



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 proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- 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: 12/22/2015

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.

Is location currently licensed? Yes No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: WINNIES BAR INC DBA WINNIES BAR

Corporation and trade name of current license: WINNIES NYC LLC

APPLICANT:

Premise address: 104 BAYARD STREET; MANHATTAN 10013

Cross streets: MULBERRY STREET, BAXTER STREET

Name of applicant and all principals: Mateusz Lilpop, Benedict dos Remedios, Gerado and William Davidson

Trade name (DBA): Winnie's Restaurant

PREMISE:

Type of building and number of floors: 3 floors of residential / ground floor commercial

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: N/A
N/A

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any
back or side yard use? Yes No What is maximum NUMBER of people permitted? 575

Do you plan to apply for Public Assembly permit? Yes No
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):
C6-1

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No
If yes, please describe what type: N/A
N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) MONDAY - SUNDAY, 10 AM - 4AM

Number of tables? 6 Total number of seats? 25

How many stand-up bars/ bar seats are located on the premise? 1 bar/11 seats at bar
(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): L shape bar - 10'

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? ALL HOURS

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

How many employees will there be? <8

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

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

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 KARAOKE

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

Please describe your sound system: PENDING

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

N/A

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.")

** see attached.*

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

ONE DOOR SECURITY ON WEEKENDS

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

Do you have sound proofing installed? Yes No

** see attached*

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

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

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.

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

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? SEE ATTACHED

How many On-Premise (OP) liquor licenses are within 500 feet? 5 OP

Is premise within 200 feet 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. 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. I will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
2. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than ____ DJs/ promoted events per ____, more than ____ private parties per _____.
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. I will have happy hour and it will end by _____.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.



HELBRAUN LEVEY & O'DONOGHUE LLP
ATTORNEYS AT LAW

RE: MANAGEMENT OF NOISE INSIDE AND OUTSIDE:

The applicant will be doing extensive soundproofing of all side walls, ceilings, etc. with a professional sound engineer, with a budget of approximately \$20k going into their soundproofing plans.

The applicant will control noise inside and remind customers to be respectful of neighbors, with security present and principals that will be managing the premises at all times.

RE: MANAGEMENT OF VEHICULAR TRAFFIC/CROWDING:

The applicant does not anticipate having significant issues with vehicular traffic/crowding at this space, however, staff will be instructed to monitor the sidewalk and curb area to contain any potential gatherings.

Proximity Report for Location:

104 Bayard St, New York, NY, 10013

Churches within 200 Feet

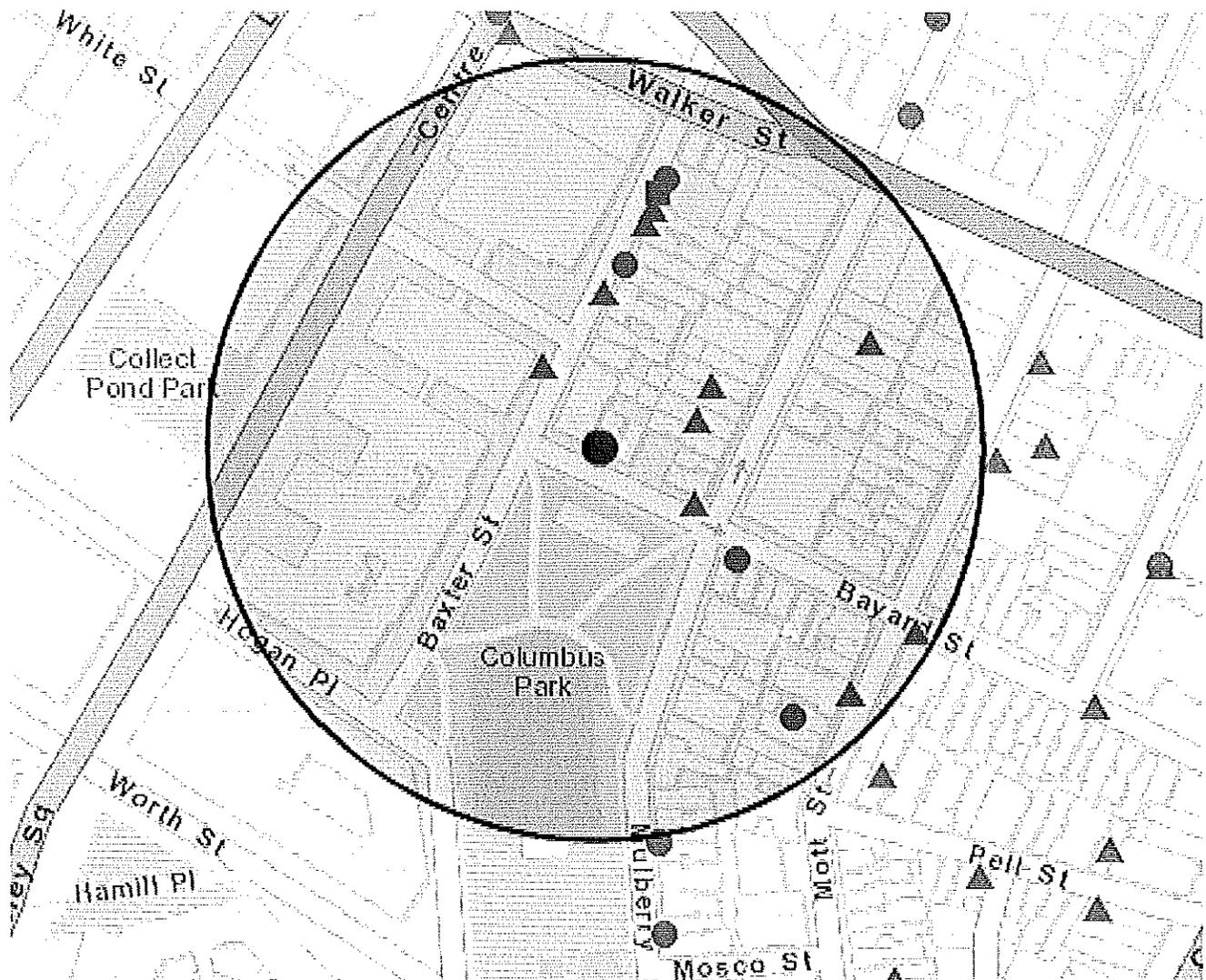
Name	Approx. Distance
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Schools within 200 Feet

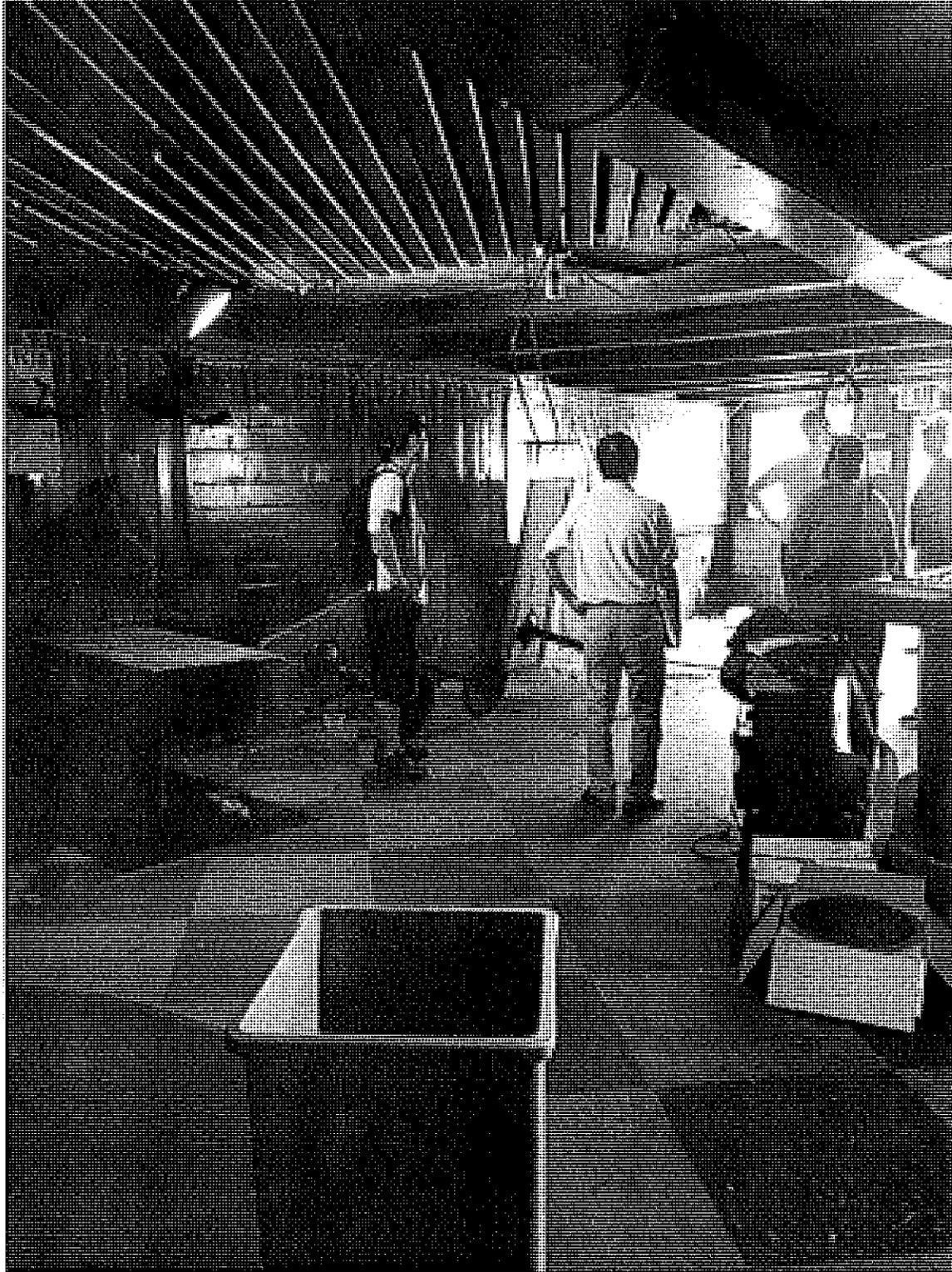
Name	Address	Approx. Distance
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On-Premise Licenses within 500 Feet

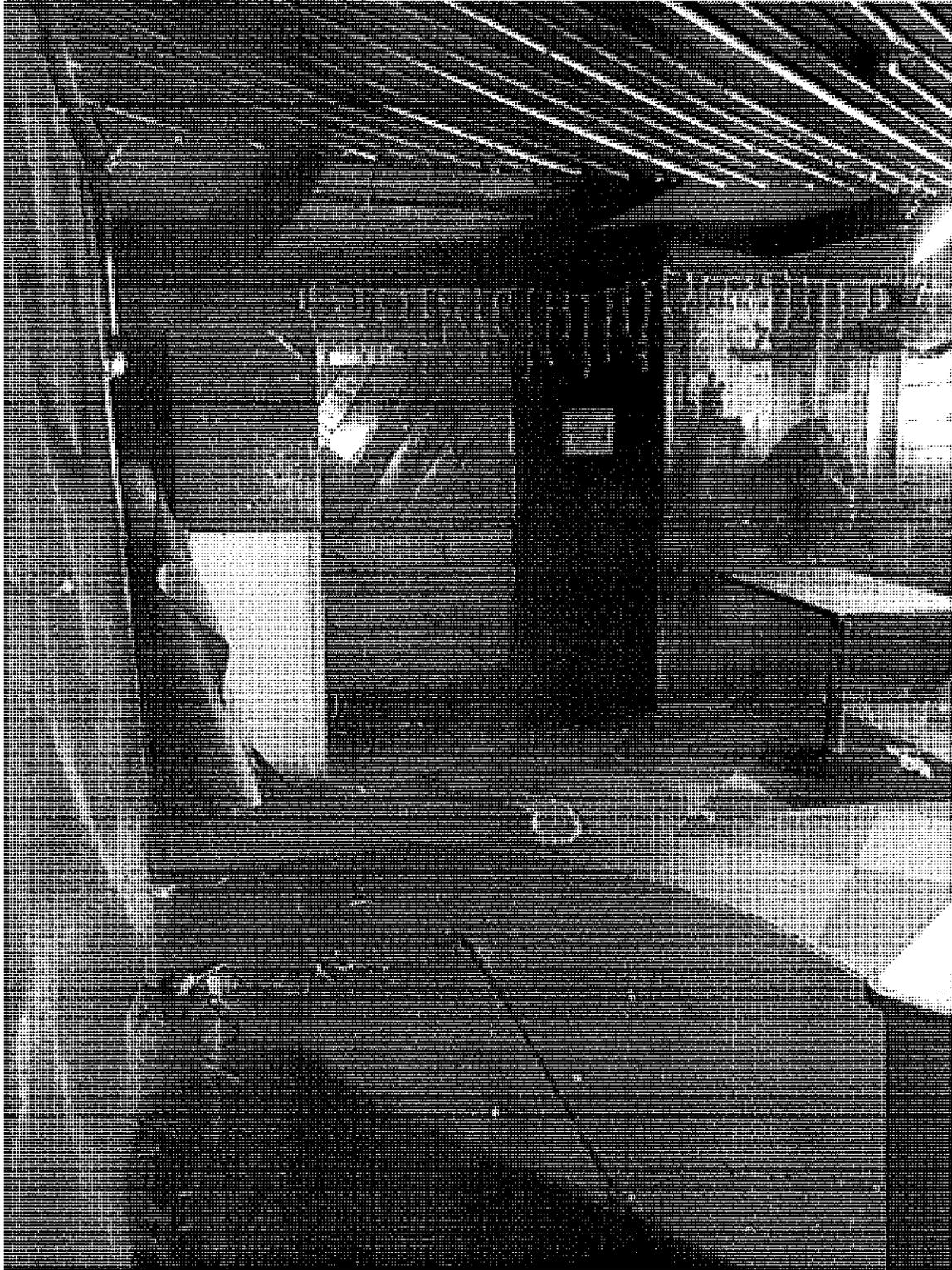
Name	Address	Approx. Distance
R & M CENTURY INC	89-91 BAYARD ST	215 ft
79 RESTAURANT GROUP INC	79 BAXTER ST	225 ft
FORLINIS RESTAURANT INC	91 93 BAXTER STREET	340 ft
TEA BISTRO INC	45 MOTT ST	400 ft
40 MULBERRY RESTAURANT INC	40 MULBERRY STREET	480 ft



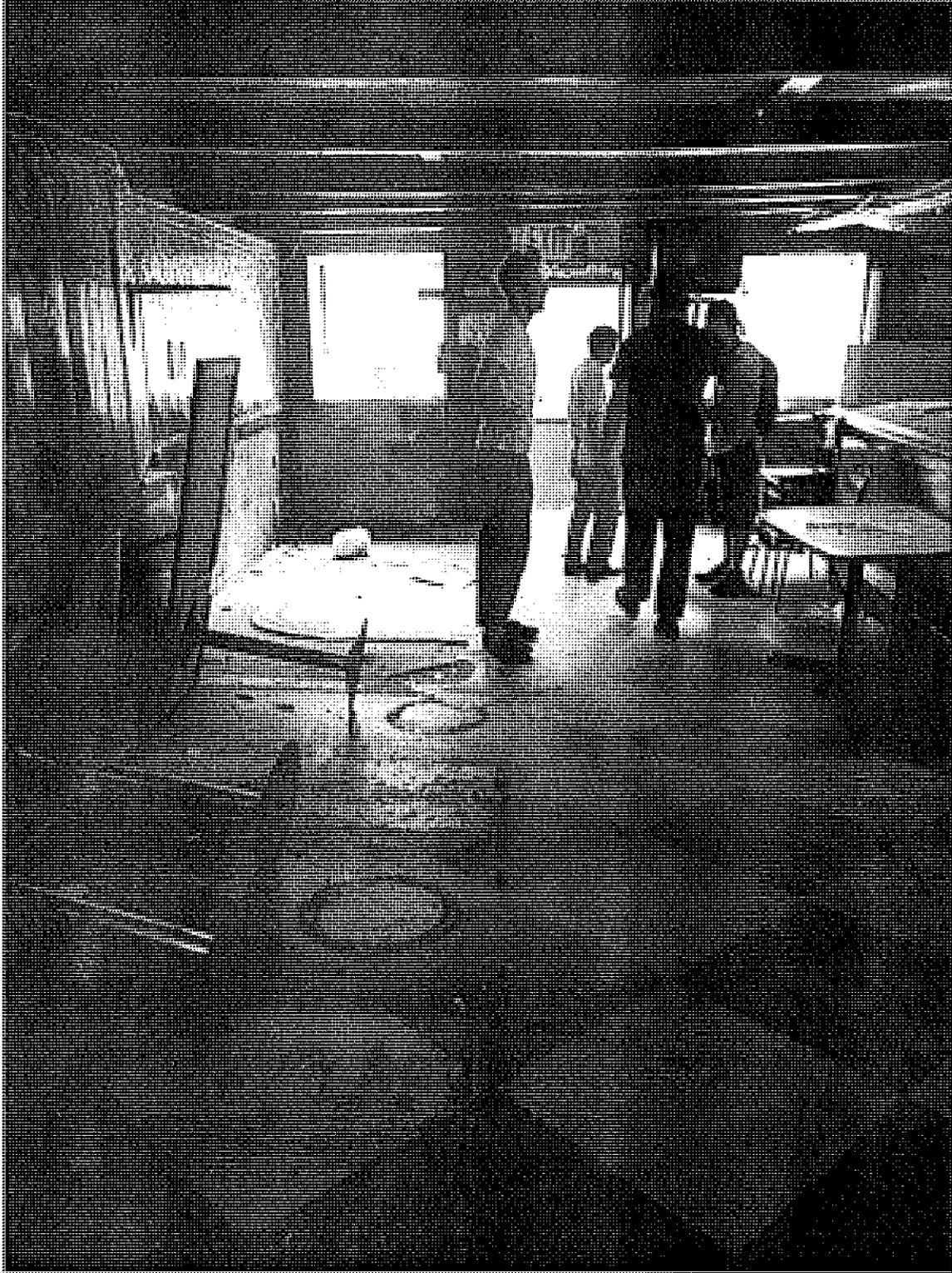
Winnie's



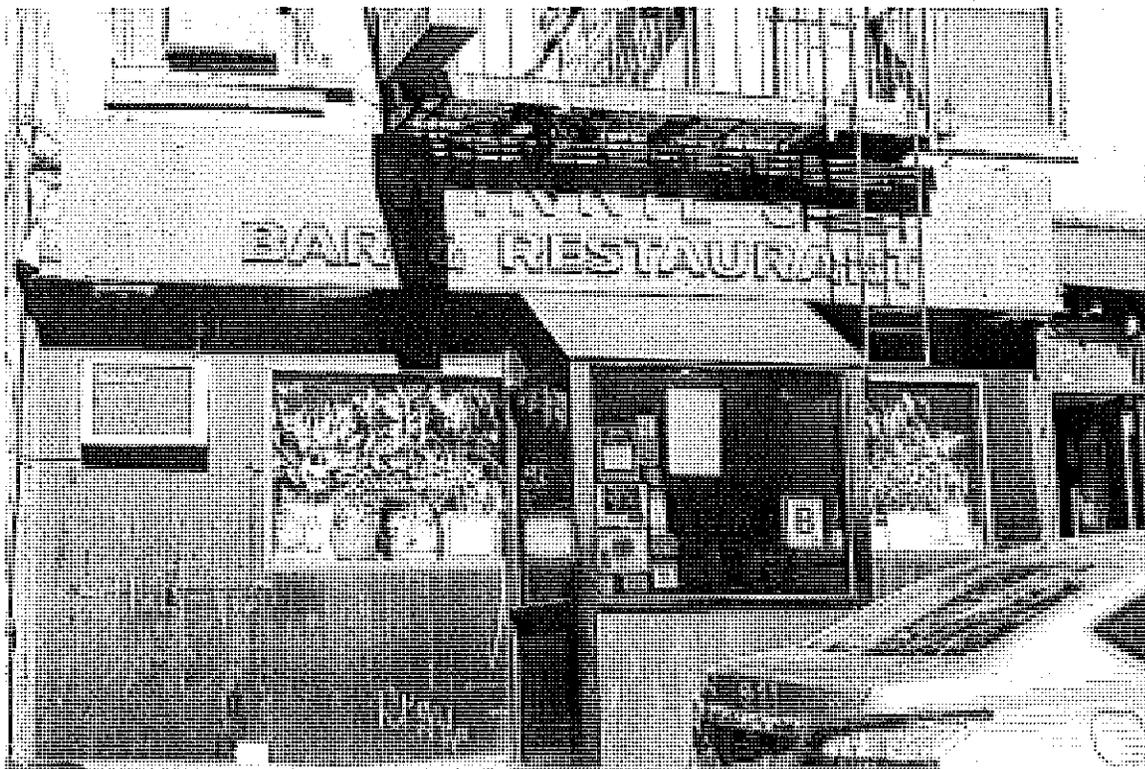
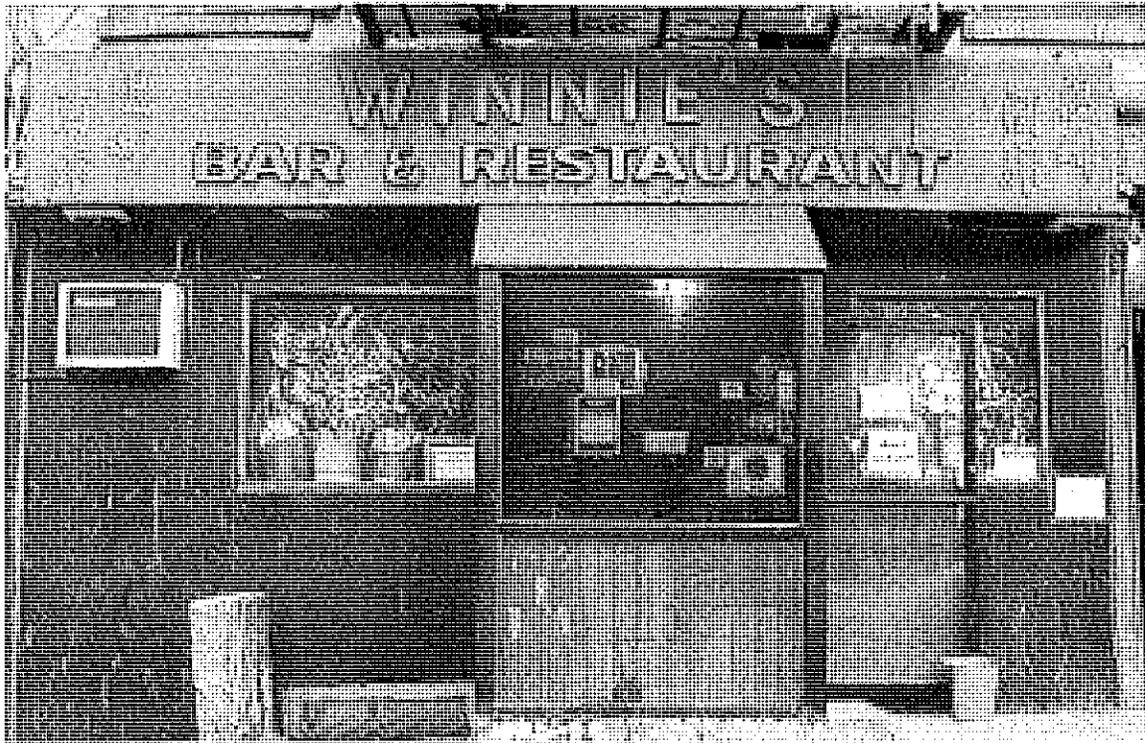
Winnie's



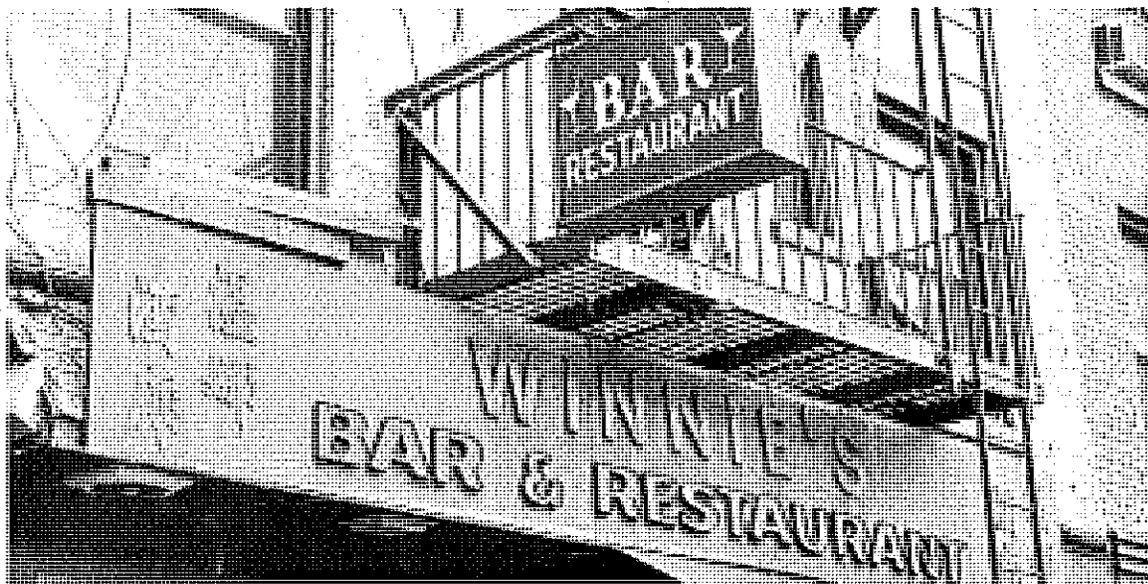
Winnie's



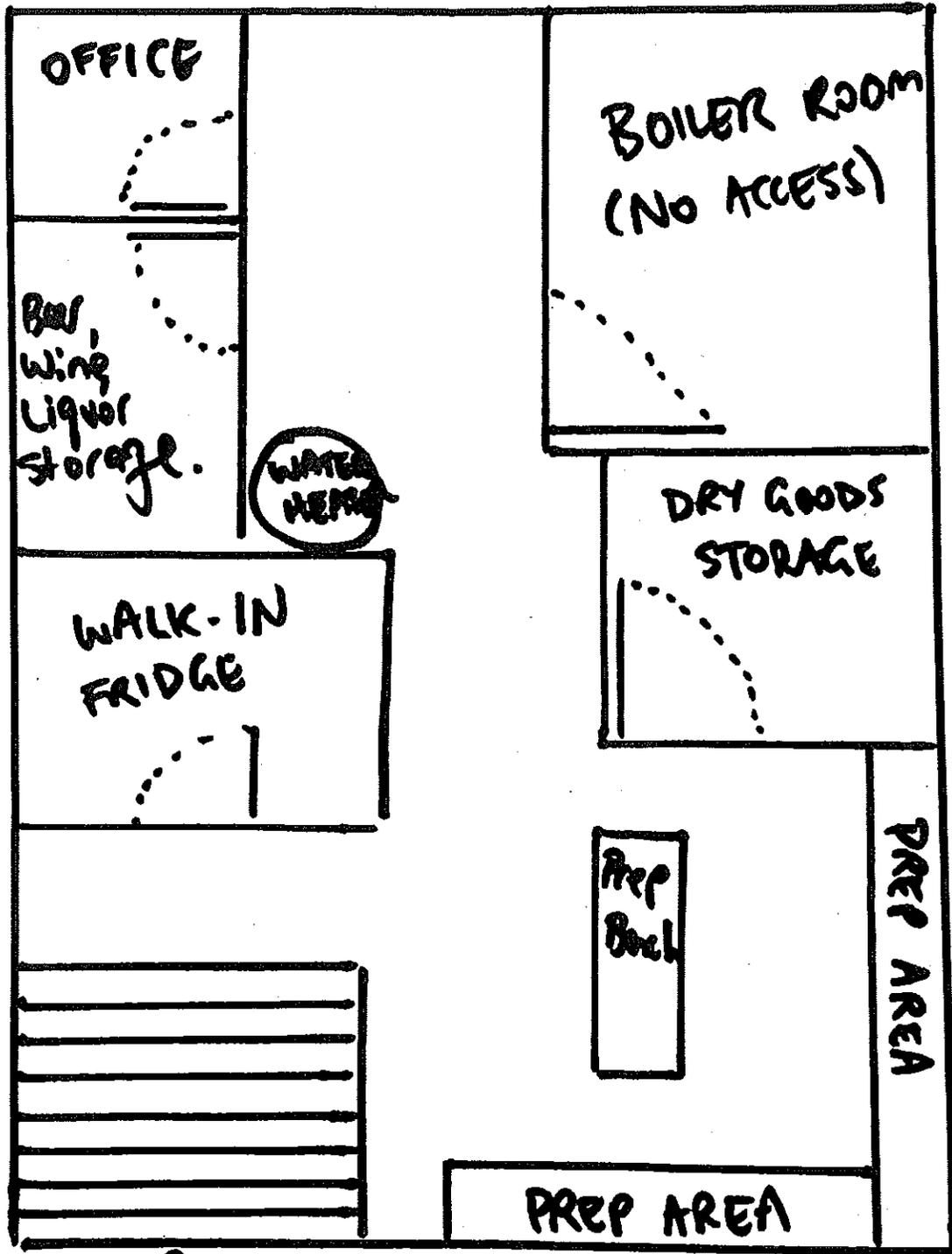
Winnie's



Winnie's



WINNIE'S BASEMENT



BAYARD STREET

WINNIE'S

neighborhood all day and night

BEVERAGES

// COFFEE *BY counter culture*

drip coffee	2 / 2.50
cafe au lait	3.25 / 3.75
espresso	2.50
macchiato	3
americano	2.50
cortado	3.25
cappuccino	3.75
latte	4.25

WINE by glass

WHITE

Roussanne/Viognier "Isa" 2013,
Les Chemins de Bassac,
Languedoc FR

Parellada/Macabeo "Blanco
Seleccio" 2013, Can Feixes,
Penedès, ES

Ugni Blanc "Anathème" 2012,
Domaine Mont de Marie,
Nîmes FR

Passerina del Frusinate 2011,
Mario Macciocca, Lazio IT

RED

Mencia "Viña Vella" 2012, Virxen
dos Remedios,
Ribeira Sacra ES

Grolleau "Les Copains d'Abord"
2012, Dom. de Sablonettes, Loire
FR

Saint-Chinian "Les Narys" 2012,
Domaine Bordes,
Sud Ouest FR

Patrimonio 2012, Clos Teddi,
Corsica FR

CLASSIC COCKTAILS

Martini
Manhattan
Negroni
Margarita
Aviator

DAYTIME *breakfast, lunch*

Smoked Sable and Soft Egg Scramble	13
Chia Seed Pudding	9
HOUSE MOFONGO, 2 eggs, sausage, fried haloumi	10
Slow Smoked Pork and Cashew Grits, pickled red onion, greens	15
Braised Turnips and Cashew Grits, vegan	12

SIDES add \$3

bacon, sausage, roasted vegetables, papas bravas,
toast, house-made flatbread, avocado, spinach

NIGHTTIME *dinner*

STARTERS

Sardine Tostada, cultured butter, carrot salsa	9
Seafood Salad, shrimp, tuna, scallops	14
Bibb Salad, curry vinaigrette, sliced almonds, grapefruit	8
Tiger Salad, scallions, celery, garlic chives, sesame, lime	8

MAINS

Baja Bucket, shrimp, lobster, carne asada, chicken	32	
Barbacoa, braised goat, polenta, onions	17	
Roast Chicken, tiger salad	17	
Roasted Squash, asada spices, yogurt, watercress	15	
CARNITAS, platter with tortillas, rice, beans		
	for 2	20
	for 4	28
	for 6	32
	for 10	45

SIDES

kale salad, spicy cashews	7
papas bravas	8
shaved cauliflower	6
short rib	13
burnt raddichio	8
housemade bread	4

LATE NIGHT

Tacos, 3 per order	8
carnitas	
barbacoa	
baja fish	
Mexican Donner Kebab	10

DESSERT

Sweet Risotto with goats milk caramel and cara cara	7
Chocolate buckwheat torte with pomegranate	7



Rick D. Chandler, PE
Commissioner

Joseph Bruno, RA.
Interim Deputy
Borough Commissioner
josbruno@buildings.nyc.gov

280 Broadway, 3rd Fl.
New York, NY 10007
www.nyc.gov/buildings
212-393-2019
646-600-6170

November 6, 2015

Re: **104 Bayard Street**
Block: 199; Lot: 32
Zoning: C6-1
Manhattan

To Whom It May Concern:

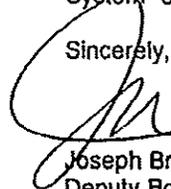
This is in response to your request dated September 3, 2015, for Letter of No Objection for **104 Bayard Street**. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicate that on the 1st floor there is a commercial space.

Therefore, this Department has **No Objection** to an **Eating and Drinking Establishment**, Use Group #6, Non-Place of Assembly, for less than seventy-five (75) persons on the 1st floor of the above referenced premises.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a Certificate of Occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

Sincerely,


JOSEPH BRUNO, RA
Joseph Bruno, RA
Deputy Borough Commissioner
Manhattan

JB/dmw

Cc: Martin Rebholz, RA, Borough Commissioner
Ginjo Topino, Plan Examiner
Premises File
LNO Files

build safe | live safe