



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

Jamie Rogers, 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](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: 9/14/2016

**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: \_\_\_\_\_

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

Previous or current use of the location: \_\_\_\_\_

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 163 Orchard Street

Cross streets: Rivington and Stanton Street

Name of applicant and all principals: Nader Ohebshalom and Family, and Nicholas Moinian

Trade name (DBA): Orchard Street Hotel Bar

**PREMISE:**

Type of building and number of floors: Hotel, 11 story

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? 50

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) open seven days a week from 5pm - 12am

Number of tables? Estimated 20 Total number of seats? Estimated 40

How many stand-up bars/ bar seats are located on the premise? 1 bar with 6 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): Anticipated that it will be 8 feet long, wet bar, along the northern side of the space

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? 5 pm - 11 pm

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

How many employees will there be? Estimated 5-7 employees

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: Wireless, bluetooth, non-amplified music playing devices

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) the hotel is always staffed. the front desk is always occupied and on busy nights (weekends), there will be at least one security guard to mind the street.

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

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Fortuna Realty Hotel Soho, LLC & Fortuna LI, LLC

Address: 525 Greenwich Street and 45 Seventh Street (Garden City) Community Board # 2

Dates of operation: Existing 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? 17

How many On-Premise (OP) liquor licenses are within 500 feet? 43

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 1 DJs/ promoted events per week,  more than 1 private parties per night
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 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: 163 ORCHARD STREET

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1. Ludlow Hotel - 180-184 Ludlow Street - (434')
2. El Sombrero - 108 Stanton Street - (318')
3. Souvlaki GR - 116 Stanton Street - (452')
4. Pianos - 158 Ludlow Street - (282')
5. Cakeshop - 152 Ludlow Street - (272')
6. San Loco - 105 Stanton Street - (335')
7. Hair Of The Dog - 168-170 Orchard Street - (119')
8. Wassail - 162 Orchard Street - (47')
9. Tijuana Picnic - 151 Essex Street - (456')
10. Mazaar Lounge - 137 Essex Street - (476')
11. Arlene's Grocery - 95 Stanton Street - (161')
12. The Stanton Social - 99 Stanton Street - (207')
13. Sakamai - 157 Ludlow Street - (230')
14. Sweet Chick - 178 Ludlow Street - (405')
15. Taqueria Lower East Side - 198B Orchard Street - (489') Closed - Demolished
16. Sons of Essex - 133 Essex Street - (495')
17. No Fun - 161 Ludlow Street - (308')
18. Cafe Medi - 107 Rivington Street - (473')
19. Epstein's - 82 Stanton Street - (188') Closed
20. Thompson Hotel - 190 Allen Street - (403')
21. Rockwoods - 192 Allen Street - (417')
22. Rockwoods - 194 Allen Street - (452')
23. Rockwoods - 196 Allen Street - (475')
24. Pala - 198 Allen Street - (494')
25. SET - 127 Ludlow Street - (475')
26. Blue Ribbon Sushi Izakaya - 187 Orchard Street - (357')
27. A Casa Fox - 173 Orchard Street - (199')
28. People - 163 Allen Street - (238')
29. Alegre - 146 Orchard Street - (204') Closed
30. Pizza Beach - 167 Orchard Street - (80')
31. The Meatball Shop - 84 Stanton Street - (173')
32. Tre - 173 Ludlow Street - (420')
33. Libation - 137 Ludlow Street - (300')
34. Local 138 - 138 Ludlow Street - (314')
35. Ludlow House - 139 Ludlow Street - (286')
36. Iggy's - 132 Ludlow Street - (352')
37. Verlaine - 110 Rivington Street - (494')
38. Spitzer's - 126 Ludlow Street - (431')
39. Hotel on Rivington - 107 Rivington Street - (488')
40. Contra - 138 Orchard Street - (446')
41. Miller's Near & Far - 65 Rivington Street - (435') Closed
42. Georgia's - 192 Orchard Street - (434')
43. Sauce - 78-84 Rivington Street - (289')

## RE: 163 ORCHARD STREET

44. Hotel Indigo - 171 Ludlow Street AKA 180 Orchard Street - (325')
45. Mission Cantina - 172 Orchard Street - (172')
46. Slipper Room - 167 Orchard Street - (120')
47. Copper & Oak - 157 Allen Street - (266')
48. The Skinny Bar - 174 Orchard Street - (213')
49. Taverna Di Bacco - 175 Ludlow Street - (438')

## CHURCHES & SCHOOLS

1. The Lamb's Church - 61 Rivington Street - (454')
2. Cascades High School - 198 Forsyth Street - (~590')



# 2<sup>nd</sup> Floor Orchard Street Hotel Food Menu

## BOCADITOS

### Guacamole & Chips

Homemade guacamole and freshly-baked, tri-colored tortilla chips with lime-zest  
\$10.00

### Pico De Gallo & Chips

Our freshly-made house recipe of traditional pico de gallo served with freshly baked tri-colored tortilla chips with lime-zest  
\$8.00

### Cuban Sandwich

Roasted pork loin and maple ham with gruyere, kosher dill pickles and spicy Dijon on freshly-pressed baguette  
\$15.00

TACO (2) \$16.00

\*all tacos are homemade soft-shell corn tortillas

### Grilled Skirt Steak

Grilled skirt steak topped with a tomato and garlic ajillo sauce, cilantro and lime

### Grilled Fish

Grilled tuna topped with avocado, citrus mango slaw, cilantro and a chipotle lime crema

### Organic Rotisserie Pulled Chicken

Organic Rotisserie pulled chicken topped with pineapple salsa, cilantro, lime and crema fresca

**Petition to Support Proposed Liquor License**

Date: Sep 19<sup>th</sup> 2016

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) Beer + wine

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

Nadico Hotel, LLC

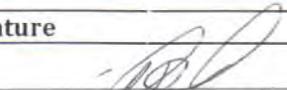
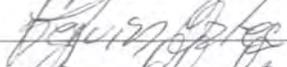
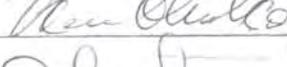
Address of premises: 163 orchard st

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

The hours of operation will be:  
5pm - 12am

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

Other information regarding the license:

Name	Signature	Address
<u>Bob's Keduech</u>		<u>126 Ludlow St.</u>
<u>Mike [unclear]</u>		<u>166 Orchard</u>
<u>Belvin Ortega</u>		<u>126 Ludlow St.</u>
<u>Steven Suelson</u>		<u>192 Orchard Street</u>
<u>ADRIAN ALY</u>		<u>88 Rivington St.</u>
<u>Jason Misrahi</u>		<u>146 Orchard Street</u>
<u>AIMEE CURRAN</u>		<u>158 ORCHARD ST</u>
<u>Allen Wang</u>		<u>170 Allen St</u>
<u>JACK MEWASTE</u>		<u>154 Allen St</u>
<u>Lauren [unclear]</u>		<u>205 Allen St.</u>
<u>Emma [unclear]</u>		<u>90 Rivington St 3B</u>

**Petition to Support Proposed Liquor License**

Date: 09-19-2016

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) Beer - Wine

to the following applicant/establishment (company and/or trade name) Nadico Hotel LLC. / Orchard Street Hotel

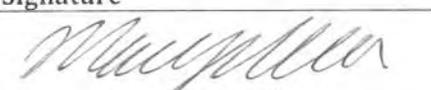
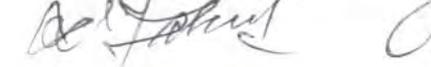
Address of premises: 163 Orchard Street

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

The hours of operation will be: 5 P.M to 12 A.M.

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

Other information regarding the license:

Name	Signature	Address
Margo R. Fukumoto		101 Stanton St.
Meghan Lavery		100 Stanton St
ZAHID MAHMOOD		100 STANTON ST
RAHUL PATEL		100 Stanton St
PABLO VARGAS		96-96 Stanton St.
Eddy Jose Hernandez		96-96 Stanton
Jorge		173 Stanton
Micael Berhane		175 Orchard St
Viniam Kulumba		175 Orchard Street
Shahkhan -		86 STANTON -
Vanessa Kak		124 Ludlow St
Renata/Shop		164 Orchard Street

**Petition to Support Proposed Liquor License**

Date: 09-19-2016

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Address of premises: 163 Orchard Street

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

The hours of operation will be: 5 P.M - 12 A.M

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

Other information regarding the license:

Name	Signature	Address
Jasmine Bautista	Jasmine Bautista	136 Ludlow Street
ANGEL VALENCIA	Angel Valencia	65 Ludlow St
Sushma Dahal	Sushma	136 Ludlow St
Kristi Lama	Kristi	136 Ludlow St.
Sumi Ghimire	Sumi	136 Ludlow St
Nina Chitadre	Nina	149 Ludlow St
Ronald Becken	Ronald	169 Ludlow St
Hilario Roca	Hilario	151 Ludlow St
Adrienne Gunnep	A. Gunnep	156 Ludlow St.
Tristan Taylor	T. Taylor	156 Ludlow St.
Andrea Smith	A. Smith	156 Ludlow St.
Habibatulmat	Habibatulmat	156 Ludlow St.
INDIRA SCOTT	Indira S.	156 Ludlow St
Amira Smith	Amira	

**Petition to Support Proposed Liquor License**

Date: 09-19-2016

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to the following applicant/establishment (company and/or trade name) Nadira Hotel LLC / Orchard Street Hotel

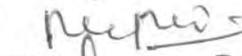
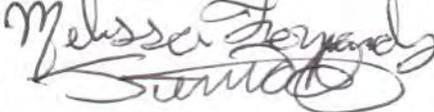
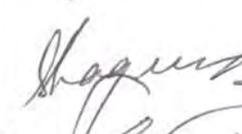
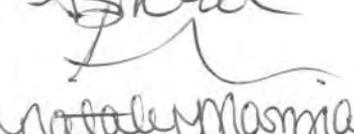
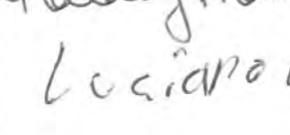
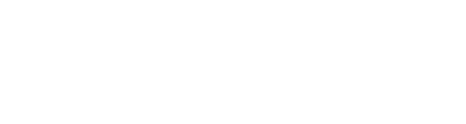
Address of premises: \_\_\_\_\_

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

The hours of operation will be: 5 P.M - 12 A.M

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

Other information regarding the license:

Name	Signature	Address
MATTHEW SILVA Corner 2		78 RIVINGTON STREET
Melissa Fernandez		140 Orchard Street
Junior Abreu		92 Rivington St
Juan Alberto		92 Rivington St
Osvaldo B. Paula		92 Rivington St
Shaquana Korada		94 Rivington St
Kristelle Dubard		94 Rivington St
Sean LeBlanc		101 Rivington St
Brooke Neal		100 Rivington
Amy Lujan		100 Rivington
Nataly Masjano		134 Leedlow St.
Luis		134 Leedlow St.

Petition to Support Proposed Liquor License

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

The hours of operation will be: 5 P.M. - 12 A.M

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

Other information regarding the license:

Name	Signature	Address
Melissa Nieves	Melissa Nieves	166 Allen St
Reel Barton	[Signature]	166 Allen St
Lorenza Fernandez	Lorenza Fernandez	164 Allen St
Angella Brathwaite	Angella Brathwaite	164 Allen St
Namla A. Dayar	[Signature]	164 Allen St.
Lara Silva	[Signature]	160 Allen St.
[Signature]	[Signature]	160 Allen St
Lise Szypanski	Lise Szypanski	158 Allen St
Carlin Jimenez	Carlin Jimenez	156 Allen St
Olvin Prienda	Olvin Prienda	151 Orchard St.
Alexander Meacham	[Signature]	152 Allen St.
[Signature]	[Signature]	150 Allen
Luis Vazquez	[Signature]	150 Allen

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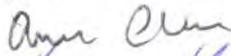
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Other information regarding the license:

Name	Signature	Address
Christopher McLaren		115-56 191st
Andrea Clark		523 W 143rd St
Nick Polanco		161 Orchard
Jaf		158 Orchard.
Tostien		158 Orchard