



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/communitygroups/community\\_group\\_listings.shtml](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: September 25, 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: \_\_\_\_\_

Previous or current use of the location: Restaurant

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 200 Allen Street

Cross streets: Allen between Stanton & Rivington

Name of applicant and all principals: Adam Elzer, Perry Rahbar, Shane Covey

Trade name (DBA): Upstate

**PREMISE:**

Type of building and number of floors: Mixed Use - 4 floors

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? 150

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):  
C4-4A C6-2A

**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) Monday - Sunday 9am - 2am

Number of tables? 41 Total number of seats? 125

How many stand-up bars/ bar seats are located on the premise? 20

(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): Upstairs bar - 10ft; Downstairs bar - 10ft

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? 9am

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

How many employees will there be? 25

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

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: Basic sound system

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) Reservations system

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

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: Upstate, Empellon

Address: Upstate - 98 1st Ave; Empellon - 105 1st Ave, 230 W 4th St. Community Board # CB3 & 2

Dates of operation: Upstate - 2011 - Present; Empellon - 2011 - 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? 12

How many On-Premise (OP) liquor licenses are within 500 feet? 30

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

**COMMUNITY OUTREACH:**

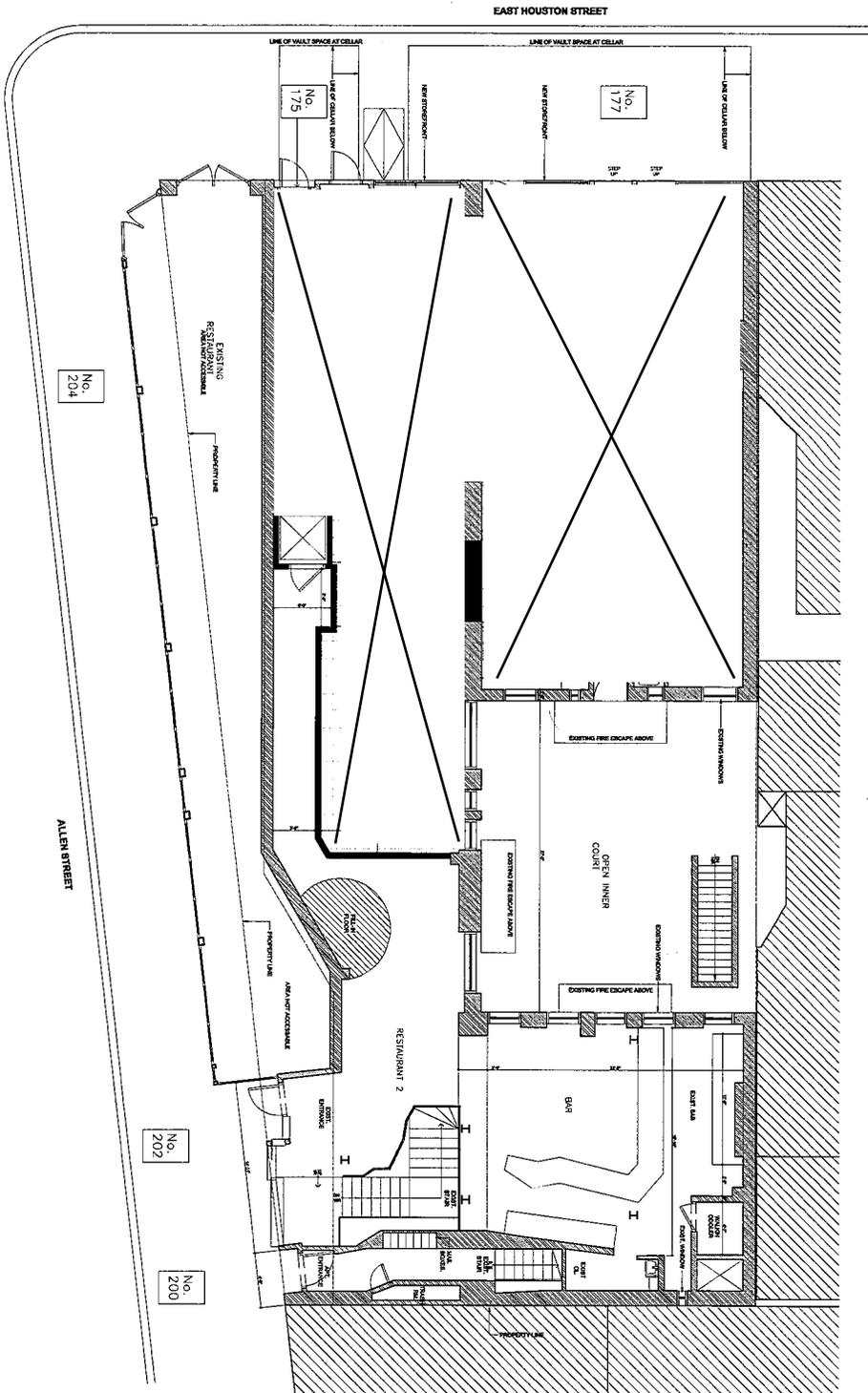
Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which 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.

Name	Address	Approx. Distance
LA PALA LLC	184 198 ALLEN ST	20 ft
ROCKWOOD ENTERTAINMENT INC	196 ALLEN ST B4	60 ft
MUNDO NEW YORK INC	205 ALLEN ST AKA 159 E HOUSTON	95 ft
ROCKWOOD MUSIC CORP	194 ALLEN ST STORE B5, B6	100 ft
KENROCK ENTERPRISES LLC	192 ALLEN ST	140 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC	190 ALLEN STREET	180 ft
12 FIRST AVE RESTAURANT CORP	76 E 1ST ST	180 ft
159 HUNTINGTON HOLDINGS INC	159 E HOUSTON ST	195 ft
CALLE CATORCE LLC	157 E HOUSTON ST	210 ft
GOLDEN C HOSPITALITY INC	13 1ST AVE	220 ft
REQUISITE BOOTIE INC	14 1ST AVENUE	235 ft
ALLEGRA ALLEGRA INC	15 1ST AVENUE	250 ft
SOHO NEW YORK LODGING LLC	151 E HOUSTON ST	265 ft
ALLYN LLC	16 1ST AVE	275 ft
GEORGIA EASTSIDE BBQ INC	192 ORCHARD ST	295 ft
FOOLS GOLD NYC LLC	145 E HOUSTON ST	350 ft
247 LUV NYC LLC	247 ELDRIDGE ST	350 ft
SAFF INC	249 ELDRIDGE STREET	360 ft
LIQUID SAMURAI LLC	245 ELDRIDGE ST	370 ft
DCVHR58 INC	58 E 1ST ST	375 ft
BARRAZA FOODS INC	198B ORCHARD STREET	390 ft
OSTERIA GRANO LLC	175 LUDLOW ST	400 ft
JACOB & KELLY INC	235 ELDRIDGE ST	400 ft
ORCHARD STREET RESTAURANT LLC	187 ORCHARD STREET	410 ft
PRUNE LLC	54 E 1ST STREET	435 ft
STANTON RESTAURANT CORP	82 STANTON STREET	435 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL FOOD	180 184 LUDLOW ST	440 ft
THE MEATBALL SHOP	84 STANTON ST	440 ft
A CASA FOODS LLC	173 ORCHARD ST	455 ft
3B RESTAURANT CORP	217 ELDRIDGE ST	460 ft
ORCHID STREET ENTERPRISES LLC	174 ORCHARD STREET	465 ft
SWEET CHICK LES LLC	178 LUDLOW ST	465 ft
MOOSE & MONKEY CORP	45 E 1ST ST	480 ft
MISSION CANTINA LLC	172 ORCHARD ST	480 ft
168 ORCHARD ST PARTNERS	168 170 ORCHARD ST	495 ft
JERSEY BOYS LLC	173 LUDLOW ST	505 ft
S W MONTE INC	217 E HOUSTON ST	520 ft

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



**175-177 EAST HOUSTON STREET**  
New York City  
Commercial Alteration

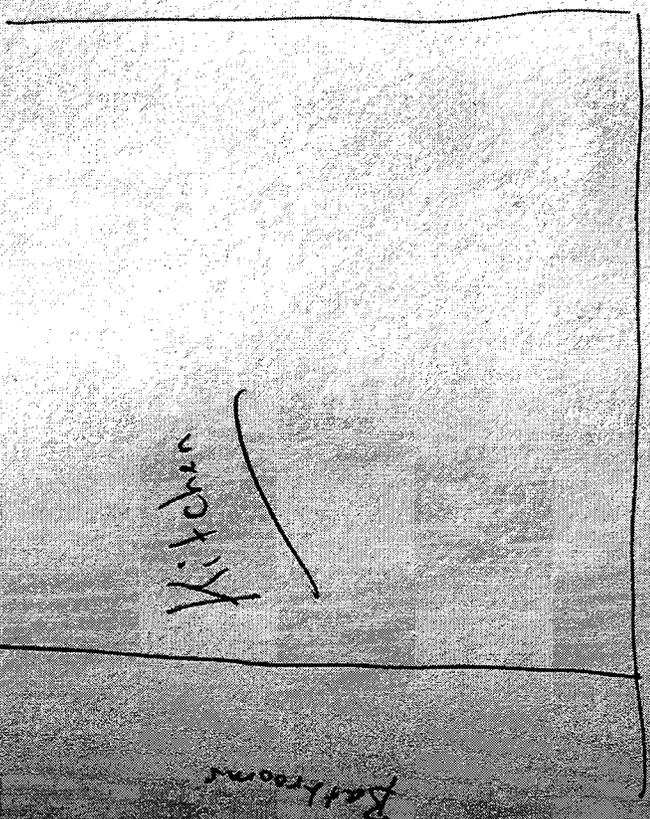
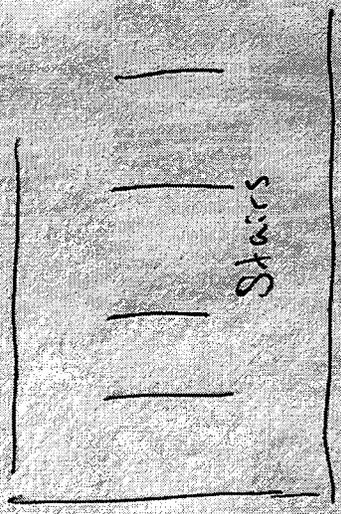
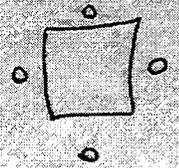
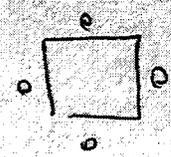
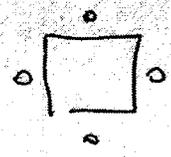
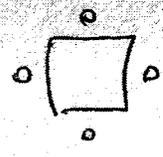
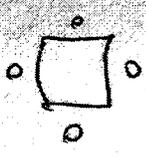
**FRANK DENNER ARCHITECT**  
Architecture Interior Design Interiors  
18 East 50th Street, Suite 602  
New York, New York 10022  
Tel: 212 319 8852 Fax: 212 319 8415

**Scale:** AS NOTED  
**Date:** 27 JULY 2015

**Project No.:** A-103.00  
**Sheet No.:** 1 of 1

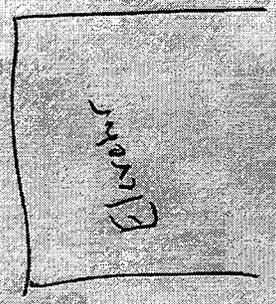
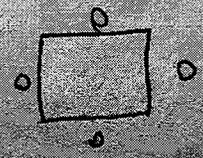
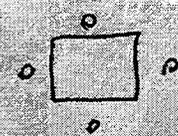
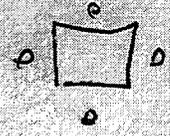


Basement

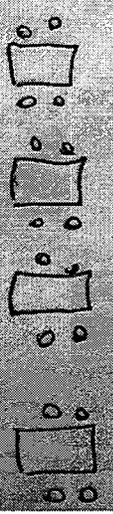


Kitchen

Bathroom



Flowers



# 200 Allen Street

## Legend

- LEGEND**
- On-Premise Licenses
  - On Premises Liquor
  - On Premises Wine and Beer
  - On Premises Beer
  - Off-Premise Licenses
  - Off-Premises Liquor
  - Off-Premises Wine
  - Off-Premises Beer
  - Wholesale Licenses
  - Pending Licenses
  - All Licenses
  - On Premises Liquor
  - On Premises Wine and Beer
  - On Premises Beer
  - Off Premises Liquor
  - Off Premises Wine
  - Off Premises Beer
  - Wholesale
  - Pending
  - Churches
  - Schools
  - Zones
  - Community Boards
  - Police Precincts
  - Counties

