

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 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.
- ☐ 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

Check which you are applying for: CHANGE IN METHOD OF OPERATION

- ☐ 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: 10/1/20

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: TAVERN BAKERY

Corporation and trade name of current license: 254 BROOME LLC / BROOME STREET BAKERY

APPLICANT:

Premise address: 254 BROOME ST. N.Y. N.Y. 10002

Cross streets: LUDLOW + ORCHARD STREETS

Name of applicant and all principals: 254 BROOME LLC / ELI ZABAR

Trade name (DBA): SOMM TIME

PREMISE:

Type of building and number of floors: WALK UP APARTMENTS - 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? HAS LNO

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

BAKERY DURING DAY + WINE BAR AT NIGHT.

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) 11 AM - 2 AM SEVEN DAYS A WEEK

Number of tables? 1 Total number of seats? 10

How many stand-up bars/ bar seats are located on the premise? 0

(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): 1 SERVICE BAR - 6 FT IN LENGTH

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

BAKED GOODS, LITE FARE

What are the hours kitchen will be open? ALL HOURS

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

How many employees will there be? 8

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

NO

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: IPOD

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.")

THE MANAGER WILL MONITOR TRAFFIC AT ALL TIMES

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: ELI ZABAR - 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 ELI ZABAR - SEE ATTACHED

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? 24

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) _____, 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 ____ DJs / promoted events per ____, ☐ more than ____ private parties per _____.
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 _____.
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:

September 22, 2020

254 Broome 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	375 ft
PET NAT LLC	115 DELANCEY ST	530 ft
SEWARD PARK LIQUORS INC	53 LUDLOW ST	555 ft
DELANCEY WINE INC	35 ESSEX ST	755 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	825 ft
SALGIRAH CORP	141 ESSEX ST	1090 ft
VINFAMILY INC	393 GRAND ST	1095 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Shaarai Shomoyim	500 ft

Schools within 500 Feet

Name	Address	Approx. Distance
SEWARD PARK HS	350 GRAND ST	270 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
54 MULBERRY LLC	252 BROOME ST	30 ft
MAY BEE BOHEMIAN LLC	252 BROOME ST	30 ft
BARRIO CHINO LLC	253 BROOME STREET	50 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	110 ft
JOHANNNGPRO LLC	96 ORCHARD ST	130 ft
XLR8 LLC	266 BROOME ST	130 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	145 ft
TWO BIKES LLC	85 ORCHARD STREET	145 ft
ORCHARD 85 CORP	85 ORCHARD STREET	150 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	150 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	215 ft
ALLEN HOTEL INC, THE	88 ALLEN ST	215 ft
BIG CANDY LLC	86 ALLEN ST	220 ft
CONGEE VILLAGE INC	100 ALLEN ST	230 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	255 ft
93 LUDLOW ST INC	95 DELANCEY ST	260 ft

Name	Address	Approx. Distance
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	270 ft
GUTTER BAR LES LLC, THE	242 BROOME ST	290 ft
BARNORTH GROUP LLC	77 DELANCEY ST	305 ft
TRUMMER ART HOLDINGS LLC	324 GRAND ST	345 ft
HERMES B NY LLC	95 ALLEN ST	355 ft
DELANCEY SQUARE HOSP LLC & 119 ORCHARD PROP INC.	119 ORCHARD ST AKA 120 ALLEN ST	415 ft
ATTABOY COCKTAILS LLC	134 ELDRIDGE ST	460 ft
ULLI BAR CORP	120 ORCHARD ST	485 ft
ZEST HOSPITALITY INC	112 ELDRIDGE ST	525 ft
MPDRAW LLC	109 LUDLOW STREET	560 ft
FOURTHGEN LLC	127 ORCHARD ST	560 ft
REGAL CINEMAS INC	115 DELANCEY ST	565 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	565 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	580 ft
BG BAR INC	113 LUDLOW ST	580 ft
DSA PHASE 1 BEER HALL LLC	115 DELANCEY ST	585 ft
BESTE BAT LLC	135 137 ELDRIDGE ST	595 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	600 ft
ELDRIDGE HOSPITALITY LLC	107 ELDRIDGE ST	605 ft
TTBEL HOLDINGS INC	51 53 DELANCEY ST	615 ft
DOKA INC	51 53 DELANCEY ST	620 ft
RANDALLS HOSPITALITY LLC	359 361 GRAND ST	655 ft
302 BROOME ART SPACE LLC	302 BROOME ST	680 ft
OMAR'S LES LLC	302 BROOME ST	685 ft
RABBIT BOX HOSPITALITY LLC	41 ESSEX ST	685 ft
A HALIBUT INC	138 ORCHARD ST	690 ft
EDMANHUSTLE LLC	39 ESSEX ST	710 ft
303 CANARY LLC	303 305 BROOME ST	715 ft
PROLETARIAT V, INC	98 102 NORFOLK	715 ft
OLD MAN HUSTLE LLC	39 ESSEX ST	725 ft
PIZZA A CASA INC	371 GRAND ST	725 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
ORANGE GLOU LLC	264 BROOME ST	150 ft
FIFTH ELEPHANT LLC, THE	87 LUDLOW ST	175 ft
CDT LUDLOW INC	87 LUDLOW ST	180 ft
LOWER EAST SIDE TENEMENT MUSEUM	103 ORCHARD ST	245 ft
GOOD PAL CHANTELE CROP	92 LUDLOW ST	265 ft
EAST VILLAGE HOSPITALITY GROUP LLC	115 ALLEN ST	550 ft
SITE 2 MARKET LINE RESTAURANT LLC	115 DELANCEY ST	585 ft
SAMURICE NY INC	115 DELANCEY ST	585 ft
NIXTAMAL AT MARKET LINE LLC	115 DELANCEY ST	585 ft
ESSEX HOSPITALITY LLC	115 DELANCEY ST	585 ft
ALLEN STREET HOSPITALITY LLC	139 ORCHARD ST	705 ft

Name	Address	Approx. Distance
BURGERS AND CHISMIS LLC	143 ORCHARD ST	745 ft

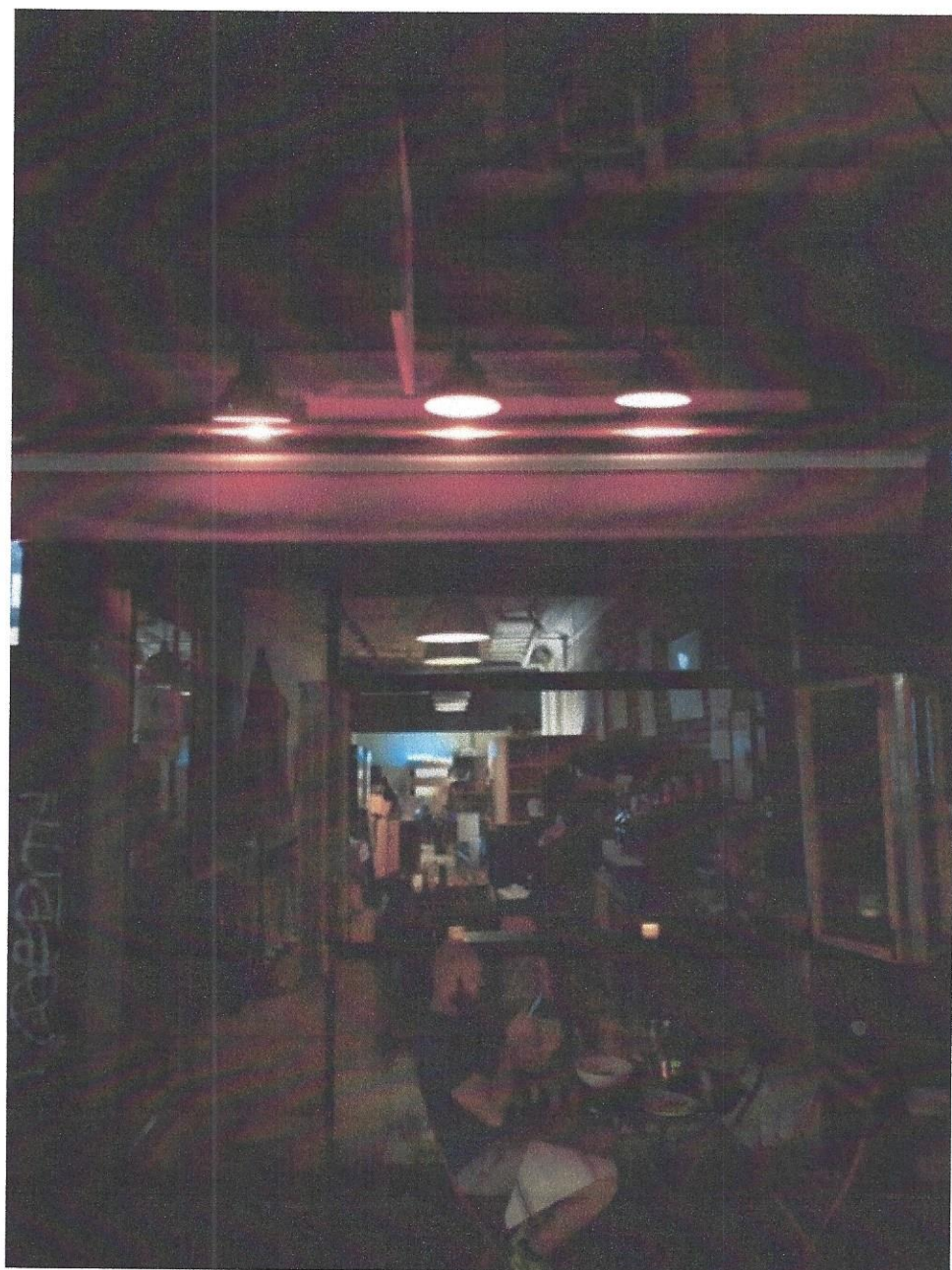
Unmapped licenses within zipcode of report location

Name	Address
TASTE COLLECTION LLC	81 83 RIVINGTON ST
SUNDAY TO SUNDAY CAFE INC	253 257 BROOME ST











Somm Time Menu

Roasted Beet/ Cashew Dip

Homemade Crackers 12

Artisanal Cheese

Candied Pecans, Fig Jam 21

Hamachi Crudo

Yuzu Aioli, Snow Peas 20

Burrata

Charred Eggplant, Preserved Lemon, Crispy Quinoa 19

Prosciutto and Figs

Feta, Herbs 18

Roasted Beets

Citrus, Pistachio Butter, Goat Cheese 16

Rabbit Terrine

Carrot Mustard, Pickled Carrots 20

Tuna Preserva

Gigante Beans, Little Gem, Roasted Tomatoes 20

Pasta of the Day 19

See Somm

Chicken Confit

Wild Mushrooms, Red Wine Reduction 21

Roasted Smashed Potatoes.

Sauce Gribiche 9

Broome Street Bakery Menu

Croissant

Pain Au chocolat

Cheese Danish

Jelly Donuts

Parisian Croissant

Chocolat Babka

Apple Turnover

Blueberry Crumb Poundcake Loaf

Lemon poundcake loaf

Marble Poundcake Loaf

Raspberry Bar Tray

Brownies

Cinnamon Morning Bun

Nutella Morning Bun

Carrot and Cream Cheese Muffin

Blueberry Muffin

Bran Muffin

Sticky Buns

Cinnamon Raisin Swirls

Bear Claws

Chocolate Coffee Cake

Cinnamon Coffee Cake

Pecan Bar

Raspberry Bar

Corn Bread

Maineiac Cookie

Oatmeal Cookie

Mini Pies

Focaccia Pizza Slice

Assorted Scones

Cookies + Uptown Baked Pastry

Black and White Cookies

Bread

Jerusalem

7 Grain Health 2lb

double Baguette

Bagels

Baguette Roll

Eli's Fresh Sandwiches

Prosciutto + Mozzarella

Salami + Mozzarella

Tomato + Mozzarella
Porchetta and pickles
Veggie option
Jambon et Beurre

Eli's Prepared Salads (Price by Size)

Broome St house Salad
Classic Caesar Salad
Farro Salad With Roast Chicken
Farro Add Roast Chicken (\$5)
Haricot Verts with Mushrooms

Broome Street Breakfast Sandwich Menu (Served on Brioche Roll, bagel or croissant)

(Bacon, Ham or Sausage), Egg and Cheese
Egg and Cheese (American, Swiss, Cheddar)
Egg

Wrapped Sandwiches

Smoked Salmon on Health
Tomato & Mozzarella on Ficelle
Egg Salad on brioche
Chicken salad on health
Tuna on Health
Turkey and coleslaw on brioche

Bottled Beverages

Eli Zabar Water
Mountain Spring Sparkling
Harmless Harvest
Matchabar
San Benetto Peach Iced Tea
Bleinham Ginger Ale
Boylans Crème
Boylans Lemonade
Vybez CBD Beverage

Eli's iced or Cold Beverage

Bottled Cold Brew
Bottled Watermelon Agua Fresca
Bottled Ginger Lemonade
Bottled Spicy Lemonade
Bottled Mint Iced tea
Bottled Two Bridge Cold Brew



Rick D. Chandler, PE
Commissioner

Scott D. Pavan, R.A.
Deputy Borough Commissioner

280 Broadway, 3rd Fl.
New York, NY 10007
www.nyc.gov/buildings

October 22, 2014

Dana E. Christian, Director
Licensing Issuance Division
New York State Liquor Authority
317 Lenox Avenue, 4th floor
New York, NY 10027

RECEIVED

OCT 24 2014

LICENSING BY 

Re: **REVISED**
254 Broome Street
Block: 409; Lot: 33
Zoning District: C4-4A
Manhattan

To Whom It May Concern:


This is in response to your request dated September 12, 2014, for Letter of No Objection for **254 Broome Street**. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicates that on the 1st floor there is a commercial space.

Therefore, this Department has **No Objection** for an **Eating and Drinking Establishment**, Use Group #6, Non-Place of Assembly, for less than seventy-five (75) persons on the 1st floor of the above referenced premises.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a certificate of occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

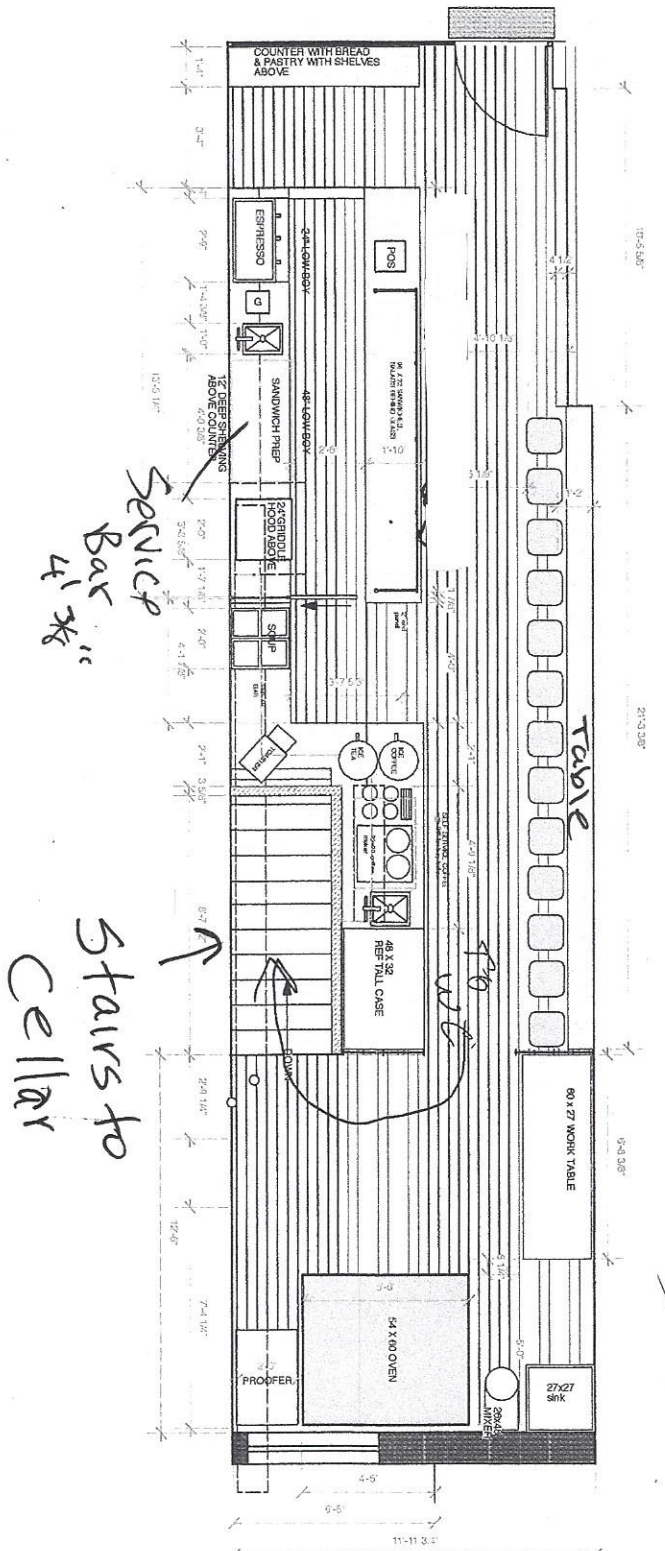
Sincerely,


Scott D. Pavan, R.A.
Deputy Borough Commissioner
Manhattan

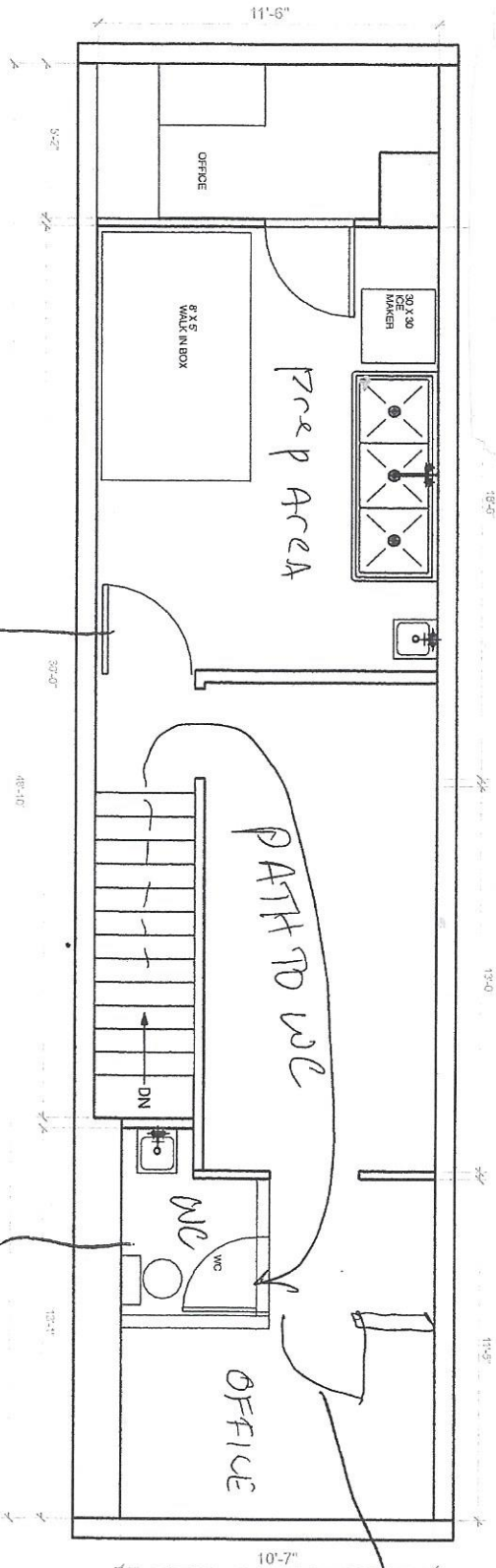
SP/dmw

Cc: Martin Rebholz, RA, Borough Commissioner
Ginjo Topino, Plan Examiner
Premises File
LNO Files

1st floor
1 table
13 seats
5 Bar stools (new)



254 Broome St NY NY



CELLAR

Door
to
locked

Bathroom

Door
to
locked

254 Broome LLC
FRONTAL ELEVATION

