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

Jamie Rogers, 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: 8/20/16

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: Tavern wine

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 176 Ludlow St

Cross streets: East Houston & Stanton Streets

Name of applicant and all principals: Ludlow Coffee Supply LLC
John Seymour + Sameer Saleh

Trade name (DBA): Ludlow Coffee Supply

PREMISE:

Type of building and number of floors: Mixed use

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? 200

Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No We will be amending it. The premise was cut in half

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: There will be a Barber Shop in the rear of the building

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 7am-12am 7 days a week

Number of tables? 5 Total number of seats? 18

How many stand-up bars/ bar seats are located on the premise? 0 (Service Bar only)

(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): 8' Rectangle in Front

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

See menu

What are the hours kitchen will be open? all open hours

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? _____

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?) _____

Will premise have music? ☒ Yes ☐ No

Proximity Report for Location:

September 24, 2016

176 Ludlow 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
FLYNN MCCLURE INC	100 STANTON ST	305 ft
SALGIRAH CORP	141 ESSEX ST	515 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	565 ft
TURTLE DOVE LLC	28 30 CLINTON ST	965 ft
JCCSM INC	45 1ST AVE	1045 ft
DISCOVERY WINES LLC	16 AVE B	1090 ft
NIZGA CORP	58 AVENUE A	1195 ft

Churches within 500 Feet

Name	Approx. Distance
Saint Nicholas Roman Catholic Church	400 ft

Schools within 500 Feet

Name	Address	Approx. Distance
PS 20 ANNA SILVER SCHOOL	166 ESSEX ST	345 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
SWEET CHICK LES LLC	178 LUDLOW ST	40 ft
JERSEY BOYS LLC	173 LUDLOW ST	50 ft
180 ORCHARD OWNER LLC, IHG MGMT MARYLAND LLC & GG	171 LUDLOW ST	95 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL FOOD	180 184 LUDLOW ST	100 ft
OSTERIA GRANO LLC	175 LUDLOW ST	105 ft
GREY ASSOCIATES LLC	165 167 LUDLOW STREET	115 ft
TWO ALMONTES CORP	108 STANTON ST	170 ft
161 LUDLOW FOOD LLC	161 LUDLOW ST	180 ft
LOCO 111 INC	105 STANTON ST	190 ft
158 LUDLOW REST LLC	158 LUDLOW STREET	205 ft
GEORGIAS EASTSIDE BBQ INC	192 ORCHARD ST	205 ft
SAKAMAI LLC	157 LUDLOW ST	235 ft
MISSION CANTINA LLC	172 ORCHARD ST	235 ft
BARRAZA FOODS INC	198B ORCHARD STREET	245 ft

Name	Address	Approx. Distance
95 STANTON STREET REST INC	95 STANTON ST	270 ft
STANTON SURF CLUB LLC	99 STANTON ST	275 ft
S W MONTE INC	217 E HOUSTON ST	280 ft
ORCHID STREET ENTERPRISES LLC	174 ORCHARD STREET	285 ft
ORCHARD STREET RESTAURANT LLC	187 ORCHARD STREET	300 ft
ESX GROUP INC	225 E HOUSTON ST	300 ft
OWLINGS INC	152 LUDLOW STREET	300 ft
168 ORCHARD ST PARTNERS	168 170 ORCHARD ST	305 ft
A CASA FOODS LLC	173 ORCHARD ST	320 ft
THE MEATBALL SHOP	84 STANTON ST	345 ft
STANTON RESTAURANT CORP	82 STANTON STREET	355 ft
SOUTH CENTRAL RESTAURANT LLC	151 ESSEX ST	375 ft
WASSAIL LLC	162 ORCHARD ST	380 ft
GHVILLE INC	167 ORCHARD ST	380 ft
GHVILLE INC	167 ORCHARD ST 2ND & 3RD FL	380 ft
JETHOU LLC	167 ORCHARD ST	385 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC	190 ALLEN STREET	410 ft
DOWNTOWN DINING LLC	5 AVENUE A	440 ft
CRAWFORD FLICK INC	7 AVENUE A	440 ft
KENROCK ENTERPRISES LLC	192 ALLEN ST	440 ft
JJD GROUP LLC	9 AVE A	460 ft
ROCKWOOD MUSIC CORP	194 ALLEN ST STORE B5, B6	460 ft
GUAPO BODEGA LLC	146 ESSEX STREET	470 ft
ROCKWOOD ENTERTAINMENT INC	196 ALLEN ST B4	480 ft
ADARP INC	244 E HOUSTON ST	485 ft
FOUNDATION LOUNGE CORP	137 ESSEX ST	505 ft
LA PALA LLC	184 198 ALLEN ST	510 ft
PUB 138 INC	138 LUDLOW STREET	530 ft
MUNDO NEW YORK INC	205 ALLEN ST AKA 159 E HOUSTON	530 ft
DIDDLER DOYLE CORP	12 AVENUE A	535 ft
A & P RESTAURANT CORP	245 E HOUSTON ST	535 ft
BRACKLUINN REST INC	137 LUDLOW STREET	535 ft
DOUBLE DOWN NYC LLC	14 AVENUE A	560 ft
CANAS RESTAURANT INC	23 AVENUE A	590 ft
98 RIVINGTON RESTAURANT LLC	98 RIVINGTON ST	595 ft
SWAUTO LTD	25 AVENUE A	610 ft
DISH 165 INC	165 ALLEN STREET	610 ft
12 FIRST AVE RESTAURANT CORP	76 E 1ST ST	620 ft
KELTIC LOUNGE INC	132 LUDLOW ST	625 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	625 ft
STEPS LLC	163 ALLEN STREET	630 ft
ALLYN LLC	16 1ST AVE	630 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	635 ft
NYCJB S LLC	112 RIVINGTON STREET	640 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	645 ft
ALEGRE ORCHARD LLC	146 ORCHARD ST	645 ft
REQUISITE BOOTIE INC	14 1ST AVENUE	660 ft

Name	Address	Approx. Distance
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	660 ft
GOLDEN C HOSPITALITY INC	13 1ST AVE	660 ft
MFM BRANDY LLC	157 ALLEN ST	670 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	675 ft
159 HUNTINGTON HOLDINGS INC	159 E HOUSTON ST	685 ft
JMDR 127 LUDLOW LLC	127 LUDLOW ST	685 ft
CODA DI BUE LLC	78 84 RIVINGTON ST	690 ft
ALLEGRA ALLEGRA INC	15 1ST AVENUE	690 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	695 ft
CALLE CATORCE LLC	157 E HOUSTON ST	700 ft
247 LUV NYC LLC	247 ELDRIDGE ST	705 ft
NYLA CAFE LLC	126 LUDLOW ST	715 ft
PMMR LLC	188 SUFFOLK ST	715 ft
RAGUBOY CORP	156 EAST 2ND STREET	720 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	720 ft
JACOB & KELLY INC	235 ELDRIDGE ST	725 ft
SAFF INC	249 ELDRIDGE STREET	725 ft
3B RESTAURANT CORP	217 ELDRIDGE ST	730 ft
SOHO NEW YORK LODGING LLC	151 E HOUSTON ST	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
KATZ DELICATESSEN OF HOUSTON STREET INC	205 E HOUSTON ST	240 ft
WHYNOT ORCHARD LLC	175 ORCHARD ST	300 ft
HEATHER JOSEPHINE JANSEN	164 ORCHARD ST	380 ft
LOWER EAST WINE INC	201 ALLEN ST	550 ft
SERAFINA LUDLOW CORP	98 RIVINGTON ST	610 ft
ABASTO LES LLC	152 STANTON ST	685 ft
SAUCE MANAGEMENT LLC	78 84 RIVINGTON ST	700 ft
TLC TEA HOUSE INC	103 E 2ND ST	705 ft
SPITZERS 2015 LLC	126 LUDLOW ST	710 ft

Unmapped licenses within zipcode of report location

Name	Address

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: _____

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) _____

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: SweetChick

Address: 178 Ludlow St, J+F NYC LLC 167 Bedford Ave, Pops East Village 42 E 8, Pebble Corp Community Board # 3, 1 BKlyn ; 2, 1 BKlyn

Dates of operation: 5/14-Present, 5/09-Present, 9/12-Present, 2/14-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 Restaurant (SweetChick 178 Ludlow St

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 **B**ar, **R**estaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

SweetChick 178 Ludlow St
J+F NYC LLC 167 Bedford Ave BKlyn
Pebble Corp 164 Bedford Ave

LOCATION:

How many licensed establishments are within 1 block? 19

How many On-Premise (OP) liquor licenses are within 500 feet? 39

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.

John Seymour (646) 525 9421

LUDLOW COFFEE SUPPLY

Drip Coffee- $2.75

Espresso- $3.25

Americano- $3.25

Cappuccino - $3.75

Cortado- $3.75

Latte- $4.00

Mocha- $5.00

Cold Brew- $4.00

Maple Latte- $5.00

Macchiato- $3.50

Tea- $3.50

Hot Chocolate- $4.00

Chai- $4.00

BAKED EGGS

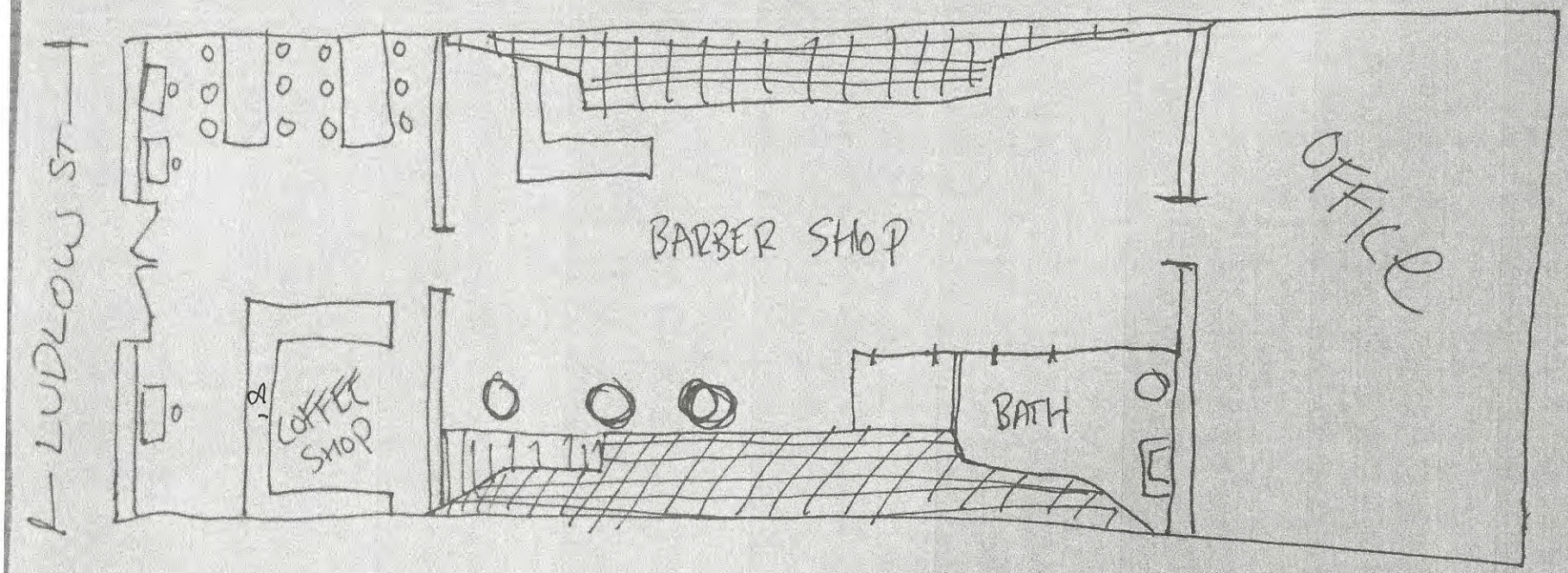
$10- Italian - Two eggs baked on a bed of marinara sauce topped with Parmesan cheese served with a side of toast

$10- Truffled Mushroom - Two eggs baked on a bed of truffled mushroom gravy topped with Gruyere cheese served with a side of toast

AVOCADO TOAST

$8- BLT - One slice of sourdough toast topped with mashed avocado, bacon, arugula, cherry tomatoes, drizzled olive oil and lemon

$8- Chili - One slice of sour dough toast topped with chili flakes, mashed avocado, sea salt, drizzled olive oil and lemon

$8- Sprouts - one slice of sourdough toast topped with mashed avocado, alpha sprouts, pickled shallots, black and white sesame seeds, drizzled olive oil and lemon

176 LUDLOW