

Meeting Date: 03/26/2026

APPLICANT INFORMATION:

Name of applicant(s):
Carmine Street Beers Inc.

Trade name (DBA):
Carmine Street Beers Inc.

Premises address:
52A Carmine Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:
Bedfor Street & Bleecker Street

CONTACT INFORMATION:

Principal(s) Name(s):
Brian Monteiro

Office or Home Address: 52A Carmine Street

City, State, Zip: New York, NY 10014

Telephone #: 212-633-2337 email : carminestreetbeers@gmail.com

Landlord Name / Contact:
RVL Properties- 1261 Broadway, #812, New York, NY 10001

Landlord's Telephone and Fax: 212-489-5060

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Brian Monteiro</u>	<u>Current location (alterations application)</u>
_____	_____
_____	_____

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
A family owned and operated bottle shop and beer bar with 500 beer to-go and 14 drafts on tap that has been licensed and operating since 2013.

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.)

Applicant is seeking to include the rear yard as part of its licensed premises.

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

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: _____

Carmine Street Beers Inc. (Applicant)- Serial #1295641 (License ID: 0267-22-104342)- Exp. date 12/31/2026

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:

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 : 1900

Describe neighboring buildings:
Mixed-use

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 527 / 56

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 : Existing rear yard

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 Rear yard

What is the proposed Occupancy? 26 total interior seats, 20 total outdoor seats

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

no *Letter of No Objection

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

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: _____)

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? Approximately 1200 total square feet

If more than one floor, please specify square footage by floors: Indoors- Approx. 750 sq feet; Basement- 284 sq ft;
Rear yard- 170 sq ft.

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

Rear yard- Approximately 170 square feet

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

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: _____

OVERALL SEATING INFORMATION:

Total number of tables? 11* Total table seats? 30* *Interior- 3 tables, 10 seats at tables
*Exterior- 8 tables, 20 seats at tables

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? 16 please explain: Counter seats

Total OVERALL number of seats in Premises: 46* (Interior- 26 total seats; Exterior- 20 total seats)

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

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

Any food counters? no yes, describe: _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: Alteration to include rear yard seating- 7 tables and 14 seats and to add 4 seats to the interior (changing the layout).

* 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:
12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am 12pm to 12am

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?) 2 (TV's just show the beer menus)

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: _____

Simple speakers with volume control _____

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: _____

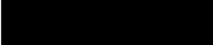
Name of School / Church: _____


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: Kimberly A. Summers c/o DiPasquale & Summers LLP Phone: 

Address: 

Email: 

Application submitted on behalf of the applicant by:



Signature

Print or Type Name Brian Monteiro

Title President

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.



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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: Carmine Street Beers Inc.

Address of Premises: 52A Carmine Street, New York, NY 10014

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

N/A tables and N/A seats on N/A Street

N/A tables and N/A seats on N/A Street

Hours of sidewalk café: _____ to _____.

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): N/A

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

N/A tables and N/A seats on N/A Street

N/A tables and N/A seats on N/A Street

Hours of roadbed: _____ to _____.

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): N/A

Rear yard / Rooftop (circle) will have no more than 8 tables and 20 seats

Hours of rear yard / rooftop: 12pm to 10pm.

Does seating extend beyond the business frontage? No Yes

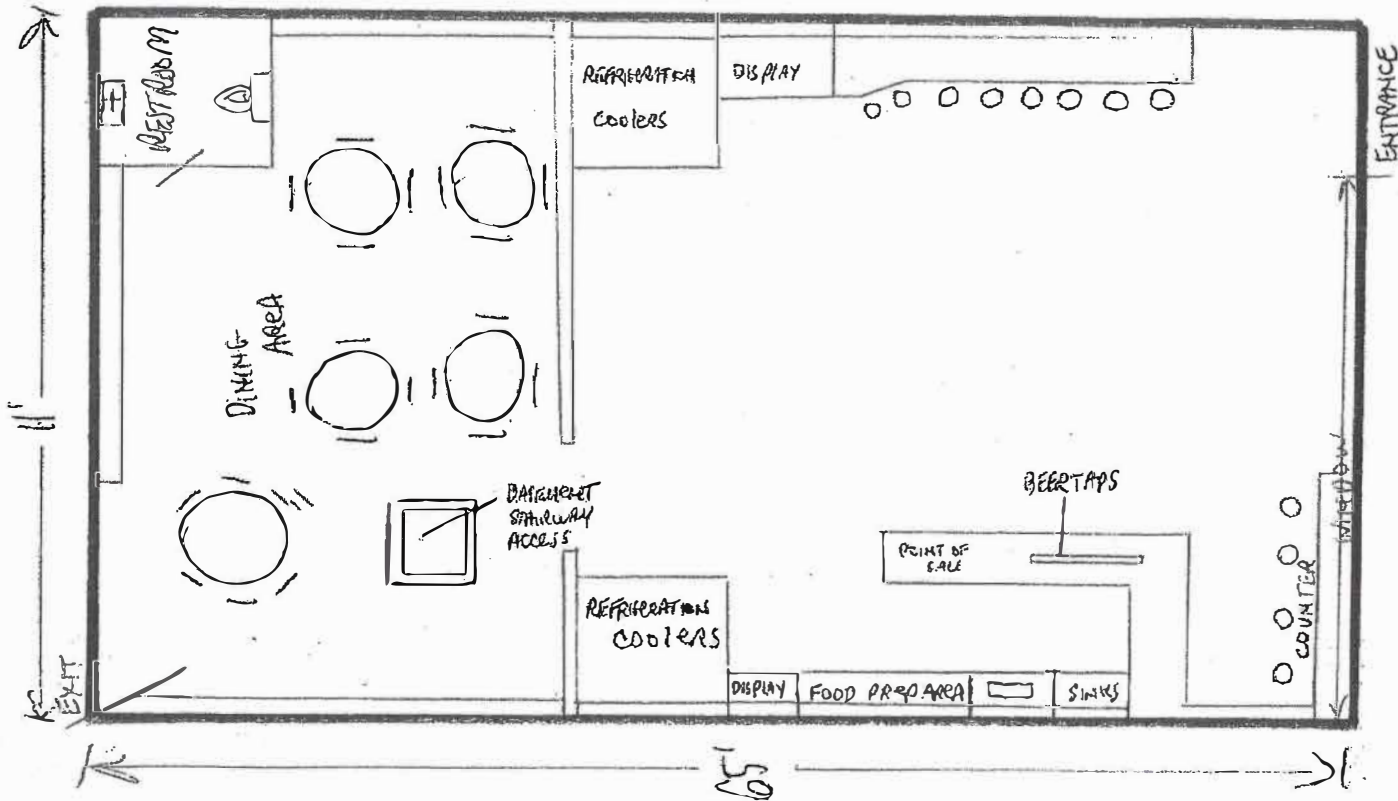
Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides? No Yes

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: _____

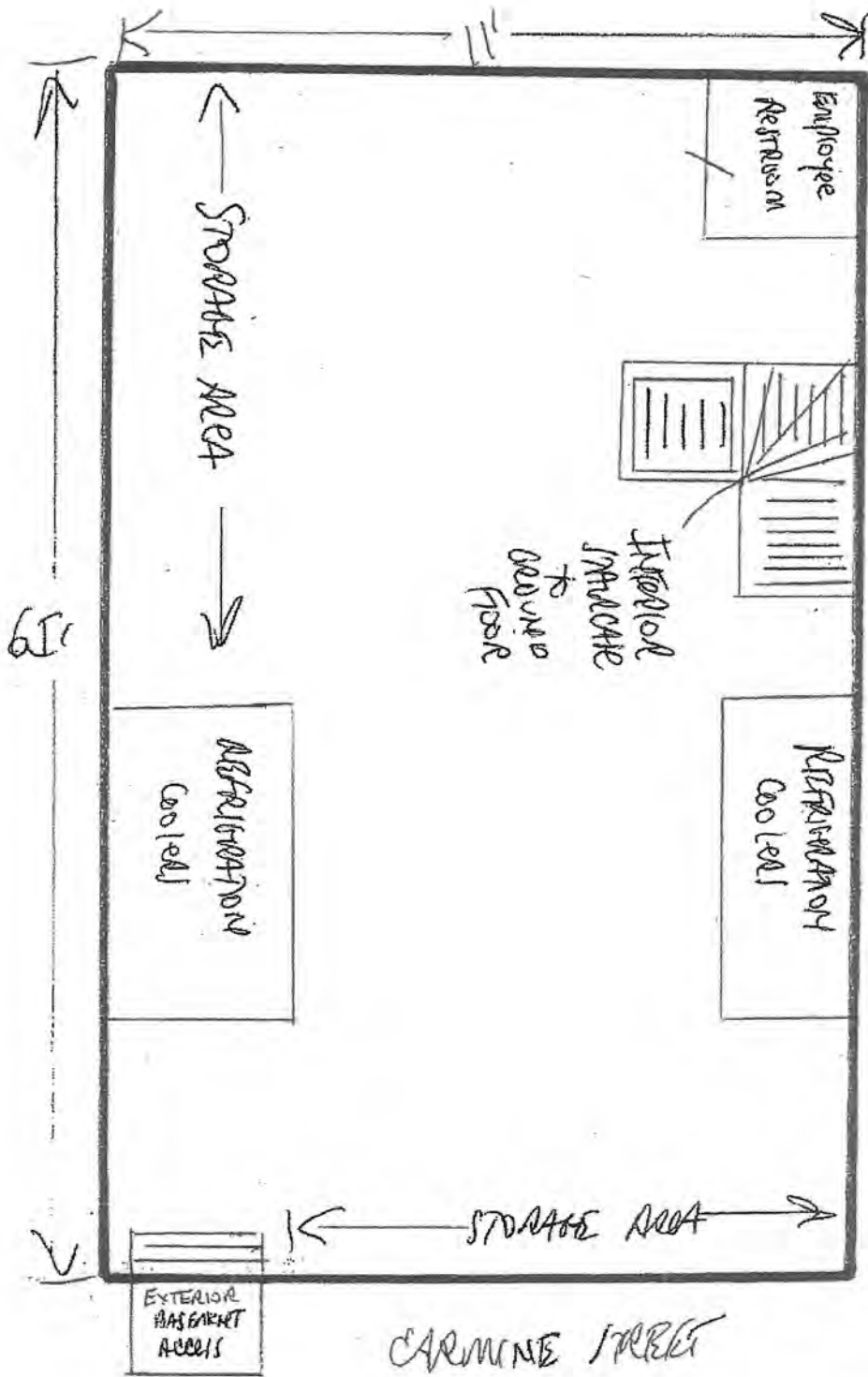
EXISTING LAYOUT- GROUND FLOOR



EXISTING SEATING

- 5 Total Tables
- 34 Total Seats
- 22 Seats at Tables
- 12 Bar/Counter Seats

EXISTING LAYOUT - BASEMENT (No proposed changes)



PHOTOS OF REAR YARD





Interior photos

