



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
A proposed food and or drink menu.

The following items are due by noon Friday before the meeting:

- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location.
Notice of proposed business to block or tenant association if one exists.
Proof of conspicuous posting of notices at the site for 7 days prior to the meeting

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: September 7, 2023

Is location currently licensed? Yes No Type of license: On Premises Liquor

If alteration, describe nature of alteration:

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Two Perrys LLC dba Two Perrys

APPLICANT:

Premise address: 127 Avenue C

Cross streets: Corner of East 8th Street and Avenue C

Name of applicant and all principals: City Hospitality LLC - Minh Thu Nguyen

Trade name (DBA): Two Perrys

PREMISE:

Type of building and number of floors: 5 story brick

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes No What is maximum NUMBER of people permitted 74 (LNO)

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R7A C1-5

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Monday/Tuesday 5:00 pm - 12:00 am; Wednesday - Friday 5:00 pm - 2:00 am
Saturday 5:00 pm - 2:00 am and Sunday 12:00 pm - 12:00 am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: _____

Number of indoor tables? 6 Total number of indoor seats? 22

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/10
Approx 28' 11" - Ground floor

(A stand-up bar is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? Yes No

Does it have a food preparation area? Yes No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu _____
American comfort food

What are the hours the kitchen will be open? All hours of operation

Will a manager or principal always be on site? Yes No If yes, which? Either / Both

How many employees will there be? 6-8

Do you have or plan to install French doors accordion doors or windows? currently exists

Will there be TVs/monitors? Yes No (If Yes, how many?) _____

Will premise have music? Yes No

If Yes, what type of music? Live musician DJs Streaming services/playlists

If other type, please describe _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: small speakers suspended from ceiling

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? _____

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.") One employee will be designated to monitor the front of the premises ensuring that crowds do not form and that vehicles do not linger in front of the restaurant

Will there be security personnel? Yes No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. The above employee and management team will regularly ensure that at all times both the inside and outside of these premises are not a nuisance to our neighbors

Is sound proofing installed? Yes No
If not, do you plan to install sound proofing? Yes No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) Yes No If Yes, describe and show on diagram:
Sidewalk _____

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: Two Perrys LLC

Address: 127 Avenue C Community Board # 3

Dates of operation: 2021 - Present

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name, address and describe the business _____

Has any principal had SLA reports or action within the past 5 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? See attached

How many On-Premise (OP) liquor licenses are within 500 feet? See attached

Is the premise within 200 feet on the same street of any school or place of worship? Yes No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

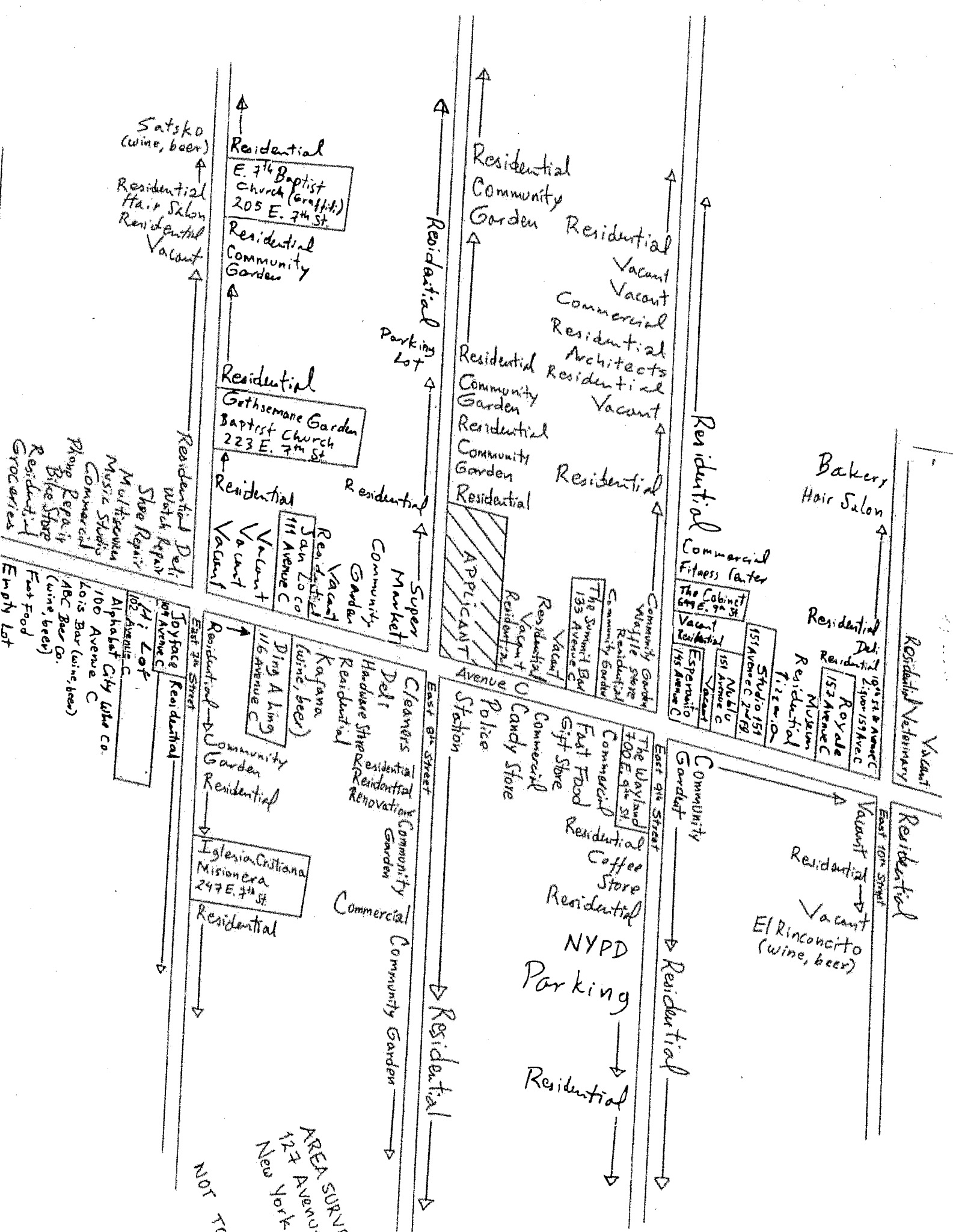
1. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
2. I will operate a full-service restaurant, specifically a (type of restaurant) _____ restaurant, or
 I will operate a _____,
 with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

3. My hours of operation will be:
Mon 5:00 pm - 12:00 am; Tue 5:00 pm - 12:00 am; Wed 5:00 pm - 2:00 am;
Thu 5:00 pm - 2:00 am; Fri 5:00 pm - 2:00 am; Sat 12:00 pm - 2:00 am;
Sun 12:00 pm - 12:00 am. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. I will not use outdoor space for commercial use (including Open Restaurants) OR
 I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. I will employ a doorman/security personnel: _____
6. I will install soundproofing, _____

7. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports. I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
8. I will not have DJs, live music, third-party promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____
9. I will play ambient recorded background music only.
10. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by _____.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Minh Thu Nguyen

Phone Number: (917) 328-9010



Satsko
(wine, beer)
Residential
Hair Salon
Residential
Vacant

Residential
E. 7th Baptist
Church (Graft.)
205 E. 7th St.

Residential
Community
Garden

Residential
Gothsemane Garden
Baptist Church
223 E. 7th St.

Residential

Vacant
111 Avenue C

Vacant
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Residential
Det.
Watch Repair
Shoe Repair
Multi-Housing
Music Studio
Commercial
Phone Repair
Bicycle Shop
Residential
Groceries

Fast Food
ABC Beer Co.
100 Avenue C
Alphabet City
102 Avenue C
Joyface
107 Avenue C
Lot

ABC Beer Co.
(wine, beer)
Fast Food
Emph Lot

Fast Food
ABC Beer Co.
(wine, beer)

Fast Food
ABC Beer Co.
(wine, beer)

Fast Food
ABC Beer Co.
(wine, beer)

Parking
Lot

APPLICANT

Police
Station

NYPD
Parking

Residential

Residential

Residential
Community
Garden

Residential
Community
Garden

Residential
Community
Garden

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Bakers
Hair Salon

Commercial
Fitness Center

The Cabinet
115 Avenue C

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Residential
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NOT TO
SCALE
New York, N.Y.
125 Avenue C

Landess-Simon, Inc.

Legal & Commercial Photography

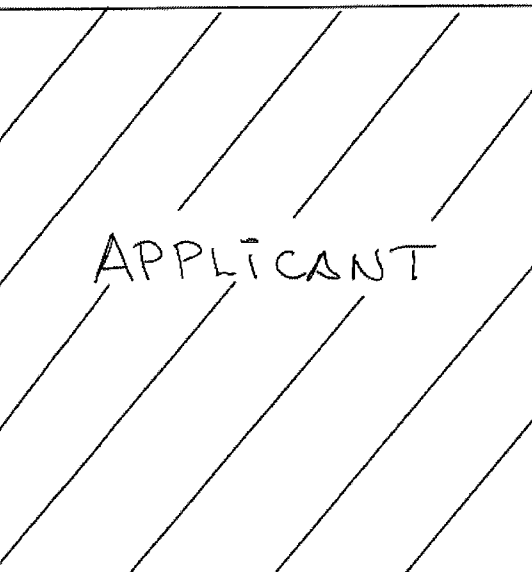
45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 127 Avenue C

1. The Wayland - 700 East 9th Street - (194')
2. Royale - 157 Avenue C - (402')
3. Studio 151 - 151 Avenue C 2nd Floor - (337')
4. Nublu - 151 Avenue C - (333')
5. Bobby's Night ^{Out} 145 Avenue C - (245')
6. The Cabinet - 649 East 9th Street - (254')
7. The Summit Bar - 133 Avenue C - (79')
8. San Loco - 111 Avenue C - (207')
9. Ding A Ling - 116 Avenue C - (189')
10. Joyface - 104 Avenue C - (331')
11. Hi Lot 102 Avenue C - (358')

Schools & Churches

1. Gethsemane Garden Baptist Church - 223 East 7th Street - (281')
2. East 7th Baptist Church (Graffiti) - 205 East 7th Street - (429')
3. Iglesia Cristiana Misionera - 247 East 7th Street - (373')

Community Garden
Waffle Store
Residential
Community Garden
The Summit Bar 133 Avenue C
Vacant
Residential
Vacant
Residential
 APPLICANT

AVENUE C

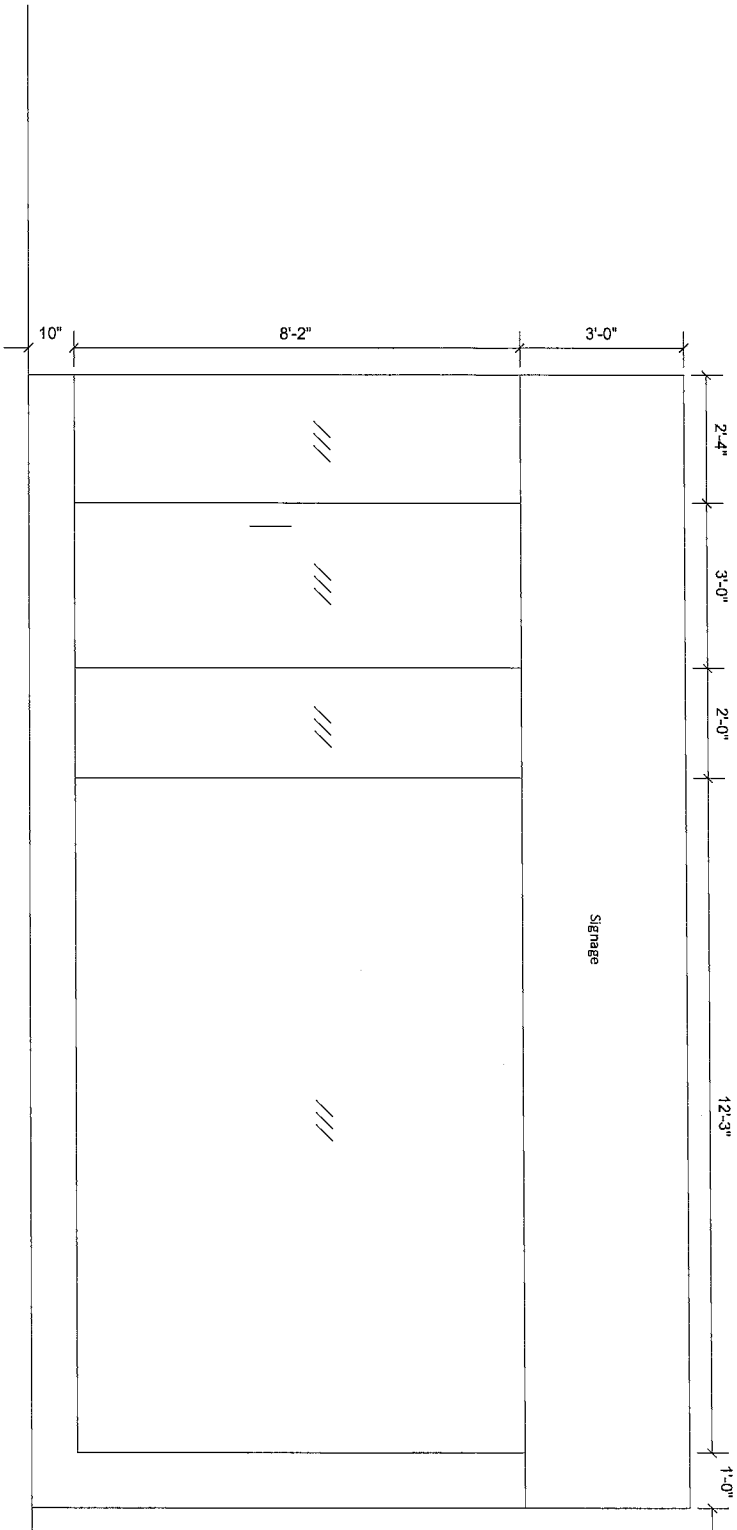
NOT TO SCALE

BLOCK PLOT
127 Avenue C
New York, NY

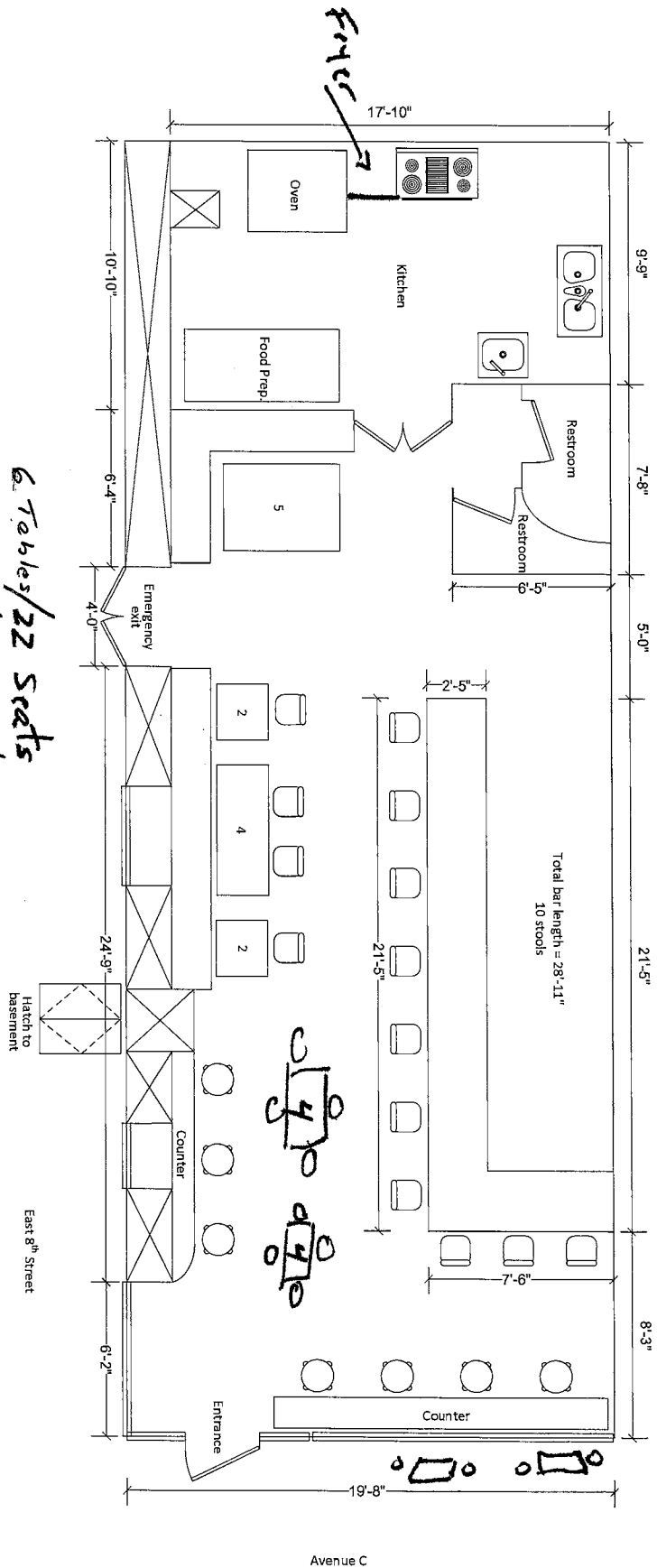
East 9th Street

The Wayland 700 E. 9th St.
Commercial
Fast Food
Gift Store
Commercial
Candy Store
Police Station

East 8th Street



FRONT ELEVATION
 127 Avenue C
 New York, NY
 NOT TO SCALE



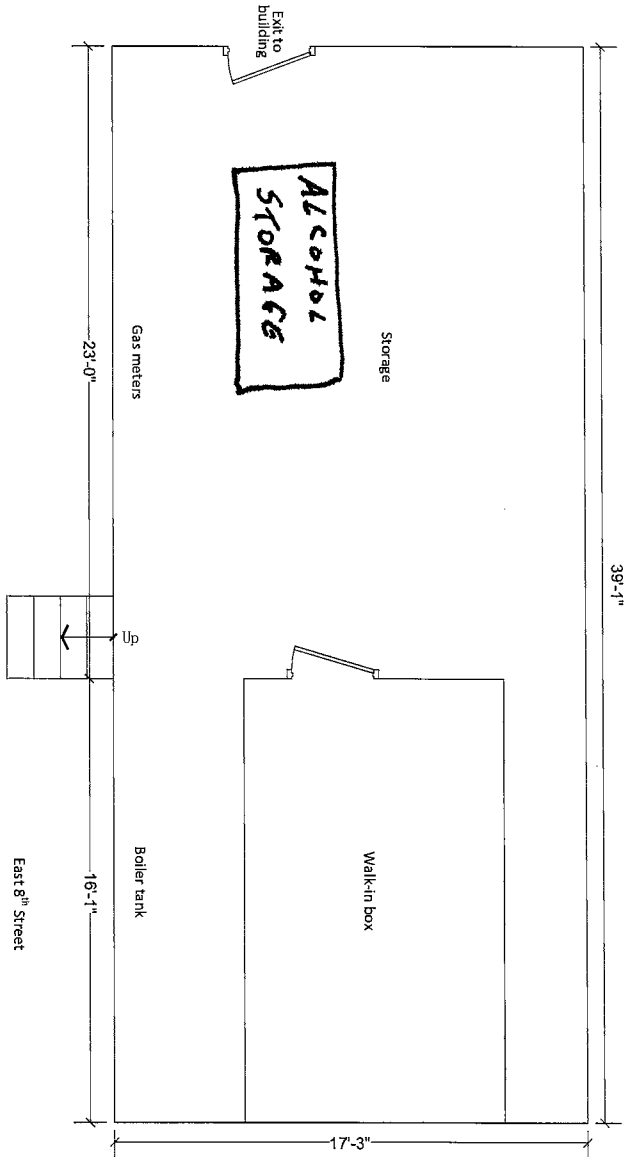
6 Tables/22 Seats
 7 Counter seats
 10 Bar stools



E. 8th St

INTERIOR DIAGRAM - 1st Floor
 127 Avenue C
 New York, NY
 NOT TO SCALE

Avenue C



INTERIOR DIAGRAM – Basement
 127 Avenue C
 New York, NY
 NOT TO SCALE

TWO PERRYS

SHAREABLES

BOILED PEANUTS 6

in the shell, served chilled

ANCHOVY STUFFED OLIVES 11

imported from Spain, served with picos

SMOKED SALMON EGG SHOOTERS 12

whipped cream cheese, cornichons, capers, herb blend

CRAB MAKI 15

lump crabmeat, sushi rice, avocado, kewpie mayo, nori-wrapped

SALADS

ZUCCHINI & FENNEL 15

shaved zucchini & fennel, fresh basil, toasted pine nuts, lemon dressing

TUSCAN KALE CAESAR 15

sourdough croutons, shaved parmesan

CHARCUTERIE

CACCIATORE 12

dry hunter's sausage, Dijon mustard, cornichons, parsley, picos

HOT COPPA/ GORGONZOLA DOLCE 14

pear, grapes, honey

CHARCUTERIE SAMPLER 22

pepperoni, cacciatore, hot coppa, anchovy olives, pickled peppers, cornichons

SANDWICHES

CAPRESE 15

mozzarella, vine tomatoes, basil, on toasted baguette (add hot coppa +3, prosciutto +5)

SPANISH TUNA BANH MI 16

imported Spanish tuna, serrano, cilantro, mayo, on toasted baguette

CHICKEN SANDWICH 15

on potato roll with pickles & remoulade, seasoned house fries

MAINS

FRENCH BREAD PIZZA 13

cheese pizza on baguette (add pepperoni +3)

NUGS & FRIES 14

crispy, tender white meat chicken, seasoned house fries

PORCINI MUSHROOM RAVIOLI 24

herbed cream sauce, pecorino romano, parmesan cheese

SIDES

SEASONED HOUSE FRIES 7 CHICKEN NUGS 10

BREAD BY BALTHAZAR, CHEESE & CHARCUTERIE BY DI PALO'S

**consuming raw or undercooked eggs or meat may increase your risk of foodborne illness, especially if you have certain medical conditions*