

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.
- ~~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: April 30th, 2021

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: Full Liquor, 4am

If alteration, describe nature of alteration: NA

Previous or current use of the location: Restaurant/Bar

Corporation and trade name of current license: 161 Ludlow Food, LLC d/b/a No Fun

APPLICANT:

Premise address: 161 Ludlow Street

Cross streets: Houston and Stanton

Name of applicant and all principals: Mark Osborne, Michael Drury, Rolando Cohen
Stephen Holt, Paul Horvath

Trade name (DBA): Tenement

PREMISE:

Type of building and number of floors: 5-Story Residential

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: ***

*** subject city covid rules regarding outdoor service.

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? 150

Do you plan to apply for Public Assembly permit? Yes No ** one already exists

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

Existing Public Assembly Permit & Cert. of Occupancy. See Attachments.

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) Mon-Wed 5pm-2am, Thu-Fr 5pm-4am, Sat 11am-4am, Sun 11am-2am

Number of tables? 9 Total number of seats? 36

How many stand-up bars/ bar seats are located on the premise? One bar, 11 seats

(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): One 20-foot long bar upon entry

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

Full menu of Early American Cuisine with an NYC Immigrant Theme

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? One or the other all times

How many employees will there be? 25

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

Will there be TVs/monitors? Yes No (If Yes, how many?) Existing Accordion Windows

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: background system small 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) Nightly Host/Hostess plus 1 Door/Security Host on Weekends.

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 ~~XXXXXXXX~~ NA

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: Kush, Orchard, Double Happiness, Norwood

Address: See Attached Group Resume 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 _____

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? 24 (Using SLA Mapping Tool @250 ft)

How many On-Premise (OP) liquor licenses are within 500 feet? 46 (Using SLA Mapping Tool)

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. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
2. I will operate a full-service restaurant, specifically a (type of restaurant)
Early American with NYC Immigrant Theme restaurant, or
 I will operate a _____,
 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

3. My hours of operation will be:
Mon 5pm - 2 am; Tue 5pm - 2 am; Wed 5pm - 2 am;
Thu 5pm - 4 am; Fri 5pm - 4 am; Sat 11am - 4 am;
Sun 11a - 2 am. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. I will not use outdoor space for commercial use OR
 My sidewalk café hours will be NA
5. I will employ a doorman/security personnel: As needed - checking ID.
6. I will install soundproofing, Existing
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 _____, _____ number of TVs.
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 _____.
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: Mark Osborne

Phone Number: Personal Cell Phone: 347-351-9065

From: Ravi Ivan Sharma ravi@sharmalaw.com
Subject: Notice of Application for Liquor License at 161 Ludlow St.
Date: April 29, 2021 at 5:50 PM
To: L.E.S. Dwellers lesdwellers2012@gmail.com, orchardstblockassociation@gmail.com



Dear concerned local communitiy and block associations.

Attached please find a notice of and application materials for a hearing before community board No. 3 this May for a restaurant at 161 Ludlow Street. This application is for a full liquor license at an existing location. My clients are seeking the essentially the same terms and conditions of the existing license, are a full restaurant with kitchen serving at all hours.

If you have any concerns please reach out to me and I will put you in direct contact with my client who will be happy to answer any questions or concerns.

Ravi Ivan Sharma

SHARMALAW - Ravi Ivan Sharma, P.C.

26 Broadway, 26th Floor
New York, New York 10004

☎ 213 537 5953 (voicemail)

☎ 212 537 5957 (main)

☎ 213 537 5957 (cell)

☎ 212 537 5956 (fax)

☎ 347 797 1938 (conference call-in)

www.sharmalaw.com

@sharmalaw

161

ATTENTION RESIDENTS & NEIGHBORS

PLEASE TO OPEN A PUBLIC HEARING AT THE FOLLOWING LOCATION:

WEDNESDAY, MAY 12 AT 6:00PM

There will be an opportunity for public comment on...

<https://www.ci.chicagohills.org>

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

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WEDNESDAY, MAY 12 AT 6:00PM

There will be an opportunity for public comment on...

<https://www.ci.chicagohills.org>



**ATTENTION RESIDENTS
& NEIGHBORS**

MARK OSBORNE 347 351 9065

Company/DBA Name and Contact Number for Questions

Plans to open a

RESTAURANT

(Please denote Bar, Restaurant, Club and indicate if there will be a Sidewalk Cafe or Backyard Garden)

at the following location

161 LUDLOW STREET

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER/WINE & LIQUOR

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Wednesday, May 12 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

Applicant Contact Information

AI COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mo03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

MARK OSBORNE 347351 9065
Company Name / Contact Info Nombre de la Compañía, el teléfono de contacto

Plans to open a: RESTAURANT
(Please choose) Bar/Restaurant sidewalk cafe/backyard use
Planifique abrir un/una: RESTAURANTE
(Escriba de escoger) una Barra, un Restaurante un café de acera o un patio de atrás

161 LUDLOW STREET
address dirección

Seeking a license to serve BEER/WINE & LIQUOR
Beer & Wine or Beer/Wine & Liquor En búsqueda de una licencia para servir:

BEER/WINE & LIQUOR
Beer & Wine or Beer/Wine & Liquor CERVEZA/VINO Y BEBIDAS ALCOHÓLICAS

Public meeting for comments Reunión público para comentarios

Wednesday, May 12 at 6:30pm
Online: <https://zoom.us/j/92199317942>
see www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting
En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

MARK OSBORNE 347351 9065
公司名字(Company) and/和 聯繫人的資料(Contact Info)

Plans to open a (以上的店主要開在第3社區中請生意並附屬牌照生意)
RESTAURANT
(請選擇/please choose) 酒吧(Bar)/餐館(Restaurant) 戶外咖啡(Sidewalk Cafe) or 後院花園咖啡(Backyard Use)

161 LUDLOW STREET
Address/生意地址

seeking a license to serve (以上的店主要開以下附屬牌照)
BEER/WINE & LIQUOR
(請選擇/please choose) 啤酒和酒類(Beer & Wine) or/或者 啤酒類(Beer) or/或者 酒和酒類(Wine & Liquor)

Public meeting for comments
第3社區的居民有權利提出自己的意見和建議。

(CB3 SLA & DCA Committee Meeting)
曼哈頓第3社區委員會
酒牌和紐約市酒業局有關小商業牌照委員會

Wednesday, May 12 at 6:30pm
Online: <https://zoom.us/j/92199317942>
see www.cb3manhattan.org for zoom meeting details

mn03@cb.nyc.gov - www.cb3manhattan.org

TENEMENT

161 LUDLOW STREET, NYC

Starters

Pickles

house-made sour and half-sour spiced cucumbers, carrots, beets & grape tomatoes

-9

Pretzel

house-baked soft pretzel served with dusseldorf-style mustard

-6

Knishes

assorted miniature knishes; potato, mushroom, broccoli & spinach

-9

Latkes

fried russet potato fritters served with apple sauce and sour cream

-7

Borscht

red beet soup with garlic and herbs, served with house-made black bread crackers

-7

Beet Salad

sweet pickled beets with goat cheese and walnuts in maple vinaigrette

-7

Frankfurter

Schaller & Weber frank on a brioche bun with dusseldorf-style mustard, house-made relish and sauerkraut served with house-fried potato crisps

-7

Immigrant Sampler Plates

Spreads

braunschweiger, ajvar & whitefish pate served with peasant bread

-15

Provisions

assorted old-world cheeses & cured meats served with black bread

-16

Smoked Fish

British-style smoked kippers, whitefish and German cold-smoked salmon served with black bread and neufchatel

-17

Sausages

bratwurst, weisswurst, irish bangers, krakowska served with house-baked pretzel and dusseldorf-style mustard

-18

Dumplings

fried kreplach, pierogi & pelmeni served with caramelized onions and sour cream

-14

Entrees

Wienerschnitzel

flattened & breaded fried veal served with spaetzel & blanched green beans

-19

Brisket

slow-cooked in herbs & bone broth, served with kasha polenta & roasted carrots

-21

Old-World Steak

dry-brined bone-in rib-eye rubbed with salt and pepper served with roasted fingerling potatoes and wilted spinach

-27

Shepard's Stew

Irish-style mutton stew, slow-cooked in herbs & chicken stock, served with peasant bread & herb whipped butter

-18

Kasha Varnishkes

farfalle smothered in butter with toasted buckwheat groats, served with roasted beets & carrots

-16

Sausages

bratwurst, cheddar brats, irish bangers & krakowska served with roasted red peppers, mushrooms and onions & peasant bread

-22

Dessert

Apple Strudel

apple tart with black raisins served with a scoop of Van Leeuwen vanilla bean ice cream

-9

Kugel

egg noodle casserole with honey and golden raisins served with a dollop of sweet neufchatel

-9

Chocolate Cake

flourless German chocolate cake served with a scoop of Van Leeuwen vanilla bean ice cream

-10

Sweet Knishes

miniature knishes with mascarpone and fruit filling; cherry, blueberry & strawberry

-8

Rice Pudding

stove-top reduction of spiced cream, rice and black raisins

-8

Brunch

Bagel & Lox

toasted H & H bagel served with lox, cream cheese, tomato, onion and capers

-16

Cheese & Spinach Omelette

three eggs, kashkaval cheese and wilted spinach served with thick-cut bacon

-16

Oatmeal

steel-cut Irish oats served with fresh fruit and sausages

-15

Challah French Toast

thick slices soaked in egg yolk and cream served with fresh fruit and sausages

-15

Pancakes

kasha flour buttermilk pancakes served with fresh fruit and thick-cut bacon

-15

German Breakfast

assorted cheeses and cured meats, boiled eggs & fruits, served with black bread

-17

Irish Breakfast

bacon, sausages, eggs, baked beans, tomato and mushrooms served with toasted peasant bread

-17

TENEMENT

161 LUDLOW STREET, NYC

Exterior Congestion Abatement Plan

We will have staff every night at the front door to address any pedestrian congestion and vehicular traffic issues as effectively as possible. Staff will be instructed to maintain a clear sidewalk and street in front of our establishment as well as quiet, respectful behavior from our patrons. We will also have visible signage asking for our patrons to do the same. During weekends we will also have additional staff stationed out on the sidewalk to directly manage congestion and any other crowd issues.

We operated Kush for fourteen years without disturbing our neighbors at all and will bring this same respect for our community to this new endeavor at 161 Ludlow Street.

Please also note, as far as vehicular traffic, there is currently a DOT "No Standing" regulation for the Thursday - Sunday after midnight which keeps a parking lane open on the block and will help us keep the street traffic flowing.

TENEMENT

161 LUDLOW STREET, NYC

Interior Noise Abatement Plan

Our business plan does not involve loud music in any way. We will have ambient, themed background music, mostly early jazz, ragtime and folk, for conversational dining and drinking.

We will only be installing a residential-scale sound system comprised of many small speakers around the interior for a very even, balanced sound that allows our guests to eat and drink and converse comfortably (the current sound system was removed by the previous owners). There will be no sub-woofers or any cabinet speakers larger than 8 inches. Please note: the prior owners did install soundproofing and the existing tin ceilings also provide sound abatement.

Our facade features existing accordion windows that open to Ludlow Street. We will close these at 10pm every night. There will also will be a staff member keeping an eye on the door to be sure it is kept closed except when in use and during busy times there will be a door/security host outside it doing the same. The entry door is also set back from the storefront, which naturally baffles sound.

TENEMENT

161 LUDLOW STREET, NYC

Principals Background

Mark Osborne is the operating partner, all others will be advisors and passive investors. **Mark Osborne** has been a hospitality entrepreneur for 24 years whose career started on the Lower East Side with the iconic Moroccan-themed lounge **Kush**, first at 183 Orchard Street, and later relocated to 191 Chrystie Street. Both locations were considered design triumphs, became well known for exotic food, cocktails and ambiance and attracted a sophisticated, international crowd. **Kush** was also well known to be a responsible, considerate neighbor in both locations and a participating member of its local community.

Mark Osborne later went on to open two charming, stylish Bed & Breakfasts in Brooklyn, **Lefferts Manor** and **The Fairview**. Both were very successful and had excellent reputations for meticulous design and service as well as being lauded as thoughtful, considerate neighbors in their residential settings. Though both venues have recently closed due to the pandemic, they can still be viewed online at www.leffertsmanorbedandbreakfast.com and www.fairviewbrooklyn.com.

Kush, 183 Orchard Street	1997 - 2004	CB3
Kush, 191 Chrystie Street	2004 - 2012	CB3
Lefferts Manor B & B	2008 - 2020	BKCB9
The Fairview Guest House	2016 - 2020	BKCB17

Michael Drury is an advisor and passive investor. He previously designed and operated two well-known trendy downtown lounges **Orchard** and **Double Happiness** for a period spanning a decade. He was also an advisor and passive investor in **Kush**.

Orchard, 200 Orchard Street	1996 - 2006	CB3
Kush, 183 Orchard Street	1997- 2004	CB3
Double Happiness 173 Mott Street	1999 - 2007	CB2

Rolando Cohen is an advisor and passive investor. He has been involved in multiple LES hospitality projects:

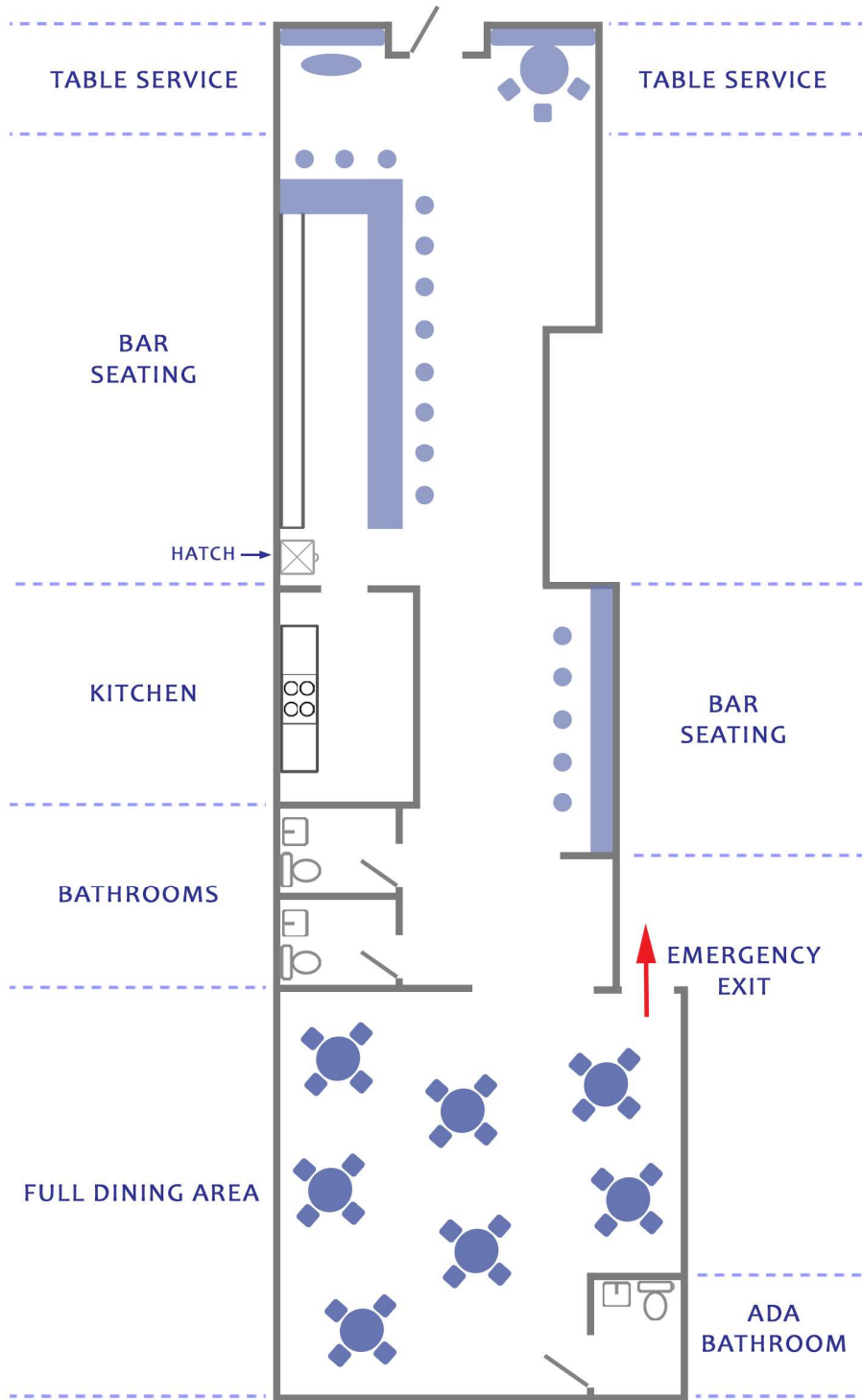
Orchard, 200 Orchard Street	1996 - 2006	CB3
Kush, 183 Orchard Street	1997 - 2004	CB3
Kush, 191 Chrystie Street	2004 - 2012	CB3

Stephen Holt is an advisor and passive investor. He has been involved in multiple LES hospitality projects:

Orchard, 200 Orchard Street	1996 - 2006	CB3
Kush, 183 Orchard Street	1997 - 2004	CB3
Kush, 191 Chrystie Street	2004 - 2012	CB3

Paul Horvath is an advisor and passive investor. He has been involved in multiple hospitality projects including the creation of the legendary **Norwood**, a full-service private club for well-known artists and their patrons at 241 West 14th Street (CB4) and the following LES hospitality projects:

Orchard, 200 Orchard Street	1996 - 2006	CB3
Kush, 183 Orchard Street	1997 - 2004	CB3
Kush, 191 Chrystie Street	2004 - 2012	CB3



BAR SEATING - 16 TABLE SEATING - 36

LUDLOW

STANTON



BASEMENT

1 6 1 L U D L O W S T R E E T





SLA Liquor Lics



4/27/2021, 11:40:17 AM

1:2,257

Active Licenses



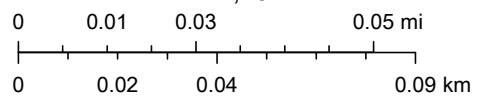
On Premises Wine



On Premises Beer



On Premises Liquor



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NYS Liquor Authority

Esri Community Maps Contributors, NYC OpenData, State of New Jersey, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census

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.

Proximity Report For:	
Location	161 Ludlow St, New York, 10002
Geocode	Latitude: 40.72142 longitude: -73.98778
Report Generated On	4/26/2021

8 Closest Liquor Stores		
Name	Address	Distance
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	40 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	439 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	686 ft
TURTLE DOVE LLC Ser #: 1271455	28 30 CLINTON ST STORE B NEW YORK, NY 10002	1,013 ft
JCCSM INC Ser #: 1274393	45 1ST AVE SPACE 1-D NEW YORK, NY 10003	1,144 ft
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	1,204 ft
EAST VILLAGE WINE & LIQUORS INC Ser #: 1281322	80-82 CLINTON ST NEW YORK, NY 10002	1,208 ft
E L PARTNERS LLC Ser #: 1298994	101 ALLEN ST STORE B NEW YORK, NY 10002	1,234 ft

Schools within 500 feet		
Name	Address	Distance
PS 20 ANNA SILVER	166 ESSEX ST NEW YORK, NY 10002	339 ft

Churches within 500 feet	
Name	Distance
Assafa Islamic Center	315 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SAN PEPPAS JERK CHICKEN EXPRESS INC IV Ser #: 1334619	90 96 STANTON ST #3& BASEMENT,AKA 172 ORCHARDST NEW YORK, NY 10002	79 ft
EASTERN DISTRICT OPERATIONS LLC Ser #: 1329636	177 LUDLOW ST NEW YORK, NY 10002	134 ft
JIBLI'S FOODIES LLC Ser #: 1323581	175 177 E HOUSTON ST 202 ALLEN ST NEW YORK, NY 10002	473 ft
TRAPIZZINO LES LLC Ser #: 1334274	144 ORCHARD ST NEW YORK, NY 10002	483 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
161 LUDLOW FOOD LLC Ser #: 1254662	161 LUDLOW ST NEW YORK, NY 10002	53 ft
TWO ALMONTES CORP Ser #: 1280264	108 STANTON ST NEW YORK, NY 10002	83 ft
JERSEY BOYS LLC Ser #: 1273888	173 LUDLOW ST NEW YORK, NY 10002	90 ft
158 LUDLOW REST LLC Ser #: 1131361	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, NY 10002	94 ft
SAKAMAI LLC Ser #: 1263563	157 LUDLOW ST NEW YORK, NY 10002	113 ft
LOCO 111 INC Ser #: 1131031	105 STANTON ST NEW YORK, NY 10002	131 ft
95 STANTON STREET REST INC Ser #: 1024159	95 STANTON ST NEW YORK, NY 10002	142 ft
SWEET CHICK LES LLC Ser #: 1274831	178 LUDLOW ST NEW YORK, NY 10002	156 ft
OSTERIA GRANO LLC Ser #: 1281633	175 LUDLOW ST NEW YORK, NY 10002	174 ft
ORCHID STREET ENTERPRISES LLC Ser #: 1156178	174 ORCHARD STREET HOUSTON & STANTON STREETS NEW YORK, NY 10002	177 ft
OWLINGS INC Ser #: 1170538	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, NY 10002	184 ft
168 ORCHARD ST PARTNERS INC Ser #: 1255449	168 170 ORCHARD ST NEW YORK, NY 10002	188 ft
UBER CAFFE LLC Ser #: 1268136	116 STANTON ST NEW YORK, NY 10002	201 ft
ORCHARD STREET RESTAURANT LLC & COSMIC DEBRIS LLC Ser #: 1219676	187 ORCHARD STREET E HOUSTOH ST & STANTON ST NEW YORK, NY 10002	212 ft
PUB 138 INC Ser #: 1316189	181 ORCHARD ST NEW YORK, NY 10002	250 ft

Active On Premises Liquor Licenses within 750 feet			
Name	Address	Distance	
FORREST INTERNATIONAL INC Ser #: 1310419	162 ORCHARD ST NEW YORK, NY 10002	261 ft	
JETHOU LLC Ser #: 1286583	167 ORCHARD ST AKA 87 STANTON ST NEW YORK, NY 10003	266 ft	
GHVILLE INC Ser #: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, NY 10002	277 ft	
DANIEL CABA Ser #: 1332083	117 STANTON ST NEW YORK, NY 10002	286 ft	
EPSTEINS BAR LLC Ser #: 1303829	82 STANTON ST NEW YORK, NY 10002	302 ft	
SOUTH CENTRAL RESTAURANT LLC Ser #: 1273321	151 ESSEX ST NEW YORK, NY 10002	331 ft	
188 ALLEN ST INC Ser #: 1330353	188 ALLEN ST NEW YORK, NY 10002	336 ft	
ROCKWOOD ENTERTAINMENT INC Ser #: 1257143	196 ALLEN ST NEW YORK, NY 10002	397 ft	
GUAPO BODEGA LLC Ser #: 1246348	146 ESSEX STREET NEW YORK, NY 10002	406 ft	
FOUNDATION LOUNGE CORP Ser #: 1280506	137 ESSEX ST NEW YORK, NY 10002	410 ft	
S W MONTE INC Ser #: 1024134	217 E HOUSTON ST NEW YORK, NY 10002	416 ft	
KENROCK ENTERPRISES LLC Ser #: 1218044	192 ALLEN ST GROUND FLOOR NEW YORK, NY 10002	439 ft	
SERAFINA LUDLOW CORP Ser #: 1296274	98 RIVINGTON ST NEW YORK, NY 10002	485 ft	
KELTIC LOUNGE INC Ser #: 1181425	132 LUDLOW ST NEW YORK, NY 10002	504 ft	
CAMILLE PRODUCTIONS LLC Ser #: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, NY 10002	528 ft	
REBEL ALLEN LLC Ser #: 1300186	163 ALLEN ST NEW YORK, NY 10002	529 ft	
133 ESSEX RESTAURANT LLC Ser #: 1255201	133 ESSEX ST NEW YORK, NY 10002	535 ft	
MFM BRANDY LLC Ser #: 1273635	157 ALLEN ST NEW YORK, NY 10002	545 ft	
SAUCE MANAGEMENT LLC Ser #: 1296794	78 84 RIVINGTON ST NEW YORK, NY 10002	550 ft	
JED PARTNERS LLC Ser #: 1311871	126 LUDLOW ST NEW YORK, NY 10002	556 ft	
PENNSYLVANIA JAYCOX INC Ser #: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, NY 10002	570 ft	

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
JMDR 127 LUDLOW LLC Ser #: 1278006	127 LUDLOW ST NEW YORK, NY 10002	574 ft
DOWNTOWN DINING LLC Ser #: 1265284	5 AVENUE A NEW YORK, NY 10009	576 ft
CRAWFORD FLICK INC Ser #: 1024603	7 AVENUE A NEW YORK, NY 10009	576 ft
120 ESSEX MARKET LLC Ser #: 1316835	124 RIVINGTON ST NEW YORK, NY 10002	592 ft
JJD GROUP LLC Ser #: 1210668	9 AVE A HOUSTON & 1ST AVE NEW YORK, NY 10009	595 ft
MUNDO NEW YORK INC Ser #: 1262042	205 ALLEN ST AKA 159 E HOUSTON STORE 6 NEW YORK, NY 10002	596 ft
122-124 RIVINGTON CORP Ser #: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, NY 10002	620 ft
A & P RESTAURANT CORP Ser #: 1260821	245 E HOUSTON ST A/K/A 190 NORFOLK ST NEW YORK, NY 10002	623 ft
159 HUNTINGTON HOLDINGS INC Ser #: 1274965	159 E HOUSTON ST NEW YORK, NY 10002	632 ft
A HALIBUT INC Ser #: 1270101	138 ORCHARD ST NEW YORK, NY 10002	633 ft
RIVINGTON CAFE CORP Ser #: 1024132	123 RIVINGTON STREET NEW YORK, NY 10002	634 ft
CUATRO LOBOS INC Ser #: 1283883	140 142 ORCHARD ST NEW YORK, NY 10002	637 ft
BURGERS AND CHISMIS LLC Ser #: 1327911	143 ORCHARD ST NEW YORK, NY 10002	640 ft
244EH TENANT LLC Ser #: 1327169	244 E HOUSTON ST NEW YORK, NY 10002	650 ft
ROBERT SANDS INC Ser #: 1191958	12 AVENUE A HOUSTON & FIRST NEW YORK, NY 10009	671 ft
12 FIRST AVE RESTAURANT CORP Ser #: 1236229	76 E 1ST ST AKA 12 1ST AVE NEW YORK, NY 10009	678 ft
SAFF INC Ser #: 1024136	249 ELDRIDGE STREET NEW YORK, NY 10002	686 ft
BANTER NOLITA LLC Ser #: 1313517	65 RIVINGTON ST NEW YORK, NY 10002	695 ft
DOUBLE DOWN NYC LLC Ser #: 1174399	14 AVENUE A HOUSTON & E 2ND STREET NEW YORK, NY 10009	696 ft
NISHIWAKI LLC Ser #: 1299911	217 ELDRIDGE ST NEW YORK, NY 10002	696 ft
SWOON CORP Ser #: 1024141	121 ESSEX ST NEW YORK, NY 10002	705 ft

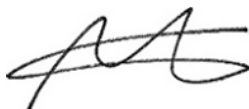
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ALLYN LLC Ser #: 1280469	16 1ST AVE NEW YORK, NY 10009	709 ft
GOLDEN C HOSPITALITY INC Ser #: 1271096	13 1ST AVE 72 E 1ST STREET NEW YORK, NY 10003	719 ft
REQUISITE BOOTIE INC Ser #: 1024348	14 1ST AVENUE NEW YORK, NY 10009	722 ft
SWAUTO LTD Ser #: 1024671	25 AVENUE A NEW YORK, NY 10009	747 ft

Certificate of Occupancy

CO Number: 120803274F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00412	Certificate Type: Final
	Address: 161 LUDLOW STREET	Lot Number(s): 35	Effective Date: 07/27/2016
	Building Identification Number (BIN): 1005409	Building Type: Altered	
This building is subject to this Building Code: Prior to 1968 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3	(Prior to 1968 Code designation)	
	Building Occupancy Group classification: A-2	(2014/2008 Code)	
	Multiple Dwelling Law Classification: OL		
	No. of stories: 5	Height in feet: 55	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner

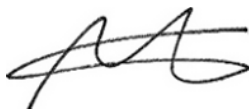


Commissioner

Certificate of Occupancy

CO Number: **120803274F**

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	150	100	A-2		6C	EATING AND DRINKING ESTABLISHMENT
REST OF BUILDING IS FILED UNDER ALT1-103457661						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

ATTENTION RESIDENTS & NEIGHBORS

Company To Be formed dba Tenement

Company/DBA Name and Contact Number for Questions

Plans to open a

RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

161 Ludlow St, New York, NY 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

On Premises Liquor

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Wednesday, May 12 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

Company To Be formed dba Tenement

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

(請選擇/please choose) 酒吧(BAR)/餐館 (Restaurant) X
戶外咖啡(Sidewalk Cafe)or 或者
後院花園咖啡(Backyard Use)

161 Ludlow Street, New York, NY 10002

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine) XXXXX/或者
啤酒牌照(Beer) XXXXX/或者
酒和烈酒牌照 (Wine & Liquor) X

Public meeting for comments

第 3 社區的居民有權利提出自己的意見和建議。

(CB3 SLA & DCA Committee Meeting)

曼哈頓第 3 社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

Wednesday, May 12 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Company To Be formed dba Tenement

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

~~(Please choose) Bar/Restaurant
sidewalk café/backyard use~~

~~(Por favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás~~

161 Ludlow Street, New York, NY 10002

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
for comments

Reunión público
para comentarios

Wednesday, May 12 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

mn03@cb.nyc.gov - www.cb3manhattan.org