



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

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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: April 3, 2015

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: _____

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Previous use was a restaurant with a full liquor license

Corporation and trade name of current license: Previous business was San Marzano LLC
dba San Marzano Pizzeria that closed in 2013

APPLICANT:

Premise address: 160 162 Rivington Street/ New York, NY 10002

Cross streets: Suffolk Street and Clinton Street

Name of applicant and all principals: Rivington Clinton LLC / Bruce David Hermann

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: Seven story residential building with ground floor commercial space

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: Sidewalk cafe with 8 tables and 16 seats

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? 74

*NYC Department of Buildings Letter of No Objection. Applicant will apply for all appropriate permits.

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): R7A with a commercial overlay C1-5

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: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Interior: Sunday - Thursday 8:00AM to 12:00AM and Friday - Saturday 8:00AM to 2:00AM
Exterior: Sunday 10:00AM to 12:00AM; Monday to Thursday 8:00AM to 12:00AM and Friday to Saturday 8:00AM to 1:00AM

Number of tables? 10 Total number of seats? 52
including a communal table

How many stand-up bars/ bar seats are located on the premise? 1 Stand-up with 11 bar 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): 2'-6"x14'-8"/ rectangle shaped/ north east center of restaurant

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

Simple, fresh, healthy, locally sourced - chicken, vegetables, breads, pies etc. see also attached summary

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? Manger and/or principal

How many employees will there be? Estimated 10 per shift

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

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

Will premise have music? Yes No

Rivington Clinton LLC

Our restaurant will be healthy, fresh, abundant and food-centric. What this means is that we will be offering meats and poultry largely cooked on a rotisserie; garden vegetables cooked in a wood burning oven; crisp green salads and fruits, homemade pies; cakes and cookies; fresh brewed coffee and artisan sodas. The food will be organic and locally sourced whenever possible. No fried or otherwise unhealthy food will be offered. (This is key to our concept).

Our price point will be moderate and offer substantial portions.

We hope to truly be a "neighborhood" restaurant which embraces the ethnic, socio-economic, gender, sexual orientation and generational diversity of the Lower East Side. In essence, our restaurant (and business proposition) is to offer an abundance of healthy, fresh, reasonably priced and flavor-rich food simple food to our neighbors for breakfast, lunch and dinner - place where our community will want to come repeatedly, every week. Maybe even every day.

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe N/A

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: I-Pod generated, multiple low output speakers.
Acoustical Engineer's Report to be provided.

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.")
2 waiting areas inside to accommodate dinners and a host at the door to monitor and direct traffic

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

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. **The owner and/or manager will always be on duty to monitor and manage noise. Music will be kept at a low level.**

Do you have sound proofing installed? Yes No

If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: 156 Seventh Avenue Group LLC dba Elmo

Address: 156 Seventh Avenue/ New York, NY 10011 Community Board # 4

Dates of operation: January 1, 2002 to present

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? 4 establishments with Full Liquor on Rivington

How many On-Premise (OP) liquor licenses are within 500 feet? 20 Full Liquor and 5 Beer and Wine licenses

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 7:00PM.
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.

212 674 9547



MSE

AREA SURVEY
 160-162 Rivington Street
 New York, NY
 March 31, 2015
 NOT TO SCALE

Re: 160-162 Rivington Street

1. WD-50 - 50 Clinton Street - (227') (Closed)
2. Pig & Khao - 68 Clinton Street - (97')
3. Black Cat LES - 174 Rivington Street - (208')
4. Black Crescent - 76 Clinton Street - (82')
5. Moscow 57 - 168 1/2 Delancey Street - (465')
6. The Delancey - 168 Delancey Street - (469')
7. Rivington 151 - 151 Rivington Street - (145')
8. Yopparai - 151 Rivington Street - (142')
9. Calexico - 153 Rivington Street - (128')
10. Jeromes at Rivington F+B - 155 Rivington Street - (105')
11. Antibes Brstro - 112 Suffolk Street - (279')
12. Holiday Inn - 148 Delancey Street - (436')
13. Retro Bar & Grill - 150 Delancey Street - (470')
14. Seoul Kitchen - 71 Clinton Street - (48')
15. Barramundi - 67 Clinton Street - (92')
16. Asazu - 49 Clinton Street - (215')
17. Beta Clinton Corp. - 37-39 Clinton Street - (327')
18. Donnybrook - 35 Clinton Street - (406')
19. Tapes - 29 Clinton Street - (457')
20. Schiller's - 131 Rivington Street - (439')

Schools & Churches

1. P.S. 140 Nathan Straus School - 123 Ridge Street - (348')
2. P.S. 142 Amalia Castro Manhattan Charter School - 100 Attorney Street - (319')
3. Lower East Side Preparatory High School - 145 Stanton Street - (261')
4. Stanton St. Shul - 180 Stanton Street - (494')

Re: 160-162 Rivington Street
(Beer & Wine List)

1. Stanton St. Kitchen - 178 Stanton Street - (485')
2. Cibao Restaurant - 72 Clinton Street - (67')
3. Yunnan Kitchen - 79 Clinton Street - (98')
4. New York Sushi KO - 91 Clinton Street - (213')
5. Soy - 102 Suffolk Street - (364')