



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 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/sla/community_groups.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: 8/15/16

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: 4am Full Liquor & Caberet

If alteration, describe nature of alteration: _____

Previous or current use of the location: Eating & Drinking establishment, live entertainment

Corporation and trade name of current license: LES VIXENS

APPLICANT:

Premise address: 105 Eldridge Street NY, NY 10002

Cross streets: Broome & Grand

Name of applicant and all principals: Edward Matthew Bilowich Manabu Nishigaki

Trade name (DBA): Invite Only LLC

PREMISE:

Type of building and number of floors: 4 floors + basement -Mixed use

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? 274

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

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) 7 days/week 5pm-4am

Number of tables? 24 Number of seats at tables? 78

How many stand-up bars/ bar seats are located on the premise? 24

(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): Front Bar 20 ft., back bar 8 ft, downstairs bar 4 ft.

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

What are the hours kitchen will be open? 5pm-4am

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

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?) _____

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: _____

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 Cover Fee

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) 2-5 security guards to keep foot and vehicle traffic moving.

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? See Attached

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

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 agree to close any doors and windows at 10:00 P.M. every night?
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 ____ private parties per ____
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. Or ☐ my business plan is to seek an upgrade at a later date.
6. ☒ I will not participate in pub crawls or have party buses come to my establishment.
7. ☒ I will not have a happy hour. Or ☐ Happy hour will end by _____.
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.

ATTENTION RESIDENTS & NEIGHBORS

Invite Only LLC, Edward Bilowich, 212.945.8490

Company/DBA Name and Contact Number for Questions

Plans to open a

BAR

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

at the following location

105 Eldridge Street NY, NY 10002

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

**Community Board 3 Office
59 East 4th Street (btwn 2nd Ave & Bowery)**

Date/Time/Location

Invite Only LLC, Edward Bilowich, 212.945.8490

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: _____

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) _____

to the following applicant/establishment (company and/or trade name) _____

Address of premises: _____

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

The hours of operation will be: _____

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

Other information regarding the license:

Name	Signature	Address

Proximity Report for Location:

August 29, 2016

105 Eldridge 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
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	420 ft
SALGIRAH CORP	141 ESSEX ST	815 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	820 ft
TURTLE DOVE LLC	28 30 CLINTON ST	985 ft
LOON CHUN INCORPORATED	45 PITT STREET	995 ft
DELANCEY WINE INC	41 ESSEX ST	1100 ft
KK & HZ LLC	101 ALLEN ST	1265 ft
OCEAN WINE & SPIRIT INC	297 GRAND ST	110 ft
KK & HZ LLC	101 ALLEN ST	550 ft
R & S 49 LIQUOR CORP	49 CHRYSTIE ST	810 ft
DELANCEY WINE INC	41 ESSEX ST	975 ft
YEE FUNG CORP	135 DIVISION ST	1275 ft
SA VINO ITALIANO INC.	200 GRAND ST	1330 ft
WINE O INC	171 ELIZABETH ST	1340 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
L E S VIXENS INC	105 107 ELDRIDGE ST	35 ft
BIRDS AND BUBBLES NYC LLC	100B FORSYTH ST	240 ft
302 BROOME ART SPACE LLC	302 BROOME ST	330 ft
LA GENTE LLC	303 305 BROOME ST	360 ft
BIG CANDY LLC	86 ALLEN ST	375 ft
SECOND NATURE NYC LLC	132A ELDRIDGE ST	395 ft
ATTABOY COCKTAILS LLC	134 ELDRIDGE ST	440 ft
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	460 ft
HERMES B NY LLC	95 ALLEN ST	460 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	470 ft
NORMAN'S CAY GROUP LLC	74 ORCHARD ST	475 ft

Name	Address	Approx. Distance
XLR8 LLC	266 BROOME ST	500 ft
ORCHARD 85 CORP	85 ORCHARD STREET	505 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	505 ft
TWO BIKES LLC	85 ORCHARD STREET	520 ft
CONGEE VILLAGE INC	100 ALLEN ST	525 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	540 ft
BARRIO CHINO LLC	253 BROOME STREET	605 ft
TLS CHRYSTIE LLC	131 CHRYSTIE ST BASEMENT STORE	610 ft
SAIGON SHACK CORP	139 CHRYSTIE ST	650 ft
MAY BEE BOHEMIAN LLC	252 BROOME ST	650 ft
JOHANNGPRO LLC	96 ORCHARD ST	665 ft
FAYS RESTAURANT & BAR INC	141 CHRYSTIE STREET	680 ft
BARNORTH GROUP LLC	77 DELANCEY ST	740 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	740 ft

Pending Licenses within 750 Feet

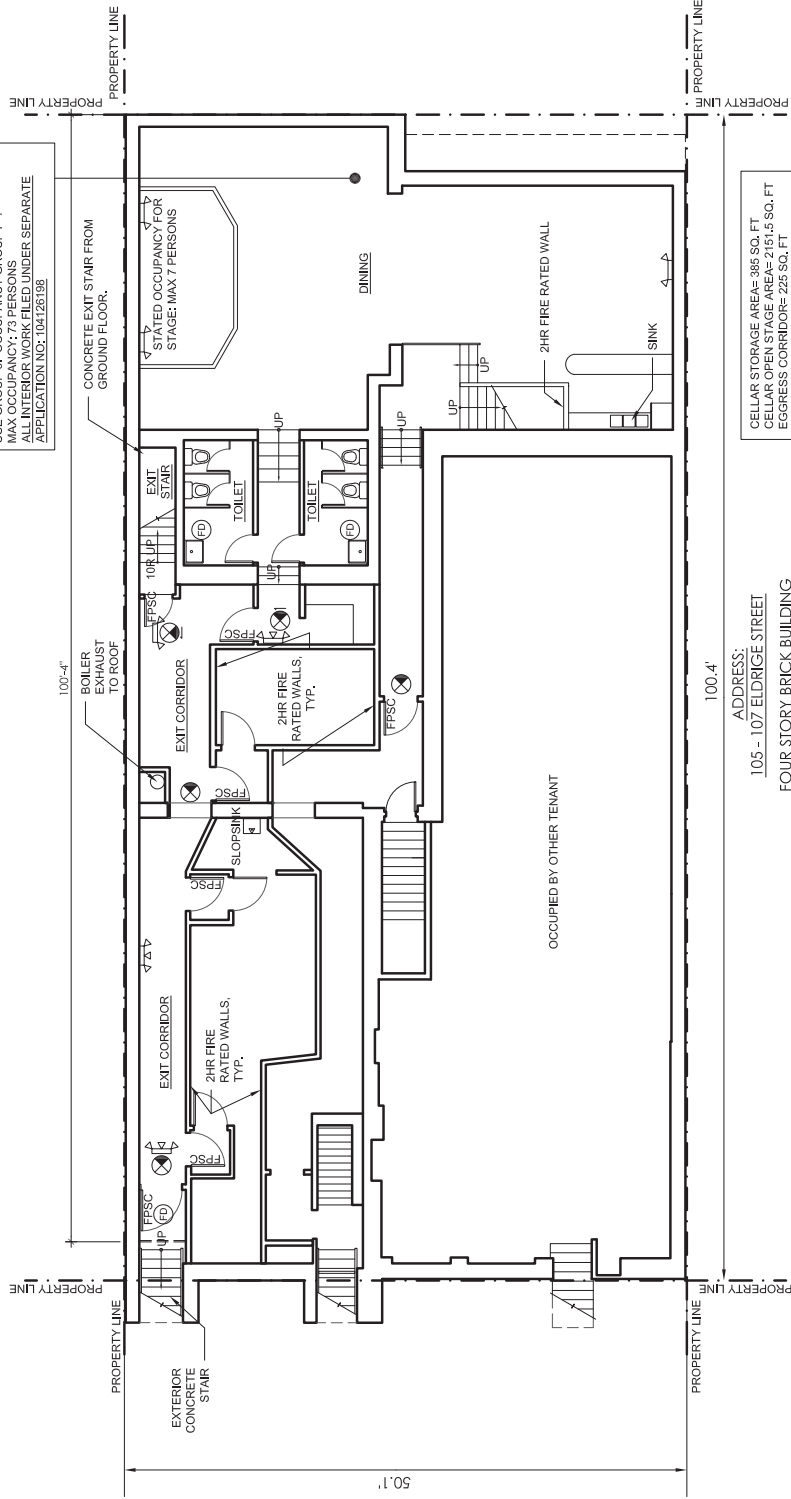
Name	Address	Approx. Distance
ELDRIDGE HOSPITALITY LLC	107 ELDRIDGE ST	85 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	200 ft
LOWER EAST SIDE TENEMENT MUSEUM	103 ORCHARD ST	640 ft
PHO VIETNAM 87 CORP	87 CHRYSTIE ST	640 ft

Unmapped licenses within zipcode of report location

Name	Address
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EATING & DRINKING ESTABLISHMENT CELLAR
 TOTAL CELLAR SQ. FT. = 2792 SF
 EATING AND DRINKING ESTABLISHMENT
 70% MINIMUM OF CELLAR OCCUPANCY MUST BE IN THE
 CELLAR CORRIDOR, STAIRS, TOILETS, AND
 70% SF (LESS STAGE, BAR AND EXIT PATHS)
 USE GROUP 6, OCCUPANCY GROUP F-4
 MAX OCCUPANCY: 73 PERSONS
 ALL INTERIOR WORK FILED UNDER SEPARATE
 APPLICATION NO: 104126198



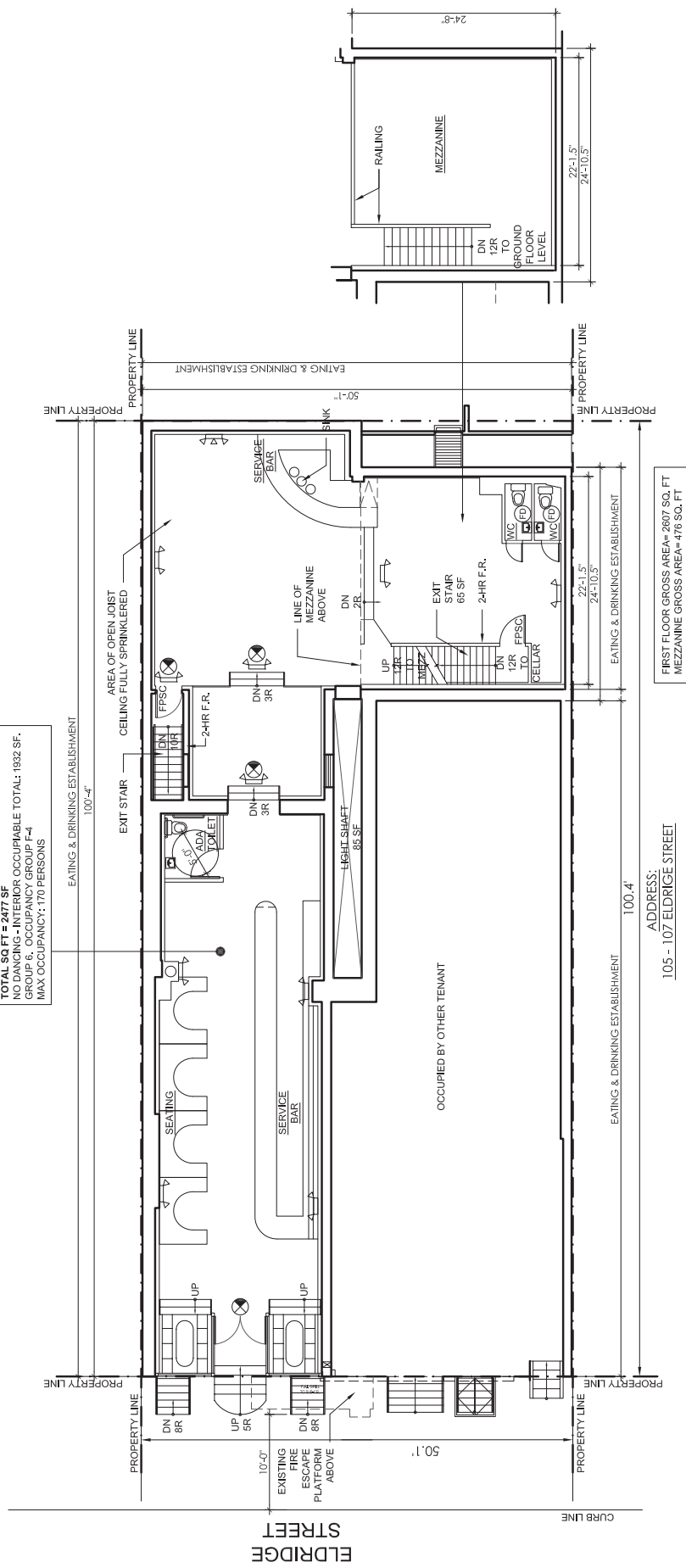
CELLAR STORAGE AREA= 385 SQ. FT.
 EGRESS CORRIDOR= 225 SQ. FT.
 EGRESS CORRIDOR= 225 SQ. FT.

ADDRESS:
 105 - 107 ELDRIDGE STREET
 FOUR STORY BRICK BUILDING



1 CELLAR
 A-101 SCALE - 1/8" = 1'-0"

2 MEZZANINE FLOOR
A-102 SCALE - $\frac{1}{8}" = 1'-0"$



EATING & DRINKING ESTABLISHMENT
TOTAL SQ. FT. = 2477 SF
NO DANCING - INTERIOR OCCUPIABLE TOTAL: 1932 SF.
GROUP 6, OCCUPANCY GROUP F-4
MAX OCCUPANCY: 170 PERSONS

FIRST FLOOR GROSS AREA= 2807 SQ. FT
MEZZANINE GROSS AREA= 476 SQ. FT

ADDRESS:
105 - 107 ELDRIDGE STREET
FOUR STORY BRICK BUILDING



1 FIRST FLOOR
A-102 SCALE - 1/8" = 1'-0"



2 MEZZANINE FLOOR
A-102 SCALE - 1/8" = 1'-0"

Example A Cocktail Menu

Americano

campari, sweet vermouth, club soda, orange juice

Champagne Cocktail

Champagne, sugar cube, bitters,

Vesper

gin, vodka, lillet blanc, lemon twist

The “105”

vodka, fresh lime juice, cucumber, mint, ginger, soda

Pimms Cup

pimms Liqueur, Cointreau, fresh lime, cucumber, mint, ginger, soda

Manhattan

rye whiskey, sweet vermouth, grand marnier, bitters, twist

Old Fashioned

rye whiskey, bitters, brandy cherry, sugar cube, orange peel

Dark-n-Stormy

dark rum, muddled ginger, fresh lime juice, ginger soda

Nathaniel Moore

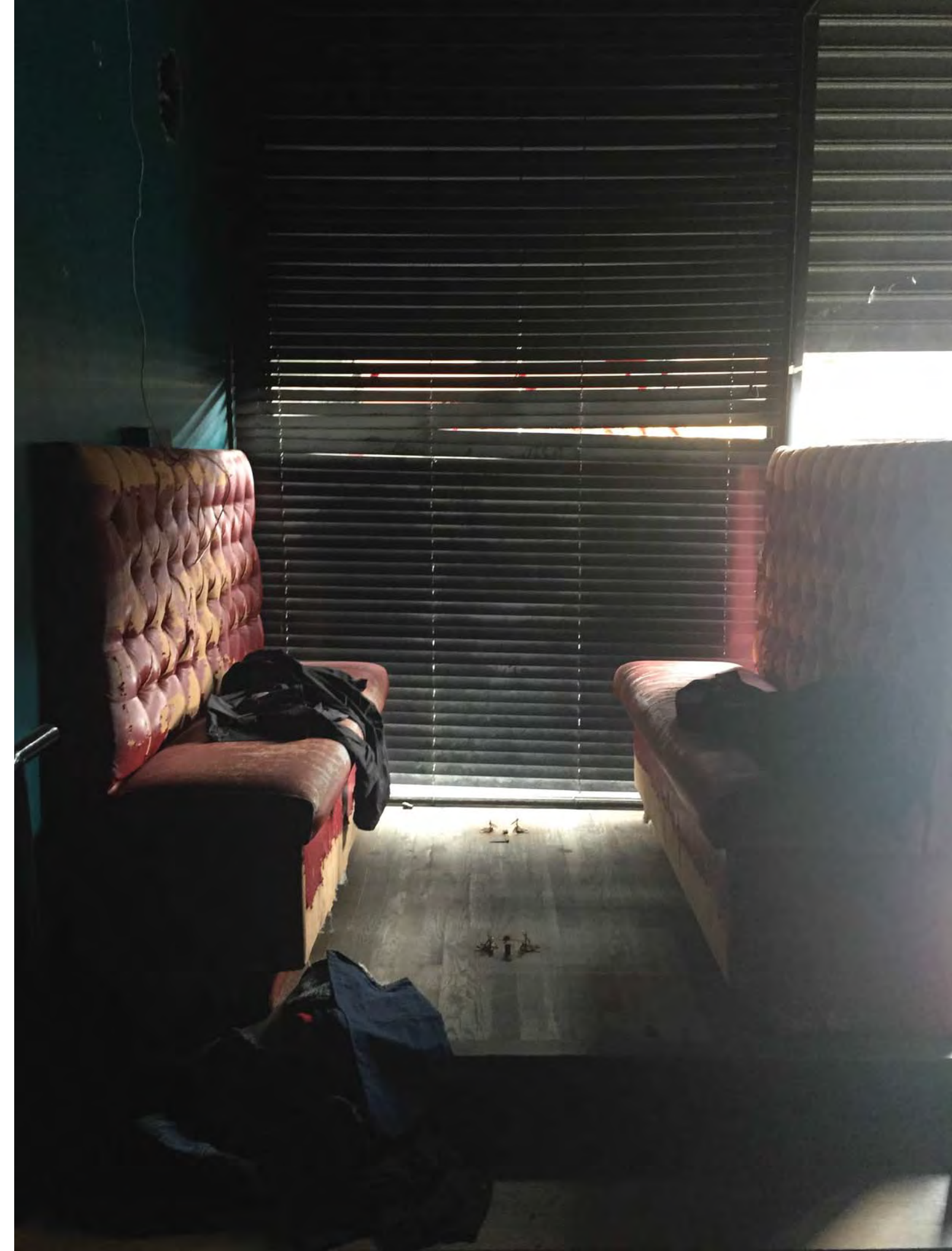
bartenders choice

EXAMPLE A

– *Bites’n Snacks* –

Chicken Nuggets – Buffalo, BBQ or Honey Mustard	12
Nachos – Pico de Gallo, Sour Cream, Jalapenos Add - Chili Chicken, Guacamole + 4	14
Chili Con Carne – Cheddar, Red Onions, sour Cream & saltines	14
Mac N Cheese – Cheddar & Elbows	13
Guacamole – With homemade Corn Tortilla Chips	12
Fries- Ketchup & Mayo	8
Mozzarella Sticks- Marinara	8
Potato Knish- Yoghurt & Dill Sauce	8
Chicken Caesar Wrap – Chicken, Kale, Homemade Caesar	14
Grilled Cheese + Tomato Soup – Cheddar on Pullman, San Marzano Tomato Soup	13
Twin Chili Dogs – Chili, Cheddar, Onion on a Potato Bun	12
Americano Burger- Lettuce, Tomato on a Potato Bun	12



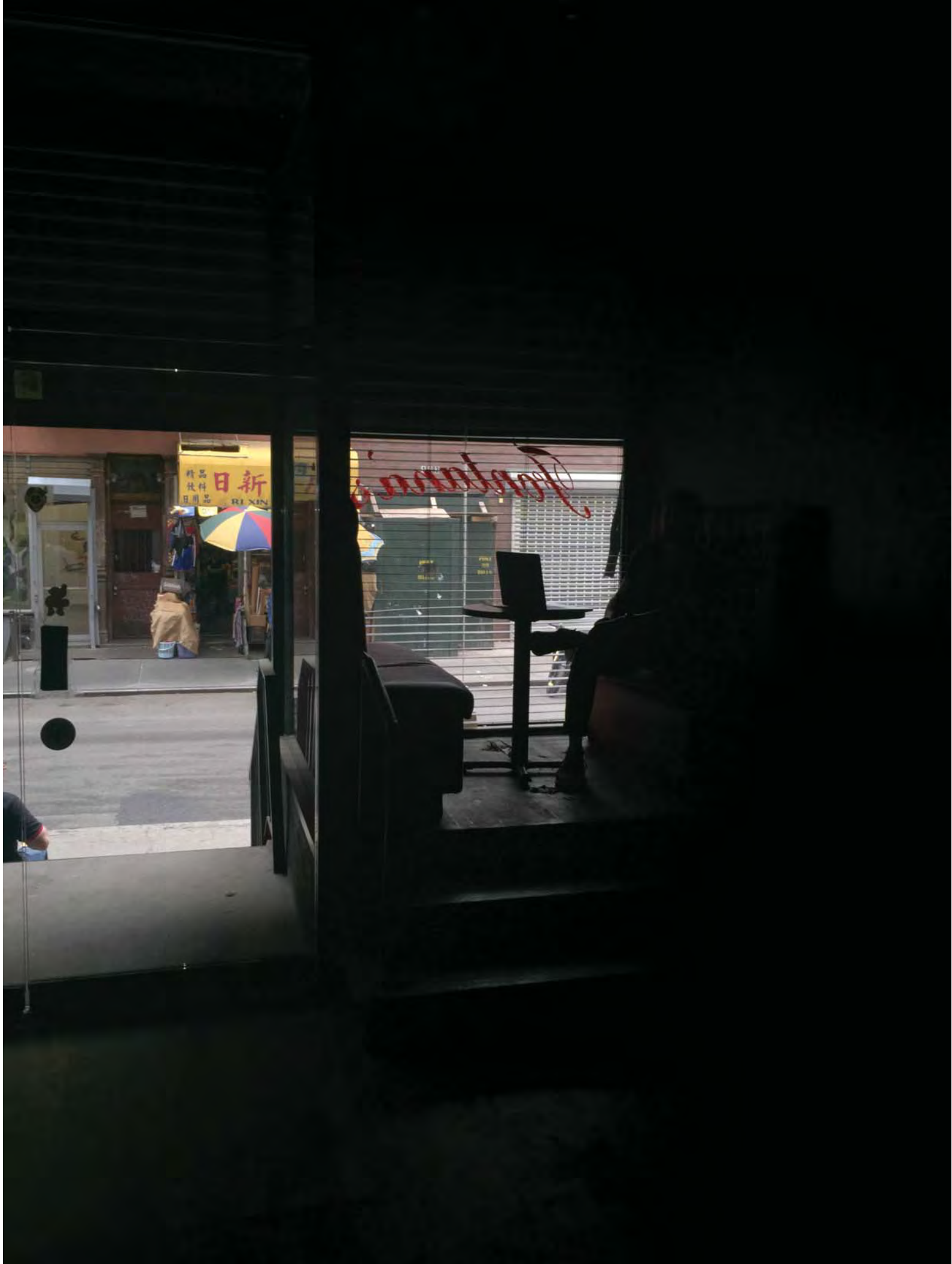


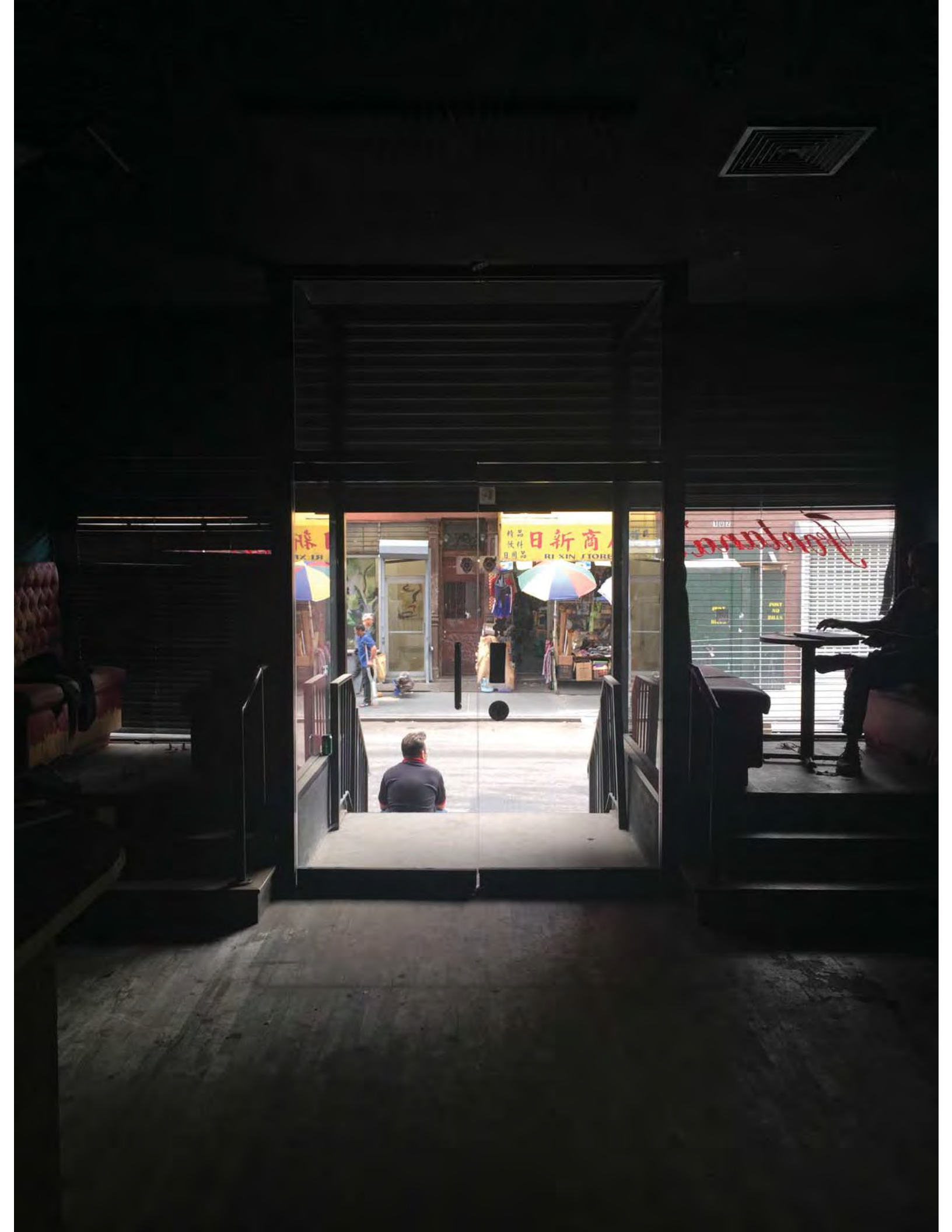










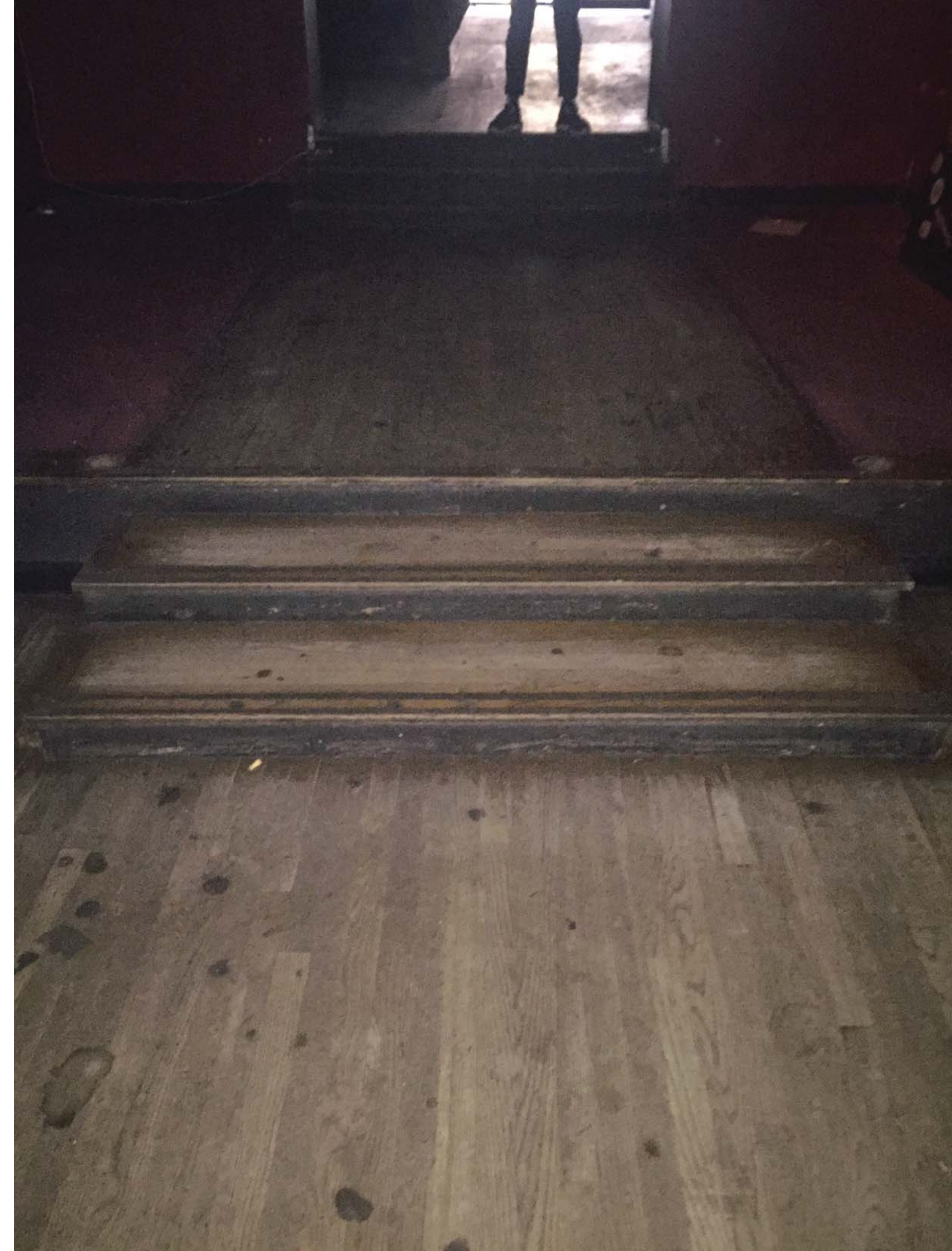












45 Shots
Bacon Bomb
Pineapple King
Espresso Luv
Hot Flaming
Ricken UP









TRFLYNNJR@GMAIL.COM

FOLD AND TEAR HERE

RESTAURANT WINE LICENSE
SERIAL #: 1030034
COUNTY: NEW YORK

EFFECTIVE DATE: 11/28/2011
EXPIRATION DATE: 12/31/2012
CERTIFICATE #: 813801

NEW YORK STATE ALCOHOLIC BEVERAGE CONTROL AUTHORITY

THE LICENSEE DESIGNATED BELOW IS HEREBY GRANTED PERMISSION, UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW TO TRAFFIC IN ALCOHOLIC BEVERAGE PURSUANT TO THE TYPE OF LICENSE INDICATED IN THE UPPER LEFT HAND CORNER OF THIS CERTIFICATE AND ACCORDING TO THE STATUTES AND REGULATIONS PERTAINING THERETO.

THIS LICENSE SHALL NOT BE TRANSFERABLE TO ANY OTHER PERSON OR TO ANY OTHER PREMISES OR TO ANY OTHER PART OF THE BUILDING CONTAINING SUCH LICENSED PREMISES: IT SHALL NOT BE DEEMED A PROPERTY OR VESTED RIGHT AND MAY BE REVOKED AT ANY TIME PURSUANT TO LAW.

METHOD OF OPERATION

RESTAURANT SERVING BEER & WINE

TUKASA INC

TUKASA

60 W 56TH ST

NEW YORK NY

10019

FILING FEE

\$25.00

LICENSE FEE

\$480.00

Dennis Rosen

Dennis Rosen
Chairman

BEFORE COMMENCING OR DOING ANY BUSINESS FOR THE TIME FOR WHICH THIS LICENSE HAS BEEN ISSUED, THE SAID LICENSE SHALL BE ENCLOSED IN A SUITABLE WOOD OR METAL FRAME, HAVING A CLEAR GLASS SPACE AND A SUBSTANTIAL WOOD OR METAL BACK SO THAT THE WHOLE OF SAID LICENSE MAY BE SEEN THEREIN, AND SHALL BE POSTED UP AND AT ALL TIMES DISPLAYED IN A CONSPICUOUS PLACE IN THE ROOM WHERE SUCH BUSINESS IS CARRIED ON, SO THAT ALL PERSONS VISITING SUCH PLACE MAY READILY SEE THE SAME.

SLA FORM 180-023 (1/09)

Certificate No. 0813801

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RESTAURANT WINE LICENSE
SERIAL #: 1148471
COUNTY: NEW YORK

EFFECTIVE DATE: 05/12/2011
EXPIRATION DATE: 05/31/2012
CERTIFICATE #: 811259

NEW YORK STATE LIQUOR AUTHORITY

THE LICENSEE DESIGNATED BELOW IS HEREBY GRANTED PERMISSION, UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW TO TRAFFIC IN ALCOHOLIC BEVERAGE PURSUANT TO THE TYPE OF LICENSE INDICATED IN THE UPPER LEFT HAND CORNER OF THIS CERTIFICATE AND ACCORDING TO THE STATUTES AND REGULATIONS PERTAINING THERETO.

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METHOD OF OPERATION

RESTAURANT SERVING WINE AND BEER

SHIN RESTAURANT INC
MENKUITEI
63 69 COOPER SQUARE
NEW YORK NY 10003

FILING FEE \$25.00
LICENSE FEE \$480.00

Dennis Rosen

Dennis Rosen
Chairman

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SLA FORM 180-033 (11/03)

Certificate No. 0811259

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ON-PREMISES LIQUOR LICENSE
SERIAL #: 1027204
COUNTY: NEW YORK

EFFECTIVE DATE: 03/01/2011
EXPIRATION DATE: 02/28/2013
CERTIFICATE #: 792150



NEW YORK STATE LIQUOR AUTHORITY

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METHOD OF OPERATION

RESTAURANT SERVING LIQUOR, WINE, AND BEER

MANABU INC
MANABU
58 W 56TH STREET
NEW YORK NY 10019

FILING FEE \$90.00
LICENSE FEE \$4,352.00

Dennis Rosen

Dennis Rosen
Chairman

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Certificate No. B792150

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ON-PREMISES LIQUOR LICENSE
SERIAL #: 1025989
COUNTY: NEW YORK

EFFECTIVE DATE: 03/21/2011
EXPIRATION DATE: 03/31/2013
CERTIFICATE #: 794415

NEW YORK STATE LIQUOR AUTHORITY

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METHOD OF OPERATION

RESTAURANT SERVING BEER WINE AND LIQUOR

ISE RESTAURANT INC
ISE RESTAURANT
151 E 49TH STREET
NEW YORK NY 10017

FILING FEE \$90.00
LICENSE FEE \$4,352.00

Dennis Rosen
Dennis Rosen
Chairman

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Certificate No. B794415

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ON-PREMISES LIQUOR LICENSE
SERIAL #: 1130444
COUNTY: NEW YORK

EFFECTIVE DATE: 07/22/2010
EXPIRATION DATE: 08/31/2012
CERTIFICATE #: 780862

NEW YORK STATE LIQUOR AUTHORITY

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METHOD OF OPERATION

RESTAURANT SERVING BEER WINE AND LIQUOR

ONI CORP
ISE DOWNTOWN
56 PINE STREET
NEW YORK NY 10005

FILING FEE \$90.00
LICENSE FEE \$4,352.00

Dennis Rosen

Dennis Rosen
Chairman

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Certificate No. B780862

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