



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Seth Levine, as a qualified representative of Good Pal Chantelle Corp. located at 92 Ludlow Street, New York, NY agree to the following stipulations:

1. I will operate a full-service restaurant, specifically a (type of restaurant) Modern American restaurant, or
 - I will operate a _____ restaurant, or
 - with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other _____
 2. My hours of operation will be 12:00 P.M. to 4:00 A.M. Mondays through Fridays and 11:00 A.M. to 4:00 A.M. Saturdays and Sundays
- (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
3. I will not use outdoor space for commercial use OR 4. My sidewalk café hours will be _____
 5. I will employ a doorman/security personnel: _____
 6. I will install soundproofing, _____
 7. 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, or during unamplified live performances or televised sports.
 - 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, or during unamplified live performances or televised sports.
 8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____
9. I will play ambient recorded background music only.
 10. 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.
 11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
 12. I will not participate in pub crawls or have party buses come to my establishment.
 13. I will not have unlimited drink specials, including boozy brunches, with food.
 14. 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 7:00 P.M.
 15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
 16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
 17. 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: Seth Levine Phone Number: 5164552336

18. I will: _____

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

Signed [Signature]

Dated 05/06/2020

Sworn to this 6th day of May 2020

[Signature]
 ROBERT S. BOOKMAN
 Notary Public State of New York
 Notary Public 283492345
 Qualified in Rockland County
 Commission Expires 12/15 2020



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Alysha Lewis-Coleman, Board Chair

REVISED

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
- 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: 5/5/2020

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: OP Liquor License

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant / bar

Corporation and trade name of current license: The Amber Avalon Corp/ Hotel Chantelle

APPLICANT:

Premise address: 92 Ludlow Street

Cross streets: Delancy / Broome Streets

Name of applicant and all principals: Seth Levine & Frank Alessio

Trade name (DBA): Hotel Chantelle

PREMISE:

Type of building and number of floors: Commercial / Two & basement

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: _____
Rooftop - Retractable roof for inclement weather

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? 295

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):
6A

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 to Friday: 12pm-4am / Saturday to Sunday: 11am-4am

Number of tables? 39 Total number of seats? 200

How many stand-up bars/ bar seats are located on the premise? 3 / 28
(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): Cellar: L-Shaped 20x5; 1st Fl: L-Shaped 25x15; 2nd Fl: L-shaped
25x10

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
Modern American

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? TBD

How many employees will there be? 75

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 4

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: Bose

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) Stanchions
8-10 guards

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: Good Pal Ravel - Good Pal Ravel
Address: 8-08 Queens Plaza South, Long Island City, NY 11101 Community Board # QNS CB2
Dates of operation: 2009 to Present

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 Hotel Chantelle

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 SLA Proximity Report

How many On-Premise (OP) liquor licenses are within 500 feet? See attached SLA Proximity Report

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) Modern American, 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 1 DJs / promoted events per , more than private parties per .
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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 7pm.
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.

Proximity Report for Location:

April 30, 2020

92 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
PET NAT LLC	115 DELANCEY ST	290 ft
E L PARTNERS LLC	101 ALLEN ST	510 ft
SEWARD PARK LIQUORS INC	53 LUDLOW ST	730 ft
SALGIRAH CORP	141 ESSEX ST	860 ft
DELANCEY WINE INC	35 ESSEX ST	870 ft
VINFAMILY INC	393 GRAND ST	1030 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1085 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Shaarai Shomoyim	380 ft

Schools within 500 Feet

Name	Address	Approx. Distance
SEWARD PARK HS	350 GRAND ST	385 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
AMBER AVALON CORP, THE	92 LUDLOW STREET	10 ft
93 LUDLOW ST INC	95 DELANCEY ST	115 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	215 ft
JOHANNGPRO LLC	96 ORCHARD ST	240 ft
MAY BEE BOHEMIAN LLC	252 BROOME ST	245 ft
54 MULBERRY LLC	252 BROOME ST	245 ft
BARRIO CHINO LLC	253 BROOME STREET	305 ft
REGAL CINEMAS INC	115 DELANCEY ST	325 ft
DSA PHASE 1 BEER HALL LLC	115 DELANCEY ST	345 ft
ULLI BAR CORP	120 ORCHARD ST	350 ft
DELANCEY SQUARE HOSP LLC & 119 ORCHARD PROP INC.	119 ORCHARD ST AKA 120 ALLEN ST	355 ft
BARNORTH GROUP LLC	77 DELANCEY ST	355 ft
MPDRAW LLC	109 LUDLOW STREET	360 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	370 ft
BG BAR INC	113 LUDLOW ST	385 ft

Name	Address	Approx. Distance
XLR8 LLC	266 BROOME ST	385 ft
TWO BIKES LLC	85 ORCHARD STREET	410 ft
CONGEE VILLAGE INC	100 ALLEN ST	410 ft
ORCHARD 85 CORP	85 ORCHARD STREET	415 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	415 ft
FOURTHGEN LLC	127 ORCHARD ST	465 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	470 ft
ALLEN HOTEL INC, THE	88 ALLEN ST	480 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	480 ft
PROLETARIAT V, INC	98 102 NORFOLK	485 ft
BIG CANDY LLC	86 ALLEN ST	485 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	495 ft
NORMAN'S CAY GROUP LLC	74 ORCHARD ST	520 ft
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	525 ft
HERMES B NY LLC	95 ALLEN ST	530 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	545 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	545 ft
A HALIBUT INC	138 ORCHARD ST	550 ft
JED PARTNERS LLC	126 LUDLOW ST	565 ft
JMDR 127 LUDLOW LLC	127 LUDLOW ST	565 ft
SWOON CORP	121 ESSEX ST	565 ft
TRUMMER ART HOLDINGS LLC	324 GRAND ST	565 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	585 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	615 ft
ATTABOY COCKTAILS LLC	134 ELDRIDGE ST	640 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	670 ft
SERAFINA LUDLOW CORP	98 RIVINGTON ST	675 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	675 ft
KELTIC LOUNGE INC	132 LUDLOW ST	710 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	710 ft
RANDALLS HOSPITALITY LLC	359 361 GRAND ST	710 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	715 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	720 ft
SAUCE MANAGEMENT LLC	78 84 RIVINGTON ST	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
FIFTH ELEPHANT LLC, THE	87 LUDLOW ST	90 ft
CDT LUDLOW INC	87 LUDLOW ST	115 ft
GUTTER BAR LES LLC, THE	242 BROOME ST	215 ft
CHINA BULL LLC	250 BROME ST	230 ft
SWEATSHOP LES, LLC	110 DELANCEY ST	255 ft
254 BROOME LLC	254 BROOME ST	265 ft
LOWER EAST SIDE TENEMENT MUSEUM	103 ORCHARD ST	300 ft
NIXTAMAL AT MARKET LINE LLC	115 DELANCEY ST	345 ft
SAMURICE NY INC	115 DELANCEY ST	345 ft

Name	Address	Approx. Distance
ESSEX HOSPITALITY LLC	115 DELANCEY ST	345 ft
ESSEX CHICKEN LLC	115 ESSEX ST	510 ft
EAST VILLAGE HOSPITALITY GROUP LLC	115 ALLEN ST	570 ft
ALLEN STREET HOSPITALITY LLC	139 ORCHARD STREET	590 ft
106 LA CONTENTA LLC	106 NORFOLK ST	600 ft
LA CONTENTA INC	102 NORFOLK ST	615 ft
BURGERS AND CHISMIS LLC	143 ORCHARD ST	620 ft
92 RIVINGTON ST INC	92 RIVINGTON ST	680 ft
BISTRO URUGUAY INC	131 ESSEX ST	720 ft

Unmapped licenses within zipcode of report location

Name	Address
TASTE COLLECTION LLC	81 83 RIVINGTON ST