



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
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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](mailto: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: September 27, 2013

**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: On-Premises Liquor Is location currently licensed?  Yes  No

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Previously a clothing store

Corporation and trade name of current license: N/A

### **APPLICANT:**

Premise address: 175 Orchard Street / New York, NY 10002

Cross streets: East Houston Street and Stanton Street

Name of applicant and all principals: Whynot Orchard LLC

Emil Stefkov - some member of applicant

Trade name (DBA): Whynot Coffee, Wine & Cocktails

**PREMISE:**

Type of building and number of floors: 5 story building with 16 residential units and commercial space on the ground floor

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: \_\_\_\_\_

2 benches will be set up on the sidewalk in front of the premises

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 50\* Outdoor Certificate of Occupancy \_\_\_\_\_

(fill in maximum NUMBER of people permitted) \*Applicant will apply to the NYC Department of Buildings for a Letter of No Objection stating occupancy under 75

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):

C4-4A

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)?

A cafe offering customers coffee and a cafe style menu with specialty cocktails and wine together with free Internet service and art work for sale.

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

If yes, please describe what type: The sale of art work

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 7AM - 1AM Sunday to Thursday; 7AM - 2AM Friday to Saturday

Number of tables? 25 Number of seats at tables? 49

How many stand-up bars/ bar seats are located on the premise? 2 Stand-up bars / 11 bar stools / 10 bar stools

(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) 16'-5" x 7'-5" in the middle of the cafe

Describe all bars (length, shape and location): 10'-3" x 11'-6" at the north west wall

Any food counters?  Yes  No If Yes, describe: \_\_\_\_\_

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

Cafe style menu with pastries, quiches, sandwiches and specialty coffees

What are the hours kitchen will be open? 7AM-1AM Sun-Thurs and 7AM-2AM Fri-Sat

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

How many employees will there be? 4 per shift

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

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

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 \*Live music to consist of classical violin

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

Please describe your sound system: To be provided

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? No

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

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. To be provided

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: See attached list

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. To be provided**

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.

**LOCATION:** See attached Area Survey and list of establishments

How many licensed establishments are within 1 block? 10 (6 full OP licenses & 4 beer wine licenses)  
How many licensed establishments are within 500 feet? 57 (14 with beer wine licenses; 1 liquor store and 1 beer license)

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? 41

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](mailto: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).

**List of Establishments Owned and Operated by  
Applicant Emil Stefkov**

**(1)**

Whynot My Way LLC dba Whynot Coffee  
14 Christopher Street  
New York, NY 10014

Operating as a coffee café since May of 2013 and issued a beer wine  
license on September 11, 2013

**(2)**

Olio Restaurant LLC dba Olio Restaurant  
2 Greenwich Avenue  
New York, NY 10014

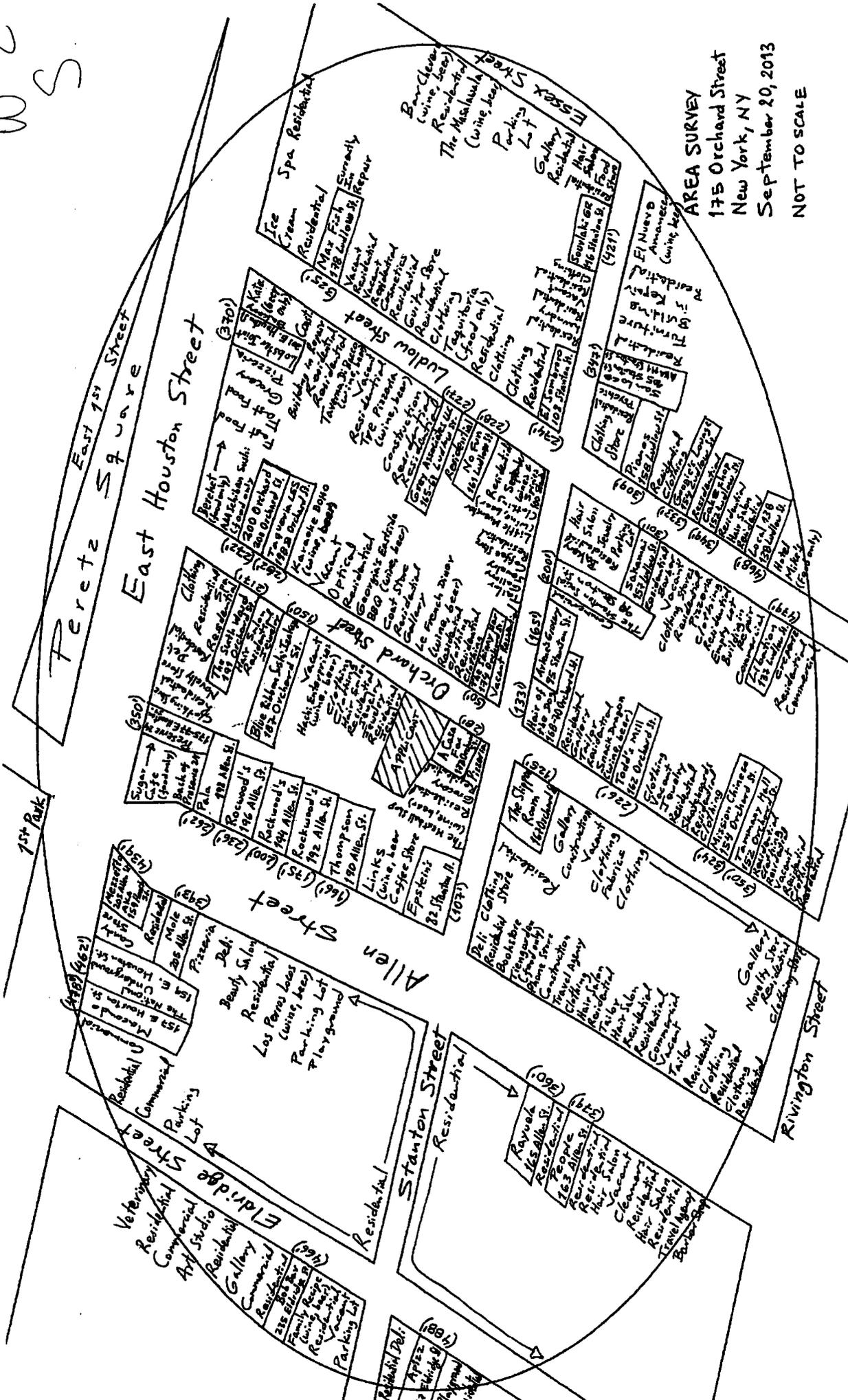
Operating with a full liquor license since July 2, 2010

**(3)**

BBSF Dooel  
Skopje, Macedonia

Applicant owned and operated the restaurant from 2006 to 2009

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AREA SURVEY  
175 Orchard Street  
New York, NY  
September 20, 2013  
NOT TO SCALE

## Re: 175 Orchard Street

1. Max Fish - 178 Ludlow Street - (325') (Currently in Repair)
2. El Sombrero - 108 Stanton Street - (274')
3. Souvlaki GR - 116 Stanton Street - (421')
4. Pianos - 158 Ludlow Street - (309')
5. Googie's Lounge - 154 Ludlow Street - (333')
6. Cakeshop - 152 Ludlow Street - (349')
7. Local 138 - 138 Ludlow Street - (468')
8. San Loco - 105 Stanton Street AKA 111 Stanton Street - (347')
9. Hair of the Dog - 168-70 Orchard Street - (133')
10. Todd's Mill - 162 Orchard Street - (226')
11. Mission Chinese - 154 Orchard Street - (324')
12. Tammany Hall - 152 Orchard Street - (350')
13. Arlene's Grocery - 95 Stanton Street - (165')
14. The Stanton Social - 99 Stanton Street - (200')
15. Sakamai - 157 Ludlow Street - (301')
16. Libation - 137 Ludlow Street - (479')
17. The Skinny Bar - 174 Orchard Street - (50') (Currently in Repair)
18. Taqueria Lower East Side - 198B Orchard Street - (262')
19. 200 Orchard - 200 Orchard Street - (272')
20. Lobster Joint - 201 East Houston Street - (370')
21. Grey Associates LLC - 165-167 Ludlow Street - (227')
22. No Fun - 161 Ludlow Street - (228')
23. The Slipper Room - 167 Orchard Street - (125')
24. Epstein's - 82 Stanton Street - (107')
25. Thompson - 190 Allen Street - (166')
26. Rockwood's - 192 Allen Street - (175')
27. Rockwood's - 194 Allen Street - (200')
28. Rockwood's - 196 Allen Street - (236')
29. Pala - 198 Allen Street - (262')
30. Preserve 24 - 175-77 East Houston Street - (350')
31. The Sixth Ward - 191 Orchard Street - (217')
32. Blue Ribbon Sushi Izakaya - 187 Orchard Street - (150')
33. A Casa Fox - 173 Orchard Street - (28')
34. People - 163 Allen Street - (379')
35. Rayuela - 165 Allen Street - (360')
36. Mole - 205 Allen Street - (393')
37. Mezzetto - 205 Allen Street AKA 159 Houston Street - (439')
38. The National Underground - 159 East Houston Street - (462')
39. Macondo - 157 East Houston Street - (478')
40. Apizz - 217 Eldridge Street - (488')
41. Bob Bar - 235 Eldridge Street - (466')

## Schools & Churches

1. P.S. 20 - 166 Essex Street - (2540')
2. Lamb's Church of the Nazarene - 61 Rivington Street - (2635')