

THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, 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/manch3/html/communitygroups/community_group_listings.shtml
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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: November 20, 2018

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: 101 Rivington Street

Corporation and trade name of current license: NYLA Cafe LLC dba Spitzer's Corner

APPLICANT:

Premise address: 101 Rivington Street aka 126 Ludlow Street

Cross streets: Ludlow and Essex Street

Name of applicant and all principals: JED Partners LLC - Eric Kruvant, Darin Rubell, Jaime Felber

Trade name (DBA): Grunhaus

PREMISE:

Type of building and number of floors: Commercial/residential - 6 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? 250

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) 7:00 am - 2:00 am; 7 days per week

Number of tables? 10 Total number of seats? 52

How many stand-up bars/ bar seats are located on the premise? 2/34

(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. 25'/irregular/North room - Approx 30'/irregular/South room

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

Elevated Comfort Food

What are the hours kitchen will be open? 12:00 pm - 2:00 am

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

How many employees will there be? 30-40

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

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: Small built in 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.")

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

One at the front door checking ID's Fridays and Saturdays

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: SEE ATTACHED

Address: _____ Community Board # _____

Dates of operation: _____

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 Boulton & Watt/Drexler's - restaurants

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? See attached

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).

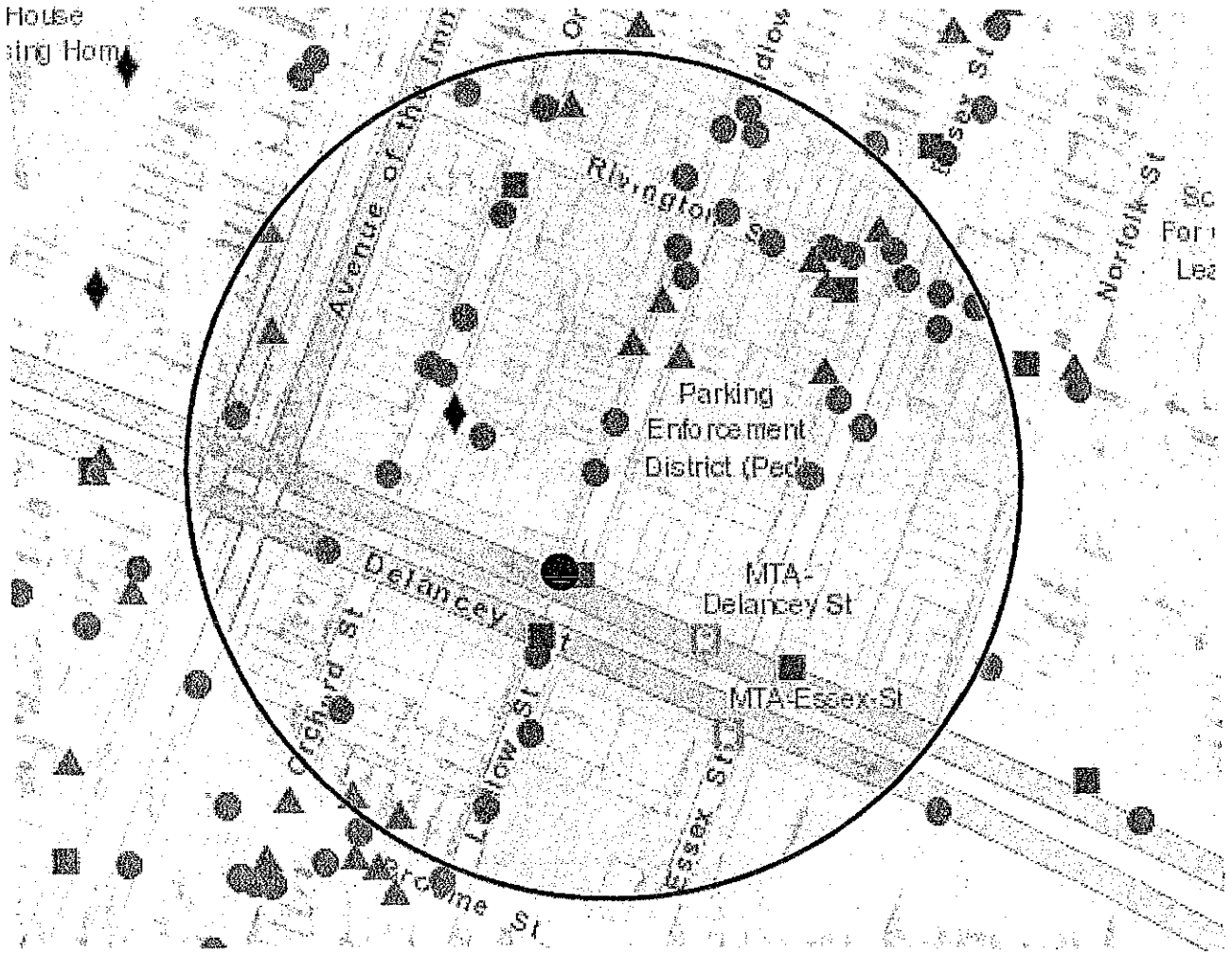
We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. I will operate a full-service restaurant, specifically a (type of restaurant) Elevated
Comfort Food, with a kitchen open and serving food during all hours of operation OR I have less than full-service kitchen but will serve food all hours of operation.
2. 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.
3. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than 0 DJs / promoted events per 0, more than 3 private parties per month.
4. I will play ambient recorded background music only.
5. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. I will not participate in pub crawls or have party buses come to my establishment.
8. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by 8:00 pm.
9. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. 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.

Applicant History

- | | |
|--------------------------------------|---------------------------------------|
| 1. <u>JJD Group LLC</u> | 9 Avenue A, New York, NY |
| 2015 – Present | 1210668 |
| 2. <u>Downtown Dining LLC</u> | 5 Avenue A, New York, NY |
| 8/2012 – Present | 1265284 |
| 3. <u>Forest Point LLC</u> | 970 Flushing Avenue, Brooklyn, NY |
| 8/2014 – Present | 1280288 |
| 4. <u>MDD Kitchen LLC</u> | 983 Flushing Avenue, Brooklyn, NY |
| 7/2012 – Present | 1264602 |
| 5. <u>39 St Marks Inc</u> | 39 St Marks Place, New York, New York |
| 2018 – Present | 1189562 |

House
sing Home



Proximity Report for Location:

May 30, 2017

101 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
E L PARTNERS LLC	101 ALLEN ST	555 ft
SALGIRAH CORP	141 ESSEX ST	565 ft
FLYNN MCCLURE INC	100 STANTON ST	805 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	1040 ft
DELANCEY WINE INC	35 ESSEX ST	1180 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1250 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1305 ft
SALGIRAH CORP	141 ESSEX ST	505 ft
E L PARTNERS LLC	101 ALLEN ST	620 ft
FLYNN MCCLURE INC	100 STANTON ST	770 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	995 ft
DELANCEY WINE INC	35 ESSEX ST	1225 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1240 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1315 ft
E L PARTNERS LLC	101 ALLEN ST	500 ft
SALGIRAH CORP	141 ESSEX ST	680 ft
FLYNN MCCLURE INC	100 STANTON ST	930 ft
DELANCEY WINE INC	35 ESSEX ST	1055 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	1075 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1160 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	1240 ft

Churches within 500 Feet

Name	Approx. Distance

Schools within 500 Feet

Name	Address	Approx. Distance
------	---------	------------------

On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
93 LUDLOW ST INC	95 DELANCEY ST	100 ft
MPDRAW LLC	109 LUDLOW STREET	125 ft
ULLI BAR CORP	120 ORCHARD ST	185 ft

Name	Address	Approx. Distance
BG BAR INC	113 LUDLOW ST	190 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	190 ft
DELANCEY SQUARE HOSP LLC & 119 ORCHARD PROP INC.	119 ORCHARD ST AKA 120 ALLEN ST	230 ft
FOURTHGEN LLC	127 ORCHARD ST	270 ft
BARNORTH GROUP LLC	77 DELANCEY ST	280 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	285 ft
CDT LUDLOW INC	87 LUDLOW ST	290 ft
JOHANNPRO LLC	96 ORCHARD ST	310 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	315 ft
TENTH WARD LLC	115 ESSEX ST	320 ft
MAY BEE BOHEMIAN LLC	252 BROOME ST	385 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	390 ft
SWOON CORP	121 ESSEX ST	395 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	405 ft
JMDR 127 LUDLOW LLC	127 LUDLOW ST	410 ft
A HALIBUT INC	138 ORCHARD ST	425 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	425 ft
BARRIO CHINO LLC	253 BROOME STREET	440 ft
CONGEE VILLAGE INC	100 ALLEN ST	450 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	465 ft
KELTIC LOUNGE INC	132 LUDLOW ST	470 ft
XLR8 LLC	266 BROOME ST	480 ft
SERAFINA LUDLOW CORP	98 RIVINGTON ST	490 ft