

DULCE RANGER LLC
14A ORCHARD STREET
NEW YORK, NY 10002

MANHATTAN COMMUNITY BOARD 3



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/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: 12/21/2020

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: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: VACANT RETAIL

Corporation and trade name of current license: N/A VACANT RETAIL

APPLICANT:

Premise address: 14 A ORCHARD STREET NEW YORK, NY 10002

Cross streets: CANAL AND HESTER STREETS

Name of applicant and all principals: DULCE RANGER LLC: TOMMY MENDES, ALFRED AVILA MAURCIO GARRETT DEL MELO

Trade name (DBA): CARLOTTA

PREMISE:

Type of building and number of floors: MIXED USE, 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? <74

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): C6-2

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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) SUN-WED 10AM-12AM THURS-SAT 10AM-2AM, NO OUTDOOR SPACE

Number of tables? 9 Total number of seats? 44 (34 AT TABLES 10 AT BAR)

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

(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 SHAPED, FRONT 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 SPANISH TAPAS MENU

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? MANAGER

How many employees will there be? 7-10

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

PLEASE NOTE THESE SLIDING WINDOWS ALREADY EXIST

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: SONOS-TYPE 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) _____

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

*PLEASE SEE ATTACHED

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: *PLEASE SEE ATTACHED

Address: *PLEASE SEE ATTACHED Community Board # MN3

Dates of operation: PLEASE SEE ATTACHED

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. PLEASE SEE ATTACHED RESUME

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business BAR BELLY, NEXT DOOR TO PROPOSED PREMISE

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.

Public Query - Results

Found 1 matches for: *""MENDES, THOMAS""* in Principal Name
Displaying records 1 - 1.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
SWEET RANGER INC	14B ORCHARD ST CANAL & HESTER NEW YORK, NY 10002	252	OP	04/30/2022	License is Active

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New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002

Public Query - Results

Found 1 matches for: *""AVILA, ALFRED""* in Principal Name
Displaying records 1 - 1.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
ZAMBA CARABA INC	2608 96TH ST EAST ELMHURST QUEENS, NY 11369	341	RW		License is Inactive

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New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002

Tom Mendes

85 Barrow Street
212.464.8031
tommy@barbellynyc.com

EXPERIENCE

The Barbelly, New York—Owner

August 2012-Current day

Involved in various task in the restaurant from the operations, bar maintenance, serving, and assisting in private events. All financial aspects of the business.

Tommy Mendes Photography

2010-2017

Commercial photography

Plaza Too, New York—Owner

1990-2009

All financial responsibilities including sales, web fulfillment, stock fulfillment, store displays and various tasks throughout the store.

current jobs anywhere from 6am to 8am. I'm competent and learn quickly and have been very committed to any job I have undertaken. Lastly my problem skill sets are very strong.

FEDERICO AVILA

AVILAFEDE81@GMAIL.COM • 973.220.1472

EXPERIENCE

- 2017-2018 **Library of Distilled Spirits**
80 E 13th street
Bar Manager/Creative Director New York, NY
- Managed and trained entire bar & floor staff on operating procedures.
 - Curated vast cocktail menu (20 originals and 100 classics).
 - Facilitated weekly staff meetings & seminars to educate staff on over 1,200 spirits.
 - Conducted extensive research and development.
 - Organized bar and floor layout.
- 2015-2017 **Dead Rabbit Grocery and Grog**
30 Water Street
Bartender New York, NY
- Contributed to the success of events both, local and international.
 - Collaborated with team members to establish intricate new menus.
 - Effectively serviced extremely high-volume environment.
 - Provided consistent oversight of nightly closing reports/cash-out.
- 2016-2017 **Blacktail**
22 Battery Place
Bartender New York, NY
- Research and development for cocktail creation.
 - Crafted complex & innovative recipes for over 40 originals.
 - Provided consistent oversight of nightly closing reports/cash-out.
- 2014-2016 **Experimental Cocktail Club**
191 Chrystie Street
Bartender New York, NY
- Specialized in French cocktail techniques.
 - Produced high-volume service in an eclectic environment.
 - Implemented extra hygienic measures to ensure cleanliness of service area.

AWARDS

- The World's 50 Best Bars 2016- Dead Rabbit Grocery and Grog.

KEY SKILLS & LANGUAGES

- Native Fluency in Spanish and Portuguese.
- Proficient in Aloha, POS, Microsoft Word, and Excel.

EDUCATION

- 2009-2011 **Essex County College** Newark, NJ
Associate Degree: Environmental Science
- 2015 **New York Food Protection Certificate** New York, NY

LOCATION:

How many licensed establishments are within 1 block? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 13

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).

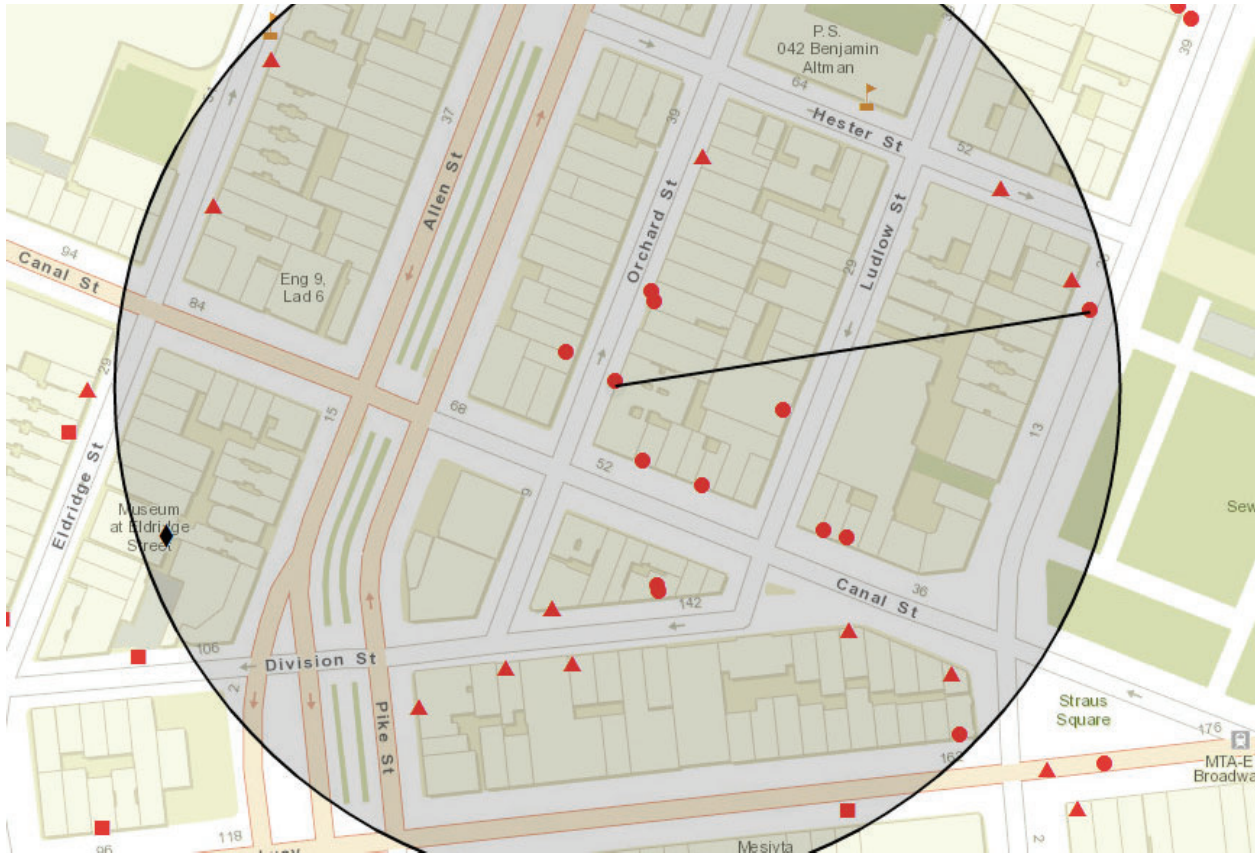
We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

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.

NEIGHBORHOOD MAP



500 FEET MAP



RED CIRCLE = OP LICENSE
RED TRIANGLE = RW/TW LICENSE
RED SQUARE = EB LICENSE
BLACK DIAMOND = CHURCH/PLACE OF
WORSHIP

Proximity Report for Location:

December 22, 2020

14 Orchard 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
YEE FUNG CORP	135 DIVISION ST	290 ft
DELANCEY WINE INC	35 ESSEX ST	655 ft
SEWARD PARK LIQUORS INC	53 LUDLOW ST	675 ft
CAFE MERENDA LLC	83 HENRY ST	860 ft
MADISON LIQUOR INC	195 MADISON ST	975 ft
WORLD WINE GROUP INC	49 CHRYSTIE ST	1010 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1015 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation K'hal Adath Jeshurun	485 ft

Schools within 500 Feet

Name	Address	Approx. Distance
PS 42 BENJAMIN ALTMAN SCHOOL	71 HESTER ST	395 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
SWEET RANGER INC	14B ORCHARD ST	10 ft
SILKSTONEONE LLC	17 ORCHARD STREET	65 ft
DIMES BIG TIME LLC	49 CANAL ST	80 ft
SCARR PIZZA LLC	22A ORCHARD ST	100 ft
FUNG TU LLC	22 ORCHARD ST	105 ft
KINGS PALACE NYC LLC	43 CANAL ST	135 ft
METROGRAPH LLC	7 LUDLOW ST	175 ft
BACARO NYC INC	136 138 DIVISION STREET	205 ft
PLAN A GROUP LLC	138 DIVISION ST	215 ft
ZVAH INC	37 CANAL STREET	260 ft
35 CANAL CAFE LLC	35 CANAL STREET	285 ft
OTFOTEOC LTD	21 ESSEX ST	495 ft
RAISE HOSPITALITY LLC	162 E BROADWAY	500 ft
CAFE 169 INC	169 E BROADWAY	630 ft
EDMANHUSTLE LLC	39 ESSEX ST	700 ft
OLD MAN HUSTLE LLC	39 ESSEX ST	705 ft

Name	Address	Approx. Distance
RABBIT BOX HOSPITALITY LLC	41 ESSEX ST	720 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
SWAT PRODUCTION INC	59 CANAL ST 2ND FL	110 ft
ORCHARD STREET RESTAURANT MANGEMENT LLC	9 ORCHARD ST	165 ft
ORCHARD STREET HOTEL MANAGEMENT LLC	9 ORCHARD ST	165 ft
GO4LAUGH GROUP INC	27 ALLEN ST	310 ft
SONG BO YUAN INC	36 ELDRIDGE ST	450 ft
ESSEX CAFE GROUP LLC	21 ESSEX ST	510 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
JIBLI'S FOODIES LLC	175 177 E HOUSTON ST
MAESTRO COFFEE ROASTER LLC	19 21 CLINTON ST
TAKUMI JAPANESE CUISINE II INC	112 114 ELDRIDGE ST

BLOCK PLOT DIAGRAM

ADDRESS: 14A ORCHARD ST

Bar	Art Gallery
Gift Shop	Library Benjamin Altman
HESTER STREET	
	Residence
	Residence
	Residence
Sam's Fried Ice Cream	Residence
Residence	Closed - Art Gallery
Food shop	Residence
Residence	Residence
Residence	Residence
Shop - T-Shirt Express	Residence
Restaurant - Regina's	Bar - Boys don't cry
Hair Salon	Restaurant - Scarr's Pizza
Residence	Shop - M Katz & Sons Furniture
Residence	Residence
Closed Restaurant - Fat Radish	Bar - Bar Belly
	ORCHARD ST
Shop - Pencil shop	Proposed Premise - Carlota
Shop - JFK Supplies	Shop - Coming Soon
CANAL STREET	
Hotel	Smoke Shop
(ie. Nail Salon, Church, Residence)	Kiki's

QUESOS Y EMBUTIDOS

JAMÓN SERRANO

14

“Jamónes de Segovia” Serrano ham, aged 18 months

JAMÓN IBÉRICO DE BELLOTA

32

Spain’s most prized ingredient: 1oz hand-carved, acorn-fed “Dehesa Cordobesa” Ibérico ham, aged for 30 monthst

TABLA DE QUESOS

25

Manchego, Caña de Cabra, and aged Mahón, olives, pan con tomate, raisin walnut bread

TABLA DE EMBUTIDOS

27

Jamón Serrano, Salchichón Ibérico, and Chorizo Ibérico, served with olives and pan con tomate

TABLA DE QUESOS Y EMBUTIDOS

35

Manchego, Caña de Cabra, Jamón Serrano, Chorizo Ibérico, served with olives, pan con tomate, and raisin walnut bread

VERDURAS

ACEITUNAS

5

Selection of marinated olives from Spain

PAN CON TOMATE

7

Grilled stirato bread rubbed with tomato, garlic and olive oil

ENSALADA DE HINOJO

12 (Add: Shrimp 6, Roasted Chicken 6)

Fennel salad, Mahón cheese, apples, walnuts, citrus vinaigrette

ENSALADA BERZA

14 (Add: Shrimp 6, Roasted Chicken 6)

Kale, avocado, grapefruit, pine nuts, raisins, dill, sherry dressing

COLES DE BRUSELAS CON CHORIZO

13

Brussel sprouts, chorizo Palacios, lemon juice

BONIATO CON MOJO VERDE

13

Crispy sweet potato, mojo verde, spicy yogurt, cilantro

TORTILLA ESPAÑOLA

9

Traditional Spanish omelet of organic eggs, confit potatoes, Spanish onions

ESCALIVADA

14 (Add Boquerones ~ 6)

Fire roasted eggplant, red pepper, onion, labneh yogurt, fresh herbs and olive oil, served with flatbread

PATATAS BRAVAS

12

Crispy potatoes, salsa brava, pimentón, garlic allioli

PESCADOS Y MARISCOS

BOQUERONES

12

Pickled white anchovies, orange, olive oil, black pepper, house-made potato chips

GAMBAS AL AJILLO

17

Shrimp, garlic, brandy, lobster reduction, and Guindilla pepper in olive oil

PULPO A LA PLANCHA

19

Grilled octopus, fennel, smoked pimentón, Picual olive oil mashed potatoes

CARNE

DÁTILES CON BEICON

9

Dates stuffed with almonds and Valdeón blue cheese, wrapped in bacon

CROQUETAS CREMOSAS

13

Creamy croquettes; three each of mushroom and Serrano ham

PINTXOS MORUNOS

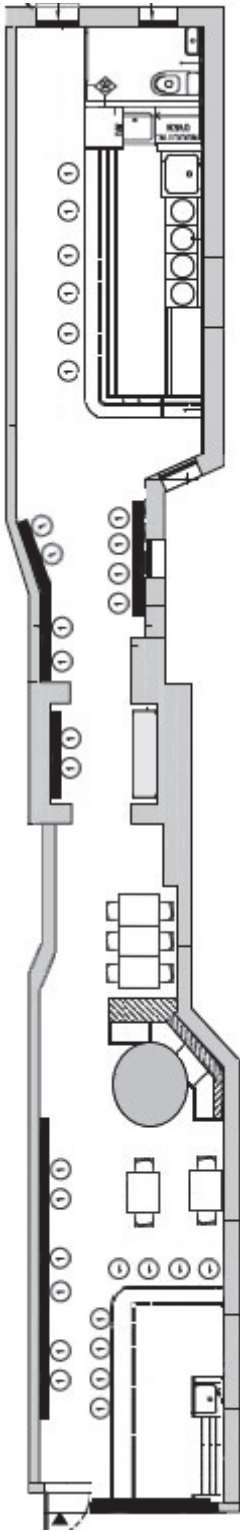
14

Seared Colorado lamb skewers, pickled shallots, salsa verde

ALBÓNDIGAS

16

Colorado lamb meatballs, tomato sauce, sheep's milk cheese, basil









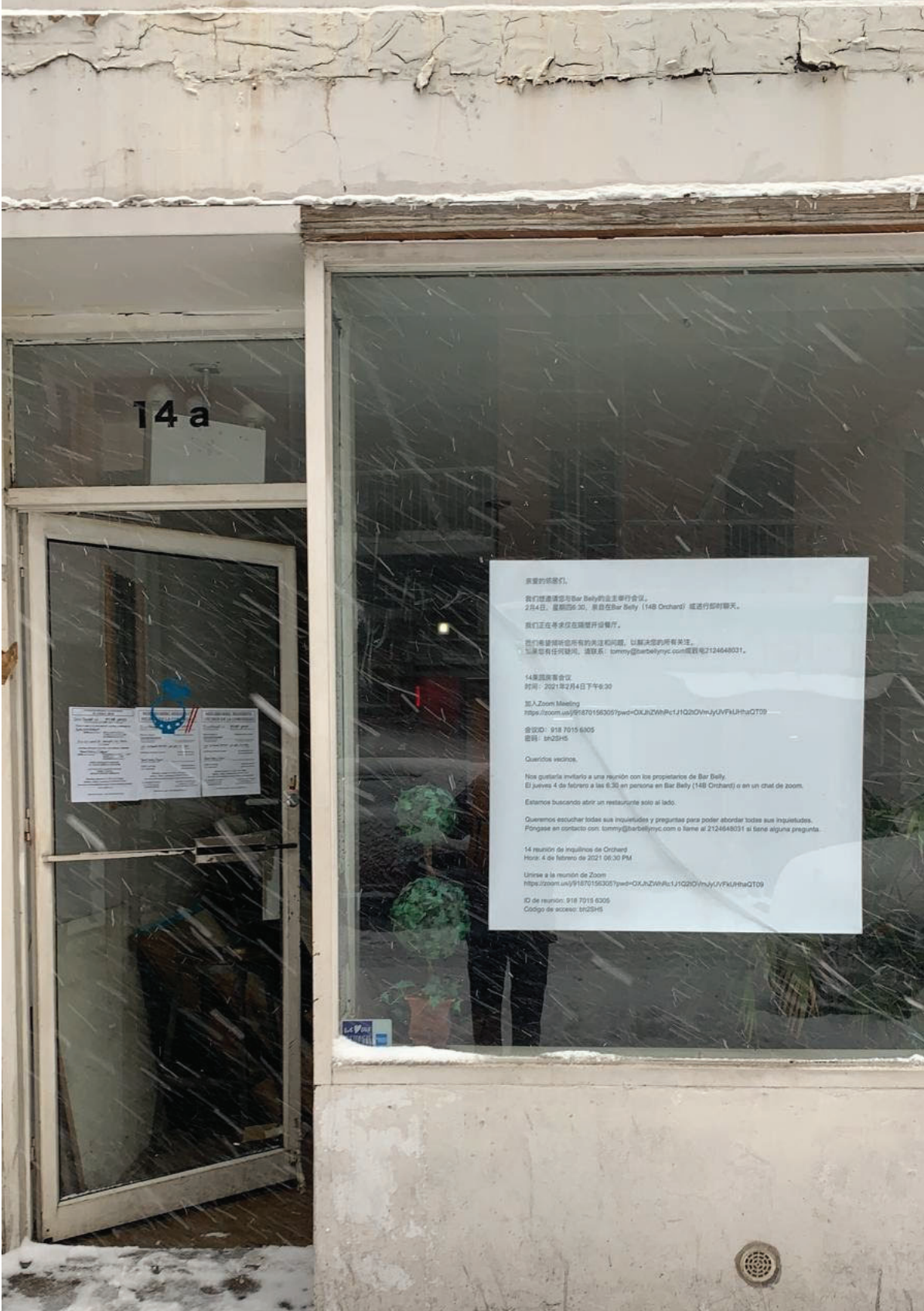
Posting

3 messages

tommy Mendes <tommy@barbellynyc.com>
To: Jake Trissler <jake.trissler@helbraunlevey.com>

Mon, Feb 1, 2021 at 2:35 PM

Please see attached



亲爱的邻居们，

我们很荣幸能与 Bar Belly 业主举行会议。

2月4日，星期四6:30，请在 Bar Belly (148 Orchard) 或进行即时聊天。

我们还在考虑您在疫情期间开业。

我们非常感谢您所有的意见和建议，以解决您的所有关注。

如果您有任何疑问，请联系：tommy@barbellynyc.com 或致电 2124648031。

14 楼邻居会议
时间：2021年2月4日下午6:30
私人 Zoom Meeting
<https://zoom.us/j/91870156305?pwd=OXhZZWpPcUJlQ2l0VnYyUjVlRlRhaQOT09>
会议 ID：918 7015 6305
密码：inQ3H5

Queridos vecinos,

Nos gustaría invitarlo a una reunión con los propietarios de Bar Belly.
El jueves 4 de febrero a las 6:30 en persona en Bar Belly (148 Orchard) o en un chat de zoom.

Estamos buscando abrir un restaurante esto al lado.

Queremos escuchar todas sus inquietudes y preguntas para poder abordar todas sus inquietudes.
Póngase en contacto con: tommy@barbellynyc.com o llame al 2124648031 si tiene alguna pregunta.

14 reunión de Inquilinos de Orchard
Hora: 4 de febrero de 2021 06:30 PM
Únase a la reunión de Zoom
<https://zoom.us/j/91870156305?pwd=OXhZZWpPcUJlQ2l0VnYyUjVlRlRhaQOT09>
ID de reunión: 918 7015 6305
Código de acceso: inQ3H5