

THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
Phone: (212) 533-5300 - Fax: (212) 533-3659  
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, 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 your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Letter of notice of proposed business to block or tenant association if one exists. E-mail the CB3 office at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) for help to find block associations.
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

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: 2/19/2013

**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.**

Type of license: OP Is location currently licensed?  Yes  No

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Restaurant / Bar

Corporation and trade name of current license: 74 Associates, LLC (DBA: Interstate Food & Liquor)

**APPLICANT:**

Premise address: 74 Orchard Street; New York, NY 10002

Cross streets: Grand & Broome

Name of applicant and all principals: 74 Venture, LLC / Christian D. Lofaro

Trade name (DBA): Tenement LES

**PREMISE:**

Type of building and number of floors: Commercial / 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: \_\_\_\_\_  
\_\_\_\_\_

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate  
of occupancy for back or side yard intended for commercial use?  Yes  No

Indoor Certificate of Occupancy 48 Outdoor Certificate of Occupancy N/A  
(fill in maximum NUMBER of people permitted)

Do you plan to apply for Public Assembly permit?  Yes  No

Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give  
specific zoning designation, such as R8 or C2):

C4 - 4A (F-4)

Is this premise wheel chair accessible?  Yes  No

**PROPOSED METHOD OF OPERATION:**

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?

Restaurant / Bar

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 - Sunday / 11AM - 4AM (No Outdoor Space)

Number of tables? 18 Number of seats at tables? 38

How many stand-up bars/ bar seats are located on the premise? 1 Bar (10 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): 20' "L Shaped" Ground FL / 6' "Service Bar" Mezz

Any food counters?  Yes  No If Yes, describe: \_\_\_\_\_

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

See attached

What are the hours kitchen will be open? 11AM - 3AM

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

How many employees will there be? 8

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

Will you agree to close any doors and windows at 10:00 P.M. every night?  Yes  No

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

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 Occasional DJ / Live Jazz

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: Small speaker system evenly distributed throughout restaurant

Will you host promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed? Tastings, Signings,

Theme Nights (ex. viewing of sporting events, holidays), Private Bookings, Fundraisers

(Private mezzanine level will mostly be used for such events as restaurant functions below)

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans.

Will there be security personnel?  Yes  No (If Yes, how many and when) Manager will have a valid security license, additional security will be hired on a nightly bases if needed

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

Do you  have or  plan to install sound-proofing?

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

**If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.**

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? 8

How many licensed establishments are within 500 feet? 16

Is premise within a 500 foot radius of 3 or more establishments with OP licenses?  Yes  No

How many On-Premise (OP) liquor licenses are within 500 feet? 10

Is premise within 200 feet of any school or place of worship?  Yes  No

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

**COMMUNITY OUTREACH:**

If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) for any contact information.

**Please 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).

# ATTENTION RESIDENTS & NEIGHBORS

74 VENTURE, LLC (DBA: TENEMENT LES)

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Company/DBA Name and Contact Number for Questions

Plans to open a  
**RESTAURANT / BAR**

WITHOUT a Sidewalk Cafe or Backyard Garden \_\_\_\_\_ (Please choose)

Bar/Restaurant/Club/Grocery/Liquor Store/Wholesaler,  
Please indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location**

**74 ORCHARD STREET**

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Street Number and Street Name

**This establishment is seeking a license to serve**

**BEER / WINE & LIQUOR**

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Beer & Wine or Beer/Wine & Liquor

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

**[date and time field]**

**[location and address field]**

**CHRISTIAN D. LOFARO (973) 479-3826**

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Applicant Contact Information

**At COMMUNITY BOARD 3**

**SLA & DCA Licensing Committee Meeting**

**info@cb3manhattan.org - www.cb3manhattan.org**

**Petition to Support Proposed Liquor License**

Date: 2/26/13

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-Liquor

to the following applicant/establishment (company and/or trade name) 74 Venture LLC  
d/b/a Tenement LES

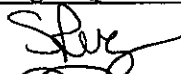
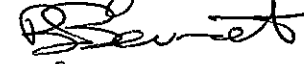






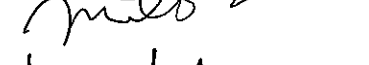


Address of premises: 74 Orchard St, NY, NY

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:  
Sun: 10am-2am, Mon-Wed 11am-2am, Thurs-Friday 11am-4am, Sat 10am-4am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

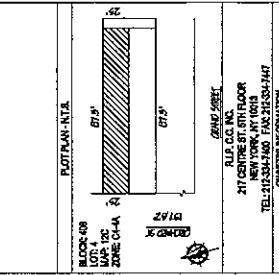
Other information regarding the license:

Name	Signature	Address
Sheila's Decorating		68 Orchard St.
Brian Bennett		70 Orchard St.
Alicia Reina		42 Orchard St.
Megan Pollard		72 Orchard St.
Ginger Andersen		72 Orchard St.
STEVEN DITCHKUS		72 Orchard St.
Robert J Loomis		74 Orchard St.
REBECCA WATSON		78 Orchard
Nelly Wu		90 Orchard
KATE SCHEIMER		256 BLOOME
MARVIN J. JOSEPH		118 Eldridge

**DISCLAIMER NOTE**  
 I, THE ENGINEER, HAVE REVIEWED THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR THE PROPOSED PROJECT AND HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS REGULATIONS AND THE CITY OF NEW YORK DEPARTMENT OF FIRE PREVENTION AND ALARMS REGULATIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED IN THESE DRAWINGS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED IN THESE DRAWINGS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED IN THESE DRAWINGS.

**REVISIONS**

NO.	DESCRIPTION

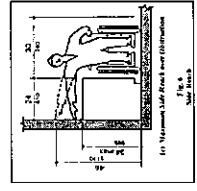
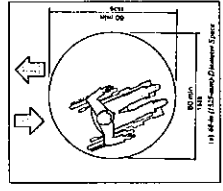
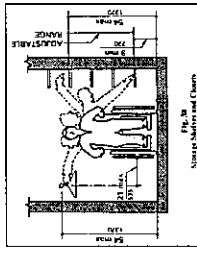


**ARCHITECT ENGINEER OF RECORD**  
 EDWARD GUTERMAN P.E. #061886-1  
 217 CENTRE STREET FLOOR  
 NEW YORK, NY 10013  
 TEL: 212-334-4114 FAX: 212-334-4114  
**OWNER'S INFORMATION**  
 U BAR  
 74 ORCHARD STREET  
 NEW YORK, NEW YORK

**PROPOSED PLANS**  
 DATE: 04.18.11  
 PROJECT: NY DOB DRAWING  
 DRAWN BY: 11-114  
 SCALE: AS SHOWN  
 SHEET: 1 OF 1

**NY DOB STAMPS & BRANDBLANKETS**

**DRAWING NUMBER**  
 G-001.00



**OCCUPANCY CHART**

LOCATION	SOFT FLOOR	FLOOR	MEZZANINE	TOTAL	EMPLOYEES	TOTAL
CLUB	500	10	0	510	0	510
BAR	20	10	0	30	0	30
STAIR	10	10	0	20	0	20
TOTAL	530	30	0	560	0	560

**STAR EGRESS CHART**

LOCATION	SOFT FLOOR	FLOOR	MEZZANINE	TOTAL	ALLOW	ACTUAL
CLUB	500	10	0	510	79	431
BAR	20	10	0	30	19	11
STAIR	10	10	0	20	19	1
TOTAL	530	30	0	560	117	453

**STAR EGRESS CHART**

LOCATION	SOFT FLOOR	FLOOR	MEZZANINE	TOTAL	ALLOW	ACTUAL
CLUB	500	10	0	510	60	450
BAR	20	10	0	30	19	11
STAIR	10	10	0	20	19	1
TOTAL	530	30	0	560	98	462

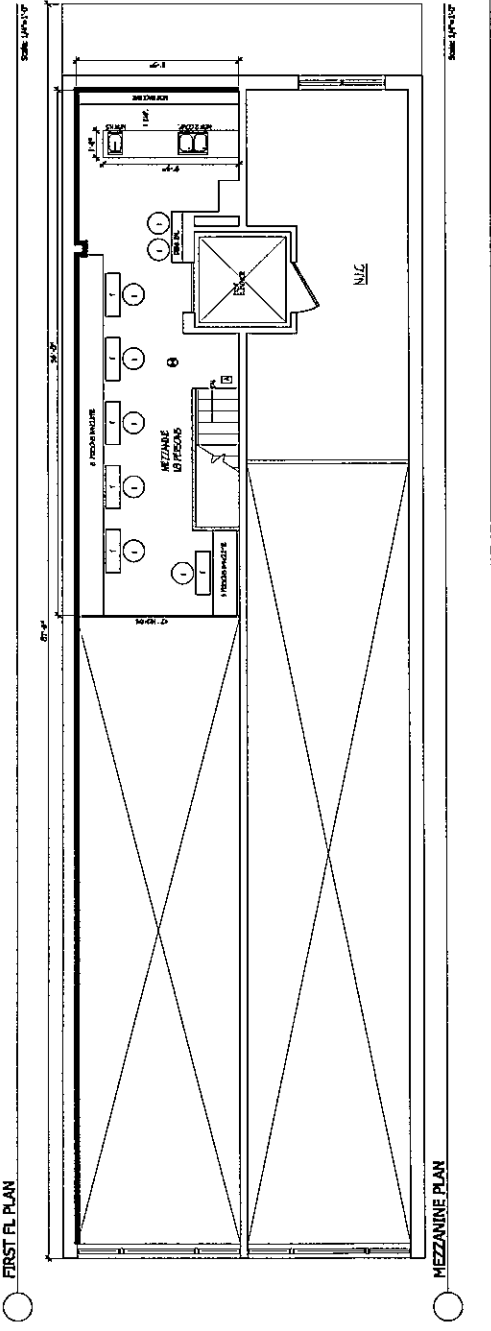
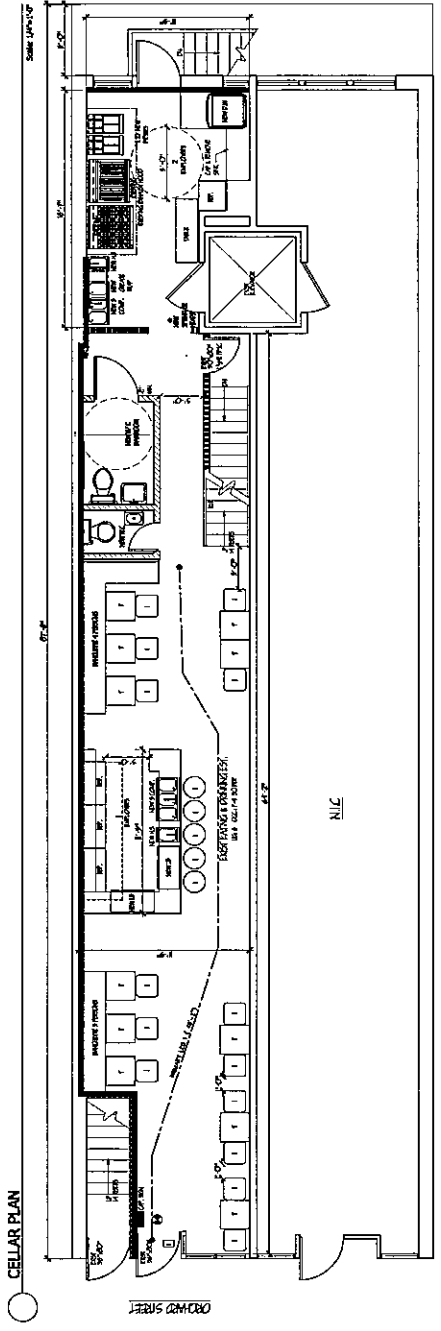
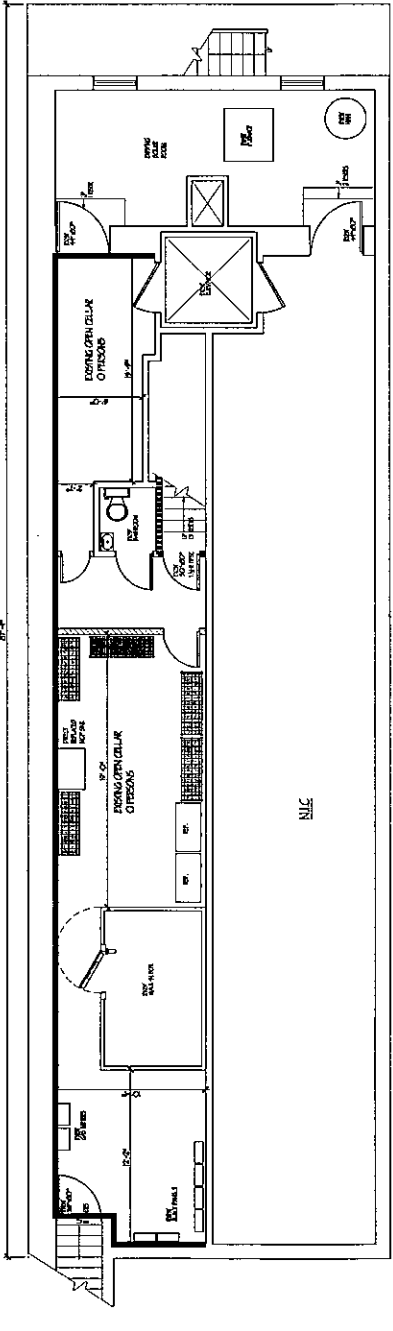
**PLUMBING FIXTURE COUNT TABLE (16-5)**

FLOOR	TYPE	QUANTITY	ALLOW	ACTUAL
FIRST FLOOR	WATER CLOS. 2	2	190	40
CLUB	WATER CLOS. 1	1	190	40
CLUB	WATER CLOS. 1	1	190	40

**TRAVEL EGRESS CHART FULLY SPRINKLERED TABLE (4-1)**

LOCATION	NAME	LEG	USG	USG3	SCALE
FIRST FLOOR	CLUB	40'-2"	105'-2"	105'-2"	45'-2" (17'-4")

**EGRESS ANALYSIS CHART**  
 16 FIRST FLOORING (CLUB) (BAR) (STAIR) (TOTAL) (ALLOW) (ACTUAL)  
 16 FIRST FLOORING (CLUB) (BAR) (STAIR) (TOTAL) (ALLOW) (ACTUAL)  
 16 FIRST FLOORING (CLUB) (BAR) (STAIR) (TOTAL) (ALLOW) (ACTUAL)  
 16 FIRST FLOORING (CLUB) (BAR) (STAIR) (TOTAL) (ALLOW) (ACTUAL)



EXIT













**NEW YORK**

WEDNESDAY, FEBRUARY 20, 2013 / High 40 / Weather: P. 22 \* \*

LATE CITY

**FLOWERS**

# ATTENTION RESIDENTS & NEIGHBORS

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