



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
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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
- upgrade of an existing liquor license
- sale of assets

Today's Date: October 8, 2012

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: Liquor Is location currently licensed?  Yes  No

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Rock band studio

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 106 Rivington Street, New York, NY 10002

Cross streets: Essex Street and Lodlow Street

Name of applicant and all principals: 106 ON THE L.E.S. LLC - applicant entity  
Jose O. Rodriguez and Robert Payne

Trade name (DBA): Establishment name to be determined

**PREMISE:**

Type of building and number of floors: Mixed Use: 2 residential units above commercial ground floor space  
3 story building with basement

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 Yes Outdoor Certificate of Occupancy No

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):  
C4 - 4A

Is this premise wheel chair accessible?  Yes  No The applicant will make the premises  
wheel chair accessible.

**PROPOSED METHOD OF OPERATION:**

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

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

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) Tuesday-Friday 2PM to 4AM; Saturday 10AM to 4AM  
Sunday 10AM to 2AM and Monday 2PM to 2AM

Number of tables? 45 Number of seats at tables? 110

How many stand-up bars/ bar seats are located on the premise? Two stand-up bars / one with 11 bar stools  
and one with 12 bar stools. Total is 23.

(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) 16' straight stand-up bar on the West wall of the ground floor  
Describe all bars (length, shape and location): 9' L-shaped stand-up bar on the East wall in the basement

Any food counters?  Yes  No If Yes, describe: \_\_\_\_\_

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

Latin / American

What are the hours kitchen will be open? Tuesday-Friday 2PM to 3AM; Saturday 10AM to 3AM  
Sunday 10AM to 1AM and Monday 2PM to 1AM

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

How many employees will there be? 26 employees

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

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) Only for special events i.e.:  
World Cup, Olympics, etc

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: To be provided

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? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. Crowds are not anticipated as there is sufficient waiting room at the bar areas for patrons. Staff (hosts/managers/security) will monitor the sidewalk.

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

Sunday to Thursday 1 security officer and Friday to Saturday 2 security officers

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

French doors will be closed by 10pm and the establishment will be soundproofed.

Do you  have or  plan to install sound-proofing? Yes. The applicant has hired Accoustilog to advise them on sound proofing.

**APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

**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 2 E&S Wholesale Foods and Stop 1 (Gourmet Food Stores)

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? 5

How many licensed establishments are within 500 feet? 30 ( 3 beer and wine licenses)

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? 27

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).**

RESID.

LOWER EAST SIDE PLAYGROUND  
PREPERATORY HIGH SCHOOL

POK DOK THAI  
SCHILLERS RESID. VACANT

NORFOLK ST. -

PS  
20

- STANTON ST. -  
THE CHILDREN'S MAGICAL GARDEN  
RESIDENTIAL  
RESIDENTIAL  
COMMERCIAL  
COMMERCIAL  
RESIDENTIAL  
COMMERCIAL  
ARCHITECT  
RESID.  
NAIL SALON  
VACANT  
GALLERY  
PIZZERIA  
RESIDENTIAL  
MONUMENT STORE  
VACANT  
MEDICAL OFFICE  
ESSEX ST. RETAIL MARKET  
THE MAGICIAN

- RIVINGTON ST. -  
SANDWICH SHOP  
COMM. OFFICE  
HAIR SALON  
GROCERY  
RESIDENTIAL  
FILAFEL SHOP (NO LIQ.)  
CLOTHING STORE  
RESIDENTIAL  
WELCOME TO THE JOHNSONS  
LAUNDROMAT  
ESSEX BAKERY REST.  
ESSEX STREET RETAIL MARKET  
CLOTHING STORE  
RESID.  
PIZZERIA  
GROCERY  
- DELANCEY ST. -

- ESSEX ST. -

GROCERY  
RESID.  
BOVLAKI GR.  
VACANT  
CONST.  
AUNDROMAT  
RESID.  
EL DOMORERO

EL NEW AMANAGER RESTAURANT  
FAST FOOD  
RESIDENTIAL  
CONSTRUCTION  
LAUGH LOUNGE  
DISCOUNT ST.  
TEA BOT STORE  
DENTAL OFF.  
GROCERY  
GARYS LIVINGS  
BUSINESS BR.  
VACANT  
FOUNDATIONAL  
SONS OF ESSEX  
VACANT  
RESIDENTIAL  
BEAUTY SUPPLIES  
VACANT  
FURNITURE STORE  
RESIDENTIAL  
SAN LEO RESTAURANT  
CLOTHING STORE  
FREIGHT ENTRANCE  
CLOTHING ST.  
PIANO'S REST.  
BAR  
RESIDENTIAL  
CLOTHING  
THE LINING ROOM  
RESIDENTIAL  
CAKESHOP  
RESIDENTIAL  
HAIR SALON  
RESIDENTIAL  
LOCAL 138  
HOTEL  
MIKEYS  
EGGYS  
THREADING  
CLOTHING

GROC  
PIZZA  
TAX OFF.  
CONST.  
PSYCHIC  
CONST.  
PUSH  
CASH  
BOSS TOWERS  
SALON  
EL CASTILLO DE JAGDA  
RESIDENTIAL  
HANA (BEER & WINE)  
RESIDENTIAL  
COOP  
RESIDENTIAL  
HAIR SALON  
SPLITZERS  
RESIDENTIAL  
HAIR SALON  
COFFEE BAR  
VIA TRIBUNALI  
(WINE & BEER)  
RESIDENTIAL  
HAIR SALON  
GARAGE  
CLOTHING  
FAST FOOD  
MEDICAL OFFICE  
VACANT  
FITNESS CENTER  
PHARMACY

- LUDLOW ST. -

SEP -  
EMBER  
NINES &  
SPIRITS  
LITTLE  
WENSTER  
(NO LIQ.)  
COFFEE  
HOUSE  
HAIR  
SALON  
GIFT  
SHOP  
NOODLE  
BAR

CONST.  
RESID.  
BARBER  
RESID.  
CLOTHING STORE  
CLOTHING STORE  
VACANT  
CLOTHING ST.  
EMPTY LOT  
CLOTHING ST.  
RESIDENTIAL  
CONSTRUCTION  
COMMERCIAL  
LIGATION  
CERPERIE  
RESIDENTIAL  
INOTECA  
THE STANTON SOCIAL  
GROCERY  
VACANT  
BRUSCHETTERIA (BEER & WINE)  
TEANYSSIMO (BEER & WINE)  
REALTY  
RESIDENTIAL  
THE ORCHARD HOUSE  
CLOTHING STORE  
(84W)  
GOOD-  
FELAS

DELI  
MOTOR CITY  
CLOTHING  
HI THAI  
(BEER & WINE)  
NIPPOON (CLOSED)  
HAIR SALON  
FOOD MARKET  
MEHANATA  
LAS FELIX  
TAILOR  
RESIDENTIAL  
GROCERY  
FOOD STORE  
BANK  
EMPTY LOT  
GALLERY  
RESIDENTIAL  
CONSTRUCTION  
ME CASA ES SU CASA  
CLOTHING STORE  
VACANT  
CLOTHING STORE  
TAILOR  
CLOTHING STORE  
ICE CREAM STORE  
CLOTHING STORE  
CLOTHING STORE  
HAT STORE  
CLOTHING STORE  
SHOE STORE  
GALLERY BAR  
SHOE STORE  
OPTICAL STORE

- ORCHARD ST. -

AREA SURVEY  
106 RIVINGTON STREET  
NEW YORK, N.Y.  
OCTOBER 5, 2013  
NOT TO SCALE

CLOTHING STORE  
CLOTHING STORE  
CLOTHING STORE  
CLOTHING STORE  
CLOTHING STORE  
GALLERY  
CLOTHING STORE  
BEAUTY SUPPLIES  
RESIDENTIAL  
WIRELESS STORE  
TAILOR  
HAT STORE  
CONSTRUCTION  
RESIDENTIAL  
MEAT MARKET  
SAUCE

CLOTHING STORE  
GROCERY  
CLOTHING ST.  
CLEANERS  
CONSTRUCTION  
CLOTHING STORE  
LUGGAGE STORE  
GALLERY  
VACANT  
CLOTHING STORE  
LUCKY JACKS  
VACANT  
HOME FURNISHING  
EMPTY LOT  
PIZZERIA  
CLOTHING STORE  
OPTICAL STORE  
RESIDENTIAL  
RESIDENTIAL  
VACANT  
CONSTRUCTION  
- ALLEN ST. -

N  
E  
W  
S

RE: 106 RIVINGTON STREET

1. SAUCE - 78 RIVINGTON STREET - 406'
  2. LUCKY JACKS - 129 ORCHARD STREET - 464'
  3. MI CASA ES SU CASA - 142 ORCHARD STREET - 321'
  4. THE ORCHARD HOUSE - 146 ORCHARD STREET - 318'
  5. TAMMANY HALL - 152 ORCHARD STREET - 348'
  6. INOTECA - 98 RIVINGTON STREET - 131'
  7. MOTOR CITY - 127 LUDLOW STREET - 139'
  8. MEHANATA - 107 LUDLOW STREET - 323'
  9. LAS FELIX - 109 LUDLOW STREET - 294'
  10. SPITZERS - 101 RIVINGTON - 88'
  11. IGGY'S CELTIC HOUSE - 134 LUDLOW STREET - 93'
  12. LOCAL 138 - 138 LUDLOW STREET - 168'
  13. CAKESHOP - 152 LUDLOW STREET - 300'
  14. THE LIVING ROOM - 154 LUDLOW STREET - 321'
  15. PIANOS RESTAURANT & BAR - 158 LUDLOW STREET - 373'
  16. EL SOMBRERO - 108 STANTON STREET - 462'
  17. SAN LOCO RESTAURANT - 111 STANTON STREET - 405'
  18. EL NUEVO AMANER RESTAURANT - 117 STANTON STREET - 415'
  19. SONS OF ESSEX - 135 ESSEX STREET - 162'
  20. THE MAGICIAN - 118 RIVINGTON STREET - 202'
  21. ESSEX BAR & RESTAURANT - 119 RIVINGTON STREET - 197'
  22. WELCOME TO THE JOHNSONS - 123 RIVINGTON - 231'
  23. BOSS TWEEDS SALOON - 115 ESSEX STREET - 201'
  24. LELUPANAR - 103 ESSEX STREET - 350' (CLOSED)
  25. GALLERY BAR - 120 ORCHARD STREET - 462'
  26. HOTEL RIVINGTON - 107 RIVINGTON STREET - 53'
  27. COOP - 107 RIVINGTON STREET - 53'
- CLOSEST SCHOOL
1. LOWER EAST SIDE PREPARATORY HIGH SCHOOL - 145 STANTON STREET - 549'