

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** 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: April 30, 2013

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: OP 252 Is location currently licensed? Yes No

If alteration, describe nature of alteration: _____

Previous or current use of the location: Comedy Club

Corporation and trade name of current license: Comedy Club LLC dba Laugh Lounge

APPLICANT:

Premise address: 151 Essex St.

Cross streets: Stanton - Rivington

Name of applicant and all principals: Jean - Marc Houmard, Jon Neidich, Huy Chi Le

Trade name (DBA): South Central

PREMISE:

Type of building and number of floors: 7 Floor multi unit building

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 450 Outdoor Certificate of Occupancy N/A
(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):
C4-4A

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)?
Restaurant/Bar

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) Mon - Fri 6pm - 4am / Sat & Sun 11am - 4am

Number of tables? 30 Number of seats at tables? 120

How many stand-up bars/ bar seats are located on the premise? 2 bars / 25 seats total
(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): Ground: 8' / Basement 20'

Any food counters? Yes No If Yes, describe: Both bars will serve food

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

Small plates - see attached menu

What are the hours kitchen will be open? Mon - Fri 6pm to 2am / Sat & Sun 11am - 2am

Will a manager or principal always be on site? Yes No If yes, which? 1 manager and 1 principal

How many employees will there be? 25 per night

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?) _____

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: ipod with 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? No

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) _____

1 security guard 10pm - 4am

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: Indochine, Acme, Bond St., Kitti Chai, Republic

Address: 430 Lafayette St. / 9 Great Jones Community Board # 2

Dates of operation: 1984

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 _____

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? _____ 14

How many licensed establishments are within 500 feet? _____ 52

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? _____ 35

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 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).

151 ESSEX

The menu will focus on small plates that can easily be shared. A reputable chef has been approached to create a menu that is both familiar and creative, with an emphasis on high quality produce and inventive juxtaposition of ingredients.

A special tequila and Mescal -based cocktail list will be developed by the Acme's head mixologist and will complement the casual food concept. A small but well balanced wine list will also be assembled by Acme's head sommelier.

MENU

SALADS

Kale, smoked bacon lardons, poached egg, anchovy vinaigrette
Quinoa, grilled corn, green beans, scallions, lemon-honey vinaigrette
Grilled marinated steak salad, romaine, shallots, chipotle peppers
Grilled octopus, roasted beats, blood orange, red onions

SMALL PLATES

Grilled corn, scallions, white cheese
Stuffed peppers, spicy sausage
Shrimp roasted in olive olive oil, garlic, anchochile
Lamb meat balls, poblanos, yogurt

CEVICHE - red snapper, tomatoes, onions, lime
- Bay scallops, green peppers, lime,

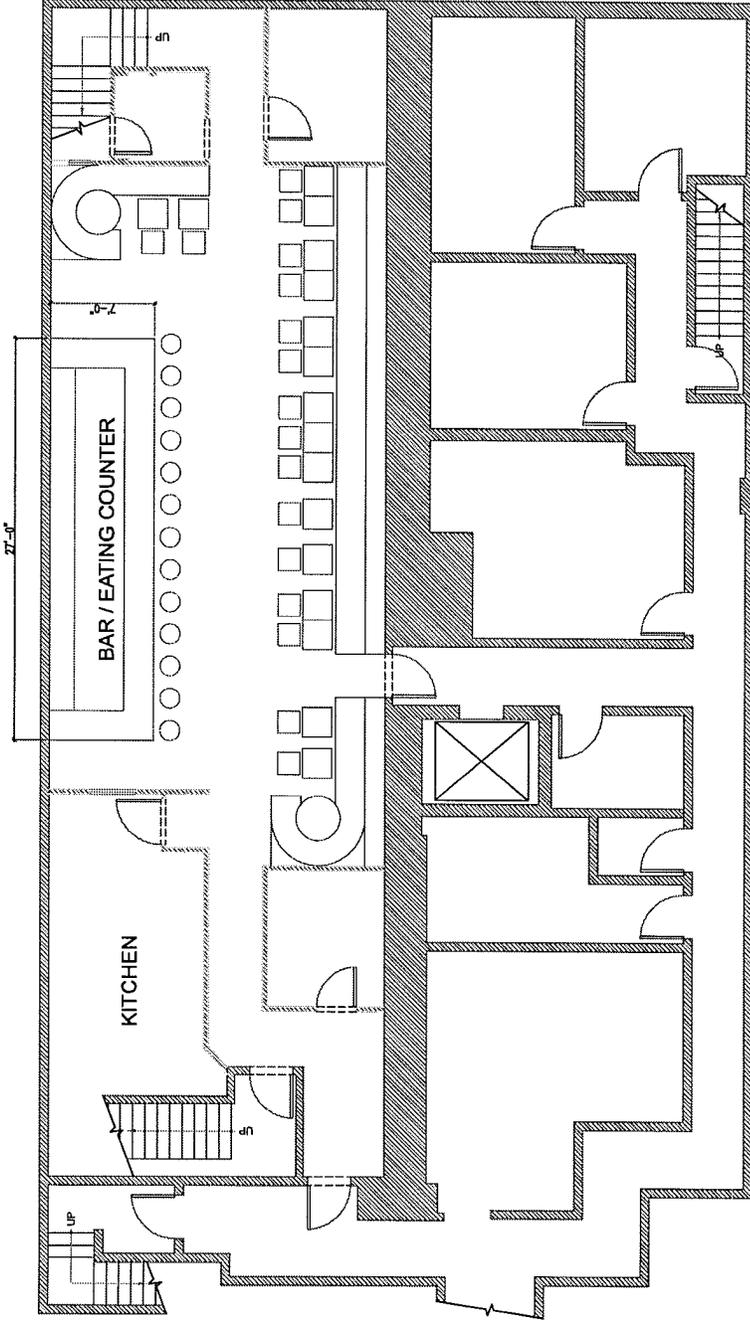
EMPANADAS - Chicken, scallions, black olives
- Fontina, caramelized onions
- Spanish tuna, green olives

TOSTADAS - pulled pork, cumin, raisin
- crab, scallions,
- Tuna tartar
- Avocado, onions, tomato

TACOS - pulled chicken, chipotle
- flank steak, avocado
- Pork shoulder, pickled vegetables
- Shrimp, oregano, chili oil
- Fish, aioli, jicama
- Veal tongue, pickled onions

DESSERTS

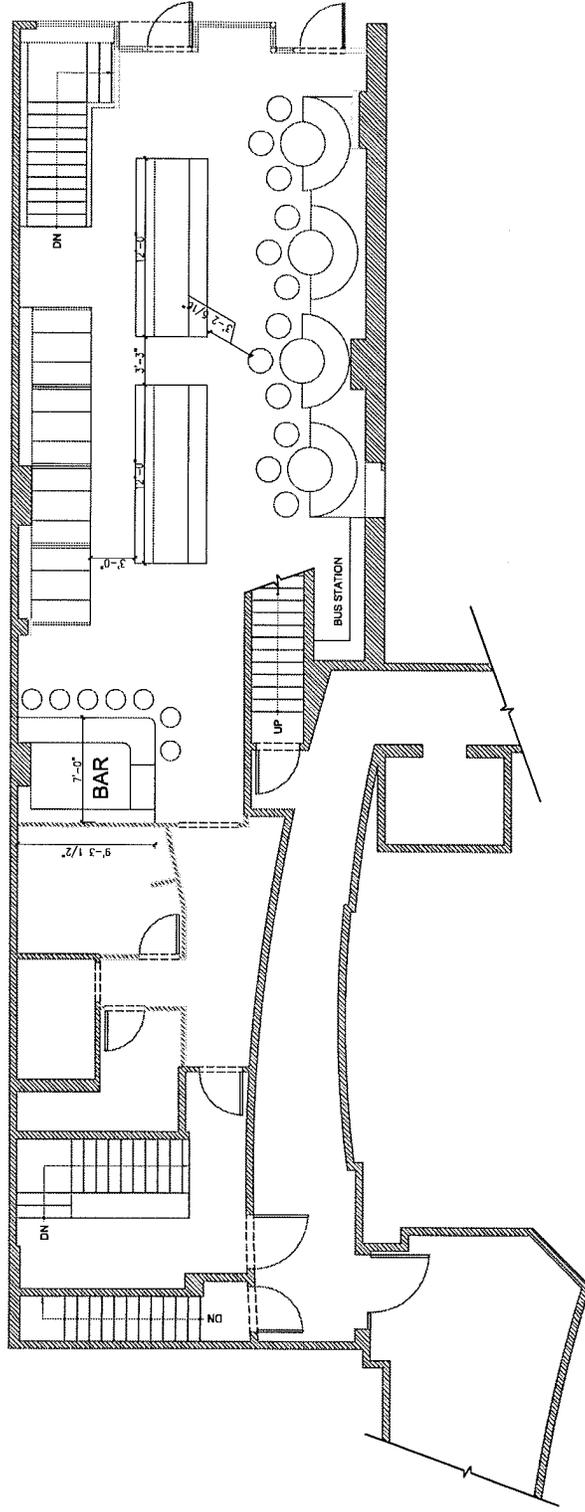
Dulce de leche flan
Casava olive cake, bergamot syrup
Churos, cocoa dipping sauce
Fried bananas, caramel ice cream



1 BASEMENT PLAN
 ID1.02 SCALE: 1/8" = 1'-0"

OCCUPANCY
 RESTAURANT SEATS: 46
 BAR SEATS: 13

<p>ROBERT MCKINLEY CREATIVE SERVICES <small>66 BANK STREET, NEW YORK, NY, 10014</small></p>	<p>151 ESSEX STREET <small>151 ESSEX ST, NEW YORK, NY PRELIMINARY DESIGN</small></p>	<p>TITLE: BASEMENT PLAN.</p>	<p>DATE: 04.12.13</p>	<p>SCALE: 1/8" = 1'-0'</p>	<p>DRAWING: ID1.02</p>
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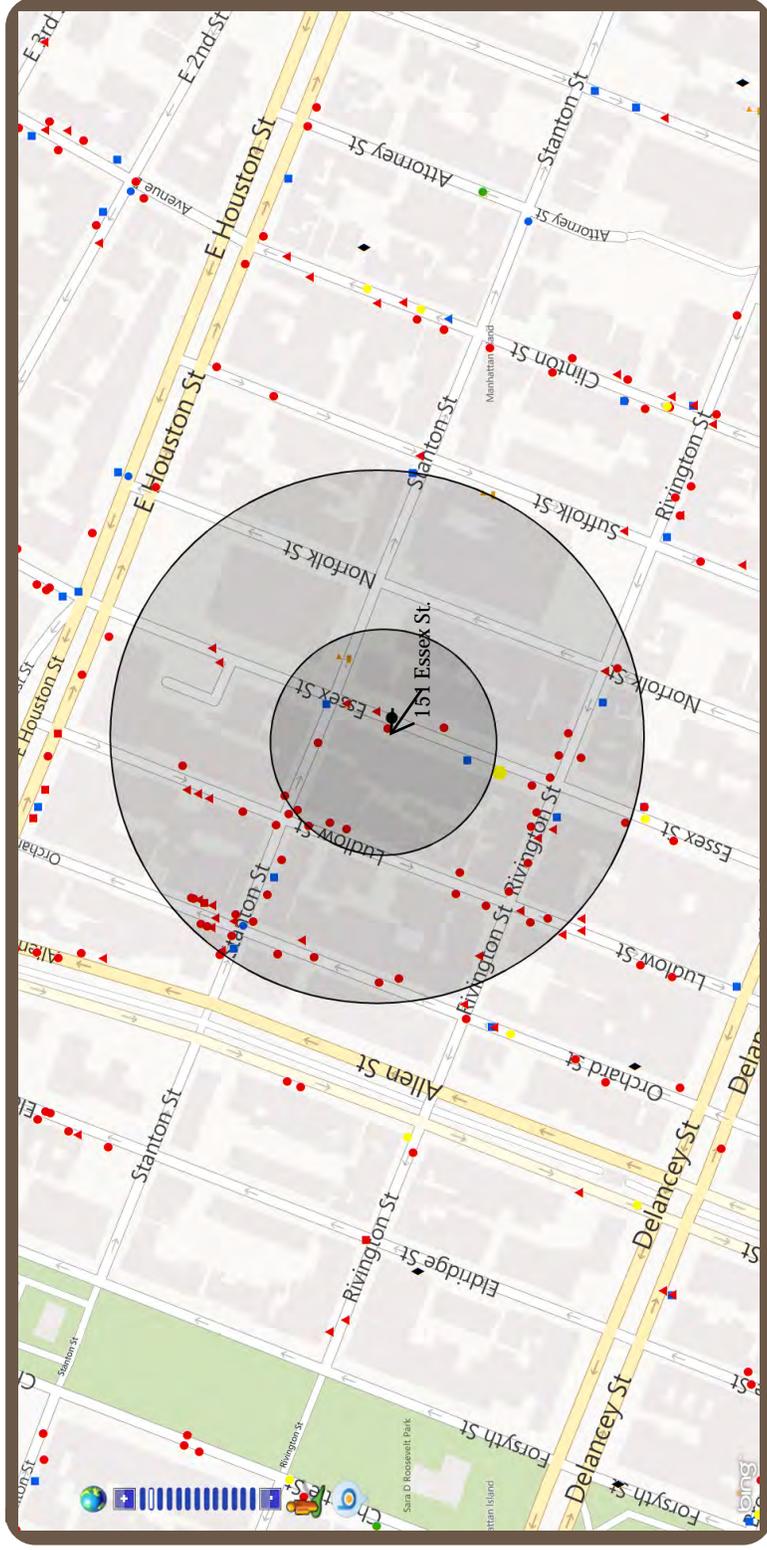


1 GROUND FLOOR PLAN
 ID1.01 SCALE: 1/8" = 1'-0"

OCCUPANCY
 RESTAURANT SEATS: 70
 BAR SEATS: 7

 <p>ROBERT MCKINLEY CREATIVE SERVICES 65 BANK STREET, NEW YORK, NY, 10014</p>	<p>151 ESSEX STREET 151 ESSEX ST, NEW YORK, NY PRELIMINARY DESIGN</p>	<p>TITLE: GROUND FLOOR PLAN.</p>	<p>DATE: 04.12.13</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DRAWING: ID1.01</p>
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151 Essex St - South Central



**There are no churches or schools within 200 ft.
There are approx. 35 full liquor and 17 beer and wine licenses within 500 ft.**

List of Licenses within 500 ft

Name	Address	Approx. Distance
GUAPO BODEGA LLC	146 ESSEX STREET	100 ft
UBER CAFFE LLC	116 STANTON ST	145 ft
OWLINGS INC	152 LUDLOW STREET	225 ft
137 ESSEX ST RESTAURANT INC	137 ESSEX STREET	225 ft
"NEW LIVINGROOM CAFE INC,THE"	154 LUDLOW STREET	230 ft
158 LUDLOW REST LLC	158 LUDLOW STREET	250 ft
HAT RESTAURANT LLC	108 STANTON STREET	250 ft
SAKAMAI LLC	157 LUDLOW ST	255 ft
LOCO 111 INC	105 STANTON ST	265 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	290 ft
161 LUDLOW FOOD LLC	161 LUDLOW ST	295 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	315 ft
PUB 138 INC	138 LUDLOW STREET	315 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	320 ft
NYCJB S LLC	112 RIVINGTON STREET	325 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	330 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	330 ft
GREY ASSOCIATES LLC	165 167 LUDLOW STREET	330 ft
TERRITORY 99 INC	99 STANTON STREET	335 ft
BRACKLUINN REST INC	137 LUDLOW STREET	350 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	360 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	375 ft
KELTIC LOUNGE INC	132 LUDLOW ST	390 ft
INOVATIVE RESTAURANTS LLC	133 LUDLOW STREET AKA 98 RIVIN	395 ft
ULLI RESTAURANT CORP	178 LUDLOW STREET	400 ft
95 STANTON STREET REST INC	95 STANTON ST	405 ft
PRAGUE LLC	131 RIVINGTON ST	430 ft
168 ORCHARD ST PARTNERS	168 170 ORCHARD ST	460 ft
HERCULES PRODUCTIONS INC	127 LUDLOW STREET	465 ft
ORCHID STREET ENTERPRISES LLC	174 ORCHARD STREET	470 ft
162 ORCHARD CORP	162 ORCHARD ST	470 ft
NYLA CAFE LLC	126 LUDLOW ST	475 ft
SWOON CORP	121 ESSEX ST	480 ft
ORCHARD FOODS INC	152 ORCHARD STREET	490 ft
GHVILLE INC	167 ORCHARD ST	490 ft
PROJECT 6 LLC	167 ORCHARD ST 1ST FLOOR	490 ft



CERTIFICATE OF OCCUPANCY

Job Number ALT 102505291

Borough: MANHATTAN

Date: JANUARY 12, 2004

No: 102505291-T-1

This certificate superceded C.O. No 102505291-T

ZONING DISTRICT C6-7

This certifies that the new-altered-existing-building-premises located at
149 ESSEX STREET

Block: 411

Lot: 58

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

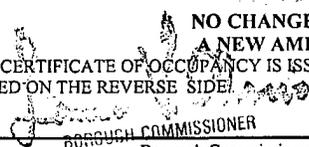
PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	OG	225			12	F-4	NIGHT CLUB
1ST FLOOR	100	225			12	F-4	LOBBY NIGHTCLUB
2ND FLOOR	40		3	8	2	J-2	APARTMENTS, TRASH ROOM, TELEPHONE CLOSET, PRIVATE ROOF TERRACES
	40		1/2	2	2	J-3	APARTMENT, PRIVATE ROOF TERRACE
3RD FLOOR	40		3	8	2	J-2	APARTMENTS, TRASH ROOM, TELEPHONE CLOSET, PRIVATE ROOF TERRACES
	40		1/2	3	2	J-3	APARTMENT
4TH FLOOR	40		4	8	2	J-2	APARTMENTS, TRASH ROOM, TELEPHONE CLOSET, PRIVATE ROOF TERRACES
	40		1/2	2	2	J-3	APARTMENT

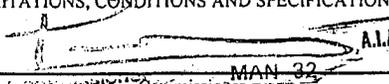
OPEN SPACE USES

(SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.


Borough Commissioner




Commissioner

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY



CERTIFICATE OF OCCUPANCY

Job Number ALT 102505291

Borough: MANHATTAN

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PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
5TH FLOOR	40		4	8	2	J-2	APARTMENTS, TRASH ROOM, TELEPHONE CLOSET, PRIVATE ROOF TERRACES
	40		1/2	3	2	J-2	APARTMENT
6TH FLOOR	40		3	7	2	J-2	APARTMENTS, TRASH ROOM, TELEPHONE CLOSET, PRIVATE ROOF TERRACES
7TH FLOOR	40		3	7	2	J-2	APARTMENTS, TRASH ROOM, TELEPHONE CLOSET
ROOF							PUBLIC ROOF TERRACE, ELEVATOR, STAIR BULKHEAD
							TEMPORARY CERTIFICATE OF OCCUPANCY TERMS: NINETY (90) DAYS EXPIRES: APRIL 12, 2004

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1961.

OPEN SPACE USES

(SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature]
Borough Commissioner

[Signature]
Commissioner

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

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