



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 Stipulations

I, Edward Yau, as a qualified representative of The Essex Project LLC, located at 119 Essex St, NY, NY 10002, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be 7 00 a.m./p.m. to 12:00 a.m. all days

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- I will not use outdoor space for commercial use.
- I will operate my sidewalk café no later than \_\_\_\_\_
- I will employ a doorman/security personnel on the following days: \_\_\_\_\_
- I will install soundproofing, \_\_\_\_\_

- I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.  I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.

8. 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 \_\_\_\_\_

- I will play ambient recorded background music only.
- I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
- I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials with food.
- I will not have a happy hour.  I will have happy hour and it will end by 2pm-8pm
- I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Evyatar Lapidot Phone Number: 646-247-5281

18.  I will: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

[Signature]  
 Signed

[Signature]  
 DORITA N DORSAINVIL  
 Notary Public, State of New York  
 No. 01DO6174397  
 Qualified in Kings County  
 Commission Expires September 17, 2019  
 Dated 3/23/16

Sworn to this 23<sup>rd</sup> day of March 2016

[Signature]  
 Notary Public



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: 3/23/2016

**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: remodeling - minor changes. i.e. floors, walls, etc.

Previous or current use of the location: Restaurant/bar

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

**APPLICANT:**

Premise address: 119 Essex street New York, NY 10002

Cross streets: Between Rivington and Delancey

Name of applicant and all principals: Edward Yau, Matt Rojas, Evyatar Lapidot

Trade name (DBA): Char Sue (Essex Project LLC)

**PREMISE:**

Type of building and number of floors: Mixed use, 5 floors. Restaurant w apts above

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? 50

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

**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 7am-12am, Tuesday 7am-12am, Wednesday 7am-12am,  
Thursday 7am-12am, Friday 7am-12am, Saturday 7am-12am, Sunday 7am-12am

Number of tables? 3 Total number of seats? 36

How many stand-up bars/ bar seats are located on the premise? 1 with 11 seats

(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): L 6x16.8x8.5 s shape bar in the rear of premise

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

Roasted meat,salads,side dishes, snacks.

What are the hours kitchen will be open? Monday-Sunday 7am-12am

Will a manager or principal always be on site?  Yes  No If yes, which? Lapidot/Rojas/Yau

How many employees will there be? 6

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2

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: Ceiling mounted speakers

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.")

\*A service counter with room to queue and self-seating will be provided inside

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

1 security personnel on days that will have heavy traffic will be provided.

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

\* Ambient music only. Soundproofing is installed on ceiling. Windows and doors will be closed to outside.

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: J and W Restaurant LLC

Address: 412 Court St Brooklyn NY 11232 Community Board # CB6

Dates of operation: November 2013-January 2014

**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? 3

How many On-Premise (OP) liquor licenses are within 500 feet? 34

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 2pm-8pm.
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.

# **ATTENTION RESIDENTS & NEIGHBORS**

Char Sue (Essex Project LLC) - 646-484-9285

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Company/DBA Name and Contact Number for Questions

**plans to open a**

Restaurant

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(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location**

119 Essex Street New York NY 10002

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Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

Beer & Wine

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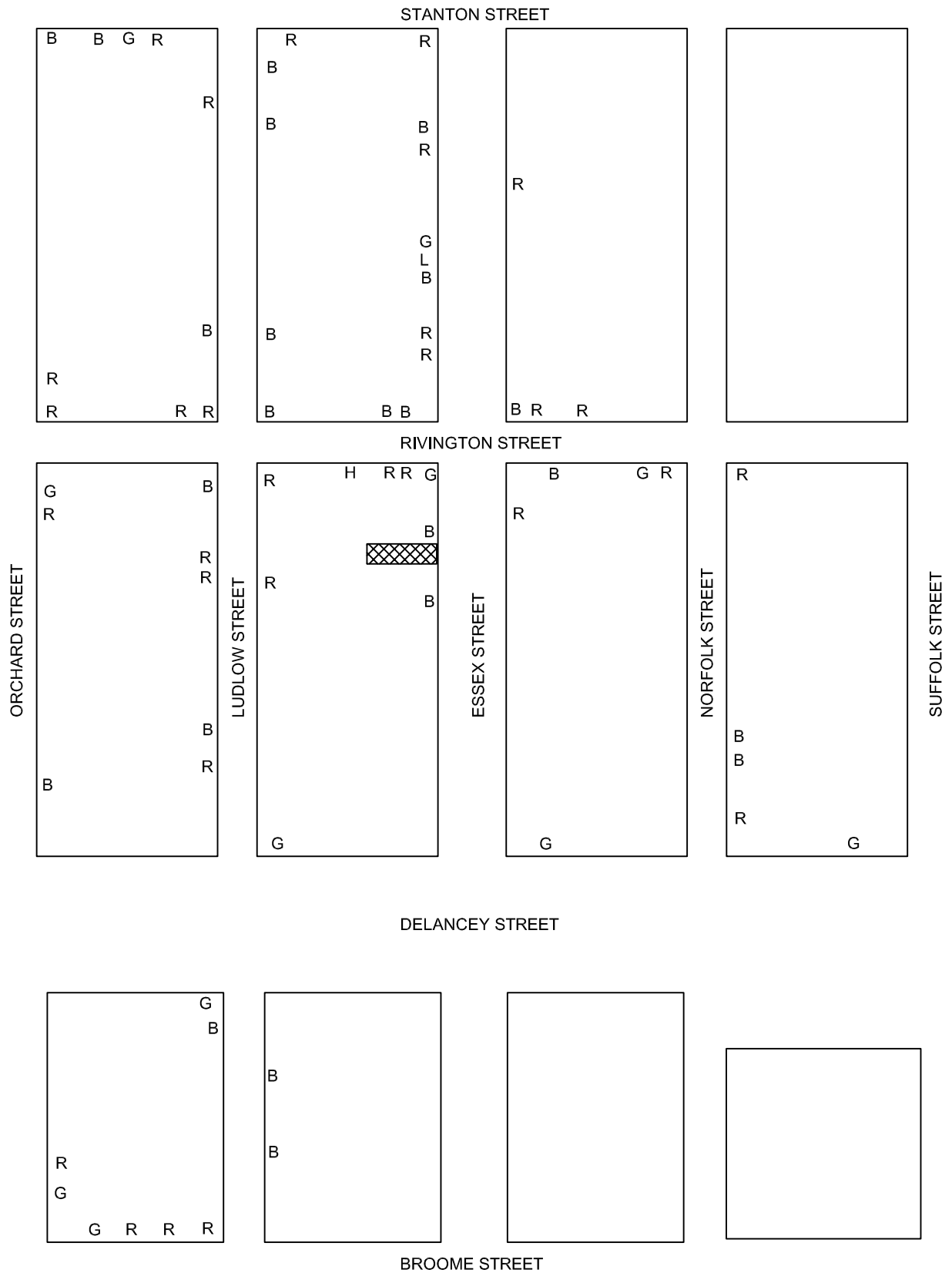
Beer & Wine or Beer

Edward Yau 646-484-9285

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Applicant Contact Information

**Contact the Applicant or COMMUNITY BOARD 3  
With any questions or concerns.  
info@cb3manhattan.org - www.cb3manhattan.org**



**LEGEND**

 CHAR SUE (119 ESSEX ST, NEW YORK, NY 10002)

- B BAR
- R RESTAURANT
- L LIQUOR STORE
- H HOTEL
- G GROCERY / STORE

**LIQUOR ESTABLISHMENTS  
WITHIN 2 BLOCKS DIAGRAM**

41 TOTAL ESTABLISHMENTS

MARCH 22, 2016  
 CB3 LIQUOR LICENSE APPLICATION FOR  
 CHAR SUE (ESSEX PROJECT LLC)  
 119 ESSEX ST, NEW YORK, NY 10002

# Proximity Report for Location:

March 22, 2016

119 Essex St, New York, NY, 10002

\* 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
SALGIRAH CORP <i>L</i>	141 ESSEX ST	295 ft
FLYNN MCCLURE INC	100 STANTON ST	705 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	805 ft
KK & HZ LLC	101 ALLEN ST	855 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1005 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	1115 ft
DELANCEY WINE INC	41 ESSEX ST	1295 ft

## Churches within 500 Feet

Name	Approx. Distance
Congregation Shaarai Shomoyim	445 ft

## Schools within 500 Feet

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

Name	Address	Approx. Distance
SWOON CORP <i>B,OP</i>	121 ESSEX ST	40 ft
120 ESSEX MARKET LLC <i>R,OP</i>	120 ESSEX STREET	85 ft
TENTH WARD LLC <i>B,OP</i>	115 ESSEX ST	125 ft
NYCJB S LLC <i>B,OP</i>	112 RIVINGTON STREET	140 ft
CAMILLE PRODUCTIONS LLC <i>B,OP</i>	110 RIVINGTON STREET	145 ft
RIVINGTON CAFE CORP <i>B,OP</i>	123 RIVINGTON STREET	145 ft
PENNSYLVANIA JAYCOX INC <i>B,OP</i>	118 RIVINGTON STREET	145 ft
DOWNTOWN LLC THE <i>HL,OP</i>	107 RIVINGTON ST	160 ft
133 ESSEX RESTAURANT LLC <i>R,OP</i>	133 ESSEX ST	165 ft
EHD RESTAURANT II LLC <i>R,OP</i>	120 RIVINGTON ST	170 ft
NYLA CAFE LLC <i>R,OP</i>	126 LUDLOW ST	200 ft
122-124 RIVINGTON CORP <i>R,OP</i>	122-124 RIVINGTON ST.	200 ft
KELTIC LOUNGE INC <i>B,OP</i>	132 LUDLOW ST	215 ft
JMDR 127 LUDLOW LLC <i>B,OP</i>	127 LUDLOW ST	225 ft
BG BAR INC <i>B,OP</i>	113 LUDLOW ST	260 ft
FOUNDATION LOUNGE CORP <i>B,OP</i>	137 ESSEX ST	270 ft
98 RIVINGTON RESTAURANT LLC <i>R,OP</i>	98 RIVINGTON ST	285 ft



Name	Address	Approx. Distance
PUB 138 INC <i>B,OP</i>	138 LUDLOW STREET	285 ft
MPDRAW LLC <i>R,OP</i>	109 LUDLOW STREET	300 ft
BRACKLUINN REST INC <i>B,OP</i>	137 LUDLOW STREET	305 ft
PRAGUE LLC <i>R,OP</i>	131 RIVINGTON ST	310 ft
GUAPO BODEGA LLC <i>R,OP</i>	146 ESSEX STREET	360 ft
106 NORFOLK RESTAURANT, INC. <i>B,OP</i>	106 NORFOLK ST - SOUTH STORE	395 ft
106 NORFOLK STREET LLC <i>B,OP</i>	106 NORFOLK ST - NORTH STORE	395 ft
ULLI BAR CORP <i>B,OP</i>	120 ORCHARD ST	415 ft
A HALIBUT INC <i>R,OP</i>	138 ORCHARD ST	420 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	430 ft
CODA DI BUE LLC	78 84 RIVINGTON ST	440 ft
ALEGRE ORCHARD LLC <i>R,OP</i>	146 ORCHARD ST	450 ft
FOURTHGEN LLC	127 ORCHARD ST	455 ft
SOUTH CENTRAL RESTAURANT LLC <i>R,OP</i>	151 ESSEX ST	455 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	470 ft
93 LUDLOW ST INC <i>B,OP</i>	95 DELANCEY ST	480 ft
OWLINGS INC <i>B,OP</i>	152 LUDLOW STREET	490 ft
PROLETARIAT V, INC <i>R,OP</i>	98 102 NORFOLK	530 ft
EHD RESTAURANT CORP	112 SUFFOLK ST	535 ft
WASSAIL LLC	162 ORCHARD ST	550 ft
AMBER AVALON CORP, THE <i>B,OP</i>	92 LUDLOW STREET	555 ft
SAKAMAI LLC <i>R,OP</i>	157 LUDLOW ST	560 ft
STANTON SURF CLUB LLC <i>R,OP</i>	99 STANTON ST	570 ft
158 LUDLOW REST LLC <i>B,OP</i>	158 LUDLOW STREET	580 ft
LOCO 111 INC <i>R,OP</i>	105 STANTON ST	595 ft
TWO ALMONTES CORP	108 STANTON ST	610 ft
151 SG PROPS LLC	151 RIVINGTON ST	610 ft
161 LUDLOW FOOD LLC <i>B,OP</i>	161 LUDLOW ST	620 ft
BARNORTH GROUP LLC	77 DELANCEY ST	635 ft
HI DELANCEY RESTAURANT LLC	148-150 DELANCEY ST	645 ft
SC DELANCEY LLC	148 DELANCEY ST	645 ft
95 STANTON STREET REST INC <i>B,OP</i>	95 STANTON ST	645 ft
CDT LUDLOW INC <i>B,OP</i>	87 LUDLOW ST	655 ft
GHVILLE INC	167 ORCHARD ST	660 ft
GHVILLE INC	167 ORCHARD ST 2ND & 3RD FL	660 ft
RIVINGTON F & B LLC	155 RIVINGTON ST	670 ft
JETHOU LLC	167 ORCHARD ST	680 ft
GREY ASSOCIATES LLC	165 167 LUDLOW STREET	685 ft
168 ORCHARD ST PARTNERS <i>B,OP</i>	168 170 ORCHARD ST	685 ft
MFM BRANDY LLC	157 ALLEN ST	695 ft
MISSION CANTINA LLC	172 ORCHARD ST	695 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	705 ft
MILLER'S NEAR & FAR LLC	65 RIVINGTON ST	705 ft
ORCHID STREET ENTERPRISES LLC	174 ORCHARD STREET	710 ft
A CASA FOODS LLC	173 ORCHARD ST	730 ft
JERSEY BOYS LLC	173 LUDLOW ST	745 ft
STEPS LLC	163 ALLEN STREET	750 ft

## Other Establishments

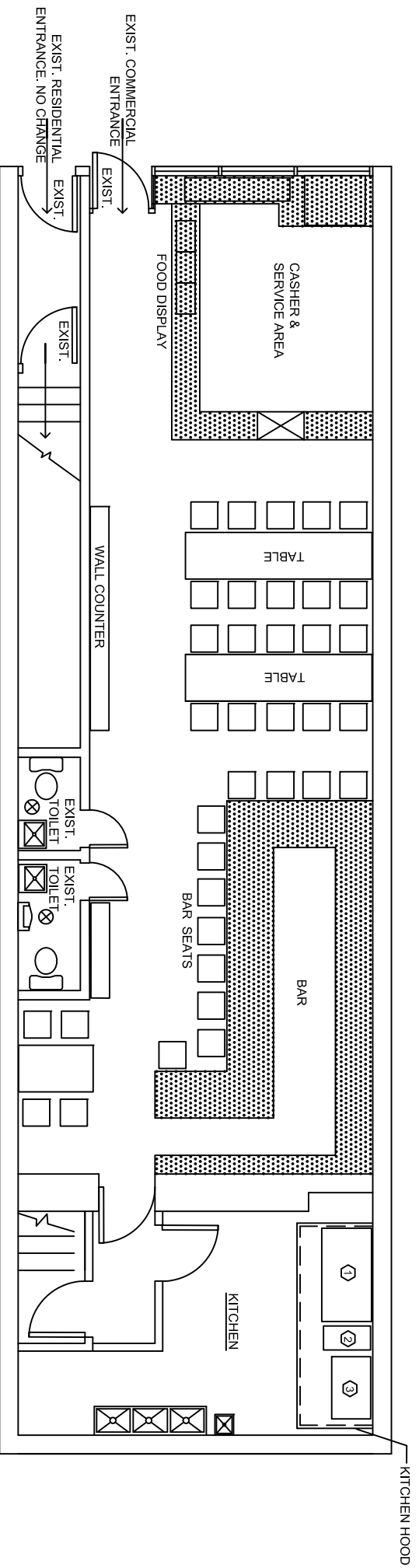
Name	DBA	Address	type	serial
Ghozo LLC	Tiny Giants Sandwich Shop	129 Rivington St	RW	1262925
SX Gourmet Corp		115 Rivington St	AX	1253958
LES Minimart		127 rivington st	AX	1251507
Amigo Minimart		118 Delancey St	AX	1020253
Satsang 3 Inc	seven eleven	142 delancey st	AX	1277176
Bistro Uruguay Inc		131 essex st	RW	1290379
Syed K Miah	Essex St Grocery	141 essex st	AX	1253522
Doustan Development Corp	Two Bits Retro Arcare	153 essex st	TW	126314
Daniel Caba	El nueveo amanacer rest	117 Stanton St	RW	1028728
El Castillo De Jagua Rest		113 rivington st	RW	1028731
Sushi Hana Ny Inc		111 Rivington	RW	1226829
Alpha 94 LLC	Rouge NYC	94 rivington st	RW	1279811
FRKK Inc	Goodfellas Brick Oven Pizza	144 orchard st	RW	1252914
Rivingtons Orchard LLC	Corner Grocers 1 Corner Groce	140 orchard st	AX	1258545
Duane Reade Inc	Store 185	100 Delancey St	DS	1178826
Little White Fried Rice LLC	Zings Awesome Rice	122 Ludlow St	RW	1290809
Soul Happy LLC	Amuse Wine Bar	121 ludlow st	RW	1291984
Eat Pisode Inc	Eat Pisode	123 Ludlow St	RW	1247166
Delancey's Orchard LLC	Freshco	97 Stanton St	AX	1274806
Delancey Ludlow LLC	Green Star Foods	95 Delancey St	AX	1271256
J Wu Inc	Jin Sushi	252 Broome St	RW	1265264
Kottu House 250 Broome LLC		250 Broome St	RW	1284791
Artisan Chocolates LLC	Tache Artisan Chocaloate	254 Broome St	TW	1281545
Cask and Cave Inc	Top Hops	94 Orchard St	TW	1258597

# Site photos



Site photos (cont'd)





119 ESSEX ST,  
 RESTAURANT  
 LAYOUT

## ***Salads***

***Green Papaya Slaw \$5***

***Chinese Celery \$5***

***Romaine Hearts and Cabbage \$5***

***Green Salad \$6***

## ***Slow Roasted***

***Curried Lamb Ribs \$9***

***Five Spiced Brisket \$8***

***Soy Glazed Cornish Hen \$7***

***Blackened Pork Shoulder \$6***

***C- Town Duck \$10***

## ***Sides***

***Charred Eggplant \$4***

***Crispy Brussels Sprouts \$5***

***Bitter Greens \$4***

***Japanese Yams \$3***

## ***Starch***

***Egg Noodles \$4***

***Sticky Rice \$3***

***Tubers \$3***

# Beer&Wine

## RED

Fleurie, Bertrand, Folie, 2014, Beaujolais, France

St. Aubin, Prudhon, Cuvée Les Rouges Gorges, 2011, Côte de Beaune, Burgundy, France

Pinot Noir, François Baur, Schlittweg, 2013, Alsace, France

## WHITE

Rkatsiteli, Dr. Konstantin Frank, 2013, Finger Lakes, NY

Gruener Veltliner, Stadt Krems, 2014, Kremstal, Austria

Diego, Bermejos, 2014, Canary Islands, Spain

## BEER

Singlecut 19-33 Pilsner, Queens, New York

Bell's Oarsman Wheat Ale, Galesburg, Michigan

Grimm Super Spruce Gose, Brooklyn, New York

Bronx Rye Pale Ale, Bronx, New York

Other Half IPA, Brooklyn, New York

Ommegang Rare Vos Amber Ale, Cooperstown, New York

Petition to Support Proposed Liquor License

Date: 1/17/2016

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Beer and Wine

to the following applicant/establishment (company and/or trade name) The Essex project

Address of premises: 119 Essex street New York NY 10002

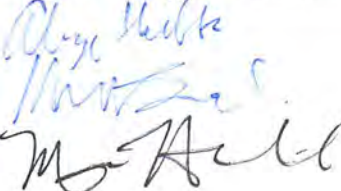
This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:

7am-12am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
ABIE HUBBS Henri Broyard Mama Newkirk		119 ESSEX ST. 2R 119 ESSEX ST 2R. 119 ESSEX Apt 2F



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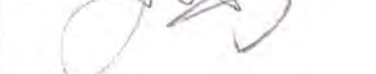
This business will be a: (circle) Bar  Restaurant  Other: \_\_\_\_\_

The hours of operation will be:

7am-12am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
Monika Schamberger		119 Essex #GR
SARAH BERNSTEIN		NYC, 10002
Dritt Malongren-Samuel		119 Essex St #SR
CRAIG LYNDON		NY, NY 10002
Jahmad Balugo		119 Essex, 4F, NY 10002
		119 Essex NY 10002 #2R

**Petition to Support Proposed Liquor License**

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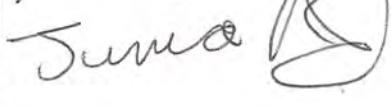
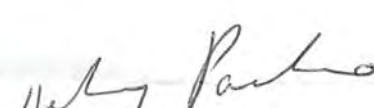
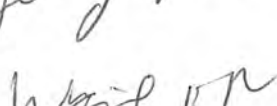
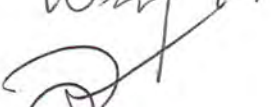
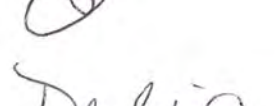
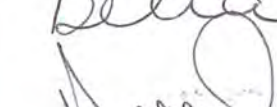
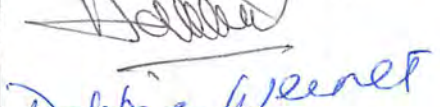
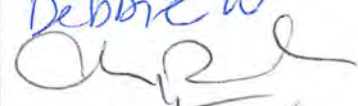

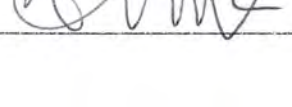
This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:

7am-12am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
7. Fobal		83 Rivington St.
Junior		92 Rivington St.
J. Paulino		100 Rivington ST
WING-ON.		145 Essex ST.
Giancar		101 Stanton ST.
DELIA		117 Orchard ST.
SHAAN KUMAR		88 Delancey St.
Debbie Weiner		126 Rivington St.
LS CHEONG		122 LUDLOW ST.
Rocco Valentini		156 Ludlow St
Amelia King		90 Orchard St.

**Petition to Support Proposed Liquor License**

Date: 1/17/2016

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Beer and Wine

to the following applicant/establishment (company and/or trade name) The Essex project

Address of premises: 119 Essex street New York NY 10002

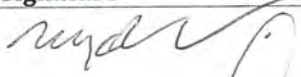



This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:

7am-12am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
Neysha Vazquez		78 Orchard St
Wendy Mink		72 Orchard St
B. Bennett		70 Orchard St
Dino Loung		254 Broom St.

Petition to Support Proposed Liquor License

Date: 1/17/2016

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Beer and Wine

to the following applicant/establishment (company and/or trade name) The Essex project

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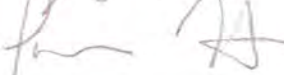


This business will be a: (circle) Bar  Restaurant  Other: \_\_\_\_\_

The hours of operation will be:

7am-12am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address
Chris Davis		119 Essex St. NY
John O'Donnell		119 Essex St NY
Todd Hinson		3180 43rd St. NY
Mann Newkirk		119 Essex St
Nick Sarzo		119 Essex St. NY



Edward Yau &lt;eyau77@gmail.com&gt;

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**Fwd: Intent to apply for beer and wine license**

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**evyatar lapidot** <evyatar.hsny@gmail.com>  
To: Edward Yau <eyau77@gmail.com>

Mon, Feb 29, 2016 at 1:12 PM

----- Forwarded message -----

From: **LES Dwellers** <info@lesdwellers.org>  
Date: Mon, Feb 29, 2016 at 8:58 AM  
Subject: Re: Intent to apply for beer and wine license  
To: evyatar lapidot <evyatar.hsny@gmail.com>  
Cc: Sara Romanoski <sara@lesdwellers.org>

Hi Evyatar, Matt R, and Ed Y,

Thanks for reaching out about your plans for 119 Essex. Please can you clarify a few things:

1. When do you tend to go before CB3?
2. Can you send us a copy of CB3 nod your menu?
3. Can you provide me with your full name and your partners and any businesses you are associated with?
4. Experience in the restaurant industry?
5. Will the premises have a full industrial kitchen including gas hook-up?
6. There has been recent construction at the location are you in possession of the property currently?

Thanks for any clarification. We will review your response and reach out to arrange a meeting to discuss in more detail.

Thanks!

Dien

On Sunday, February 28, 2016, evyatar lapidot &lt;evyatar.hsny@gmail.com&gt; wrote:

Hello,

We are reaching out in order to share with you our intent to apply for beer and wine license for the Essex project at 119 Essex street.

Here's a few words regarding who we are and our business that we are planning to apply the liquor license for.

The Essex project is a casual environment eatery with high quality ingredients and craft, with emphasis on roast meats and vegetables with Asian influence accompanied by artisanal beers and wine to bring and serve the neighborhood residents and visitors.

Our team is composed of a lifelong member of the community and a resident of the neighborhood.

And two chefs with over 10 years of experience in New York kitchens and hospitality.

Thank You,  
Matt R  
Ed Y  
Evyatar L

--

**L.E.S.Dwellers**

phone (917) 409-6392

[www.lesdwellers.org](http://www.lesdwellers.org)





Edward Yau &lt;eyau77@gmail.com&gt;

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## Fwd: Intent to apply for beer and wine license

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evyatar lapidot <evyatar.hsny@gmail.com>  
To: Edward Yau <eyau77@gmail.com>

Mon, Feb 29, 2016 at 1:13 PM

----- Forwarded message -----

From: evyatar lapidot <evyatar.hsny@gmail.com>  
Date: Mon, Feb 29, 2016 at 12:47 PM  
Subject: Re: Intent to apply for beer and wine license  
To: LES Dwellers <info@lesdwellers.org>

Hello and thank you for your response

Here is clarification regarding the question you have asked.

1. I'm gathering all the requirements for cb3 admin approval SLA questionnaire, which one of them is the community outreach. I'm trying to have everything ready for submission deadline which is March 15th for the next hearing on April 15th.
2. A simple of menu is attached.
3. Our full name: Evyatar Lapidot, Matt Rojas, Edward Yau.
4. We have experience of running professional kitchens and restaurants in the last 10 years in New York City.
5. The premises will have a commercial kitchen, it's going to be restaurant and have an existing gas line.
6. We are in the possession of the property, and there was no recent construction.

Also I would like to emphasize that our concept is neighborhood restaurant that will cater to the community with beer and wine.

Thank you,  
Evyatar Lapidot



**cb3 menu and synopsis.docx**

62K



# THE CITY OF NEW YORK COMMUNITY BOARD SIX

**Eric Adams**  
Borough President

**Sayar Lonial**  
Chairperson

**Craig Hammerman**  
District Manager

March 14, 2016

Susan Stetzer  
District Manager  
Manhattan Community Board 3  
59 East 4th Street  
New York, NY 10003

Re: Essex Project LLC  
119 Essex Street  
New York, New York 10002

Dear District Manager Stetzer:

A principal of the above mentioned applicant to your Community Board, Mr. Evyatar Lapidot, has previously been a principal for a licensed establishment within Brooklyn Community Board 6. After thoroughly researching our files, we did not disclose any record of complaint being made to our offices related to J and W Restaurant LLC (DBA: Dover), at 412 Court Street in Brooklyn. Therefore, we have no reason to object to this applicant receiving another license at 119 Essex Street in your district.

Thank you for the opportunity to comment.

Sincerely,

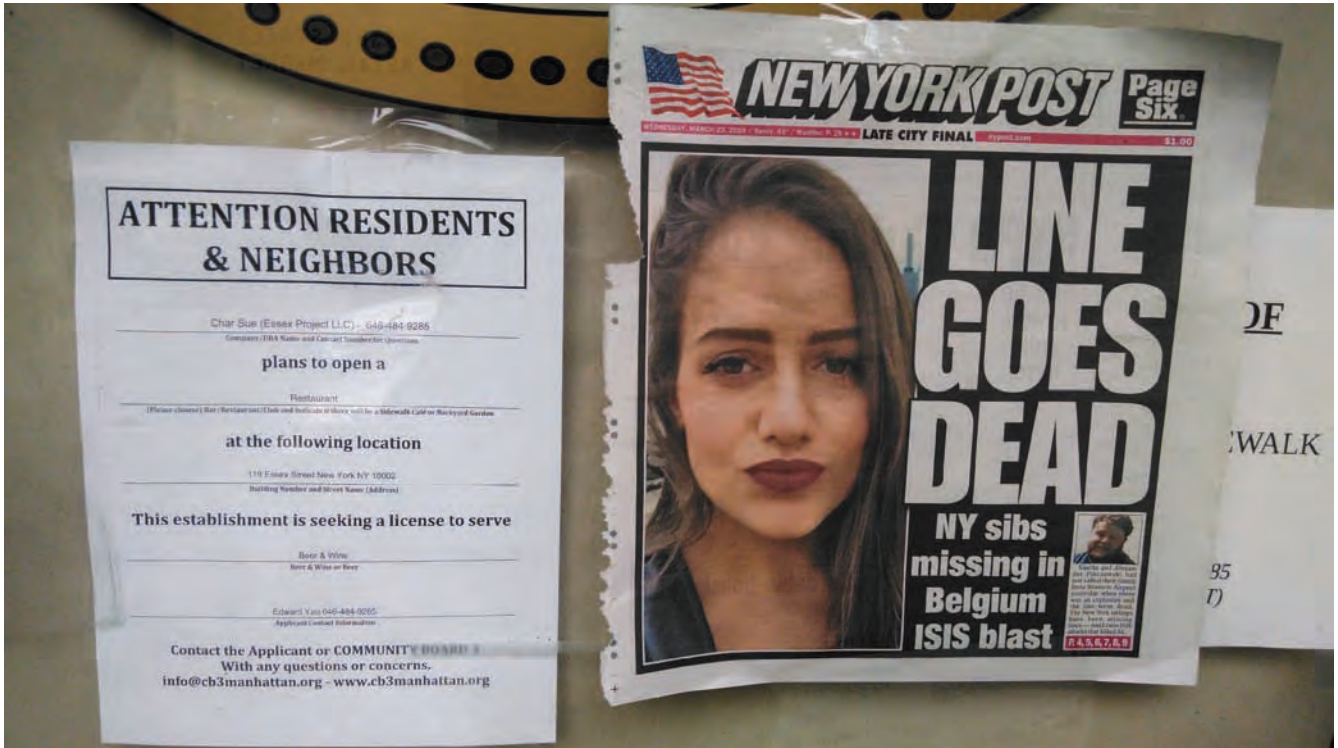
A handwritten signature in blue ink, appearing to read "Ty Beatty".

Ty Beatty  
Assistant District Manager

Cc: Evyatr Lapidot



# Proof of conspicuous posting



Proof of conspicuous posting (cont'd)

