



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 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: February 10th 2015

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: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 107 Suffolk Street

Cross streets: Rivington & Delancey

Name of applicant and all principals: Clemente Sato Velez Cultural & Educational Center Inc
Jan Hanvik

Trade name (DBA): The Clemente

PREMISE:

Type of building and number of floors: 5 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: Parking Lot to be used no more than thrice per year for special events (seating to be determined by event) TPA's will issue for each event

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? 296 (+ 150 Parking Lot)

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

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 7 A

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: Cultural : Educational Center

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 7 days per week 12pm - 12am

various configurations depending upon the event

Number of tables? Potentially 14 Number of seats at tables? Potentially 77

How many stand-up bars/ bar seats are located on the premise? N/A

(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): N/A

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

(Depends on the event)

What are the hours kitchen will be open? depending on the event / installation

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

How many employees will there be? 12-15

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?) Potentially, depending upon

Will premise have music? Yes No the event

If Yes, what type of music? ^{occasional} 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 speakers / Ipad / CDs

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? occasionally as part of the Center's regularly scheduled programming
(NO CHANGE TO EXISTING OF THE PREMISES)

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.")
we will concentrate our guests within the parking lot
Will there be security personnel? Yes No (If Yes, how many and when) 2
varied hours depending upon the event

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.
NO functional windows on street level and noise inside will always be kept to a minimum
Do you have or plan to install sound-proofing? 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. Jan has been operating these premises since May 2008
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? _____

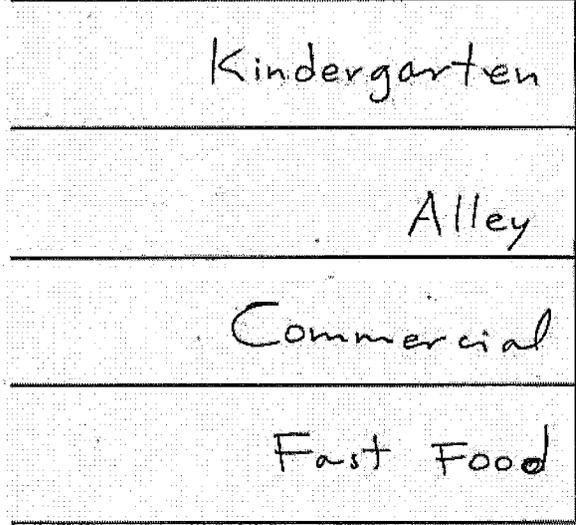
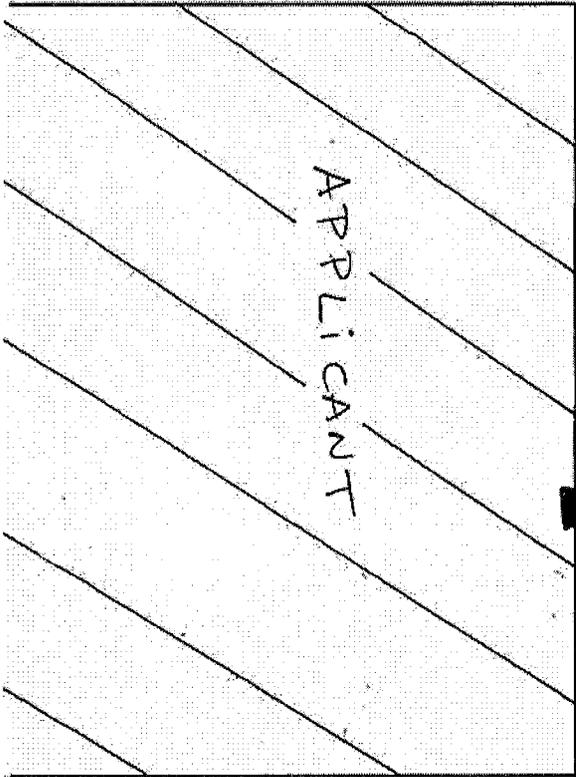
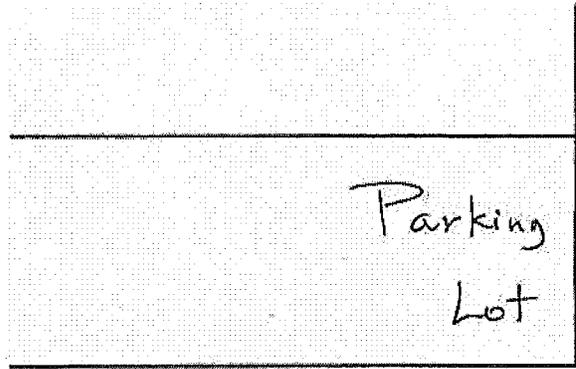
Is premise within 200 feet of any school or place of worship? Yes No

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 _____ **TBD**
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 _____.
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.



250'

250'

Suffolk Street

NOT TO SCALE

AREA SURVEY
107 Suffolk Street
New York, NY
February 26, 2015

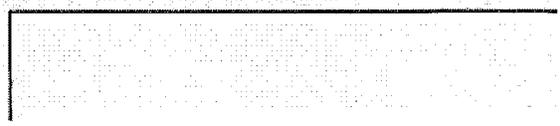


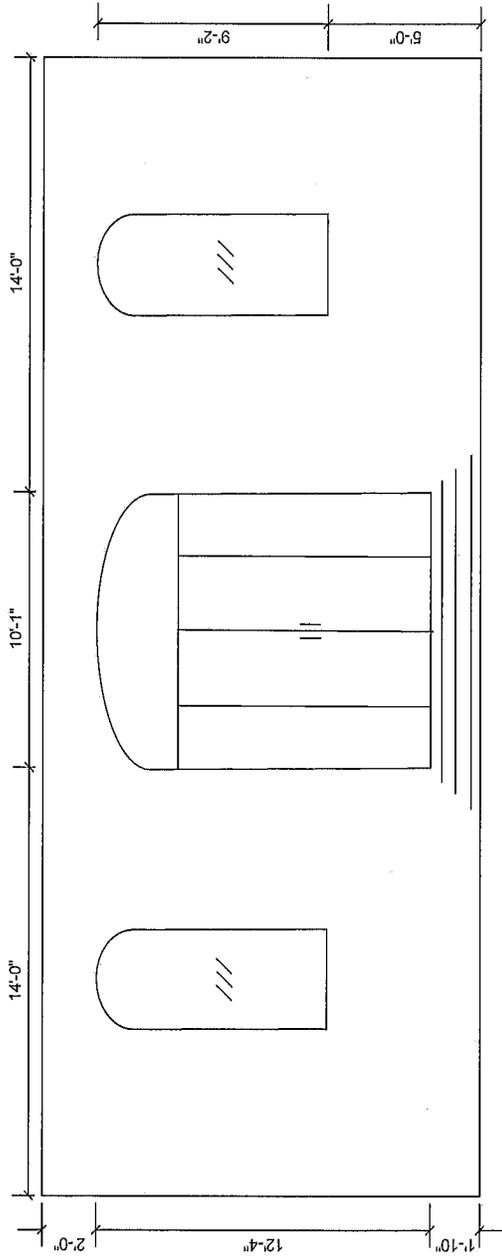
Rivington Street

Residential
Commercial
Food Store

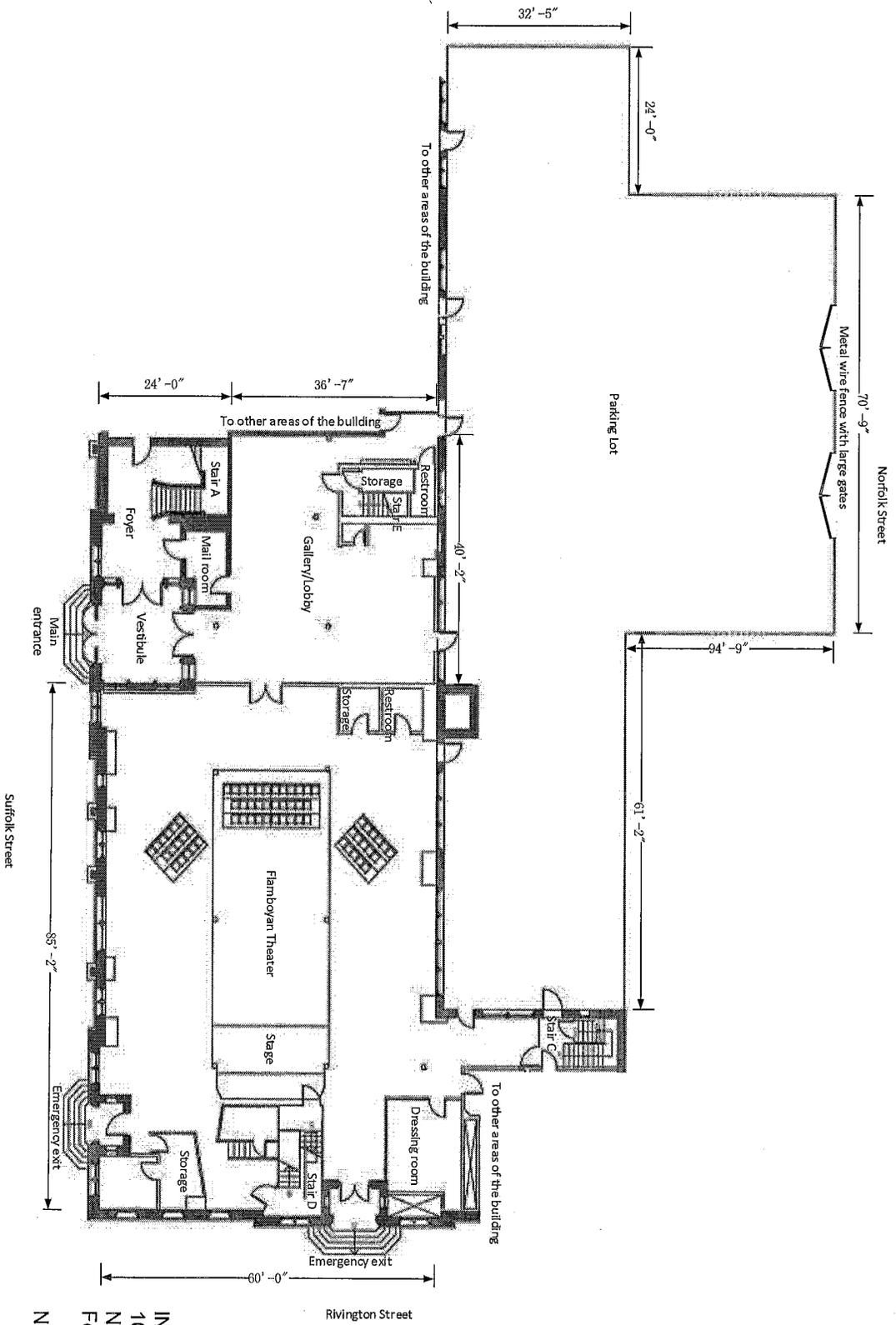
Deli
Residential
Residential
Residential
Coffee Store
Residential
True Mission of Christ Church
Residential
Antibes Bistro 112 Suffolk Street
Residential
Residential
Soy (wine, beer)
Residential
Hair Salon
Hotel
Phone Store

Delancey Street

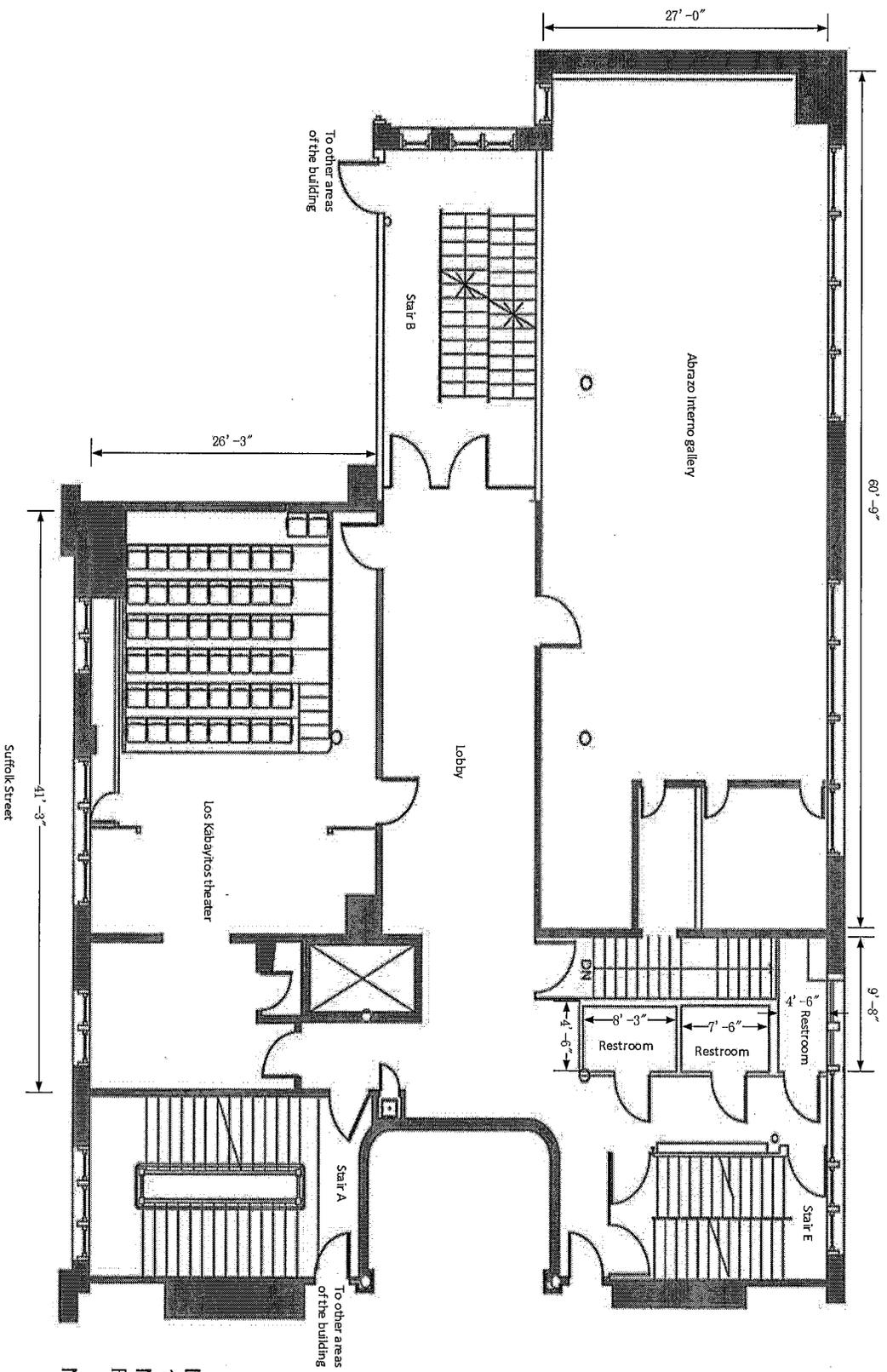




FRONT ELEVATION
 107 Suffolk Street
 New York, NY
 February 26, 2015
 NOT TO SCALE



INTERIOR DIAGRAM - 1st Floor
 107 Suffolk Street
 New York, NY
 February 26, 2015
 NOT TO SCALE



INTERIOR DIAGRAM — 2nd Floor
 107 Suffolk Street
 New York, NY
 February 26, 2015
 NOT TO SCALE