

HELBRAUN || LEVEY

PAR AVION GROUP LLC
37 CARMINE STREET
NEW YORK, NY 10014

MANHATTAN COMMUNITY BOARD 2

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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 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):
PAR AVION GROUP LLC

Trade name (DBA):
PENDING

Premises address:
37 CARMINE STREET, NEW YORK, NY 10014

Cross Streets and other addresses used for building/premise:

BEDFORD & BLEECKER STREET

CONTACT INFORMATION:

Principal(s) Name(s):
FARRUKH IQBAL & SERBAN CORNICIOIU

Office or Home Address: 37 CARMINE STREET

City, State, Zip: NEW YORK, NY 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
KEYSTONE 37 CARMINE, LLC C/O RYCO CAPITAL / 124 9TH STREET, SUITE 236, BROOKLYN, NY 11215

Landlord's Telephone and Fax: 212-845-9193

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
FARRUKH IQBAL	N/A
SERBAN CORNICIOIU	N/A
N/A	

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

THIS ESTABLISHMENT WILL OPERATE AS A WINE BAR SERVING CLASSIC FRENCH SMALL PLATES.

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 _____

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

GIN-MAR PRINTING COMPANY _____

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: _____
N/A _____

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:
N/A _____

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: 5 Year Built : 1883

Describe neighboring buildings:

MIXED-USE (COMMERCIAL & RESIDENTIAL)

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 586 / 36

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 CHANGES OTHER THAN UPDATED SIGNAGE WILL BE MADE

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 N/A

What is the proposed Occupancy? 74

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

no yes PENDING *

If yes, what is the maximum occupancy for the premises? 74, CO PENDING

If yes, what is the use group for the premises? CO PENDING

If yes, is proposed occupancy permitted? yes no, explain : CO PENDING

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

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: APPLICANT WILL BE CHANGING EXTERIOR SIGNAGE

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,330 SQ. FT.

If more than one floor, please specify square footage by floors: GROUND FLOOR: 830 SQ. FT.; BASEMENT: 500 SQ. FT.

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

N/A

If more than one floor, what is the access between floors? INTERIOR STAIRCASE

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

Is there access to other parts of the building? no yes, explain: THERE ARE BASEMENT DOORS TO UNLICENSED AREAS OF THE BUILDING. THESE WILL REMAIN LOCKED AT ALL TIMES.

OVERALL SEATING INFORMATION:

Total number of tables? 22 Total table seats? 44

Total number of bars? 1 Total bar seats? 18

Total number of "other" seats? 0 please explain : N/A

Total OVERALL number of seats in Premises : 62

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 18

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

Any food counters? no no yes, describe : N/A

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: N/A

* 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)

no Bar Bar & Food no Restaurant no Club/ Cabaret no Hotel no Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
12PM to 12AM 5PM to 12AM 5PM to 12AM 5PM to 12AM 5PM to 12AM 5PM to 2AM 12PM to 2AM

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?) N/A

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

If yes, please describe : THE PREMISES WILL HAVE WINDOWS THAT CAN OPEN. THESE WINDOWS WILL CLOSE EACH NIGHT AT 10PM.

Will you have TV's ? no ___ yes (how many?) N/A

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: _____
APPLICANT WILL HAVE FOUR STANDARD SPEAKERS, ONE IN EACH CORNER OF THE PREMISES.

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters

___ any events at which a cover fee is charged? private parties (ON OCCASSION)

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) _____

NO

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

*WILL BE FILING A DECLARATORY RULING HEARING REQUEST WITH SLA

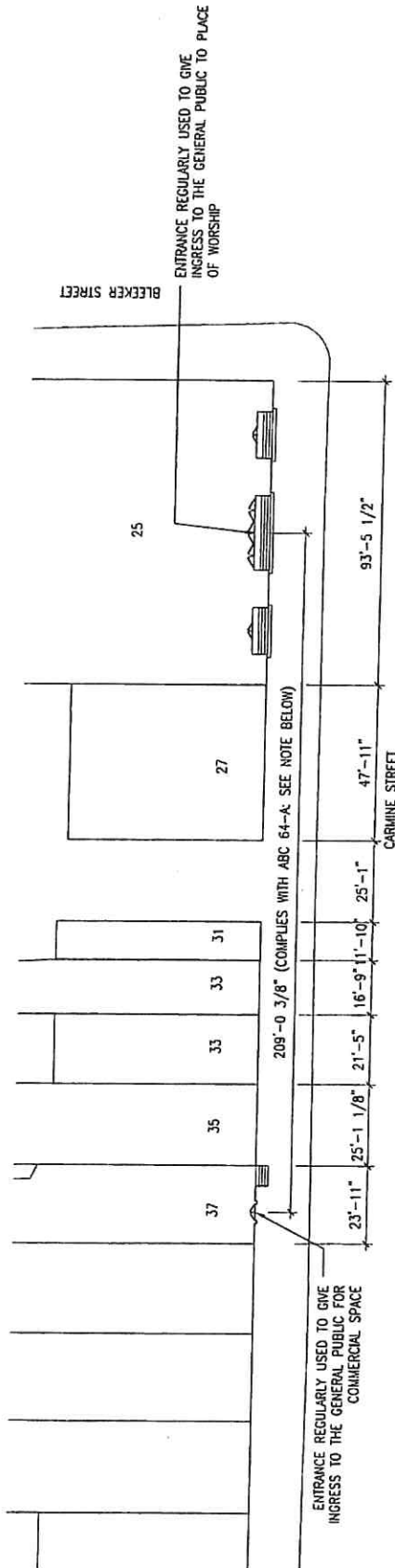
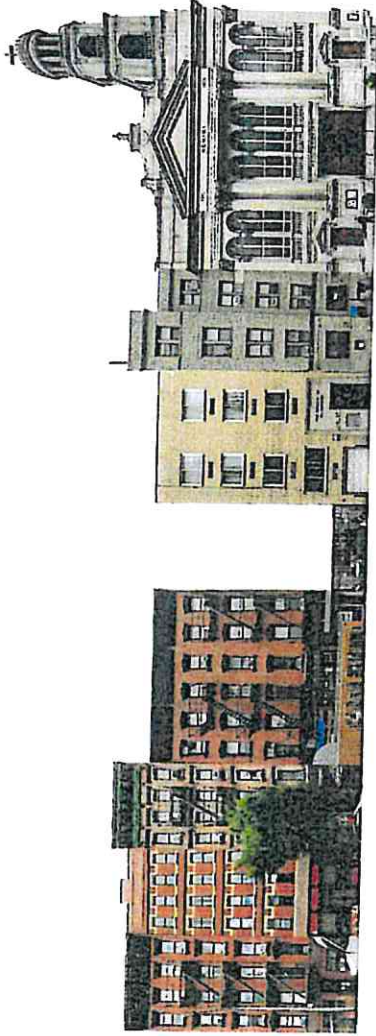
If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 ½ " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: OUR LADY OF POMPEI CHURCH

Address: 25 CARMINE STREET, NEW YORK, NY 10014 Distance: 209 FT VIA SURVEY

Name of School / Church: N/A



ALCOHOLIC BEVERAGE CONTROL LAW 64-A SECTION 7 A) AND B)

A) IN THE SAME STREET OR AVENUE AND WITHIN TWO HUNDRED FEET OF A BUILDING OCCUPIED EXCLUSIVELY AS A SCHOOL, CHURCH, SYNAGOGUE OR OTHER PLACE OF WORSHIP THE MEASUREMENTS... ARE TO BE TAKEN IN STRAIGHT LINES FROM THE CENTER OF THE NEAREST ENTRANCE OF THE PREMISES SOUGHT TO BE LICENSED TO THE CENTER OF THE NEAREST ENTRANCE OF SUCH SCHOOL, CHURCH, SYNAGOGUE OR OTHER PLACE OF WORSHIP

B) WITHIN THE CONTEXT OF THIS SUBDIVISION, THE WORD "ENTRANCE" SHALL MEAN A DOOR OF A SCHOOL, OF A HOUSE OF WORSHIP, OR... OF THE PREMISES SOUGHT TO BE LICENSED, REGULARLY USED TO GIVE INGRESS TO STUDENTS OF THE SCHOOL, TO THE GENERAL PUBLIC ATTENDING THE PLACE OF WORSHIP, AND TO PATRONS OR GUESTS OF THE PREMISES LICENSED AND OPERATING...

REFORM ARCHITECTURE
73 E 13th Street, 9th Floor, NY 10003

ABCL BLOCK SURVEY
37 CARMINE STREET, NY, NY, 10014

SCALE: 1" = 0" = 1/32"
(PRINTED ON 11X17. SCALE=1/32") DATE: JULY 11, 2023

Address: (N/A) Distance: (N/A)

Name of School / Church: (N/A)

Address: (N/A) Distance: (N/A)

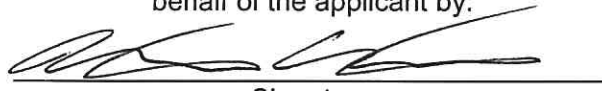
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: SERBAN CORNICIOIU Phone: 917-434-7533

Address: 37 CARMINE STREET, NEW YORK, NY 10014

Email : SERBAN.CORNICIOIU@GMAIL.COM

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name MATTHEW COLTON

Title REPRESENTATIVE

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

Happy Hour

\$10 glass from our selection

Ouvert Tous Les Jours

Dimanche

(Sunday)

Lundi au Mercredi

(Monday to Wednesday)

Jeudi a Samedi

(Thursday to Saturday)

Charcuteries

3 for \$32 5 for \$50

Saucisson Sec \$12

Dry sausage plate with pickles

Saucisson à L'Ail \$12

Garlic sausage plate with pickles

Pâté De Campagne \$14

Pork pâté served with pickles

Mousse De Foies De Volaille \$10

Housemade chicken liver mousse served with toast & mustard

Rillettes \$14

Housemade shredded pork served with pickles & mustard

Chiffonade de Jambon Cru \$12

Country style ham, pickles

Fromages

Ask for our daily selection: Brie, goat cheese, blue cheese

Single Order \$10

3 for \$24

5 for \$34

Combo

3 Fromages & 3 Charcuteries \$52

5 Fromages & 5 Charcuteries \$75

Oysters

1/2 Dozen \$15

1 Dozen \$24

Classique

Escargots \$15

Garlic & parsley butter

Tuna Tartare \$20

Hand-chopped tuna, sesame seeds, jalapeño, onions, mixed greens

Steak Tartare Au Couteau \$22

Hand-chopped grass fed beef tenderloin, egg yolk, mixed greens

Mac & Cheese \$15

Macaroni, cream, swiss cheese, bread crumble

Tartine

Tomate \$13

Fresh heirloom tomatoes, basil pesto, pickled red onions

Brie \$14

Melted brie, honey

Champignons \$14

Sauteed mushrooms, goat cheese

Cassolettes

Boulettes \$15

Marinated beef meatballs, fresh crushed tomato sauce

Cabillaud Sur Fondue De Poireaux \$16

Baked cod with melted leeks

Hachis Parmentier \$16

Bacon, ground meat, cream, tomato sauce

Gratin De Chou-Fleur \$14

Bechamel sauce

Desserts

Gâteau Au Chocolat \$10

Warm chocolate cake, salted caramel, whipped cream

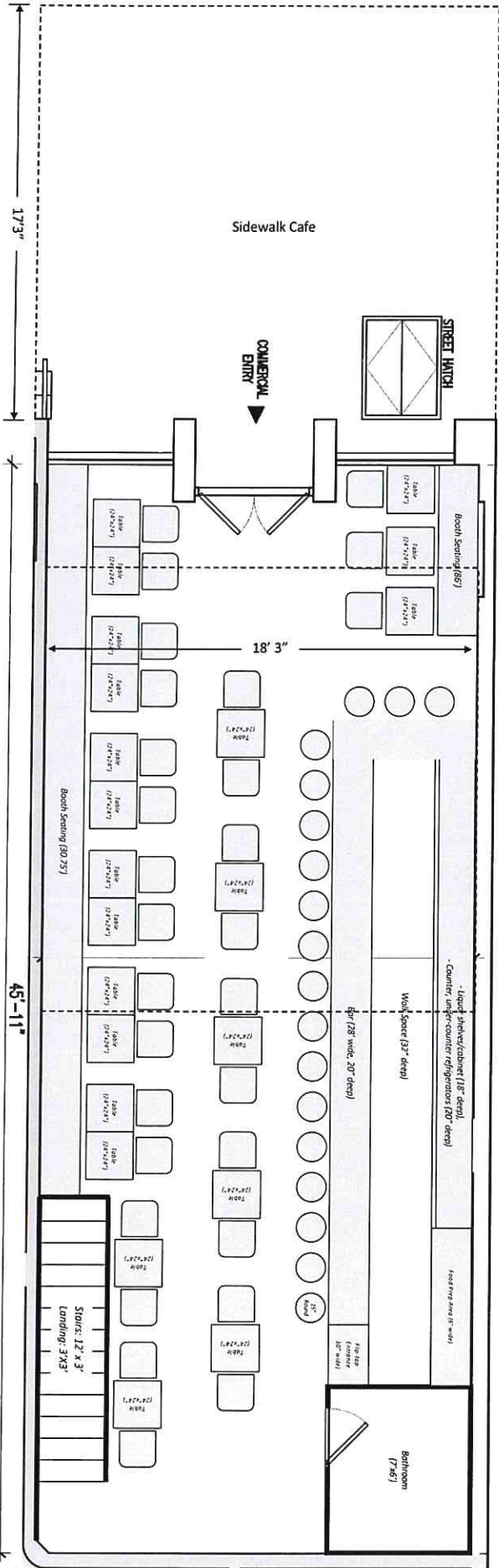
Tarte Tatin \$12

Classic French apple pie, cinnamon creme

Tarte Au Citron \$10

Classic lemon tart

Seating Chart:



44 Table Seats + 18 Bar Seats = 62 Patrons

22 Sidewalk Cafe seats