



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/sla/community\\_groups.shtml](http://www.nyc.gov/html/mancb3/html/sla/community_groups.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: 3/5/2014

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: ON-PREMISES LIQUOR

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: RESTURANT / BAR

Corporation and trade name of current license: 137 ESSEX ST RESTAURANT INC.

**APPLICANT:**

Premise address: 137 ESSEX ST NY, NY 10002

Cross streets: RIVINGTON ST AND STANTON ST

Name of applicant and all principals: JOSEPH TORRES, SHERIF BESHIR

Trade name (DBA): FOUNDATION LOUNGE

**PREMISE:**

Type of building and number of floors: Mixed Use, 5 Floors, 4 Residential units  
1 Commercial unit

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 for any  
back or side yard use?  Yes  No What is maximum NUMBER of people permitted? 113

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 RB or C2): C4-4A Commercial

**PROPOSED METHOD OF OPERATION:** RESTURANT AND 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) MONDAY - SUNDAY 12:00pm - 4:00 AM

Number of tables? \_\_\_\_\_ Number of seats at tables? \_\_\_\_\_

How many stand-up bars/ bar seats are located on the premise? 2

(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): FRONT BAR, curved 23' Long/Back Bar  
square shape 8'

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

MEDITERRANEAN CUISINE

What are the hours kitchen will be open? 12:00pm - 4:00 AM

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

How many employees will there be? 8 a manager

Do you have or plan to install  French doors  accordion doors or  windows? NO

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 3

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: CD Player, IPOD, Turntables

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

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.")

Will there be security personnel?  Yes  No (If Yes, how many and when) Sup-Thur, Fri-Sat 3

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Security, Management, Door Closed from 6pm

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: Adastrum Corp

Address: 405 3rd Ave Community Board # 6

Dates of operation: 12-7-2001 - 2013

**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. 15 years experience as Chef and restaurant operator

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business Cozy Cafe Restaurant and Wine Bar

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? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 44

Is premise within 200 feet of any school or place of worship?  Yes  No

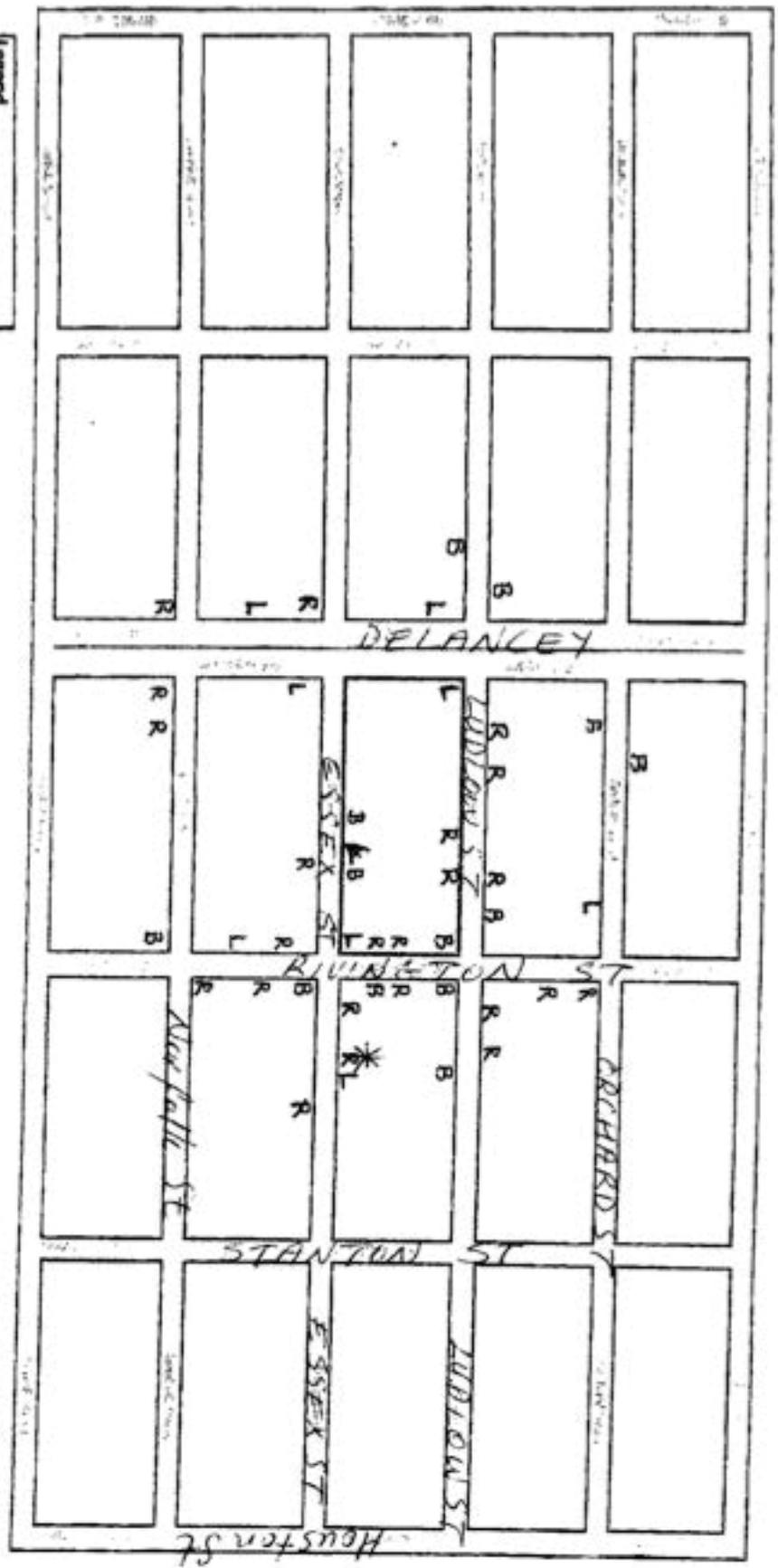
**COMMUNITY OUTREACH:**

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 agree to close any doors and windows at 10:00 P.M. every night?
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. Or  my business plan is to seek an upgrade at a later date.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour. Or  Happy hour will end by 7pm.
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.

Legend  
 R Restaurant  
 B Bar  
 L Liquor Store  
 137 ESSEX ST  
 10002



**Closest Liquor Stores**

Serial#	Type	Premises Name	Address	Approx. Distance
1129929	AX	SK BOURMET CORP	118 RIVINGTON STREET	170 ft
1121207	AX	L E S MINIMART CORP	127 RIVINGTON STREET STORE	250 ft
1020233	AX	AMIGO MINI MART INC	118 DELACY STREET	290 ft
1178878	DS	DIANE READE INC	300 DELACY STREET	350 ft
1155522	AX	SYD K MIAH	141 ESSEX STREET N STORE	350 ft
1020299	AX	MOHAMED AHMED ALSAEDI	101 DELACY STREET	410 ft
1024802	L	JADE FOUNDATION LIQUOR CORP	123 DELACY STREET	420 ft
1128345	AX	RIVINGTONS ORCHARD LLC	140 ORCHARD STREET	470 ft

**Churches within 500 Feet**

Name	Type	Address	Approx. Distance

**Schools within 500 Feet**

Name	Type	Address	Approx. Distance

**On-Premise Licenses within 500 Feet**

Serial#	Type	Premises Name	Address	Approx. Distance
1101488	OP	120 ESSEX MARKET LLC	120 ESSEX STREET	80 ft
1024141	OP	SWOON CORP	121 ESSEX ST	80 ft
1122894	OP	TENTH WARD LLC	118 ESSEX ST	90 ft
1024132	OP	EL CASTILLO DE JAGUA REST CORP	118 RIVINGTON STREET	150 ft
1226679	RW	RIVINGTON CAFE CORP	128 RIVINGTON STREET	155 ft
1144147	HL	SUSHI HANA NY INC	111 RIVINGTON ST	180 ft
1113806	OP	DOWNTOWN LLC THE	107 RIVINGTON STREET	200 ft
1234810	OP	PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	205 ft
1130448	OP	PIZZA VITA NYC LLC	122 LUDLOW ST NORTH STORE	210 ft
1141783	OP	CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	215 ft
1288201	OP	NYCJB S LLC	112 RIVINGTON STREET	215 ft
1265344	OP	188 ESSEX RESTAURANT LLC	188 ESSEX ST	215 ft
1151317	RW	VIAPRE LLC	121 LUDLOW ST	230 ft
1255062	OP	122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	240 ft
1156412	OP	NYLA CAFE LLC	126 LUDLOW ST	245 ft
1247168	OP	BO BAR INC	118 LUDLOW ST	250 ft
1024131	RW	EAT PRODE INC	123 LUDLOW ST	260 ft
1212905	OP	HERCULES PRODUCTIONS INC	127 LUDLOW STREET	275 ft
1181435	RW	THREE MONKEYS RESTAURANT INC	99 RIVINGTON ST	275 ft
1223807	OP	KELTIC LOUNGE INC	122 LUDLOW ST	280 ft
1178138	OP	MPORAW LLC	106 LUDLOW STREET	280 ft
1140466	OP	137 ESSEX ST RESTAURANT INC	137 ESSEX STREET	285 ft
1262925	OP	PRAGUE LLC	131 RIVINGTON ST	290 ft
1288262	RW	GHOZO LLC	129 RIVINGTON ST	305 ft
1143111	OP	INOVATIVE RESTAURANTS LLC	129 RIVINGTON ST	310 ft
1221283	OP	106 NORFOLK RESTAURANT, INC.	106 NORFOLK STREET AKA 88 RIVIN	330 ft
1144078	OP	PUB 158 INC	158 LUDLOW STREET	335 ft
	OP	BRACKLUINN REST INC	137 LUDLOW STREET	370 ft

1257815	OP	SARO CORP	102 NORFOLK ST	380
1028736	RW	EVROS RESTAURANT CORP	115 DELANCEY STREET	390
1180479	RW	RIVRC CORP	92 RIVINGTON ST	390
1248348	OP	GUARO BODEGA LLC	148 ESSEX STREET	433
1254832	OP	88 LUDLOW ST INC	95 DELANCEY ST	450
1252914	RW	PREX INC	144 ORCHARD ST / 86 RIVINGTON	465
1157183	OP	PROLETARIAT V, INC	98 102 NORFOLK AXA 138 DELANC	470
1024151	OP	148 ORCHARD REST INC	148 ORCHARD ST	480
1194829	OP	ALPHA 129 REST LLC	127 129 ORCHARD STREET	480
1261934	OP	CODA DI BUE LLC	78 84 RIVINGTON ST	480
1209618	OP	AMBER AVALON CORP, THE	92 LUDLOW STREET	485
1173086	OP	130 ORCHARD LLC	130 ORCHARD STREET	500
1199669	OP	COMEDY CLUB LLC	151 ESSEX ST	530
1170838	OP	OWLINGS INC	182 LUDLOW STREET	550
1034143	OP	NEW LIVINGROOM CAFE INC,THE	164 LUDLOW STREET	588
1260813	OP	COT LUDLOW INC	87 LUDLOW ST	593