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THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone: (212) 533-5300 - Fax: (212) 533-3659  
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

**Please bring the following items to the meeting:**

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

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- 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 your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Letter of notice of proposed business to block or tenant association if one exists. E-mail the CB3 office at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) for help to find block associations.
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

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: 1/27/13

**If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.**

Type of license: Beer + Wine Is location currently licensed?  Yes  No

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Theater

Corporation and trade name of current license: The Living Theater

**APPLICANT:**

Premise address: 21 A Clinton Street

Cross streets: Clinton Between Houston + Stanton

Name of applicant and all principals: Stephen & Tyler Productions LLC

Stephen Michael Pondel & Tyler Gerard Maganzini

Trade name (DBA): The Cow Theater

**PREMISE:**

Type of building and number of floors: Mixed use Commercial 6 floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?  
(includes roof & yard)  Yes  No If Yes, describe and show on diagram: \_\_\_\_\_

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate  
of occupancy for back or side yard intended for commercial use?  Yes  No

Indoor Certificate of Occupancy 124 Outdoor Certificate of Occupancy No outdoor space  
(fill in maximum NUMBER of people permitted)

Do you plan to apply for Public Assembly permit?  Yes  No

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

F1 - A Group use 4

Is this premise wheel chair accessible?  Yes  No

**PROPOSED METHOD OF OPERATION:**

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?

Performance space - theater

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: Fully operational theater with  
concession area

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) 10am - 2am

Number of tables? 4 total Number of seats at tables? 16 total

How many stand-up bars/ bar seats are located on the premise? one 9ft service bar - no seats  
(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order,  
pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): one 9ft bar in 10ft x 20ft cafe area  
Any food counters?  Yes  No If Yes, describe: for guests use pre-performance  
or during intermission

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

What are the hours kitchen will be open? Concessions available from 6pm-1am

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

How many employees will there be? 6-8

Do you have or plan to install  French doors  accordion doors or  windows? space is in basement

Will you agree to close any doors and windows at 10:00 P.M. every night?  Yes  No N/A

Will there be TVs/monitors?  Yes  No (If Yes, how many?) one large projection screen

Will premise have music?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box  Tapes/CDs/iPod

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: 2 JBL EON 15" Speakers

Will you host promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed? Yes - performances of improv, repertory theater, one-man shows, children's theater,

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans.

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

Thursday - Saturday Nights

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you  have or  plan to install sound-proofing?

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name of establishment: Black Mountain Wine House

Address: 415 Union Street Brooklyn NY Community Board # 6

Dates of operation: 3/10 - Present

**If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.**

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Applicant also owns  
Union Grands  
270 Smith Street  
Brooklyn NY 11231 in Community Board 6

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 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? 3

How many licensed establishments are within 500 feet? 4

Is premise within a 500 foot radius of 3 or more establishments with OP licenses?  Yes  No

How many On-Premise (OP) liquor licenses are within 500 feet? 2

Is premise within 200 feet of any school or place of worship?  Yes  No

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

**COMMUNITY OUTREACH:**

If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) for any contact information.

**Please 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).

# Stephen Michael Rondel Stephen Michael Rondel

213 ½ West 16<sup>th</sup> #4 • New York, New York 10011 • Phone: 646-247-1746 • E-Mail: [stephenmichaelrondel@gmail.com](mailto:stephenmichaelrondel@gmail.com)

## Objective

Continue to create an established, well-respected and honored name in the New York Theatrical Community by providing progressive programming and curriculum based on the concept of "building the audiences of tomorrow by enriching the actors of today."

## Experience

### **The New Acting Company, The Children's Aid Society      2000 to 2012**

- Creator, Founder & Producing Artistic Director
- Conceive, design, and administer all aspects of a year round after school and evening acting program, in addition to directing, casting and producing 12 annual "Off Broadway" professional productions for all ages in the heart of Greenwich Village.
- Originated an all ages curricula, theatrical vocabulary and educational goals for a 300 student base annually.
- Hire, train, supervise and administer a staff of 15 which included an Assistant Artistic Director, 5 teachers, a costume, lighting art and set designer, various choreographers, professional actors, stage managers, acting coaches and musical and assistant production directors.
- Conceive, design and produce all brochures, programs, posters and postcards related to programming, in house.
- Train a company of young talent to work along side professional equity and non-equity adults for a 27 performance Off-Broadway run in a state of the art 99-seat theater.
- Instruct 70-100 % of curricula at various times. A typical week consisted of 8-10 classes with ages ranging from 3 through Adult.
- Adapt and direct plays from classic fairytales, children's literature and original stories.
- Expand current program model to reach "children in need" in targeted communities throughout agency.
- Master Trainer: facilitate team building and morale boosting workshops at various centers agency wide.
- Active member of Board Arts Committee; fostering arts programming agency wide.
- Active member of Personnel Liaison Committee; strengthening lines of communication between management and line staff.
- Produce and direct monthly adult variety show, "Muffins In The Window".

### **The Northwest Children's Theater, Portland Oregon      1994 -1998**

- Education Assistant, Advertising Manager & Theater Instructor
- Assisted the general programming of theatrical curricula, teachers and schedules.
- Generated class descriptions and faculty biographies.
- Organized and developed 3<sup>rd</sup> annual Silent Auction Fundraiser.
- Researched, compiled and artistically assisted in designing the membership brochure and written materials for ad campaigns, fund raisers and education programs.
- Compiled and organized data into database establishing and maintaining sponsorships, donors, teachers and classes.
- Directed plays, programmed and taught skills and play courses offering youth, ages 6 through 15, many avenues to express creativity and build self-esteem while working in groups.



# MENU

## **Sandwiches:**

### **Smoked Turkey Sandwich**

With Brie cheese, basil pesto spread, and cranberry sauce on raisin bread.

### **Ham & Cheddar Sandwich**

Arugula, mayo, and old-style dijon mustard on French bread.

### **Vegan Sandwich**

Roasted red pepper hummus, carrots, Guss' pickles, cucumbers, and sprouts on wheat bread.

### **Mozzarella & Tomato**

With fresh basil, olive oil, balsamic vinegar, and basil pesto spread on Amy's French baguette.

### **Hummus Wrap**

With cucumbers, tomatoes, sprouts, and olive oil on a spinach wrap.

### **Prosciutto & Swiss**

With roasted red peppers, sprouts, olive oil, and balsamic vinegar on baguette.

### **Peanut Butter & Jelly Sandwich**

All natural peanut butter and strawberry or raspberry preserves on wheat bread.

## **Salads:**

### **Spinach Salad**

Baby spinach, crumbled blue cheese, strawberries and almonds with fat free raspberry vinaigrette

### **Caesar Salad**

Romaine hearts, shaved parmesan and croutons with caesar dressing.

## **Snacks:**

Granola Bars, Candy Bars, Popcorn, Chips, Organic Fruit Snacks

## **Coffee Selections:**

Cafe Americano, Cappuccino, Latte

## Drink Menu

### Reds:

House Red	\$7
Pitch Cabernet-California	\$9
Sandro Fey Nebbiolo-Italy	\$10
Nine Stones Shiraz-Australia	\$10

### Whites:

House White	\$7
Casa Julia Savignon Blanc- Chili	\$8
Pine Ridge Chenin Blanc- California	\$10
La Cana Alberino - Spain	\$11

### Beers:

Brooklyn Lager	\$6
Captain Lawrence Kolsch	\$7
Southern Tier Porter	\$7
Troegs Hop Back	\$8

### Sodas: (All \$2.50)

Coke  
Diet Coke  
Sprite  
Ginger Ale  
Orangina  
Perrier  
Selection of Fresh Juices

Petition to Support Proposed Liquor License

Date: 1/16/13

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) BEER AND WINE

to the following applicant/establishment (company and/or trade name) The C.O.W.

Address of premises: 21 - Clinton St.

This business will be a: (circle) Bar / Restaurant Other: Theater Company

The hours of operation will be:  
10 - midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
Chris J V. A. (Address)		238 E Houston 19 - CLINTON 19 Clinton St.
George Meacola Kevin Yaghobi		19 Clinton St
CAROL CST ANITA FINNETT		30. CLINTON ST 35 CLINTON ST
Alec HOREN ALEXANDRA VELASCO		68 CLINTON ST. 213 6TH AVE
JOSHUA A CHRIS WEEHODON		1829 DECATUR ST. 1829 DECATUR ST.
Shayne BARR Alyssa L		155 Rivington 20 West 10 st
Katherine Bernard UZAMKA MADJICA EIANA SCHULMAN		155 Rivington 236 E Houston 288 Powers Street

JAVIER GONZALEZ

37/39 Clinton Street

Cherise ROSADO

48 Clinton Street

**Petition to Support Proposed Liquor License**

Date: 1/24/13

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) BEER AND WINE

to the following applicant/establishment (company and/or trade name) \_\_\_\_\_

Address of premises: 21 - Clinton St

This business will be a: (circle)  Bar  Restaurant  Other: Theater Company

The hours of operation will be: 10am - midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
LIZZY TAVOLONE OR		40 Clinton St.
Jessica Hall		209 E. 7th St.
Jody Carter		1455 FOX DRIVE Bldg 2
Brad Hesse		76 Clark Street
Huong Sun		53 Ridge Street
Collette McLafferty		210 Rivington St. #15A
STEPHAN SULLIVAN		152 Stanton St.
PAUL BRIDGEMAN		154 Stanton St.
ROBERT OAKLEY		154 STANTON ST.
Rick Bubbico		131 Rivington St.
Luis Novot		131 Rivington St.



Address 21 Clinton St  
New York, NY 10002

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Text the word "GMAPS" to 466453



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**From:** <info@cb3manhattan.org>  
**Date:** February 12, 2013 3:05:43 PM EST  
**To:** <maganzini.tyler@gmail.com>, <lmf@fogelmanlawfirm.com>  
**Cc:** <jdubovsky@cb3manhattan.org>, <sstetzer@cb3manhattan.org>  
**Subject:** RE: 21-A clinton Street

We do not have any associations listed for your location. As per questionnaire instruction, please use the petition that was included with the SLA questionnaire package to gather signatures from the residents in your building and the surrounding buildings impacted by your establishment.

Edwin Chan, Community Associate  
Community Board 3, Manhattan  
59 East 4th Street - New York, NY 10003  
212.533.5300 x203 - Fax: 212.533.3659  
<http://www.cb3manhattan.org/>

**From:** Tyler [mailto:maganzini.tyler@gmail.com]  
**Sent:** Monday, February 11, 2013 7:36 PM  
**To:** Juliana Dubovsky  
**Cc:** <lmf@fogelmanlawfirm.com>  
**Subject:** Re: 21-A clinton Street

So it seems we had the wrong block association information. We had gotten off the NYC.gov website. Unfortunately we weren't able to present tonight. If you could please send us the nearest block association contact information for 21 Clinton street it would be greatly appreciated. We look forward to

