

Russell Squire  
Chair

Will Brightbill  
District Manager



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**The City of New York  
Community Board 8 Manhattan**

September 21, 2023

Thomas Donohue  
Deputy Commissioner  
State Liquor Authority  
80 South Swan Street, Suite 900  
Albany, NY 12210-8002

**RE: CQHG LLC dba Avoca, 1678 First Avenue (Between East 87th and 88th Streets) 30  
Day Waiver Renewal Application for Liquor, Wine, Beer & Cider Permit**

Dear Deputy Commissioner Donohue,

Please be advised that Community Board 8 Manhattan received notice on September 18, 2023, for the above referenced establishment's renewal application of a Liquor, Wine, Beer, and Cider license. A copy of their 30-day advance notice is attached.

We agree to this one-time waiver of the 30-day notice on the condition that the applicant appears at the October 3, 2023, Street Life Committee meeting, so the public has the opportunity to comment on the application. If the applicant fails to appear at the October 3, 2023, Street Life Committee meeting, the waiver will be revoked.

Please advise this office of any action taken regarding this matter.

Sincerely,

*Will Brightbill*

Will Brightbill  
District Manager

**DANNY GRACE PLLC**

ATTORNEYS AND COUNSELORS AT LAW



Writer's email: danny@dannygracepc.com  
Writer Admitted in: New York; United States District Court,  
Southern and Eastern Districts of New  
York

225 BROADWAY, SUITE 1200  
NEW YORK, NY 10007  
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Manhattan Community Board 8  
505 Park Avenue, Suite 620  
New York,  
NY 10022

Re: CQHG LLC d/b/a Avoca  
1678 1<sup>st</sup> Avenue, New York, NY 10128

Dear Manhattan Community Board 8:

I write on behalf of CQHG LLC d/b/a Avoca to request a waiver of the 30-day community board notice required in connection with their SLA License renewal. Their license will expire on September 30, 2023.

Reason for waiver – this is applicant's first renewal and as such were unfamiliar with the 30-day notice requirement. Applicant retained the undersigned in early September believing that there was more than enough time before expiration, being unaware of the 30-day notice requirement.

Representatives from **CQHG LLC d/b/a Avoca, 1678 1st Avenue, New York, NY 10128** will attend the Street Life Committee meeting **Tuesday, October 3rd, 2023 at 6:30 PM via Zoom.**

Applicant is aware that they cannot receive another waiver for this establishment in the future.

Thank you in advance for assistance in this matter.

Dated: September 18, 2023

Sincerely,

  
\_\_\_\_\_  
Daniel GRACE



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: **09/14/2023**      1a. Delivered by: **Personal Delivery with Proof of Receipt**

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☐ New Application    ☐ Removal    ☐ Class Change

For premises in the City of New York:

☐ New Application    ☐ New Application and Temporary Retail Permit    ☒ Renewal    ☐ Alteration    ☐ Removal  
☐ Class Change    ☐ Method of Operation    ☐ Corporate Change

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board: **MANHATTAN COMMUNITY BOARD 8**

### Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): **1334941**      Expiration Date (if applicable): **09/30/2023**

5. Applicant or Licensee Name: **CQHG LLC**

6. Trade Name (if any): **AVOCA**

7. Street Address of Establishment: **1678 1ST AVE**

8. City, Town or Village: **NEW YORK**, NY      Zip Code: **10128**

9. Business Telephone Number of applicant/ Licensee: **2122020140**

10. Business E-mail of Applicant/Licensee: **RORYAVOCA@GMAIL.COM**

11. Type(s) of alcohol sold or to be sold:    ☐ Beer & cider    ☐ Wine, Beer & Cider    ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service:    ☒ Full Food menu; full kitchen run by a chef/cook    ☐ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: **Restaurant (full kitchen and full menu required)**

☐ Seasonal Establishment    ☐ Juke Box    ☐ Disc Jockey    ☒ Recorded Music    ☐ Karaoke

14. Method of Operation: (check all that apply)    ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): \_\_\_\_\_

☐ Patron Dancing    ☐ Employee Dancing    ☐ Exotic Dancing    ☐ Topless Entertainment

☐ Video/Arcade Games    ☐ Third Party Promoters    ☐ Security Personnel

☐ Other (specify): \_\_\_\_\_

15. Licensed Outdoor Area:    ☐ None    ☒ Patio or Deck    ☐ Rooftop    ☐ Garden/Grounds    ☐ Freestanding Covered Structure  
 (check all that apply)    ☐ Sidewalk Cafe    ☐ Other (specify): \_\_\_\_\_

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: **FIRST FLOOR AND BASEMENT**
17. List the room number(s) the establishment is located in within the building, if appropriate: **N/A**
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- |       |               |
|-------|---------------|
| _____ | _____         |
| Name  | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name: **1678 FIRST AVENUE LLC**
23. Building Owner's Street Address: **323 E 85TH STREET**
24. City, Town or Village: **NEW YORK** State: **NY** Zip Code: **10028**
25. Business Telephone Number of Building Owner: **2129792800**

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name: **DANIEL GRACE, ESQ.**
27. Representative/Attorney's Street Address: **225 BROADWAY SUITE 1200**
28. City, Town or Village: **NEW YORK** State: **NY** Zip Code: **10007**
29. Business Telephone Number of Representative/Attorney: **2122022485**
30. Business E-mail Address of Representative/Attorney: **DANNY@DANNYGRACEPC.COM**

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **RORY QUINN** Title: **LLC MEMBER**

Principal Signature: \_\_\_\_\_

