

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
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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 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
- 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: February 9, 2016

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: on premises liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Tavern

Corporation and trade name of current license: Grey Associates LLC d/b/a Dark Room

APPLICANT:

Premise address: 165-167 Ludlow Street

Cross streets: B/n Stanton & Houston Sts

Name of applicant and all principals: Ludlow St Associates LLC
LORI COLEMAN

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: 5 story masonry

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? 148
(letter of no objection)

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 D

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) SUN - WED 4pm - 3 am
Thurs / Fri / Sat 4pm - 4 am

Number of tables? 24 Total number of seats? 82

How many stand-up bars/ bar seats are located on the premise? 1/9

(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) Approx

Describe all bars (length, shape and location): 28' 1"; Irregular; Center rear

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
Pub style foods

What are the hours ^{food prep} kitchen will be open? to close

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

How many employees will there be? 12-15 (local hires given first preference)

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

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: Computer/Ipad generated with small speakers, dropped from the ceiling

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.")

patrons will be discouraged from congesting the sidewalk by our security team

Will there be security personnel? Yes No (If Yes, how many and when) _____

4-5 per night on weekends, at least 2 all other nights

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

My security team will insure that the exterior of the premises will not be loud;

Do you have sound proofing installed? Yes No both I and my security will insure that

If not, do you plan to install sound-proofing? Yes No the inside of the premises will also not be noisy, through proper controls, including, but not limited to a sound limiter

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. Dark Room 2007-2013

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business _____ port time server, 2 nights per week

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? TO BE PROVIDED

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

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 close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
2. 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 2 private parties per year.
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. I will have happy hour and it will end by 8 pm.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Re: 165-167 Ludlow Street

1. Boulton & Watt - 5 Avenue A - (496)
2. The Mercury Lounge - 217 Houston Street - (324')
3. Ludlow Hotel - 180-184 Ludlow Street - (153')
4. Sweet Chick - 178 Ludlow Street - (81')
5. El Sombrero - 108 Stanton Street - (131')
6. Souvlaki GR - 146 Stanton Street - (222')
7. Beauty & Essex - 146 Essex Street - (449')
8. San Loco - 111 Stanton Street - (206')
9. Piano's - 158 Ludlow Street - (212')
10. Cakeshop - 152 Ludlow Street - (290')
11. Local 138 - 138 Ludlow Street - (457')
12. Mazaar Lounge - 137 Essex Street - (477')
13. Tijuana Picnic - 151 Essex Street - (339')
14. Libation - 127 Ludlow Street - (477')
15. Sakamai - 157 Ludlow Street - (255')
16. The Stanton Social - 99 Stanton Street - (174')
17. Arlene's Grocery - 95 Stanton Street - (205')
18. Hair of the Dog - 168-70 Orchard Street - (269')
19. Wassail - 162 Orchard Street - (335')
20. No Fun - 161 Ludlow Street - (78')
21. Hotel Indigo - 171 Ludlow Street - (46')
22. Tra Pizzeria - 173 Ludlow Street - (69')
23. Taverna Di Bacco - 175 Ludlow Street - (99')
24. Georgia's BBQ - 192 Orchard Street - (235')
25. The Skinny Bar - 174 Orchard Street - (201')
26. Mission Cantina - 172 Orchard Street - (215')
27. The Slipper Room - 167 Orchard Street - (305')
28. Pizza Beach - 167 Orchard Street - (302')
29. Epstein's - 82 Stanton Street - (340') CLOSED
30. Thompson - 190 Allen Street - (349')
31. Rockwood - 192 Allen Street - (359')
32. Rockwood - 194 Allen Street - (374')
33. Rockwood - 196 Allen Street - (389')
34. Pala - 198 Allen Street - (408')
35. Blue Ribbon Sushi Izakaya - 187 Orchard Street - (253')
36. A Casa Fox - 143 Orchard Street - (246')
37. The Meatball Shop - 84 Stanton Street - (313')

Schools & Churches

1. P.S. 20 Anna Silver - 166 Essex Street - (308')

East Houston Street



Katz
(beer only)

Vacant

Residential

Vacant

Residential

Residential

Taverna Di Bacco
175 Ludlow St.

Commercial

Residential

Tre Pizzeria
173 Ludlow St.

Hotel Indigo
171 Ludlow St.

Parking Garage

APPLICANT

Residential

Vacant

Residential

No Fun
161 Ludlow St.

Residential

September Wines & Spirits
100 Stanton St.

Stanton Street

BLOCK PLOT

165-167 Ludlow Street

New York, NY

February 26, 2016

Ludlow Street

NOT TO SCALE

Ice Cream Store

Residential

Ludlow Hotel
180-184 Ludlow St.

Sweet Chick
178 Ludlow St.

Vacant

Clothing

Residential

Cosmetics

Residential

Guitar Store

Residential

Clothing

Taquitoria
(wine only)

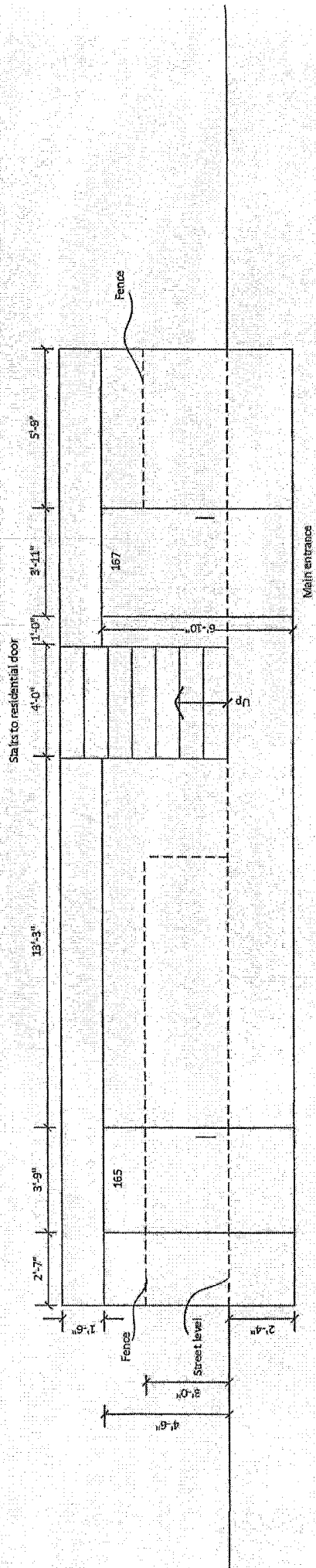
Residential

Clothing

Clothing

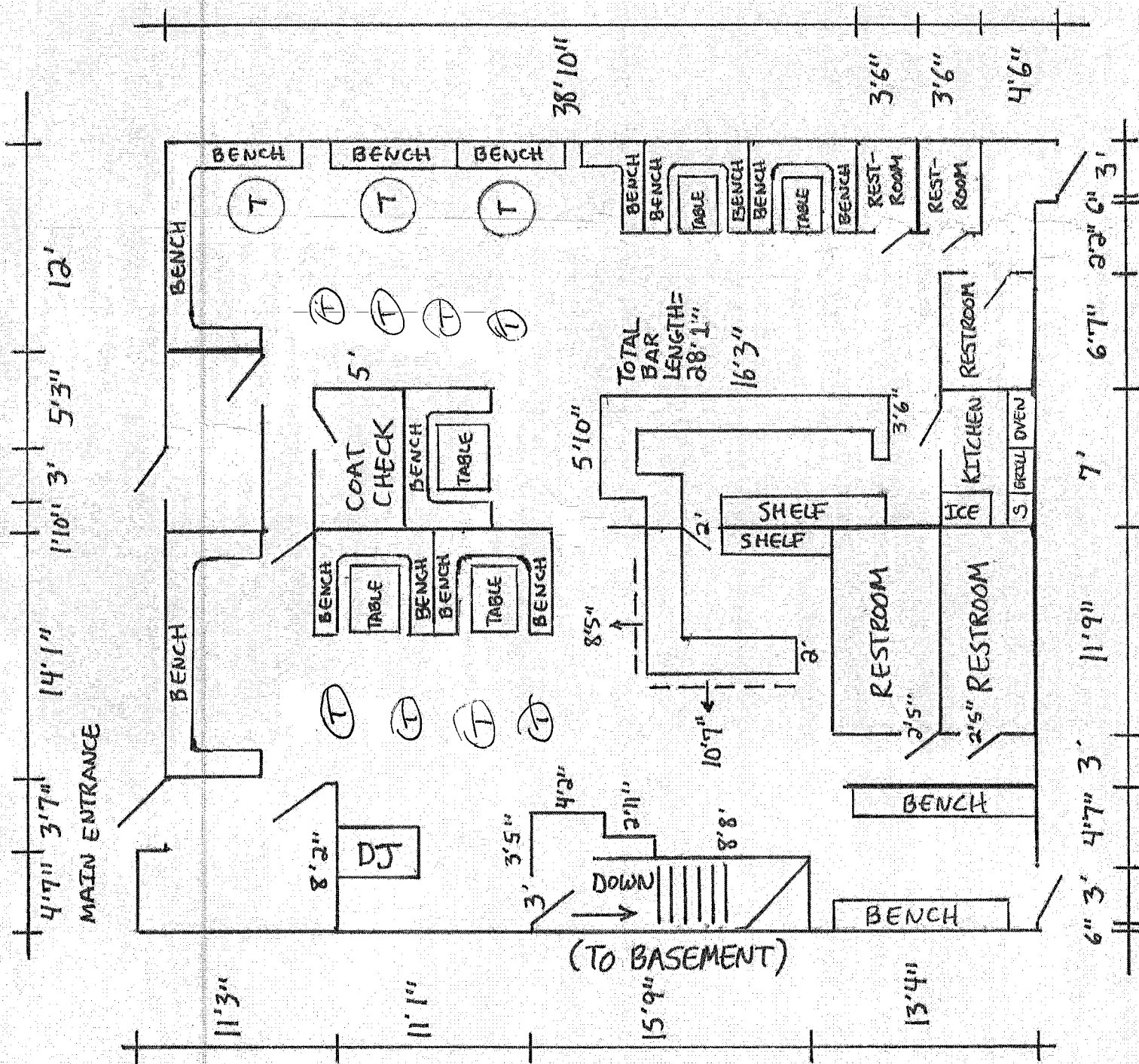
Residential

El Sombrero
108 Stanton St.



FRONT ELEVATION
 165-167 Ludlow Street
 New York, NY
 February 26, 2016
NOT TO SCALE

INTERIOR DIAGRAM
 165-167 LUDLOW STREET
 NEW YORK, N.Y.
 FEBRUARY 24, 2016
 NOT TO SCALE



INTERIOR DIAGRAM
BASEMENT
165-167 LUDLOW STREET
NEW YORK, N.Y.
FEBRUARY 24, 2016
NOT TO SCALE

