



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. E-mail the CB3 office at info@cb3manhattan.org to find block associations. This must be done promptly so that there is sufficient time to meet with residents if necessary.
- 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: August 6, 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: On-premises liquor Is location currently licensed? Yes No

If alteration, describe nature of alteration: Extension of premises to utilize new leased dining space and adding an additional bar.

Previous or current use of the location: Restaurant

Corporation and trade name of current license: L E S Restaurant Corp

APPLICANT:

Premise address: 81 Ludlow Street a/k/a 246 Broome Street

Cross streets: Corner of Ludlow and Broome Streets

Name of applicant and all principals: L E S Restaurant Corp - Applicant
Kouger Ahmed - Principal

Trade name (DBA): Sebastian LC

PREMISE:

Type of building and number of floors: 5 story multiple dwelling with store

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: There is a small area outside the premises that applicant uses in nice weather. It is on private property so no permit is required.

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 74 Outdoor Certificate of Occupancy Not applicable
(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-CA

Is this premise wheel chair accessible? Yes No 1st floor is wheelchair accessible. Basement is not.

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) Monday - 5:00pm to Midnight, Tuesday-Friday 12:00Noon to Midnight
Saturday and Sunday 11:00am to Midnight

Number of tables? 18 Number of seats at tables? 36 and 8 bar stools

How many stand-up bars/ bar seats are located on the premise? 2 (applying for 3rd 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) 1st Fl - 12' straight shape, Cellar - 6' straight shape. 3rd bar - new
Describe all bars (length, shape and location): portion of 1st floor - 12' Straight shape

Any food counters? Yes No If Yes, describe: There will be a Raw Bar serving fresh seafood

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 of operation.

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

How many employees will there be? 20

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 N/A Applicant will continue current operation as no complaints have been made.

Will there be TVs/monitors? Yes No (If Yes, how many?) _____ complaints have been made.

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: Several small speakers throughout the premises

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? _____
Applicant will not host any of the above.

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. Not applicable - Restaurant has been operating for many years.

Will there be security personnel? Yes No (If Yes, how many and when) 1

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 has been operating for many years and will continue to operate in the same manner as no complaints have been made. Soundproofing will be identical to what is installed in the rest of the premises.

APPLICANT HISTORY: Not Applicable - This is an application to make alterations to the premises.

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 _____

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? 7

How many licensed establishments are within 500 feet? 27

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? 18

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. Contact the CB 3 office at info@cb3manhattan.org to find block and tenant associations. **Please attach proof (copies of letters or email and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.**

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).

Proximity Report for Location: 81 LUDLOW STREET
 NEW YORK, NEW YORK 10002

(FAX) 212 922 1939

P.008/012

81 LUDLOW ST, New York, 10002

August 9, 2013

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
KK & HZ LLC	101 ALLEN ST	470 ft
JADE FOUNTAIN LIQUOR CORP	123 DELANCEY STREET	475 ft
DELANCEY WINE INC	41 ESSEX ST	620 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	1020 ft
GARYS LIQUOR INC	141 ESSEX STREET	1040 ft
FLYNN MCCLURE INC	100 STANTON ST	1315 ft
YEE FUNG CORP	135 DIVISION ST	1355 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Beth Hamedrash Hagadol Synagogue	470 ft
Norfolk Street Baptist Church	470 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	20 ft
CDT LUDLOW INC	87 LUDLOW ST	100 ft
BARRIO CHINO LLC	253 BROOME STREET	160 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	200 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	220 ft
FUZZY WUZZY LLC, THE	96 ORCHARD ST	230 ft
TWO BIKES LLC	85 ORCHARD STREET	240 ft
ORCHARD 85 CORP	85 ORCHARD STREET	260 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	260 ft
521 SUNRISE LTD	266 BROOME STREET	290 ft
93 LUDLOW ST INC	95 DELANCEY ST	290 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	300 ft
74 ASSOCIATES LLC	74 ORCHARD ST	320 ft
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	340 ft
CONGEE VILLAGE BAR INC	98 ALLEN STREET	360 ft
BARNORTH GROUP LLC	77 DELANCEY ST	420 ft

Name	Address	Approx. Distance
PIEDMONT HOSPITALITY LLC	95 ALLEN ST	470 ft
120 ORCHARD LLC	120 ORCHARD STREET	470 ft
ESSEX STREET BAR LOUNGE INC	49 ESSEX STREET	480 ft
MPDRAW LLC	109 LUDLOW STREET	515 ft
BG BAR INC	113 LUDLOW ST	580 ft
PROLETARIAT V, INC	98 102 NORFOLK	580 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	610 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	610 ft
TENTH WARD LLC	115 ESSEX ST	645 ft
SARO CORP	102 NORFOLK ST	645 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	665 ft
MILK & HONEY INC	134 ELDRIDGE ST	665 ft
SECOND NATURE NYC LLC	132A ELDRIDGE ST	685 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	690 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	690 ft
BRANNONS SANDWICH SHOP LLC	119 ESSEX ST	710 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	725 ft
L E S VIXENS INC	105 107 ELDRIDGE ST	730 ft
SWOON CORP	121 ESSEX ST	735 ft
B D SHEA GRAND LLC	384 GRAND STREET	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
88 ORCHARD COFFEE LLC	88 ORCHARD ST	230 ft
XLR8 LLC	266 BROOME ST	290 ft
NORMAN'S CAY GROUP LLC	74 ORCHARD ST	335 ft
LES DEVELOPMENT LLC	103 ESSEX STREET	470 ft
SOUL HAPPY LLC	121 LUDLOW ST	705 ft
OCEAN WINE & SPIRIT INC	297 GRAND ST	715 ft

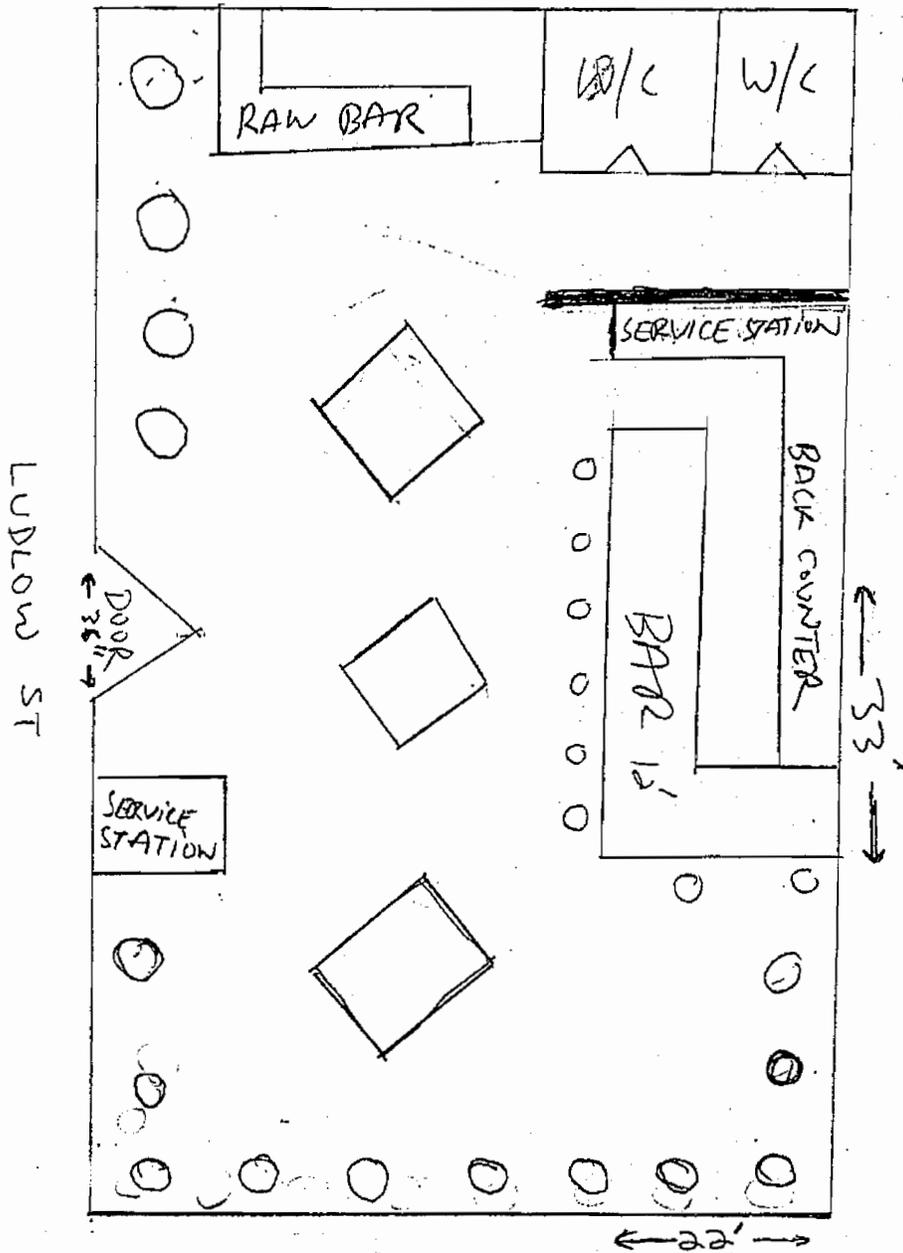
Unmapped licenses within zipcode of report location

Name	Address
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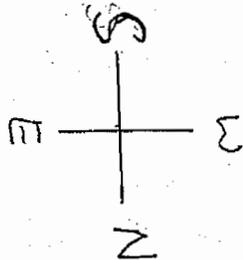
BROOME ST.

ADDITION TO PREMISES
FIRST FLOOR DIAGRAM SHOWING
UNLICENSED AREA

LES RESTAURANT CORP.
81 LUDLOW STREET
NEW YORK, NEW YORK 10002

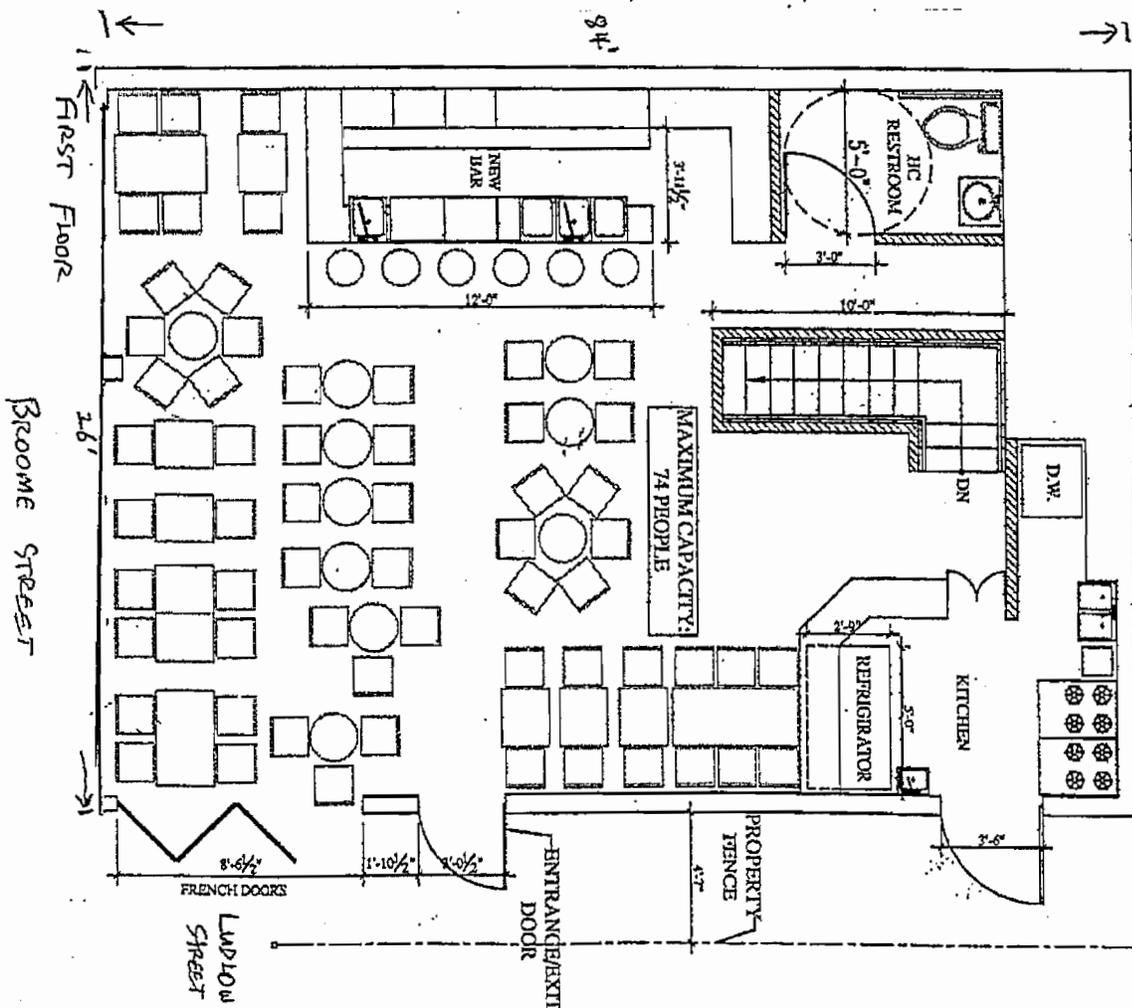
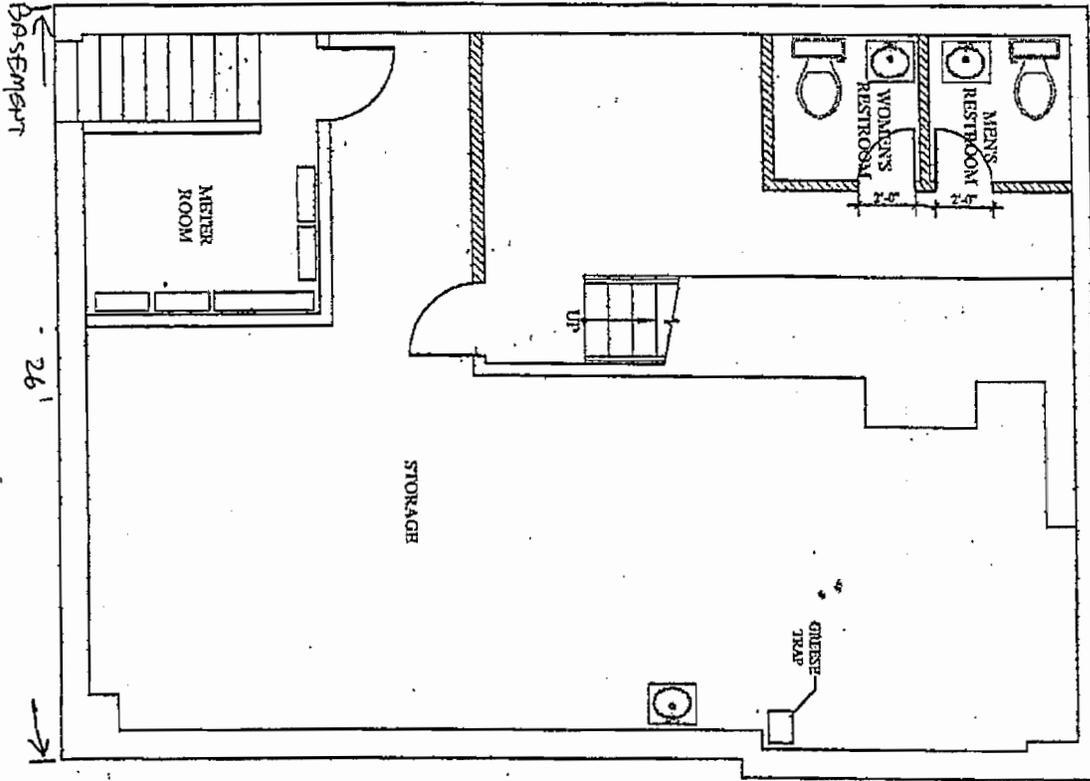


LUDLOW ST

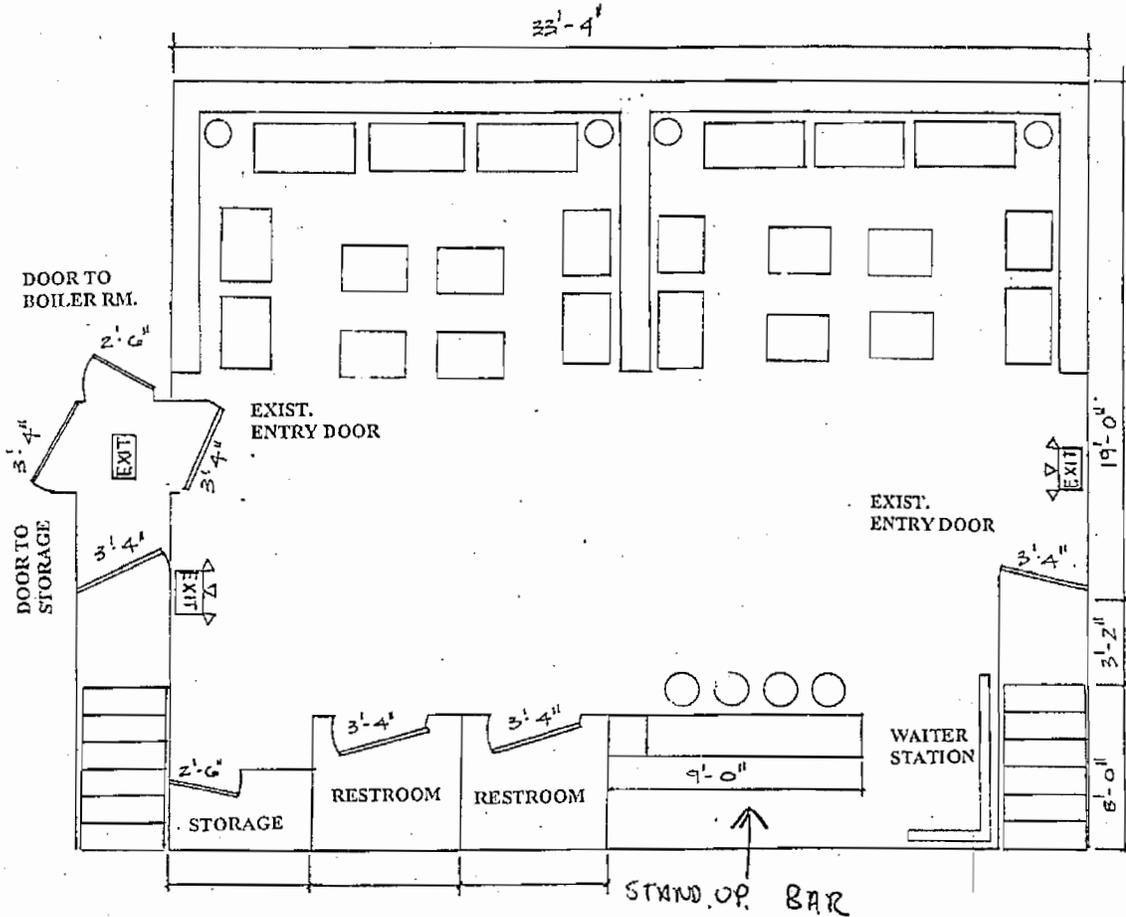


LES RESTAURANT CORP
81 LUDLOW STREET
NEW YORK, NY 10002

INTERIOR DIAGRAM (FIRST FLOOR & BASEMENT STORAGE AREA)



LES RESTAURANT CORP
 d/b/a LE CUBAIN
 81 LUDLOW STREET
 New York, NY 10002



MAXIMUM
 NUMBER OF PERSONS 74

BASEMENT DINING ROOM
 INTERIOR DIAGRAM