

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/communitygroups/community_group_listings.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: 01-05-15

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: tevern

Corporation and trade name of current license: Orchard Foods Inc & 1612 Tammany Hall

APPLICANT:

Premise address: 152 Orchard Street

Cross streets: B'n Rivington ; Stanton Sts

Name of applicant and all principals: _____

812 Broadway Inc; Ae Sook Choi

Trade name (DBA): Karaoke Boko

PREMISE:

Type of building and number of floors: 4 Story brick

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? 298

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 R8 or C2):

C 4-4A

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: Karaoke Restaurant

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) SUNDAY 11AM-2AM; MONDAY - SATURDAY 11AM-4AM

Number of tables? 29 Number of seats at tables? 126

How many stand-up bars/ bar seats are located on the premise? 1/6 stools

(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): Approx 14' x 7' straight 1st floor left center

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

Mexican American

What are the hours kitchen will be open? to within one hour of closing

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

How many employees will there be? 15-20

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

Will there be TVs/monitors? Yes No (If Yes, how many?) Approx 20 monitors

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: Karaoke device / players with small speakers throughout

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.")

SECURITY WILL INSURE THAT THESE PREMISES' SIDEWALK DOES NOT BECOME NOISY OR CONGESTED

Will there be security personnel? Yes No (If Yes, how many and when) 3-4 (depending on the night / event, etc)

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. As I have at my current location at 196 Orchard Street - the premises will be extraordinarily soundproofed to insure that sound inside
Do you have or plan to install sound-proofing? and outside does not become an issue

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: 312 Broadway Inc / 6 St Marks Inc / 54 Entertainment Inc

Address: 196 Orchard St / 6 St Marks Place / 54 E 13th St Community Board # 3/3/2

Dates of operation: 2009 / 2011 / 2010

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 See above

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? See Attached

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

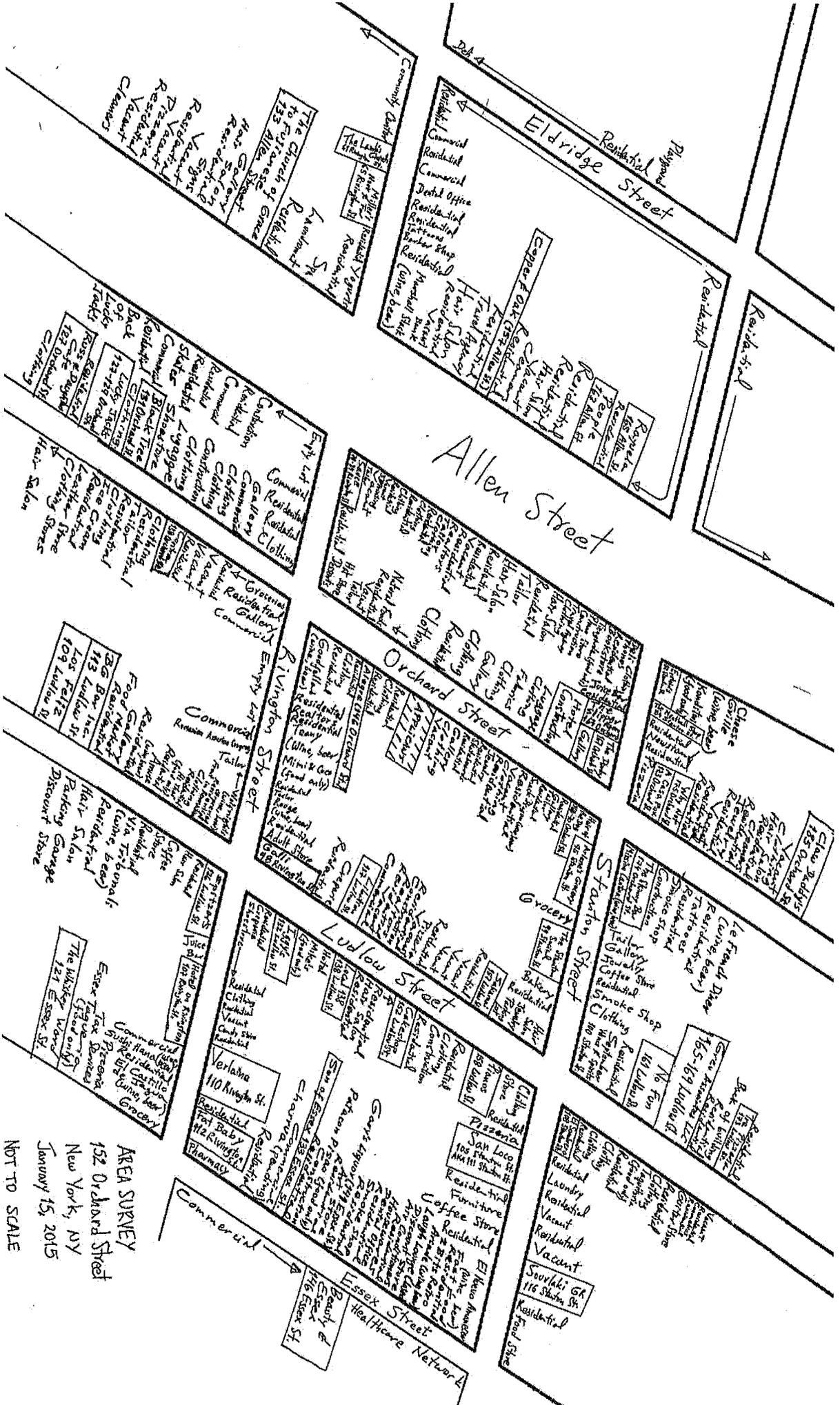
Is premise within 200 feet of any school or place of worship? Yes No

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 7 pm.
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.



AREA SURVEY
 152 Orchard Street
 New York, NY
 January 15, 2015

NOT TO SCALE

Stanton Street



The Derby
167 Orchard St.

Gallery

Hotel
Construction

Luggage

Clothing

Fabrics

Clothing

Gallery

Clothing

Residential

Clothing



Natural Foods

Residential

Vacant

Tailor

Hat Store

Desserts

Orchard Street

NOT TO SCALE

Block Plot
152 Orchard Street
New York, NY
January 15, 2015

Rivington Street

Hair of the Dog
168-170 Orchard St.

Residential

Gallery

Tailor

Residential

Snack Dragon (wine, beer)

Residential

Vacant

Clothing

Residential

Jewelry

Residential

Skateboards

Residential

Gallery

Clothing

Vacant

APPLICANT

Residential

Clothing

Residential

Alegre (146 Orchard Street)

Residential

Clothing

Residential

Goodfellas (wine, beer)

RE: 152 ORCHARD STREET

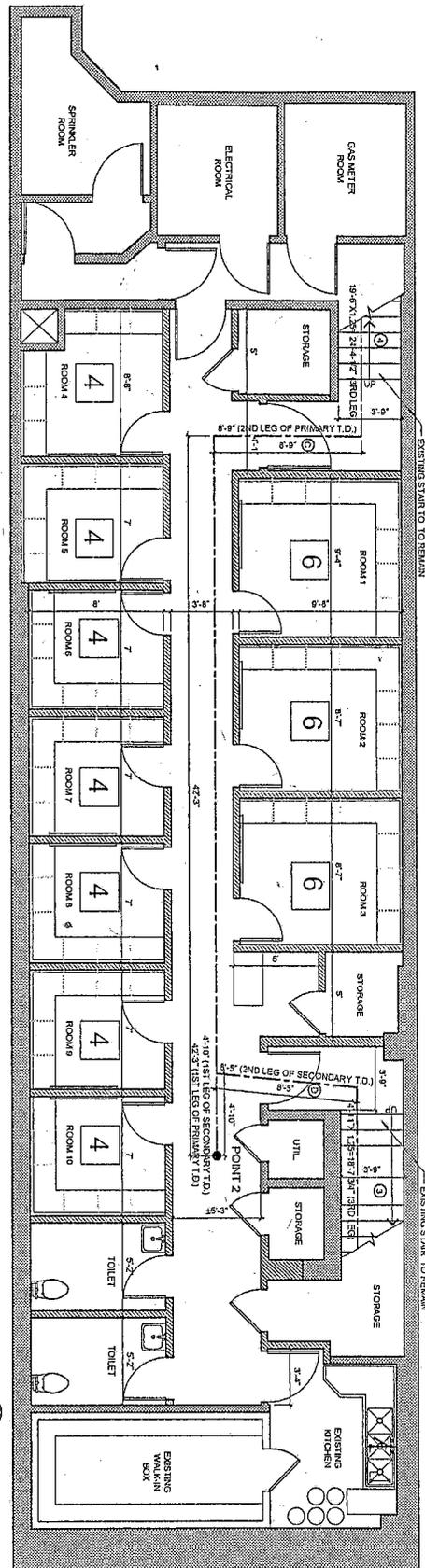
1. El Sombrero - 108 Stanton Street - (365')
2. Souvlaki GR - 116 Stanton Street - (474')
3. Pianos - 158 Ludlow Street - (299')
4. Cakeshop - 152 Ludlow Street - (257')
5. San Loco - 105 Stanton Street - (376')
6. Verlaine - 110 Rivington Street - (391')
7. Fat Baby - 112 Rivington Street - (415')
8. Local 138 - 138 Ludlow Street - (230')
9. Iggy's - 132 Ludlow Street - (255')
10. Sons of Essex - 133 Essex Street - (415')
11. Aulene's Grocery - 95 Stanton Street - (249')
12. The Stanton Social - 99 Stanton Street - (271')
13. Sakamai - 157 Ludlow Street - (232')
14. Hair Of The Dog - 168-170 Orchard Street - (235')
15. Libation - 137 Ludlow Street - (195')
16. Galli - 98 Rivington Street - (243')
17. Alegre - 146 Orchard Street - (84')
18. Grey Associates LLC - 165-167 - Ludlow Street - (412')
19. No Fun - 161 Ludlow Street - (367')
20. The Skinny Bar - 174 Orchard Street - (324')
21. Tre - 173 Ludlow Street - (498')
22. Epstein's - 82 Stanton Street - (319')
23. The Meatball Shop - 84 Stanton Street - (305')
24. A Casa Fox - 173 Orchard Street - (309')
25. Why Not - 175 Orchard Street - (348')
26. Claw Daddy's - 185 Orchard Street - (474')
27. People - 163 Allen Street - (269')
28. Rayuela - 165 Allen Street - (280')
29. Copper & Oak - 157 Allen Street - (265')
30. The Derby - 167 Orchard Street - (214')
31. Sauce - 78-84 Rivington Street - (211')
32. The Slipper Room - 167 Orchard Street - (249')
33. Spitzer's - 126 Ludlow Street - (309')
34. Hotel on Rivington - 107 Rivington Street - (386')
35. The Whiskey Ward - 121 Essex Street - (498')
36. Contra - 138 Orchard Street - (326')
37. Bulgarian Bar Inc. - 113 Ludlow Street - (482')
38. Los Feliz - 109 Ludlow Street - (496')
39. Miller's Near & Far - 65 Rivington Street - (382')
40. Black Tree - 131 Orchard Street - (431')
41. Lucky Jack's - 127-129 Orchard Street - (453')
42. Russ & Daughter Cafe - 127 Orchard Street - (474')
43. Beauty & Essex - 146 Essex Street - (495')

RE: 152 ORCHARD STREET

CHURCHES & SCHOOLS

1. The Lamb's Church - 61 Rivington Street - (409')
2. The Church of Grace to Fujianese - 133 Allen Street - (426')
3. Cascades High School - 198 Forsyth Street - (669')

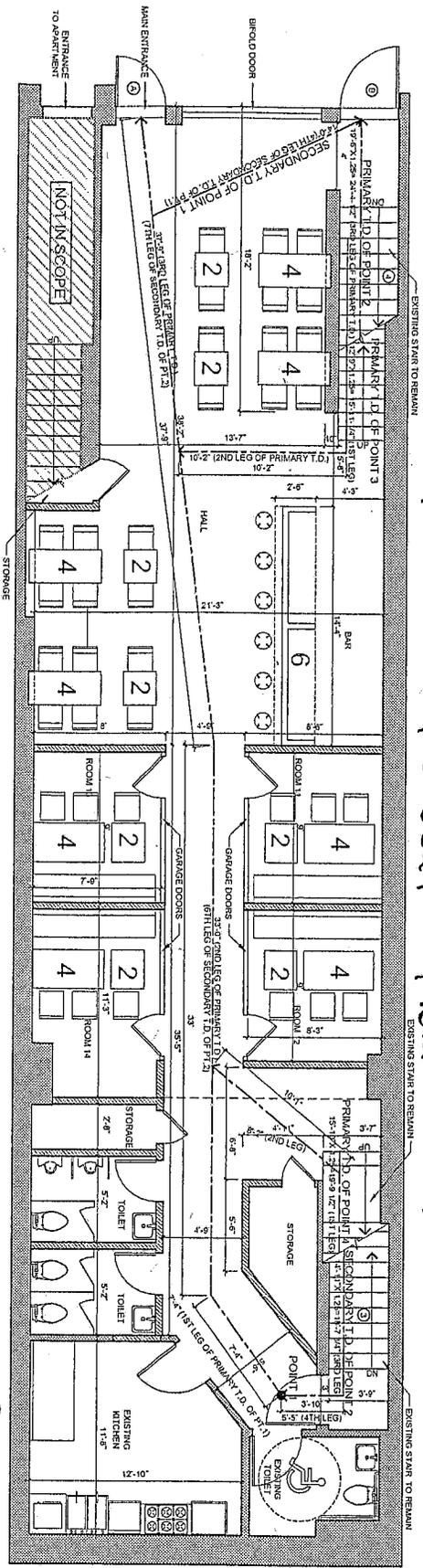
10 Tables 46 Seats



3 CELLAR PLAN
SCALE: 1/4" = 1'-0"

LEGEND:
 [Hatched pattern] EXISTING WALL TO REMAIN
 [Solid line] NEW CONSTRUCTION

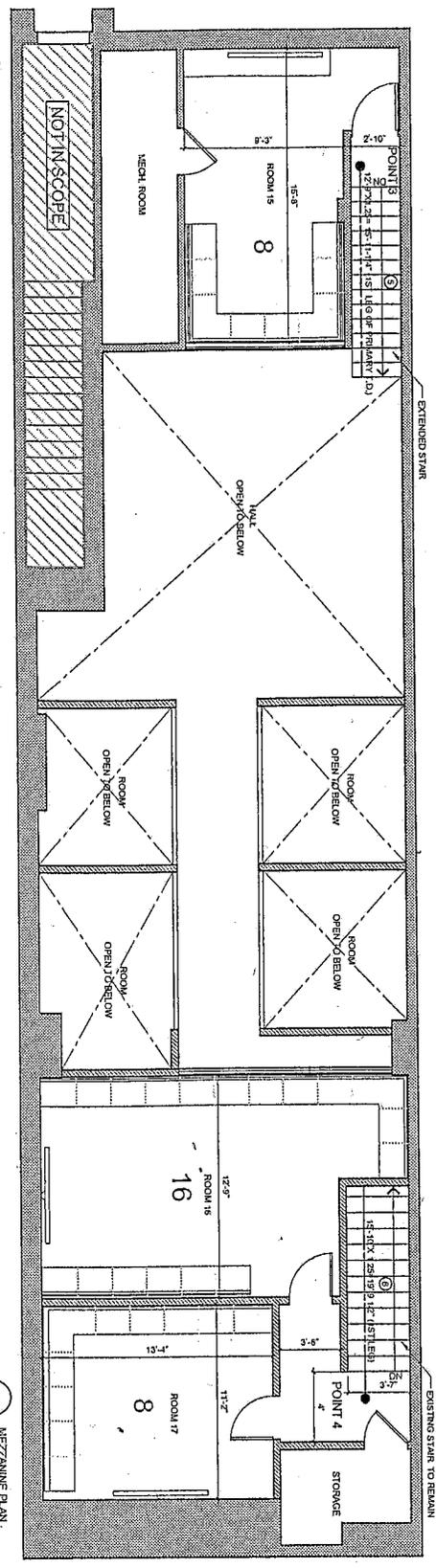
16 Tables 48 Seats 1 Bar 6 stools



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

10. NEW FINISHES SHALL BE INSTALLED TO MATCH EXISTING FINISHES.
11. GENERAL CONTRACTOR TO PROVIDE CROWN MOULDING PER MFG. DATA.

3 tables 32 seats



1 MEZZANINE PLAN
SCALE: 1/4"=1'-0"

CONSTRUCTION NOTE

1. ALL DIMENSIONS ARE TO BE TO FINISH FACE UNLESS OTHERWISE INDICATED BY THE CL DIMENSIONS TAKE PREFERENCE OVER SCA DIMENSIONS TAKE PREFERENCE OVER SCA DIMENSIONS SHALL BE FINISHED FLOOR AND SI
2. GENERAL CONTRACTOR TO FIELD VERIFY DIMENSIONS AND CONDITIONS OF THE PLANS AND ARCHITECT. THE CONTRACTOR SHALL NOT WHERE THE DISCREPANCIES OCCUR UNTIL THE OWNER.
3. REFER TO PARTITION TYPES FOR TYPE OF PARTITIONS TO BE TYPED, SPACED OTHERWISE NOTED IN FINISH SCHEDULE.
4. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR REPAIR, ACE EXISTING FLOOR AS REQ FINISHES, GENERAL CONTRACTOR TO BE IN CONDITION OF EXISTING FLOOR PRIOR TO CONSTRUCTION TO VERIFY LOCATION OF EXISTING FLOOR.
5. GENERAL CONTRACTOR TO PATCH, REPAIR ABOVE FLOOR SLAB INCLUDING FILLING IN ANY GAPS, REPAIR CRACKS, REPAIR AND/OR REPAIR, ACE EXISTING FLOOR AS REQ FINISHES, GENERAL CONTRACTOR TO BE IN CONDITION OF EXISTING FLOOR PRIOR TO CONSTRUCTION TO VERIFY LOCATION OF EXISTING FLOOR.
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