

Meeting Date: September 2023

**APPLICANT INFORMATION:**

Name of applicant(s): Tartinery W3 LLC

Trade name (DBA): Tartinery W3 LLC

Premises address: 78 West 3rd Street

Cross Streets and other addresses used for building/premise:  
Corner of W. 3rd Street & Thompson Street

**CONTACT INFORMATION:**

Principal(s) Name(s): Nicoles Dutko

Office or Home Address: 78 West 3rd Street

City, State, Zip: New York, NY 10012

Telephone #: (212) 877-0966 email: nicoles@tartinery.com

Landlord Name / Contact: CEJ Properties

Landlord's Telephone and Fax: 

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Nicoles Dutko</u>	<u>SEE ATTACHED</u>
<u>Charif Souki</u>	

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
Small French sandwich shop serving tartines  
and Irving Farms coffee in a warm and  
inviting atmosphere

Print YOUR Name

Nicolas Dutko

**5. LICENSE HISTORY / AFFILIATIONS**

5(a) If you are an applicant (e.g., proprietor, partner, stockholder, officer or director) or applicant's spouse, will you continue your present occupation or business?     Yes     No

5(b) Will you take an active part in the operation of the business to be licensed?     Yes     No

If YES, please explain the nature of activity and the hours you will devote to the business (hours, days, responsibilities):

5(c) Do you have any interest, direct or indirect, in any premises currently licensed by the Liquor Authority or business where any alcoholic beverage is manufactured, transported or sold at wholesale or retail whether by stock ownership, interlocking directors, mortgage or lien on, or ownership of any real or personal property, or by any other means including loans?     Yes     No

If YES, please provide information below:

Business Name	Business Address		
Tartinery 90 Park LLC	90 Park Avenue, New York, New York		
Type of Interest	Date Interest Began	License Serial Number	
Managing Member	01/18/2018	1307708	

Business Name	Business Address		
Tartinery Liberty LLC	250 Vesey Street, New York, New York		
Type of Interest	Date Interest Began	License Serial Number	
Managing Member	05/02/2016	1294322	

Tartinery Columbus LLC	10 Columbus Circle, New York, New York		
Managing Member	11/10/2021	1333944	

Business Name	Business Address		
Tartinery Liberty LLC	225 Liberty Street, New York, New York		
Type of Interest	Date Interest Began	License Serial Number	
Managing Member	09/27/2018	1313591	

Tartinery GCT LLC	Grand Central Station, Space K-9		
Managing Member	10/16/2018	1313986	

Print YOUR Name **Nicolas Dutko**

**5. LICENSE HISTORY / AFFILIATIONS**

5(d) Other than as itemized in 5(c) above, have you ever applied in New York State or anywhere for a license or permit to traffic in alcoholic beverages, including any application as a partnership, limited partnership, limited liability entity or corporation in which you are/were a principal?  Yes  No

If YES, please provide information below:

Name of Applicant	Address of Premises
Spread NYC LLC	209 Mulberry Street, New York, New York

Disposition	Date of Filing	License Serial Number
Approved - Surrendered	10/02/2008	1215555

Name of Applicant	Address of Premises
Soseb LLC	110 Thompson Street, New York, New York

Disposition	Date of Filing	License Serial Number
Approved - Surrendered	05/11/2012	1263077

Name of Applicant	Address of Premises
Tartinery Plaza NYC LLC	1 West 58th Street, New York, New York

Disposition	Date of Filing	License Serial Number
Approved - Expired	06/08/2012	1263799

Name of Applicant	Address of Premises
Tartinery Liberty LLC	225 Liberty Street, New York, New York

Disposition	Date of Filing	License Serial Number
Approved - Surrendered	01/16/2014	1276031

Tartinery OT LLC 645 Fifth Avenue, Olympic Tower Lobby, New York, New York

5(e) Pending  
Has a license or permit listed above been REVOKED, CANCELLED or otherwise Involuntarily Terminated?  Yes  No

If YES, please provide information below:

5(f) Are you a police commissioner or law enforcement / police officer?  Yes  No

If YES, please provide details:

**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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*Irving Farms*

\_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_

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:

*Irving Farms 2017-2022*

\_\_\_\_\_

**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: 4 Year Built: 1900

Describe neighboring buildings: mixed use

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 539 / 21

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: no exterior changes

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? 78

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

no  yes

If yes, what is the maximum occupancy for the premises? 70

If yes, what is the use group for the premises? 6

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

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: new signage

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? Approx 2400 sf

If more than one floor, please specify square footage by floors: 1st floor - 1200sf  
Basement - 1200sf

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?  
Approx 600 sf

If more than one floor, what is the access between floors? Interior stairwells

How many entrances are there? 1 How many exits? 1 How many bathrooms? 2

Is there access to other parts of the building?  no  yes, explain: \_\_\_\_\_

**OVERALL SEATING INFORMATION:**

Total number of tables? 18 Total table seats? 46

Total number of bars? 1 Total bar seats? 11

Total number of "other" seats? 0 please explain: \_\_\_\_\_

Total OVERALL number of seats in Premises : 57

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 11

How many service bars are being applied for on the premises? 0

Any food counters?  no  yes, describe: \_\_\_\_\_

**For Alterations and Upgrades:**

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

**PROPOSED METHOD OF OPERATION:**

What type of establishment will this be? (check all that apply)

Bar  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

8 to 12 7 to 12 7 to 12 7 to 12 7 to 12 7 to 12 8 to 12  
am am am am am am am am

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? \_\_\_\_\_

Please describe your sound system and sound proofing: Ipod generated with  
small speakers

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) One employee will ensure that

crowds do not gather on the sidewalk fronting these premises  
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 1/2 " x 11").**

Indicate the distance in feet from the proposed premise:

Name of School / Church: The Catholic Center of NYU (non exclusive)

Address: 238 Thompson Street NYC Distance: 148'


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: Nicoles Dutko Phone: 

Address: 78 West 3rd Street

Email: nicolas@kartinery.com

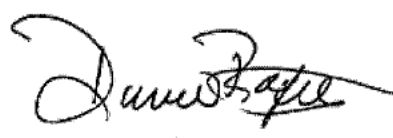
Application submitted on behalf of the applicant by:

x \_\_\_\_\_  
Signature

Print or Type Name Nicoles Dutko

Title Managing 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  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair

Jeanine Kiely, Chair  
Susan Kent, First Vice Chair  
Valerie De La Rosa, Second Vice Chair  
Mark Diller, District Manager



Antony Wong, Treasurer  
Amy Brenna, Secretary  
Ritu Chattree, Assistant Secretary

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan .org

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

### COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
  - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
  - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: Tartinery W3 LLC

Address of Premises: 78 West 3rd Street

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets):

6 tables and 12 seats on Thompson Street

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of sidewalk café: 7 am to 12 am

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): \_\_\_\_\_

Roadbed will have no more than (If premises is located on a corner please indicate for both streets):

17 tables and 34 seats on Thompson Street

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of roadbed: 7 am to 12 am.

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): \_\_\_\_\_

Rear yard / Rooftop (circle) will have no more than \_\_\_\_\_ tables and \_\_\_\_\_ seats

Hours of rear yard / rooftop: \_\_\_\_\_ to \_\_\_\_\_.

Does seating extend beyond the business frontage? No  Yes

Will outdoor dining structures on the sidewalk be enclosed on three (3) or more sides? No  Yes

Will outdoor dining structures on the roadbed be enclosed on three (3) or more sides? No Yes

Is there any outdoor music, speakers or TVs?  No Yes, please describe: \_\_\_\_\_

Will heating elements be used? No  Yes, please describe: portable heaters

# BREAKFAST 7am - 11am

CROISSANT / 4

CROISSANT AUX AMANDES / 4.75  
*almond croissant*

PAIN AU CHOCOLAT / 4.5  
*chocolate croissant*

HAM & CHEESE CROISSANT / 5.95

HAM & CHEESE FICELLE / 6.5

BRIE & FIG FICELLE / 6.5

PROSCIUTTO FICELLE / 6.5

SMASHED AVOCADO TOAST / 9  
*radish, red pepper flakes & cilantro*  
*/ add soft-boiled egg +2.5*

EGG & SMOKED SALMON TOAST / 12  
*crème fraiche & dill*

## SMALL PLATES

BURRATA / 18  
*prosciutto, heirloom tomatoes, basil*

RAVIOLES DU ROYANS / 15.5  
*baked cheese raviolis*

LENTIL SALAD / 8.5  
*tomato, avocado & ricotta salata*

CHEESE BOARD / 20  
*/ add charcuterie +9*

## TOASTS SEVEN GRAIN

SMASHED AVOCADO / 9  
*radish, red pepper flakes & cilantro*  
*/ add soft-boiled egg +2.5*

HAM & SWISS / 8.5  
*frisée, apple, honey & dijon*

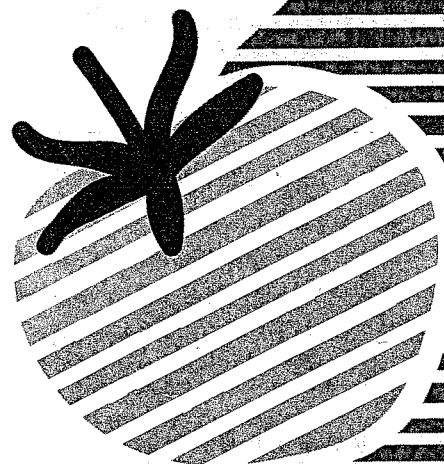
TURMERIC CHICKEN / 8.5  
*radish, celery & seeds*

TUNA SALAD / 8.5  
*celery, baby spinach,*  
*sprouts & harissa mayo*

EGG & CHEESE BRIOCHE / 5  
*add bacon +2.5 / avocado +3.5*

GRANOLA PARFAIT / 8  
*greek yogurt, berries & honey*

CHIA BOWL / 8  
*banana, berries, coconut,*  
*flaxseeds & agave*



## SALADS & BOWLS

CHOPPED KALE CEASAR / 12  
*chickpeas, radish & pecorino*

GOAT CHEESE SALAD / 14.5  
*frisée, spinach, bacon crumble,*  
*pine nuts & toast*

QUINOA BOWL / 14  
*carrot, avocado, spinach, edamame,*  
*almond, cilantro & mint*

WILD RICE BOWL / 13.5  
*kale, edamame, pickled red onion,*  
*spinach, pepitas & pesto*

## ADD

SMOKED SALMON +5.5

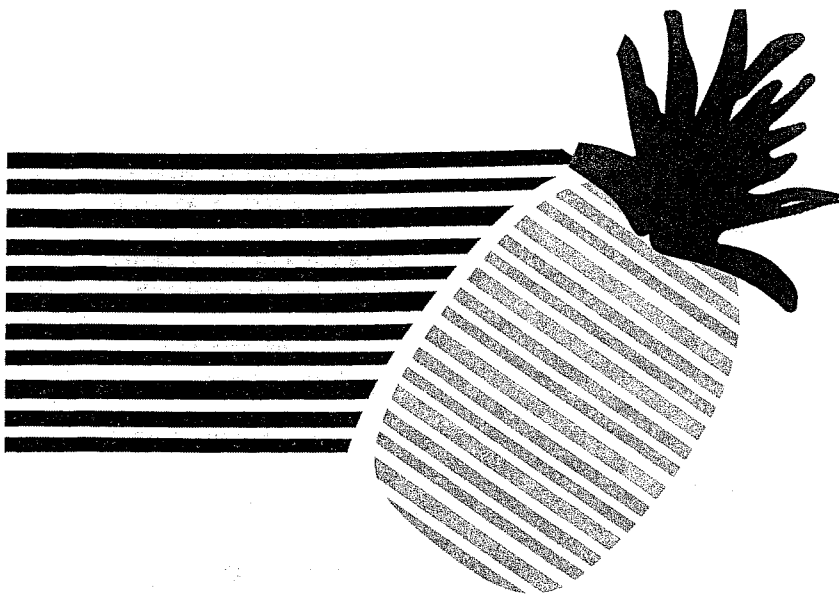
CHICKEN +4

SOFT-BOILED EGG +2.5

AVOCADO +3.5

FETA +3

TOFU +3



## JUICES & SMOOTHIES / 8

### DELICIOUS TRIO

*apple, pineapple & orange*

### CITRUS SQUEEZE

*orange, grapefruit & lemon*

### SWEET GINGER

*apple, pear & ginger*

### GREEN BOOST

*apple, cucumber, celery & kale*

### BEET ME UP

*beet, apple, carrot, lemon & ginger*

### MATCHALICIOUS

*banana, blueberry, matcha & milk*

### WILD SPIRIT

*banana, apple, strawberry & milk*

### CREATE YOUR OWN / pick 4 max

*apple, pear, orange, grapefruit, lemon, pineapple, banana, strawberry, raspberry, blueberry, carrot, celery, cucumber, beet, kale, ginger, oat, milk, vegan milk (+0.5), turmeric (+1) & matcha (+1)*

## WATERS & SODAS

EVIAN / BADOIT / 3/7

COKE / DIET COKE / 2.5

MEXICAN COKE / 3

ARANCIATA / LIMONATA / 3

## COFFEES

COFFEE / 2.5/3

AMERICANO / 3.75

ESPRESSO / 3.5

MACCHIATO / 3.75

CAPPUCCINO / 4.5

LATTE HOT / ICED / 4.75

COLD BREW / 4.5 / 5.5

HOT CHOCOLATE / 4.75

*/ vegan milk +0.5*

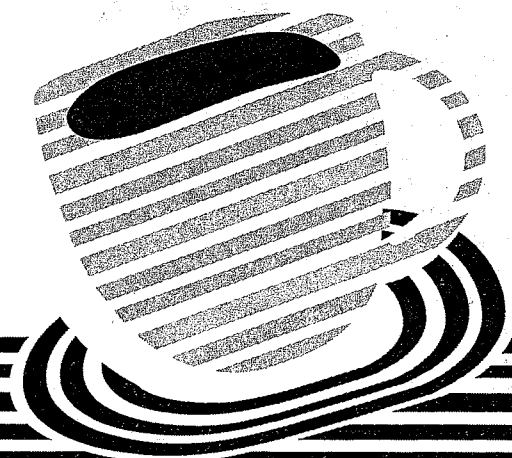
## WELLNESS DRINKS

CHAI LATTE HOT / ICED / 4.75

GOLDEN LATTE HOT / ICED / 4.75

MATCHA LATTE HOT / ICED / 5

## TEAS BY PALAIS DES THÉS / 3.5



**SUBLEASE**

SUBLEASE, dated as of February 1, 2022, between TARTINERY W3 LLC, a New York limited liability company with offices at 630 Flushing Avenue, 5th Floor, Brooklyn, NY 11206 (~~“Sublessor”~~ **Sublessee**), and WEST 3<sup>RD</sup> STREET COFFEE CORP., d/b/a Irving Farm Coffee Roasters, a New York corporation with offices at 151 West 19<sup>th</sup> Street, 6<sup>th</sup> Floor, New York, NY 10011 (~~“Sublessee”~~ **Sublessor**).

**1. Subleased Property; Term; Renewal Term.**

1.1 Upon and subject to the terms and conditions hereinafter set forth, Sublessor leases to Sublessee and Sublessee rents from Sublessor the premises located on and comprising approximately one third (1/3<sup>rd</sup>) of the total premises leased by Sublessor, as well as the non-exclusive use of one third (1/3<sup>rd</sup>) of the storage space in the cellar ~~and twenty-five percent (25%)~~ ~~of the walk-in cooler~~, all as shown in red on the plan attached to this Agreement as Exhibit A (“Subleased Premises”), in the building known as 78 West Third Street, New York, NY 10012 (“Building”), subject and subordinate to a certain Lease dated as of December 1, 2016 by and between Landlord, CEJ Properties LLC (“Prime Lessor”) and Sublessee, as amended by the First Amendment of Lease dated as of December 15, 2016 by and between Landlord and Sublessee, as further amended by the Second Amendment of Lease dated as of January 2017 by and between Landlord, as further amended by the Third Amendment dated January 2017 by and between Landlord and Sublessee, as further amended by the Fourth Amendment of Lease dated October 15, 2019 by and between Landlord and Sublessee, as further amended by the Fifth Amendment of Lease dated May 29, 2020 by and between Landlord and Sublessee, as further amended by the Sixth Amendment of Lease dated December 15, 2021 by and between Landlord, Sublessee, and Sublessor (the “Sixth Amendment”), pursuant to which Sublessor assigned the Lease to Sublessor, as Tenant (“Prime Lease”) and referred to in the Prime Lease as the “Premises”) and

parties hereto agree to submit the question of the reasonableness of such Rule or Regulation for decision to the New York office of the American Arbitration Association, whose determination shall be final and conclusive upon the parties hereto. The right to dispute the reasonableness of any additional Rule or Regulation upon Tenant's part shall be deemed waived unless the same shall be asserted by service of a notice, in writing upon Owner within fifteen (15) days after the giving of notice thereof. Nothing in this lease contained shall be construed to impose upon Owner any duty or obligation to enforce the Rules and Regulations or terms, covenants or conditions in any other lease, as against any other tenant and Owner shall not be liable to Tenant for violation of the same by any other tenant, its servants, employees, agents, visitors or licensees.

**Glass:** 36. Owner shall replace, at the expense of Tenant, any and all plate and other glass damaged or broken from any cause whatsoever in and about the demised premises. Owner may insure, and keep insured, at Tenant's expense, all plate and other glass in the demised premises for and in the name of Owner. Bills for the premiums therefor shall be rendered by Owner to Tenant at such times as Owner may elect, and shall be due from, and payable by, Tenant when rendered, and the amount thereof shall be deemed to be, and be paid as, additional rent.

**Pornographic Uses Prohibited:** 37. Tenant agrees that the value of the demised premises and the reputation of the Owner will be seriously injured if the premises are used for any obscene or pornographic purposes or any sort of commercial sex establishment. Tenant agrees that Tenant will not bring or permit any obscene or pornographic material on the premises, and shall not permit or conduct any obscene, nude, or semi-nude live performances on the premises, nor permit use of the premises for nude modeling, rap sessions, or as a so called rubber goods shops, or as a sex club of any sort, or as a "massage parlor." Tenant agrees further that Tenant will not permit any of these uses by any sublessee or assignee of the premises. This Article

shall directly bind any successors in interest to the Tenant. Tenant agrees that if at any time Tenant violates any of the provisions of this Article, such violation shall be deemed a breach of a substantial obligation of the terms of this lease and objectionable conduct. Pornographic material is defined for purposes of this Article as any written or pictorial manner with prurient appeal or any objects of instrument that are primarily concerned with lewd or prurient sexual activity. Obscene material is defined here as it is in Penal law §235.00.

**Estoppel Certificate:** 38. Tenant, at any time, and from time to time, upon at least 10 days prior notice by Owner, shall execute, acknowledge and deliver to Owner, and/or to any other person, firm or corporation specified by Owner, a statement certifying that this lease is unmodified and in full force and effect (or, if there have been modifications, that the same is in full force and effect as modified and stating the modifications), stating the dates which the rent and additional rent have been paid, and stating whether or not there exists any defaults by Owner under this lease, and, if so, specifying each such default.

**Successors and Assigns:** 39. The covenants, conditions and agreements contained in this lease shall bind and inure to the benefit of Owner and Tenant and their respective heirs, distributees, executors, administrators, successors, and except as otherwise provided in this lease, their assigns. Tenant shall look only to Owner's estate and interest in the land and building for the satisfaction of Tenant's remedies for the collection of a judgment (or other judicial process) against Owner in the event of any default by Owner hereunder, and no other property or assets of such Owner (or any partner, member, officer or director thereof, disclosed or undisclosed), shall be subject to levy, execution or other enforcement procedure for the satisfaction of Tenant's remedies under or with respect to this lease, the relationship of Owner and Tenant hereunder, or Tenant's use and occupancy of the demised premises.

In Witness Whereof, Owner and Tenant have respectively signed and sealed this lease as of the day and year first above written.

Witness for Owner:

Witness for Tenant:

CEJ PROPERTIES LLC

By: Marc Sherman

Title: Managing Member

WEST 3RD STREET COFFEE CORP. d/b/a  
"Living Farm Coffee Roasters"

By: [Signature]  
Title: President  
SS/TIN#: 007-76-7207

ACKNOWLEDGEMENTS

CORPORATE OWNER  
STATE OF NEW YORK,  
County of

ss.:

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
before me personally came \_\_\_\_\_  
to me known, who being by me duly sworn, did depose and say that  
he resides in \_\_\_\_\_  
that he is the \_\_\_\_\_ of \_\_\_\_\_  
the corporation described in and which executed the foregoing  
instrument, as OWNER, that he knows the seal of said corporation;  
the seal affixed to said instrument is such corporate seal; that it was  
so affixed by order of the Board of Directors of said corporation,  
and that he signed his name thereto by like order.

CORPORATE TENANT  
STATE OF NEW YORK,  
County of New York

ss.:

On this 29 day of November, 2016  
before me personally came David Elwell  
to me known, who being by me duly sworn, did depose and say that  
he resides in 23 Reagan Rd. Mullerton, MD 20746  
that he is the President of West 3rd Street Coffee Corp  
the corporation described in and which executed the foregoing  
instrument, as TENANT; that he knows the seal of said corporation;  
the seal affixed to said instrument is such corporate seal; that it was  
so affixed by order of the Board of Directors of said corporation,  
and that he signed his name thereto by like order.

INDIVIDUAL OWNER  
STATE OF NEW YORK,  
County of

ss.:

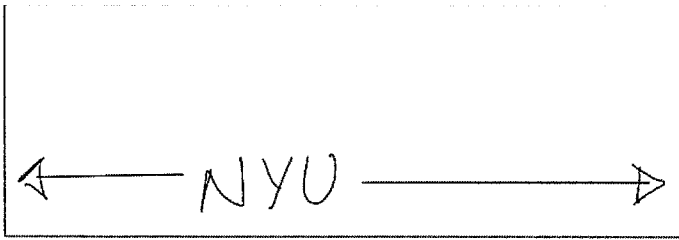
On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
before me personally came \_\_\_\_\_  
to be known and known to me to be the individual  
described in and who, as OWNER, executed the foregoing instru-  
ment and acknowledged to me that \_\_\_\_\_ he  
executed the same.

INDIVIDUAL TENANT  
STATE OF NEW YORK,  
County of

ss.:

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
before me personally came \_\_\_\_\_  
to be known and known to me to be the individual  
described in and who, as TENANT, executed the foregoing  
instrument and acknowledged to me that \_\_\_\_\_ he  
executed the same.

NORA RODRIGUEZ  
Notary Public, State of New York  
No. 0190500031  
Qualified in New York County  
Commission Expires October 31, 2017



Sullivan Street

West 3rd Street

Shrde 241 Sullivan St.	Service Door Hair Salon Residential Fast Food Parking Garage Car Rental Chess Forum Tea store Cleaners Shipping Services Residential ↓ Preschool Kuxé 205 Thompson St. Citizens of Blecker 155 Blecker St.	
Springbone (Food only)		
Sushi Zo (wine, beer)		
IL Mulino 86 W. 3rd St.		
Active Driveway		
Pho Bar (wine, beer)		
Zinc Bar 82 W. 3rd St.		
Amity Hall 80 W. 3rd St.		
APPLICANT 		

AREA SURVEY  
 78 West 3rd Street  
 New York, NY  
 October 19, 2021

Thompson Street

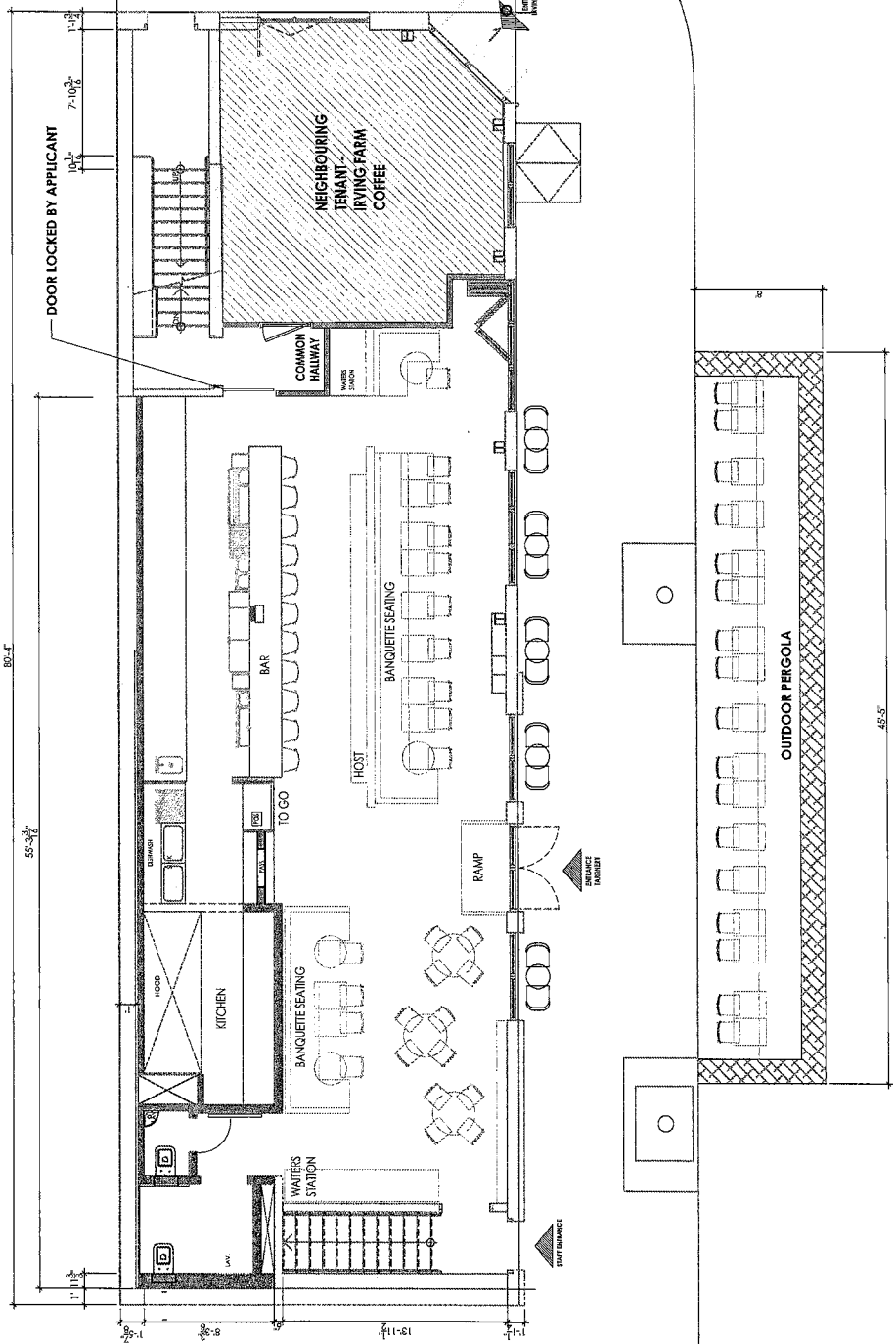
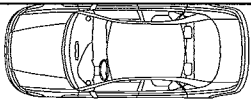
NOT TO SCALE

The Half Pint 234 Thompson St. AKA 76 W. 3rd St.
Residential
Variety Store
The Uncommons (wine, beer)
Kanakatta (wine, beer)
Tipsy Shangai 228 Thompson St.
Quantum Leap (wine, beer)
Cuba 222 Thompson St.
Thompson Wines & Spirits 222 Thompson St.
Variety store
Coffee Store
Okinii (wine, beer)
Records
Ananda (wine, beer)
Ja Moy (wine, beer)
Smoke Shop
The Malt House 206 Thompson St.
The Red Lion 151-153 Thompson St.

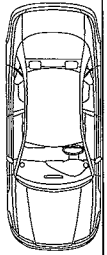
Blecker Street

WEST 3RD STREET

TRAFFIC FLOW



THOMPSON ST.





OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

### LANDLORD IDENTIFICATION INFORMATION

In order to obtain the most accurate information this form should be completed by the Landlord. This form must be completed and submitted regardless of whether the property owner is a third party landlord or the applicant.

1. Name of Landlord (as it appears on lease and deed):

CEJ Properties LLC

2. Landlord Mailing Address

Street Address:

[Redacted]

City: New York

State: New York

Zip Code: 10014

3. Telephone Number of Landlord:

[Redacted]

4. Landlord Principals (ALL landlord principals must be disclosed below)

Name

Address (if different than Landlord's mailing address above)

Marc Sherman

Same as above

Name

Address (if different than Landlord's mailing address above)

[Redacted]

[Redacted]

Name

Address (if different than Landlord's mailing address above)

[Redacted]

[Redacted]

Name

Address (if different than Landlord's mailing address above)

[Redacted]

[Redacted]

5. Are any persons listed on this Landlord Identification Form currently or previously licensed under the ABC Law?

Yes  No

Serial Number

Licensee Name

[Redacted]

[Redacted]

Serial Number

Licensee Name

[Redacted]

[Redacted]

Serial Number

Licensee Name

[Redacted]

[Redacted]

6. Are any persons listed on this form police officers?

Yes  No

If yes, list names below:

Name

[Redacted]

Name

[Redacted]

7. List number of years real property has been owned or legally controlled by the landlord:

15 years

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## 500 FOOT LAW STATEMENT

### Applicants for on premises liquor licenses must complete this section (Not required for on premises beer or wine applicants)

If the location is subject to the 500 Foot Law, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-b, 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within a 500 foot radius of three or more on premises liquor establishments and the population of the municipality is 20,000 or more. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

#### The Proposed Premises (check the appropriate box below):

- IS NOT WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.
- IS WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. (IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500 FOOT RADIUS, *UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.*)
- NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.
- NOT APPLICABLE - POPULATION OF CITY, TOWN OR VILLAGE IS UNDER 20,000
- NOT APPLICABLE - BEER, WINE AND CIDER ONLY

#### IMPORTANT:

**YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS  
LOCATED WITHIN A 500 FOOT RADIUS OF THE PROPOSED PREMISES**

For assistance, use the "GIS Maps - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If a premises is within a 500 foot radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is over 20,000 you must **ATTACH A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.**

**FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.**

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date

## STATEMENT OF AREA PLAN

### 200 Foot Law

**THIS QUESTION MUST BE ANSWERED BY ALL APPLICANTS REGARDLESS OF LICENSE TYPE**

<p>1. List the name, address and distance from the premises to ANY SCHOOL, CHURCH or PLACE OF WORSHIP WITHIN 300 FEET</p> <p>2. Is the premises within 200 feet of <b>ANY SCHOOL, CHURCH or PLACE OF WORSHIP?</b> (exclusive use as a church or place of worship will be determined by this agency) (please respond "YES" if ANY school, church or place of worship is within 200 feet)</p> <p style="text-align: center;"> <input checked="" type="radio"/> Yes      <input type="radio"/> No         </p> <p>3. Submit a BLOCK PLOT DIAGRAM (aerial view of the building, with nearby businesses and residences labeled) showing the location of any school, church or place of worship (8-1/2" x 11")</p>
--

Indicate the distance in feet from the entrance of the proposed premises to the closest entrance of any school, church or place of worship.

*Attach additional sheets if necessary.*

**ATTACH A STATEMENT INDICATING HOW THESE MEASUREMENTS WERE TAKEN**

1. Name of church/school:	The Catholic Center of NYU (non-exclusive)
Address:	238 Thompson Street
Distance:	148'
2. Name of church/school:	Judson Memorial Church
Address:	55 Washington Square South
Distance:	243'
3. Name of church/school:	
Address:	
Distance:	

For assistance use the "GIS MAPS - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If applying for a full liquor license (beer, wine and liquor) and the premises is within 200 feet of a school, church or place of worship, the application may be denied.

If any discrepancy in the measurements is brought to the attention of the Authority during the examination of the application, it may be necessary for the applicant to supply a certified survey showing the actual measurement from the premises to the closest school, church or place of worship.

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

**3. Premises (interior):**

3a. List the total number of floors of the business establishment to be licensed, including the basement:

3b. List the floor(s) where the proposed premises will be located:   
(e.g., basement, ground floor, 2nd & 3rd floor, etc.)

3c. Where is the alcohol stored?

3d. Is there interior access to any other floor(s) or area(s) that will not be part of the premises to be licensed?  
If yes, show the means of access on the interior diagram(s).

Yes  No

3e. Are the premises to be licensed divided in any way, by a public or private passageway, over which the applicant does not have exclusive possession and control?  
(e.g., hallway, stairwells, common areas, etc.)

Yes  No

If YES, describe:

3f. How many public restrooms? If less than two (2) public restrooms, you must request a waiver of the two (2) restroom rule in writing. Please show restrooms on diagram.

3g. List the maximum occupancy of the premises:

3h. Number of tables?

3i. Number of seats at tables?

3j. Number of seats at bar or counter?

**4. Bars:**

4a. How many customer bars are located on the premises?   
*(a customer bar is where patrons may order, purchase or receive alcoholic beverages)*

4b. How many service bars? *(a service bar is for wait staff use exclusively)*

4c. Describe each bar in the fields below:

**Bar 1**

**Bar 2**

**Bar 3**

Bar Type:

Bar Type:

Bar Type:

Length:

Length:

Length:

Shape:

Shape:

Shape:

Location:

Location:

Location:

**Attach additional sheets if there are more than 3 bars.**

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

**5. Kitchen:**

5a. Does the premises have a full kitchen?  Yes  No

If NO, does the premises have a food preparation area?  Yes  No

Show Kitchen or Food Prep Area on the Interior Diagram

**NOTE: FOOD MUST BE AVAILABLE FOR SALE DURING ALL HOURS OF OPERATION; SUBMIT A MENU**

5b. Is a chef/cook employed at the premises?  Yes  No

If YES, please list hours of day chef/cook will devote to the premises:

7:00 am - 11:00 pm

**6. Hotel or Bed & Breakfast:**

6a. How many floors?

6b. How many guest rooms?

6c. For Hotels Only: Is there a public restaurant on the hotel premises?  Yes  No

**7. Outdoor Areas:**

7a. Are there any outside areas used for the sale or consumption of alcohol?  Yes  No *open Restaurants only*

7b. If YES, what is the outside occupancy?

7c. Check all types that apply:  
(there must be direct access from the interior of the premises to any outdoor area(s) that you wish to license. Show access on diagram)

- Sidewalk Cafe     Deck     Patio     Porch     Gazebo
- Rooftop     Yard     Balcony     Pavilion     Tent
- Other (describe):

7d. Is the outdoor area(s) divided by any public or private passageway or area that the applicant does not have exclusive control?  Yes  No

If YES, how is it divided?

7e. How is the outdoor area(s) contained? Check all that apply and show enclosure on diagram.

- Fencing     Wall     Shrubbery     Roping     Stanchions
- Other (describe):

7f. Is a permit required by the locality for outside area(s)?  Yes  No

If yes, submit a copy of the permit.

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date

### PROPOSED METHOD OF OPERATION

*This form satisfies Section 110 of the ABC Law requiring that a statement be submitted indicating the type of establishment operated at the premises.*

The information in this section will be the method of operation you are approved for and will be binding. Should you wish to deviate from this method of operation in any way, you must first apply for and receive permission from the Authority.

1. Will any other business of any kind be conducted in said premises?  Yes  No  
*(If YES, please provide details on a separate sheet)*

1a. If the premises *is not* a catering establishment, will the premises periodically close to host private events?  Yes  No

If YES, how frequently?

2. Will the premises have music?  Yes  No

2a. If YES, check all that apply:  Recorded  DJ  Juke Box  Karaoke

Live Music (give details: e.g., rock bands, acoustic, jazz, etc.):

2b. Will the premises use the services of an Event Promoter?  Yes  No

3. Will the premises permit dancing?  Yes  No

3a. If dancing is permitted, who will be permitted to dance?  Patrons  Employees for Entertainment  Both

3b. If dancing is permitted, will there be exotic dancing including, but not limited to, topless entertainment, pole dancing and/or lap dancing?  Yes  No

4. Will there be topless entertainment?  Yes  No

5. Will the business employ a manager?  Yes  No

5a. If NO, will principal(s) manage?  Yes  No

6. How many employees? (excluding principals and security personnel)

6a. If answer is "0" please provide an explanation:

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date

7. NYS Law requires businesses to carry workers' compensation and disability insurance (see instructions). If applied for and pending, please indicate.

Workers' Compensation Carrier Name and Policy Number: To be supplied upon approval

Disability Insurance Carrier Name and Policy Number: To be supplied upon approval

**If you are exempt from Workers' Compensation and/or Disability Benefits Insurance coverage, submit an approved Certificate of Attestation of Exemption from NYS Workers' Compensation and/or Disability Benefits Insurance Coverage from the NYS Workers' Compensation Board. The application is available on their website: <http://www.wcb.ny.gov> or you may contact them by phone at: (877) 632-4996**

8. Will security personnel be used at the premises?  Yes  No

9a. If YES, how many?

9b. If YES, provide your **Proprietary Security Guard Employer Unique Identification Number** assigned to the business by the NYS Department of State Division of Licensing Services or the name of the security company through which the security personnel will be hired:

*The licensee is responsible for assuring that hired security personnel are registered in accordance with NYS Security Guard Registration Guidelines. Please contact the NYS Department of State to obtain information.*

9. Provide a detailed plan of supervision for the premises to be licensed. Clearly describe how you will maintain control and order over the licensed premises. How will you monitor alcohol sales and prevent sales to minors and sales to intoxicated persons? How will you handle unruly patrons, altercations, etc., to prevent the premises from becoming disorderly? Include additional sheets if necessary.

This restaurant will be operated by staff and management to insure that at all times the premises are operated in an orderly manner and, through inspection of identification, insuring that at all times only sober adults are served alcoholic beverages.

10. Are all responses provided in this application consistent with the information provided to the municipality or Community Board within the Standardized Notice Form for Providing 30-Day Advance Notice?

Yes  No

10a. If NO, please explain:

**ALCOHOLIC BEVERAGES MAY ONLY BE CONSUMED, SOLD OR GIVEN AWAY DURING THE HOURS APPROVED BY THE COUNTY WHERE THE PREMISES IS LOCATED UNLESS FURTHER RESTRICTED BY THE AUTHORITY**

A list of county closing hours is available at the following link:  
<http://sla.ny.gov/provisions-for-county-closing-hours>