARLIC KNOTS

Served with Marinara Sauce (4) \$3.00

## BEVERAGES

### CANS

Coke, Diet Coke, Sprite,  
Canada Dry Ginger Ale \$2.00

### BOYLAN

Black Cherry, Diet Black Cherry,  
Root Beer, Diet Root Beer,  
Orange, Cream,  
Ginger Ale, Grape,  
Seltzer, Lemon Seltzer \$3.00

MEXICAN COKE \$3.00

### PELLEGRINO

Orange, Blood Orange,  
Grapefruit, Lemon \$3.00

### LA CROIX SPARKLING BEVERAGES

Coconut, Cran-Raspberry,  
Lime \$2.00

POLAND SPRING  
WATER \$1.50

ORDER 5 PIES, GET 1 FREE!

Phone or In House Orders Only

## PIZZA BY THE PIE

### PICK YOUR CRUST:

BROOKLYN ROUND OR GRANDMA SQUARE

### THE BROOKLYN

Grande Mozzarella & Tomato Sauce \$19.50

### MARGHERITA

Parmigiano-Reggiano, Olive Oil, Basil,  
Fresh Mozzarella & Tomato Sauce \$24.00

### GRANDMA

Parmigiano-Reggiano, Olive Oil, Basil,  
Fresh Mozzarella & Tomato Sauce \$25.00

### TARTUFO

Fresh Mozzarella, Parmigiano-Reggiano, Rosemary  
Cremini Mushrooms & White Truffle Oil \$27.00

### BIANCO

Fresh Mozzarella, Ricotta, Parsley  
& Parmigiano-Reggiano \$22.00

### VEGAN

Tomatoes, Garlic, Red Onions, Spinach,  
Roasted Red Peppers, Mushrooms & Olives \$26.00

### SOPHIA LOREN

Fresh Mozzarella, Parmigiano-Reggiano,  
Marinated Sliced Tomatoes, Garlic & Basil \$24.00

### APPLE BACON

Smoked Fresh Mozzarella, Parmigiano-Reggiano,  
Bacon, Crushed Walnuts, Gorgonzola & Apples \$29.00

### CALABRESE

Sopressata, Imported Black Olives, Red Onions, Basil,  
Parmigiano-Reggiano, Fresh Mozzarella  
& Tomato Sauce \$28.00

### PAESANO

Local Italian Sausage, Roasted Red Peppers,  
Cremini Mushrooms, Basil, Parmigiano-Reggiano,  
Fresh Mozzarella & Tomato Sauce \$27.00

\*ANY PIE AVAILABLE ON A  
14" GLUTEN-FREE CRUST:  
add \$2.00

FRESH MOZZARELLA MADE DAILY