

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): THE BEER GARAGE II LLC

Trade name (DBA): THE BEER GARAGE

Premises address: 118 CHRISTOPHER ST.

Cross Streets and other addresses used for building/premise:
BEDFORD ST - BLEECKER ST

CONTACT INFORMATION:

Principal(s) Name(s): MARINA CHARNY

Office or Home Address: 118 CHRISTOPHER ST.

City, State, Zip: N.Y. N.Y. 10014

Telephone #: [REDACTED]

Landlord Name / Contact: M + E CHRISTOPHER LLC

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD	
<u>MARINA CHARNY</u>	<u>WILD PARK SLOPE 148 5th AVE BKLN</u>	<u>OP# 0340-22-104331 EXP 10/31/24 10 YRS</u>
_____	<u>THE BEER GARAGE 412 DOUGLAS ST. BKLN</u>	<u>RWH 0370-23-136566 EXP 5/31/27 - 6 YRS</u>
_____	<u>THE BEER GARAGE II 118 CHRISTOPHER ST.</u>	<u>RW # 0240-23-139986 EXP 2/31/27 - SINCE 2020</u>

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

WE ARE AN EXISTING RESTAURANT WITH A
COMFORT FOOD MENU

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:

BEER GARAGE RESTAURANT WITH RW # 0240-23-142192

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: _____

BEER GARAGE II LLC RW # 0240-23-142192 EXP 1/31/27 SINCE 2021

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 : 1885

Describe neighboring buildings: MIXED USE

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) -

Block and Lot Number: 588 / 47

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 : ANY CHANGES WILL BE

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? RESTAURANT

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits? no yes LNO

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? 1100 SQ FT.

If more than one floor, please specify square footage by floors: N/A

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
NO

If more than one floor, what is the access between floors? N/A

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

Is there access to other parts of the building? no yes, explain: EMERGENCY EXIT TO RESIDENTIAL LOBBY

OVERALL SEATING INFORMATION:

Total number of tables? 3 Total table seats? 15

Total number of bars? 1 Total bar seats? 13

Total number of "other" seats? - please explain: -

Total OVERALL number of seats in Premises: 28

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 13

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: _____
1 BAR WITH 13 SEATS UPGRADING TO FULL LIQUOR LICENSE

* 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: 1^{pm} to 11^{pm} Monday: 3^{pm} to 11^{pm} Tuesday: 3^{pm} to 11^{pm} Wednesday: 3^{pm} to 11^{pm} Thursday: 3^{pm} to 11^{pm} Friday: 2^{pm} to 12^{am} Saturday: 12^{pm} to 12^{am}

Will the business employ a manager? no yes, name / experience if known : OLEG KAZIEV
OWNER & RESTAURANT FOR TIME MANAGED WILD FOR 5+ YRS

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?) 4 (EXISTING)

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? NO

Please describe your sound system and sound proofing: IPAD w/ SMALL SPEAKERS

Will you be permitting: ^{NO} promoted events ^{NO} scheduled performances ^{NO} outside promoters

^{NO} any events at which a cover fee is charged? ^{NO} 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 ^{NO} ropes ^{NO} movable barriers ^{NO} 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: _____

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: MARINA CHARNY Phone: [REDACTED]

Address: 118 CHRISTOPHER ST. N.Y. N.Y. 10014

Email : [REDACTED]

Application submitted on behalf of the applicant by:

[Signature]
Signature

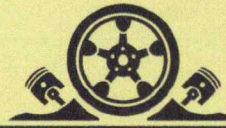
Print or Type Name MICHAEL KELLY

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.

[Signature]

Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair



THE BEER GARAGE

FRESH EAST COAST OYSTERS \$3 each
minimum 6 per order

HOMEMADE GUACAMOLE \$13
rainbow tortilla chips

CRISPY FRIED PICKLES \$14
spicy aioli

FRESH CUT POTATO
plain fries \$10
parmesan fries \$12
add truffle oil \$2
loaded dirty fries \$14

MOZZARELLA STICKS \$15
homemade marinara sauce

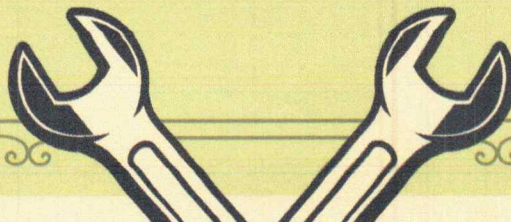
WEDGE SALAD \$15
crisp iceberg, cherry tomatoes,
red onion, bacon, blue cheese
add chicken \$6

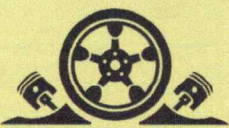


FRIED SHRIMP \$16
homemade sweet chili sauce

MAC n CHEESE BITES \$15
spicy aioli

CHICKEN NACHOS \$17
guacamole, black beans,
cherry tomato, jalapeño,
melted mozzarella





THE BEER GARAGE



PERSONAL PIZZA \$16

tomato sauce, mozzarella, basil

add: mushroom \$4

pepperoni \$6

BG'S FAMOUS BURGER \$18

angus beef, cheddar, onion rings, fries

fill it up: bacon \$3

avocado \$3

JACK DANIEL'S BURGER \$19

angus beef, pepper jack, pickles, fries

fill it up: bacon \$3

avocado \$3

BACON MAC N CHEESE \$16

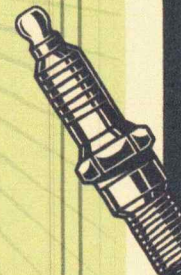
aged cheddar, roasted crumbs


CHICKEN QUESADILLA \$16

mozzarella, cilantro, onion,
jalapeño, guacamole, sour cream

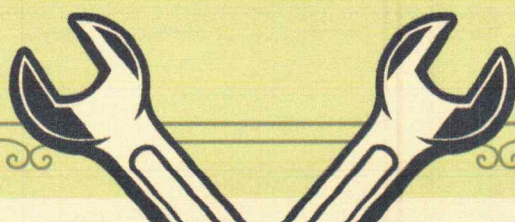
OUR FAMOUS GARAGE WINGS \$14

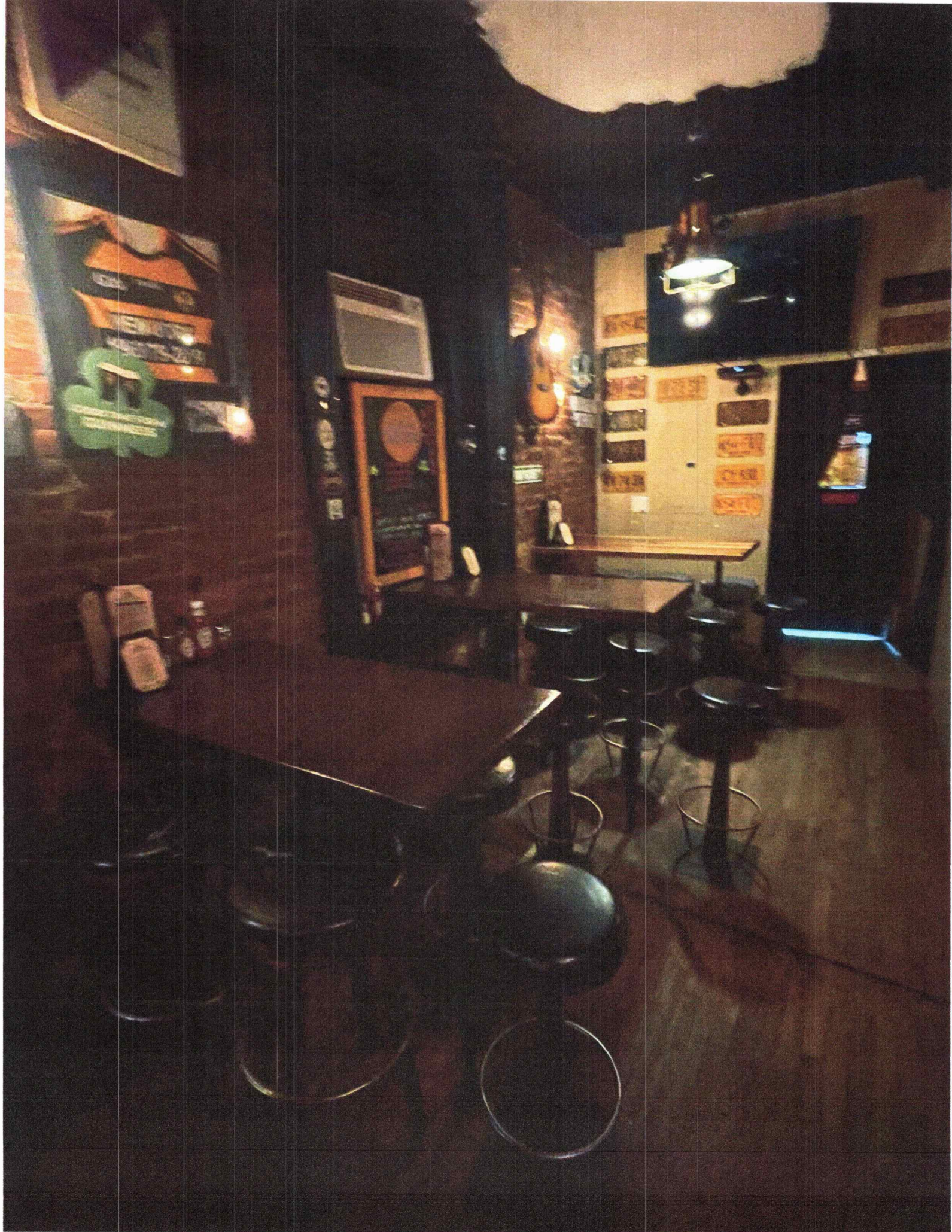
choose your sauce: classic- mild,
medium, hot, honey garlic, sweet chilli,
mango habanero, sweet teriyaki



follow us  @beergarageny

*consuming raw or undercooked meats or poultry
or seafood, shellfish or eggs may increase your
risk of foodborne illness.











COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by May 14, 2021

I, Marina Carney, as a qualified representative of The Beer Garage II, LLC d/b/a The Beer Garage located at 118 Christopher St., New York, New York 10014 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [x] RW [] TW [] Alteration [] Other: _____

[x] Premise will be advertised and operated as a craft beer bar and restaurant.

[x] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows for Sunday through Wednesday and Thursday through Saturday, all from 2 PM to 12 AM.

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [x] Will operate craft beer bar and full service restaurant with kitchen open and full menu items available until closing every night.
[x] Will have no more than 6 television(s) no larger than 20" (there will be no projectors)
[x] Will not operate a backyard garden or any other outdoor area for commercial purposes (not including pandemic-related roadbed seating).
[x] Sidewalk cafe not permitted at this storefront location.
[x] Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
[x] Will not install or have French doors or open facades.
[x] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[x] Will obtain NY Landmark permit for any changes to front facade of storefront*(see below).
[x] Will not make changes to the existing facade except to change signage or awning. *(see below).
[x] Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
[x] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
[x] There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
[x] Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
[x] Will not change any principals prior to submission of original application to SLA.

Will not have: [x] Dancing [x] DJs [x] Live Music [x] Promoted Events [x] Any event where cover fee is charged [x] Scheduled Performances [x] Velvet ropes or metal barricades [x] Security Personnel/Doorman.

[x] Any pandemic-related, temporary roadbed seating ends by 11PM (all patrons will be cleared by this hour and area closed); no propane heaters, no TVs, no speakers or music played outdoors and no interior speakers positioned to face outside.

[x] All pandemic-related, temporary roadbed seating will be removed once the program authorizing it expires. This location is located in a residentially zoned area.

[x] Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

*Applicant installed take out service window on front facade without Landmarking permit.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Marina Carney Phone Number: 646-387-4176

Notary Public section with signature of Venera Tkeshelashvili, dated 5/15/21, and text: Sworn to this 15th day of May 2021

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license.