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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 your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Letter of notice of proposed business to block or tenant association if one exists. E-mail the CB3 office at **info@cb3manhattan.org** for help to find block associations.
- 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: 1/27/13

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.

Type of license: Beer + Wine Is location currently licensed? Yes No

If alteration, describe nature of alteration: _____

Previous or current use of the location: Theater

Corporation and trade name of current license: The Living Theater

APPLICANT:

Premise address: 211A Clinton Street

Cross streets: Clinton Between Houston + Stanton

Name of applicant and all principals: Stephen & Tyler Productions LLC

Stephen Michael Rondel & Tyler Gerard Maganzini

Trade name (DBA): The Cow Theater

PREMISE:

Type of building and number of floors: Mixed use Commercial 6 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: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate of occupancy for back or side yard intended for commercial use? Yes No

Indoor Certificate of Occupancy 124 Outdoor Certificate of Occupancy No outdoor space
(fill in maximum NUMBER of people permitted)

Do you plan to apply for Public Assembly permit? Yes No

Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2):
F1 - A Group use 4

Is this premise wheel chair accessible? Yes No

PROPOSED METHOD OF OPERATION:

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?
Performance space - Theater

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: Fully operational theater with concession area

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 10am - 2am

Number of tables? 4 total Number of seats at tables? 16 total

How many stand-up bars/ bar seats are located on the premise? one 9ft service bar - no 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): one 9ft bar in 10ft x 26ft cafe area
Any food counters? Yes No If Yes, describe: for guests use pre-performance & during intermission

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? Concessions available from 6pm-1am

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

How many employees will there be? 6-8

Do you have or plan to install French doors accordion doors or windows space is in basement

Will you agree to close any doors and windows at 10:00 P.M. every night? Yes No N/A

Will there be TVs/monitors? Yes No (If Yes, how many?) one large projection screen

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: 2 JBL EON 15" Speakers

Will you host promoted events, scheduled performances or any event at which a cover fee is

charged? If Yes, what type of events or performances are proposed? Yes - performances of improv, repertory theater, one-man shows, children's theater,

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans.

Will there be security personnel? Yes No (If Yes, how many and when) one doorman

Thursday - Saturday Nights

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

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: Black Mountain Wine House

Address: 415 Union Street Brooklyn NY Community Board # 6

Dates of operation: 3/10 - Present

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.

Applicant also owns
Union Grounds
270 Smith Street
Brooklyn NY 11231 in Community Board 6

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? 5

How many licensed establishments are within 500 feet? 6

Is premise within a 500 foot radius of 3 or more establishments with OP licenses? Yes No

How many On-Premise (OP) liquor licenses are within 500 feet? 4

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

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

COMMUNITY OUTREACH:

If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at info@cb3manhattan.org for any contact information.

Please 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).

ATTENTION RESIDENTS & NEIGHBORS

Stephen and Tyler Productions, LLC
Company/DBA Name and Contact Number for Questions

Plans to open a
THEATER / PERFORMANCE (Please choose)
Bar/Restaurant/Club/Grocery/Liquor Store/Wholesaler,
Please indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

21A Clinton Street
Street Number and Street Name

This establishment is seeking a license to serve

BEER & WINE only
Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, February 11, 2013 at 6:30pm
JASA/Green Residence at 200 East 5th Street
(at corner of Bowery)

stephentylert@gmail.com
Applicant Contact Information

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org

MENU

Sandwiches:

Smoked Turkey Sandwich

With Brie cheese, basil pesto spread, and cranberry sauce on raisin bread.

Ham & Cheddar Sandwich

Arugula, mayo, and old-style dijon mustard on French bread.

Vegan Sandwich

Roasted red pepper hummus, carrots, Guss' pickles, cucumbers, and sprouts on wheat bread.

Mozzarella & Tomato

With fresh basil, olive oil, balsamic vinegar, and basil pesto spread on Amy's French baguette.

Hummus Wrap

With cucumbers, tomatoes, sprouts, and olive oil on a spinach wrap.

Prosciutto & Swiss

With roasted red peppers, sprouts, olive oil, and balsamic vinegar on baguette.

Peanut Butter & Jelly Sandwich

All natural peanut butter and strawberry or raspberry preserves on wheat bread.

Salads:

Spinach Salad

Baby spinach, crumbled blue cheese, strawberries and almonds with fat free raspberry vinaigrette

Caesar Salad

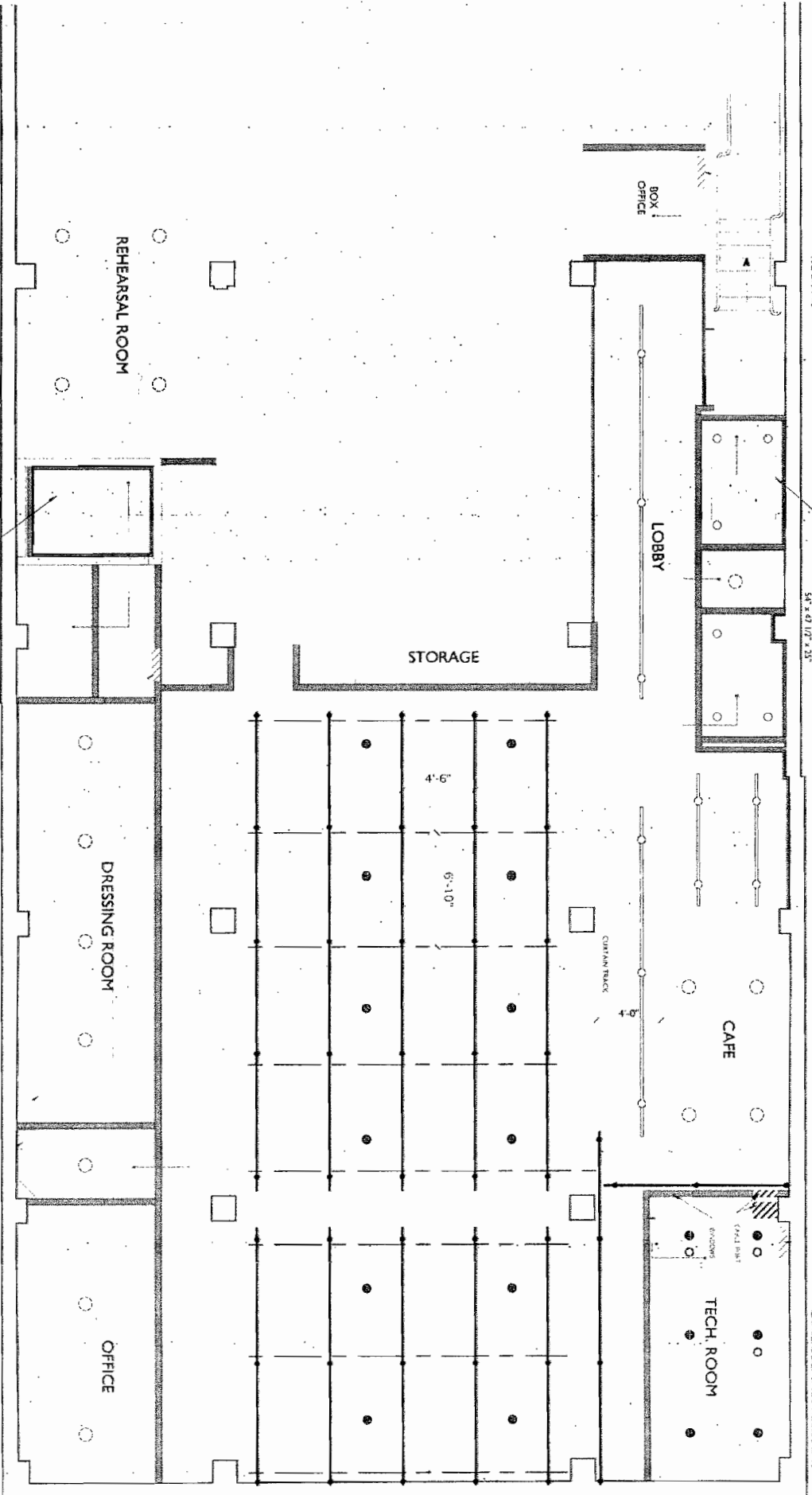
Romaine hearts, shaved parmesan and croutons with caesar dressing.

Snacks:

Granola Bars, Candy Bars, Popcorn, Chips, Organic Fruit Snacks

Coffee Selections:

Cafe Americano, Cappuccino, Latte



ELECTRICAL SUBPANEL 1A
SCENE BATH LIGHTING & POWER
AC UNIT #2

AIR CONDITIONING UNIT (AC 1)
54' x 47' 1/2" x 25"

ELECTRICAL PANEL #2
THEATRICAL LIGHTING & HOUSE LIGHTS

AIR CONDITIONING UNIT (AC 2)
54' x 47' 1/2" x 25"

ELECTRICAL PANEL #1:
REHEARSAL ROOM, BATH #1, UTILITY CLOSET, W/D,
DRESSING ROOM, OFFICE POWER & LIGHT, AND
AC UNIT #1

12" x 16" VENTILATION KNOCOUT CUT FOR FRESH AIR INTAKE
IN SLAB ABOVE RESERVED FOR THEATER SPACE
EXHAUST DUCT FROM COMPACTOR ROOM

LIVIN
31 CUR
CULLA
NEW V

FIELD
SEICH
ARCHI

Petition to Support Proposed Liquor License

Date: 1/16/13

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) BEER AND WINE

to the following applicant/establishment (company and/or trade name) The C.O.W.

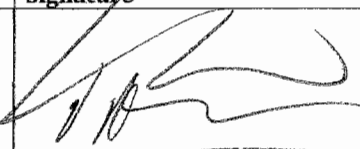
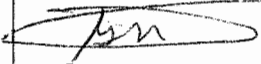

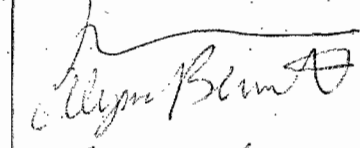
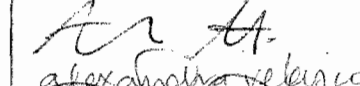




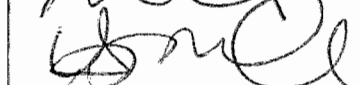
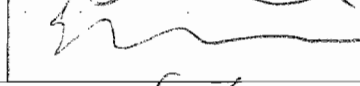



Address of premises: 21 - Clinton St.

This business will be a: (circle) Bar / Restaurant Other: Theater Company

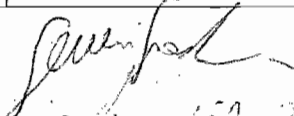
The hours of operation will be:
10 - midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

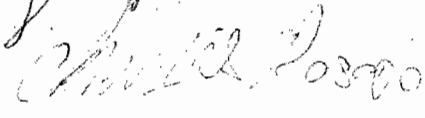
Name	Signature	Address
Chris J V. Rossi (V. Rossi)		238 E Houston 19 - CLINTON
George Mezzano		19 Clinton St.
Kevin Yaghobi		19 Clinton St.
CARLO OSTI		30 CLINTON ST
Alyssa Bianchi		35 CLINTON ST
Alec Horen		68 CLINTON ST.
ALEXANDRA VELASCO		213 6TH AVE
JOSHUA A		1829 DELAWARE ST.
CHAS NECHODOM		1829 DELAWARE ST.
Shayne Barr		155 Rivington
Alyssa L		20 West 10 St
Katherine Bernard		155 Rivington
UZAMKA MADJICA		236 E Houston
Eliana SCHULMAN		288 Powers Street

JANARO SEBTERIA



37/39 Clinton Street

Charlie Rosano



43 Clinton Street

Drink Menu

Reds:

House Red	\$7
Pitch Cabernet-California	\$9
Sandro Fey Nebbiolo-Italy	\$10
Nine Stones Shiraz-Australia	\$10

Whites:

House White	\$7
Casa Julia Savignon Blanc- Chili	\$8
Pine Ridge Chenin Blanc- California	\$10
La Cana Alberino - Spain	\$11

Beers:

Brooklyn Lager	\$6
Captain Lawrence Kolsch	\$7
Southern Tier Porter	\$7
Troegs Hop Back	\$8

Sodas: (All \$2.50)

Coke
Diet Coke
Sprite
Ginger Ale
Orangina
Perrier
Selection of Fresh Juices

Petition to Support Proposed Liquor License

Date: 1/24/13

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) BEER AND WINE

to the following applicant/establishment (company and/or trade name) _____

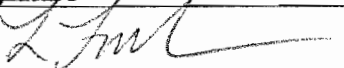




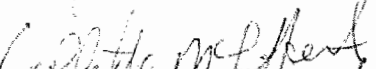
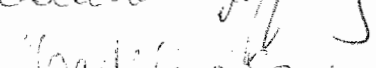

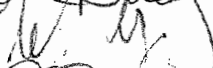


Address of premises: 21 - CLINTON ST

This business will be a: (circle) Bar / Restaurant Other: Theater Company

The hours of operation will be:
10 am - midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

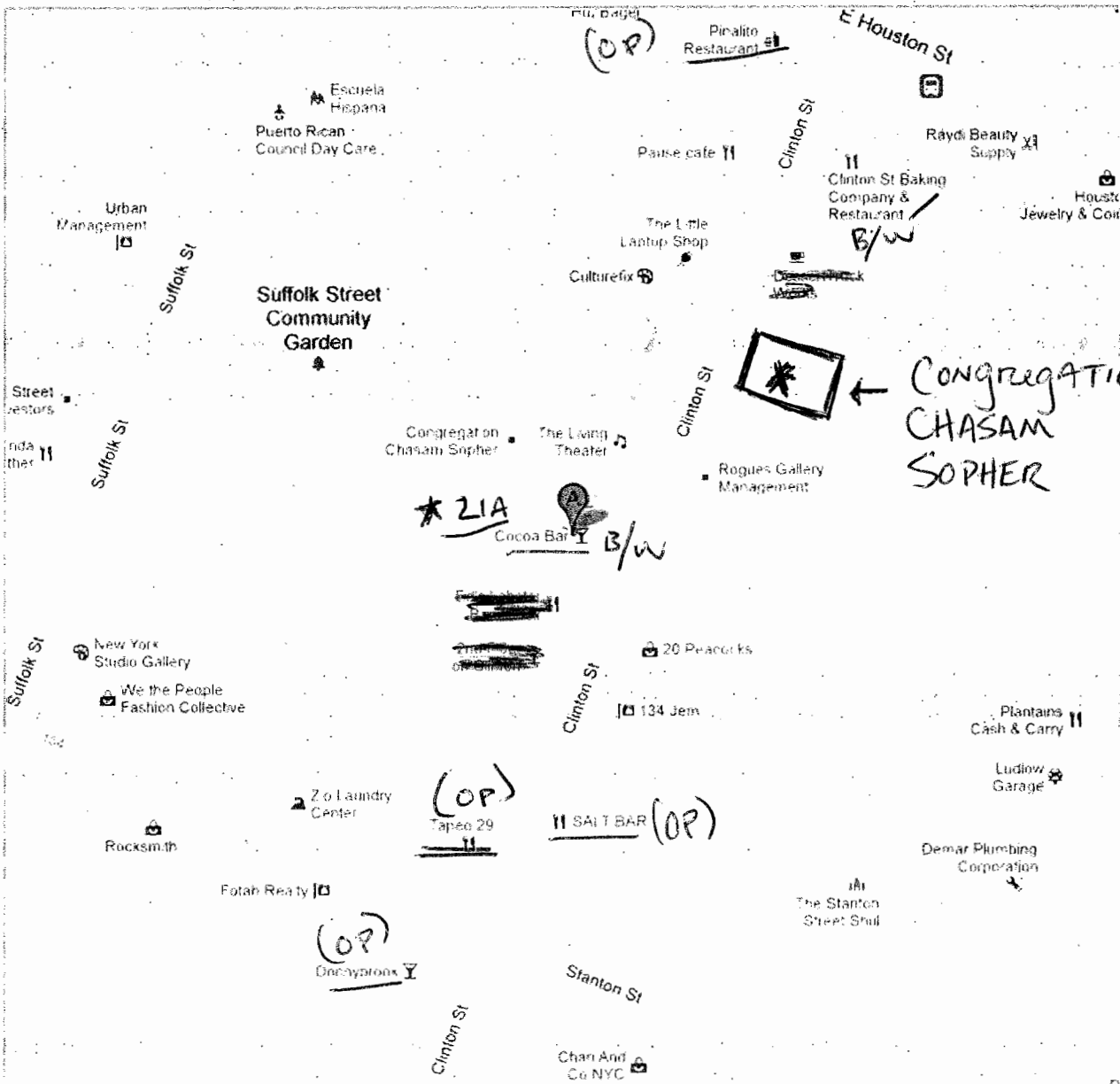
Name	Signature	Address
Lizze Taubeneck		40 Clinton St.
Janica Hall		209 E. 7th St.
Jody Overfelder		455 For Drive Bldg 2
Brad Hasse		76 Clinton Street
Hyung Jun		53 Ridge Street
Collette McLafferty		210 Rivington St. #15A
Shadrina Sueno		153 Stanton St
PAUL BRIDGEWATER		154 Stanton St.
ROBERT OAKLEY		154 STANTON ST.
Rick Bobbico		131 Rivington St.
Luis Norro		131 Pump St



Address 21 Clinton St
New York, NY 10002

Get Google Maps on your phone

Text the word "GMAPS" to 466453



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Map data ©2013 Google, Sanborn



Tyler Maganzini <maganzini.tyler@gmail.com>

21A Clinton Street

1 message

Tyler Maganzini <maganzini.tyler@gmail.com>

Mon, Jan 28, 2013 at 12:41 PM

To: ban62007@gmail.com

Ms. Michelle Campo

I am writing to notify you of our company's, Steven & Tyler Productions, application for a beer and wine license for 21-A Clinton Street between Stanton and Houston. We are taking over the Living Theater and are planning on offering concessions to performance goers which will include pre-made, light food items, wine and beer. If you have any questions please contact me at 201.914-3950 or at this email or at thecownyc@gmail. There will be a public hearing on Monday, February 11th 2013 at 6:30 at the JASA/Green Residence at 200 East 5th Street on the corner of Bowery.

Thank you for your support!

All the best
Tyler Maganzini

BOWERY ALLIANCE of Neighbors (BAN)


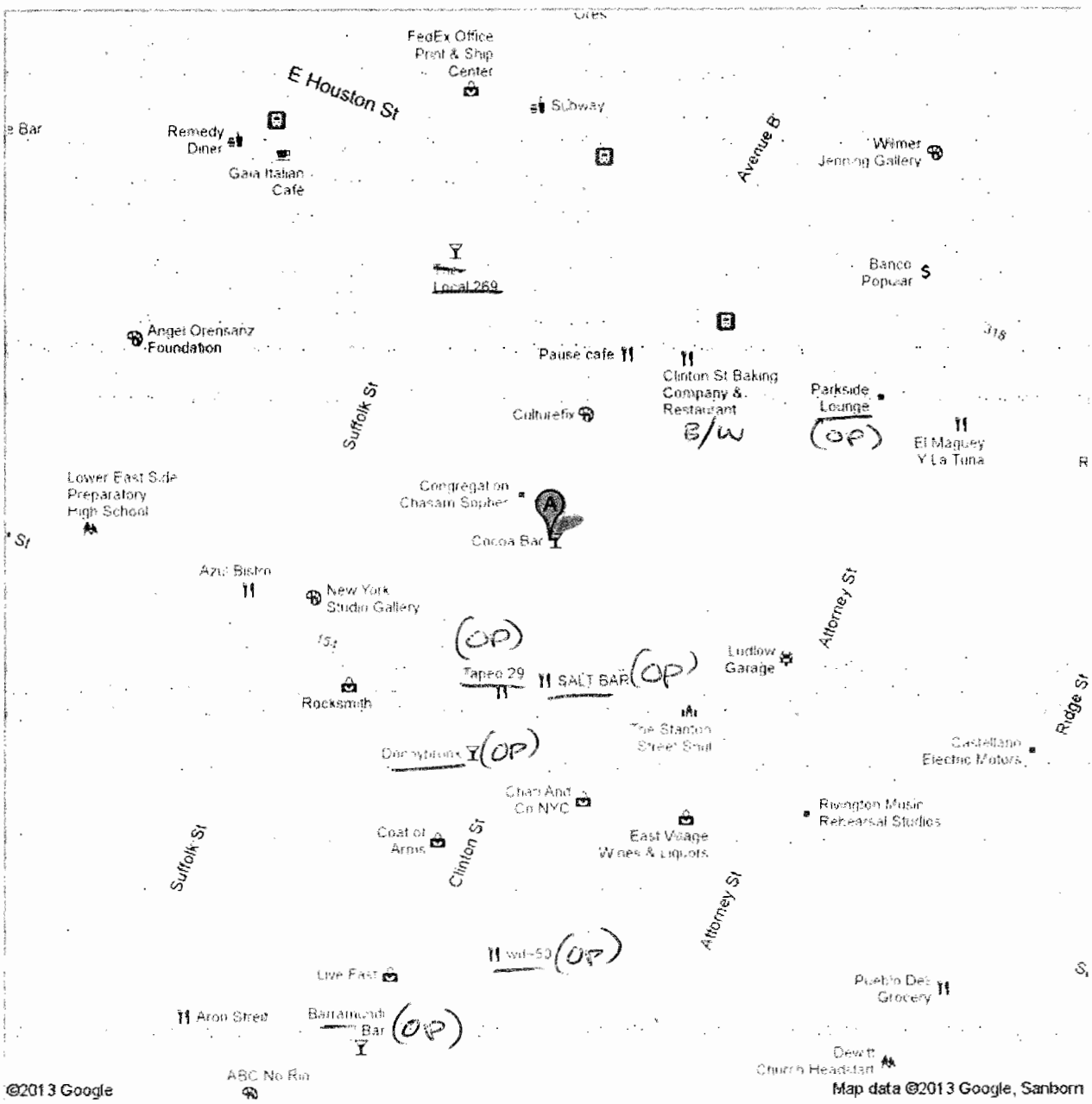
Called - John Shuttleworth (212) 475-3069

BOWERY Community Association
→ NO LONGER EXISTS →



Address 21 Clinton St
New York, NY 10002

Get Google Maps on your phone
Text the word "GMAPS" to 466453

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