



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
- 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: March 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: Full Liquor

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Bar

Corporation and trade name of current license: GETURDUN EZ LLC (International Bar)

APPLICANT:

Premise address: 120 1/2 1st Avenue, New York, NY 10009

Cross streets: E. 7th St. & St. Marks Pl.

Name of applicant and all principals: City Bev. NY LLC

Principals: Solomon Sconiers Jr., Ben (Haiying) Li

Trade name (DBA): Bubbleology Tea

PREMISE:

Type of building and number of floors: 5 story brick, 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: Seating in rear yard
Refer to diagrams

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? 74

** There is a Letter of No Objection on file with the DOB **

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):
R7A (C1-5 overlay)

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) 11am to 11pm Sunday through Thursday (yard closes at 9pm)
11am to 1am Friday and Saturday (yard closes at 10pm)

Number of tables? 7 Total number of seats? 30

How many stand-up bars/ bar seats are located on the premise? 1 Bar / 0 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): 4' long counter facing the door (part of a larger horseshoe food prep area running along
the left wall for approximately 16')

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

Variety of authentic Sweet & Savoury Toasted English crumpets, as well as assorted snacks, and Tapioca-based bubble tea beverages.

What are the hours kitchen will be open? All hours of operation

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

How many employees will there be? 10

Do you have or plan to install French doors accordion doors or windows? NO

Will there be TVs/monitors? Yes No (If Yes, how many?) 1 digital menu 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: Small, wall-mounted speakers connected to iPad

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.")

PLEASE REFER TO ATTACHED ADDENDUM

Will there be security personnel? Yes No (If Yes, how many and when) _____
However, all staff will be trained in compliance with alcoholic beverage control law

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

PLEASE REFER TO ATTACHED ADDENDUM

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: _____

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.

PLEASE REFER TO ATTACHED ADDENDUM

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? 31

How many On-Premise (OP) liquor licenses are within 500 feet? 33

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) _____, 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 _____.
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.

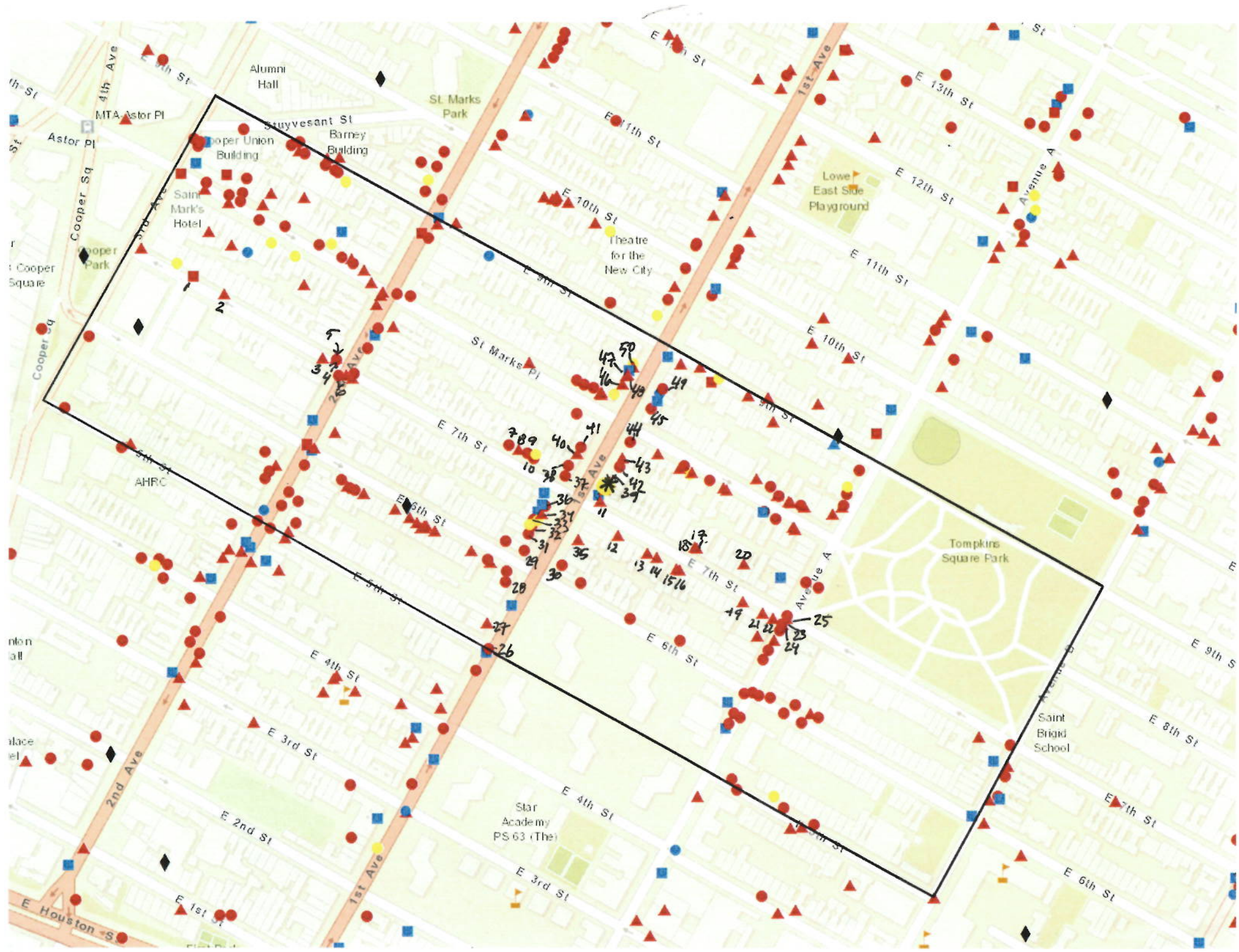
ADDENDUM

To Questionnaire for CITY BEV. NY LLC (Bubbleology Tea)

Traffic & Crowd Management. At all times, a manager or principal will be on premises to ensure that patrons do not congregate or loiter outside of the establishment. If there are patrons who wish to wait for a seat, they can either stand inside or wait elsewhere for a text message alerting them to seating availability. No smoking will be permitted directly outside of the premises and an employee will be assigned to ensure compliance.

Noise Management. Music will be in the background only and at ambient levels. Any crowds will be controlled in the manner described above. Because this establishment is primarily a place to eat and drink bubble tea, loud and obnoxious behavior will not be tolerated - unruly patrons will be asked to leave.

Principal Experience. Ben (Haiying) Li has extensive experience owning and operating small businesses. Since 2016, Ben has been a partner in a Gong Cha bubble tea franchise out on Long Island. Prior to that, he owned and operated a T-Mobile USA franchise in Flushing from 2003 until last June.



Licensed Establishments

Reference Guide for Neighborhood Map

Submitted By: City Bev. NY LLC (Bubbleology Tea)

PROPOSED PREMISES LOCATED AT: **120 ½ 1st Avenue (b/t E. 7th & St. Marks)**

7th St. (from 3rd Ave. to Ave. B)

1. McSorley's Old Ale House,
15 E. 7th St. - EB
2. Porsena, 21-23 E. 7th St. - B/W
3. Burp Castle, 41 E. 7th St. - B/W
4. Mesa Seaview, 41-43 E. 7th St. - OP
5. Standings, 43 E. 7th St. - B/W
6. 48 E. Seventh Street Associates,
48 E. 7th St. - OP
7. Big Bar, 73-75 E. 7th St. - OP
8. Klimat, 77 E. 7th St. - B/W
9. Blue & Gold, 79 E. 7th St. - OP
10. Cafe 81, 81 E. 7th St. - OP
11. Caracas Arepa Bar,
91 E. 7th St. - B/W
12. Kyoya, 94 E. 7th St. - B/W
13. XYZ, 102 E. 7th St. - B/W
14. Rose & Basil, 104 E. 7th St. - B/W
15. Porchetta, 110 E. 7th St. - B/W
16. Ho Foods, 110 E. 7th St. - B/W
17. DeRossi Mac, 111 E. 7th St. - B/W
18. Bourgeois Pig, 111 E. 7th St. - B/W
19. Desnuda, 122 E. 7th St. - B/W
20. Ruffian, 125 E. 7th St. - B/W
21. Giano, 126 E. 7th St. - B/W
22. Pylos, 128 E. 7th St. - B/W
23. Avant Garden, 130 E. 7th St. - B/W
24. Seven A Cafe, 130 E. 7th St. - OP
25. Shervin's World,
131 E. 7th St. - B/W

1st Ave (from E. 5th St. to E. 9th St.)

26. Three of Cups, 83 1st Ave. - OP
27. Shinbashi, 85 1st Ave. - B/W
28. Upstate Craft Beer & Oyster Bar,
95 1st Ave. - OP

29. Ummburger, 99 1st Ave. - OP
30. Coal Yard, 102 1st Ave. - OP
31. Veloce, 103 1st Ave. - OP
32. Empellon, 105 1st Ave. - OP
33. Huertas, 107 1st Ave. - OP
34. Senya, 109 1st Ave. - B/W
35. Sushi Dojo, 110 1st Ave. - B/W
36. Maharlika, 111 1st Ave. - OP
37. WCOU Radio, 115 1st Ave. - OP
38. Oiji, 119 1st Ave. - OP
39. Ma La Project, 122 1st Ave. - B/W
40. Organic Grill, 123 1st Ave. - B/W
41. Parmy's Kabob & Grill,
125-127 1st Ave. - OP
42. The Grafton, 126 1st Ave. - OP
43. Noreeth, 128 1st Ave. - B/W
44. VBAR, 132 1st Ave. - OP
45. Little Rebel, 134 1st Ave. - OP
46. Dan & John's, 135 1st Ave. - B/W
47. Opal, 137 1st Ave. - B/W
48. Drunken Dumpling,
137 1st Ave. - B/W
49. Hard Swallow, 140 1st Ave. - OP
50. Kikoo, 141 1st Ave. - B/W

Legend:

Red = On Premises

Yellow = Pending

Blue = Off Premises

Circle = Full Liquor (OP)

Triangle = Beer & Wine (B/W)

Square = Beer only

* = Premises Location

Proximity Report for Location:

March 29, 2018

Latitude: -73.9854627666525, Longitude: 40.7270792930371

* 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
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	310 ft
WINESHOP LLC	438 A E 9TH ST	665 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	735 ft
S & P LIQUOR & WINE CORP	89 2ND AVE	975 ft
NIZGA CORP	58 AVENUE A	1050 ft
JCCSM INC	45 1ST AVE	1080 ft
MIAT LIQUORS INC	166 2ND AVE	1080 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
GETURDUN EZ LLC	120 1/2 1ST AVENUE	5 ft
1465 CDM INCORPORATED	126 1ST AVENUE	75 ft
W C O U RADIO INC	115 1ST AVENUE	120 ft
YORI NYC CORP	119 1ST AVE	120 ft
PARMYS KABOB AND GRILL INC	125 127 1ST AVE	135 ft
ST MARKS ENTERPRISES INC	132 1ST AVENUE	150 ft
INSIANG LLC	111 1ST AVE	180 ft
81 EAST 7TH PASTRY SHOP CORP	81 EAST 7TH STREET	220 ft
MOLINERO LLC	107 1ST AVE	220 ft
SCHEIB S PLACE INC	80 ST MARKS PLACE	225 ft
CULLEN RESTAURANT INC	118 ST MARKS PLACE	235 ft
SADA TWO LLC	105 1ST AVE	235 ft
BLUE & GOLD BAR INC	79 E 7TH STREET	240 ft
JUSTIFIED LLC	102 1ST AVENUE	250 ft
FTCCM LLC	103 1ST AVE	255 ft
LITTLE REBEL INC	134 1ST AVE	260 ft
HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE	405 E 6TH ST	280 ft

Name	Address	Approx. Distance
TAQUERIA SAINT MARKS PLACE INC	79 SAINT MARKS PL	290 ft
UMM HOSPITALITY INC	99 1ST AVE	295 ft
SADA THREE LLC	132 ST MARKS PL	300 ft
BARMAR LLC	77 ST MARKS PLACE	300 ft
TOMKIN SQUARE KIDS INC	73 75 E 7TH STREET	300 ft
75 ST MARKS PLACE LLC	75 ST MARKS PL	320 ft
EDWIN & NEAL'S LLC	345 E 6TH ST	320 ft
BIG LEE AND SASHAS INC	140 1ST AVE	325 ft
FIGARO VILLAGGIO INC	344 E 6TH ST	370 ft
CHERRY TAVERN INC	441 E 6TH STREET	380 ft
MARRY THE KETCHUP INC	95 1ST AVE	390 ft
EAST 6TH STREET RESTAURANT GROUP LLC	342 E 6TH ST	390 ft
BUA NEW YORK LLC	122 SAINT MARKS PLACE	460 ft
CRIF DOGS ENTERPRISES INC	113 ST MARKS PLACE	475 ft
LITTLE HANDS PLAYCAFE INC	433 E 6TH ST	485 ft
TDDG INC	126 ST MARKS PL	495 ft
BAC 115 CORP	115 ST MARKS PL	500 ft
IMMIGRANT TAP ROOM INC	341 E 9TH ST	525 ft
IMMIGRANT WINE BAR LLC, THE	341 E 9TH ST	525 ft
LOVE PICIN INC	153 1ST AVENUE	565 ft
NEW STATFORD RESTAURANT INC	121 ST MARKS PLACE	565 ft
FELLOW TRAVELERS LTD	83 1ST AVENUE	565 ft
JARLENE CORP	160 1ST AVE	625 ft
119 AVENUE A RESTAURANT CORP	119 AVENUE A	635 ft
YUCA BAR & RESTAURANT INC	111 AVENUE A	635 ft
C & V 77 ENTERPRISES LLC	1475 77 1ST AVENUE	635 ft
SEVEN A CAFE INC	130 E 7TH STREET	640 ft
LE MIU CORP	107 AVE A	645 ft
A H 103 CORP	103 AVENUE A	660 ft
EAST VILLAGE HOSPITALITY LLC	242 E 10TH ST	665 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	665 ft
TOZZER LTD	112 AVENUE A	675 ft
ALOUETTE CORPORATION	131 AVENUE A	685 ft
LUDWIKA MICKEVICIUS	135 AVE A	690 ft
THREE BEANS INC	93 AVENUE A	710 ft
FUN HAT LLC	308 E 6TH ST	710 ft
CIEN FUEGOS LLC	95 AVENUE A	720 ft
BRICKLANE CURRY HOUSE INC	306 308 E 6TH ST	730 ft
WISHBONE PRODUCTIONS INC	141 AVENUE A	730 ft
JCDC LLC	163 1ST AVENUE	735 ft
EAE CORP	94 96 AVENUE A	740 ft
MANNAGGIA INC	163 1ST AVE	740 ft
BOGGY DEPOT INC	85 AVENUE A	740 ft
BYTELOGICS INC	304 E 6TH ST	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
MOLINERO LLC	107 1ST AVE	215 ft
JAMIE COFFEE LLC	81 E 7TH ST	220 ft
FIRST HOSPITALITY LLC	105 1ST AVE	240 ft
RIVKA INC	101 ST MARKS PLACE	245 ft
DAN AND JOHNS LLC	135 1ST AVE	270 ft
143 RESTAURANT CORP	143 1ST AVENUE	365 ft
SONS OF BROOKLYN LLC	424 E 9TH ST	450 ft
IMAAN CORP	149 1ST AVE	510 ft
THREE SEAT ESPRESSO & BARBER LLC	137 AVENUE A	695 ft
TKM 228 EAST 10TH ST LLC	228 E 10TH ST	730 ft

Unmapped licenses within zipcode of report location

Name	Address
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