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Antony Wong, *Treasurer*  
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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

### **COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE**

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies plus supporting material requested** to the SLA committee meeting.

**Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.**

**Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.**

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following months meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

**APPLICANT INFORMATION:**

Name of applicant(s):

Melvindale NY LLC

Trade name (DBA):

Gjelina

Premises address:

45 Bond Street, New York, NY 10012

Cross Streets and other addresses used for building/premise:

Between Bowery and Lafayette

**CONTACT INFORMATION:**

Principal(s) Name(s):

Mark Karaptian

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : mark@gjelina.com

Landlord Name / Contact:

[REDACTED]

Landlord's Telephone and Fax: [REDACTED]

**NAMES OF ALL PRINCIPAL(s):      NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

Mark Karaptian

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Modern upscale restaurant serving farm-to-table fare with an emphasis on season, indigenous ingredients and "the whole beast"

\_\_\_\_\_

\_\_\_\_\_

**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

a new liquor license (  Restaurant  Tavern / On premise liquor  Other )

an UPGRADE of an existing Liquor License

an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

a HOTEL Liquor License

a DCA CABARET License

a CATERING / CABARET Liquor License

a BEER and WINE License

a RENEWAL of an existing Liquor License

an OFF-PREMISE License (retail)

OTHER : \_\_\_\_\_

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

n/a

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If this is for a new application, please list previous use of location for the last 5 years:

Prior to approval for 45 B Street Restaurant, the premises was licensed under 45 Bond Street d/b/a Circolo (#1266901) and prior to that, Rambla LLC d/ba Mercat (#1185227)

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Is any license under the ABC Law currently active at this location?  yes  no

If yes, what is the name of current / previous licensee, license # and expiration date: \_\_\_\_\_

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Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes  no

If yes, please list DBA names and dates of operation:

45 Bond Street d/b/a Circolo (#1266901) 2012-2016; Rambla LLC d/ba Mercat (#1185227) 2006-2012

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**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: \_\_\_\_\_

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 6 Year Built : 1899

Describe neighboring buildings:  
Mixed use, residential industrial

Zoning Designation: M1-5B

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 529 / 31

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes  no

Is the premise located in a historic district?  yes  no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC?  yes  no, please explain : \_\_\_\_\_

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes : explain \_\_\_\_\_

What is the proposed Occupancy? 161

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes \*Certificate of Occupancy with permitted use for cellar and ground floor, but applicant is applying to amend C/O for use and occupancy of second floor

If yes, what is the maximum occupancy for the premises? cellar: 40, ground; 93, second TBD

If yes, what is the use group for the premises? Eating and Drinking Establishment

If yes, is proposed occupancy permitted?  yes  no, explain : \_\_\_\_\_

Second floor updated use and occupancy

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes  no

Do you plan to file for changes to the Certificate of Occupancy?  yes  no  
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise?  no  yes

(if yes, please describe: Signage



What are the Hours of Operation?

Sunday:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
8am to 1am   8am to 1am

Will the business employ a manager?  no  yes, name / experience if known : \_\_\_\_\_

Will there be security personnel?  no  yes( if yes, what nights and how many?) \_\_\_\_\_

Do you have or plan to install French doors, accordion doors or windows that open?  no  yes

If yes, please describe : \_\_\_\_\_

Will you have TV's ?  no  yes ( how many? ) \_\_\_\_\_

**Type of MUSIC / ENTERTAINMENT:**  Live Music  Live DJ  Juke Box  Ipod / CDs  none

Expected Volume level:  Background (quiet)  Entertainment level  Amplified Music  
(check all that apply)

Do you have or plan to install soundproofing?  no  yes

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: \_\_\_\_\_

Existing sound proofing- glass in atrium in fire rated and walls are insulated; sound system - 6 dali speakers on each floor

Will you be permitting:  promoted events  scheduled performances  outside promoters

any events at which a cover fee is charged?  private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment?  no  yes ( if yes, please attach plans)

Will you be utilizing  ropes  movable barriers  other outside equipment (describe) \_\_\_\_\_

Are your premises within 200 feet of any school, church or place of worship?  no  yes

***If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises ( no larger than 8 ½ " x 11").***

Indicate the distance in feet from the proposed premise:

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email : \_\_\_\_\_

Application submitted on  
behalf of the applicant by:

  
Signature

Print or Type Name Mark Karaptian

Title Member

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





Community Board 2, Manhattan  
SLA Licensing Committee  
Carter Booth, Co-Chair  
Robert Ely, Co-Chair



**45 BOND**  
 DNOB

Block:	529	Dist. Group:	
Lot:	31	Code Class:	
Zone:	M1-ER	Use Group:	
Map:	T2C	Community Board:	
CO#: 00103042-200101			

**45 B STREET LLC**  
 45 BOND STREET  
 NEW YORK, NY 10012

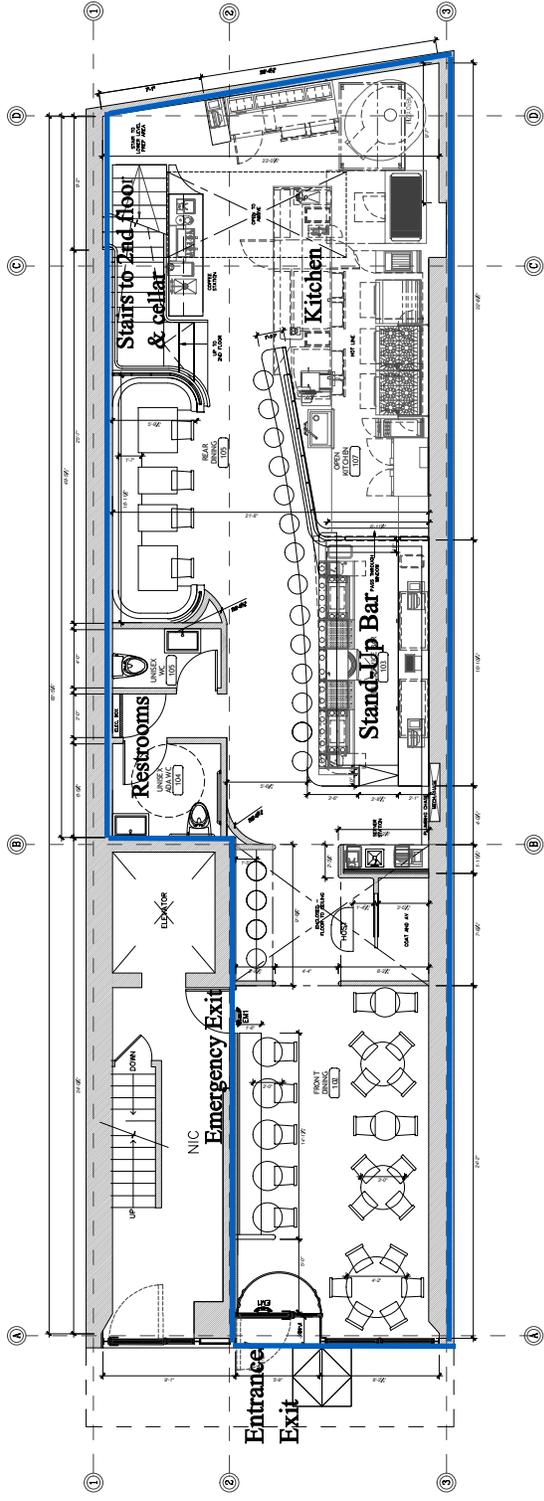
DATE - FILING SET	02/28/16
DATE - PERMIT SET	04/17/16
DATE - BIA SET	04/17/16
DATE - IFC SET	04/17/16
DATE - CONSTRUCTION SET	07/17/17

Client Name: 45 BOND STREET LLC  
 Client Address: 302 SUNSET AVE. VERDE CO. NY 10293  
 Design Group: 45 BOND STREET LLC  
 Assumption with regard to these plans: ANY ADDITIONAL ASSUMPTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK.

Project:	45 BOND
Sheet Name:	FIRST FLOOR AND MEZZANINE PLAN

DATE: 02/28/16  
 PROJECT: 45 BOND  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS INDICATED  
**A-101.00**  
 CDD FILING:

DOB ESCAN STICKER



1 GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**PLAN NOTES**

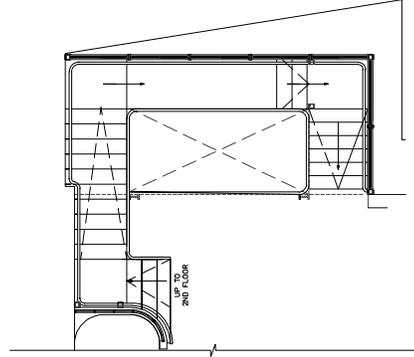
1. SEE COMMENTS SHEET TO DRAWING (SEE A.Y. DETAILS).
2. SEE DWG. G-102 FOR ICE/ASH 17A-2003 DRAB BAR DETAILS AND SEE DWG. G-103 FOR ICE/ASH 17A-2003 DRAB BAR DETAILS. SEE ALSO DWG. A-401.

**COMMERCIAL / RESTAURANT + BAR SPACE**

NET FLOOR AREA - DRINK: 924.50 SF  
 NET FLOOR AREA - SERVICE: 682.39 SF  
 TOTAL SEATS: 63  
 NUMBER OF OCCUPANTS: 60

- Ground floor:
- 14 tables, 46 seats
- 1 stand-up bar, 8 bar stools
- 6 counter stools
- Total seats: 60

— Licensed Space



2 STAIR A PLAN  
 SCALE: 1/4" = 1'-0"

\*Host stand set back 25'

Block:	MANHATTAN	R/N:	
Doc. No.:	528	Doc. Date:	
Lot:	31	Coord. Date:	
Zone:	M1-5B	Use Group:	
Map:	T2C	Community Benefit:	
DOB#:	000000000000		

**45 B STREET LLC**  
45 BOND STREET  
NEW YORK, NY 10012

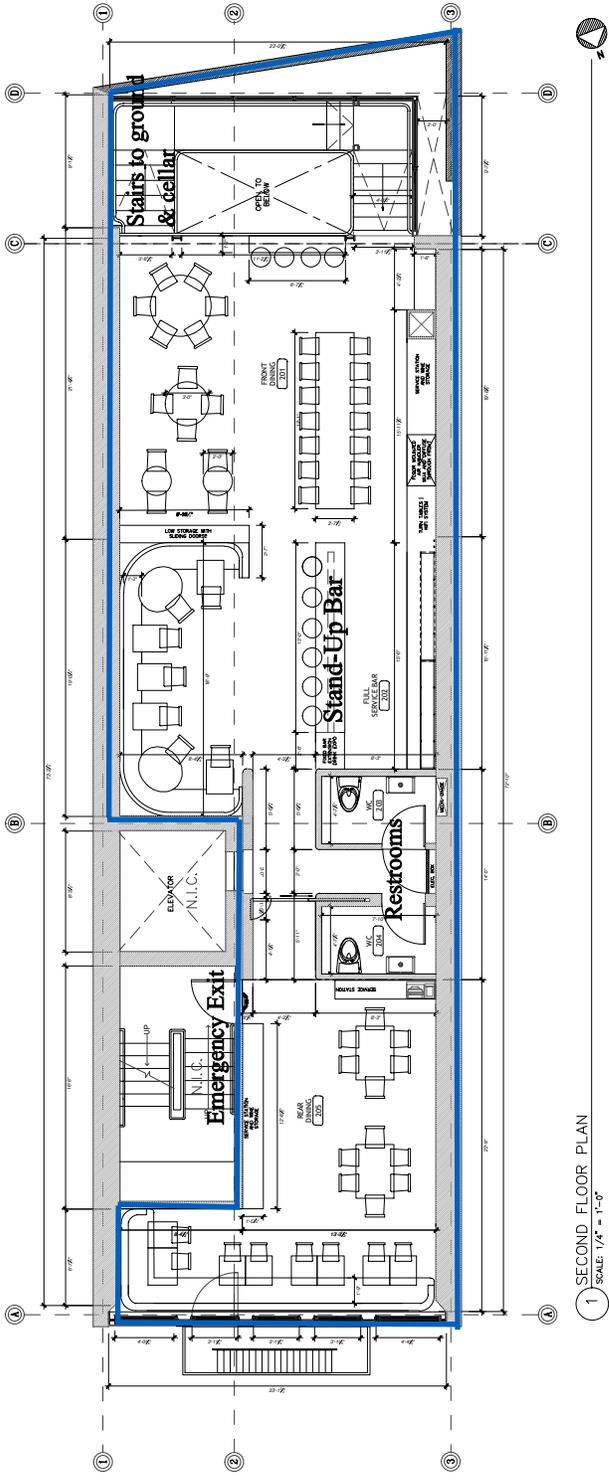
DOB - FILING SET	1/20/18
DOB - PERMIT SET	4/10/18
DOB - AS-BUILT SET	4/10/18
DOB - CONSTRUCTION SET	5/11/17
DOB - FINISH SET	
DOB - RECORD SET	

Client Name: 45 BOND STREET LLC  
 Client Address: 522 DANFELT AVE. VERDE, CA. 95020  
 Client Contact: [REDACTED]  
 Architect: GJNY9 LLC  
 Architect Address: 45 BOND STREET, NEW YORK, NY 10012  
 Architect Contact: [REDACTED]  
 ASSUMPTIONS WITH REGARD TO THE REPAIRS: ANY ADDITIONAL REPAIRS TO THE EXISTING STRUCTURE WILL BE SHOWN BY THE ARCHITECT'S NOTES.  
 ESTIMATE OF COST FOR THIS PROJECT WILL BE SUBMITTED BY THE ARCHITECT UPON REQUEST.  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE ARCHITECT'S DRAWINGS SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

Project:	45 BOND
Sheet Name:	SECOND FLOOR PROPOSED FLOOR PLAN

DATE: 02/02/18  
 PROJECT: 45 BOND  
 DRAWING NO.: 45B-001  
 SCALE: AS INDICATED  
 A-102.00  
 CREDIT: [REDACTED]

DOB Began Sticker



1 SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**COMMERCIAL / RESTAURANT + BAR**  
 SPACE: 871 SF  
 FLOOR AREA - DRINKS: 403 SF  
 NET FLOOR AREA - SERVICE: 88 SF  
 NUMBER OF EMPLOYEES: 15  
 NUMBER OF OCCUPANTS: 117

**PLAN NOTES**  
 1. ALL COOKING EQUIPMENT VENTED TO OUTDOORS (SEE "M" DIMS).  
 EC-505.2.1. PROVIDE AUTO FIRE EXTINGUISHING SYSTEM AT HOODS.  
 2. SEE DIMS C-403 FOR CODE/ANSI 1771-2003 GRAB BAR DETAILS - DIMENSIONS INCLUDING VERTICAL BARS. CONFORM TO BC-1109. SEE ALSO DIMS A-401.

- Second floor:
- 22 tables, 74 seats
- 1 Stand-up bar, 6 bar stools
- Total seats: 80

— Licensed space