



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:
- ☒ 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: November 4, 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: OP

If alteration, describe nature of alteration: Extend OP license to private property

Previous or current use of the location: Full Service Restaurant

Corporation and trade name of current license: Saluggi's East Inc

**APPLICANT:**

Premise address: 399 Grand Street New York, NY 10002

Cross streets: Clinton Street and Essex Street

Name of applicant and all principals: Christopher Keane and William Wall

Trade name (DBA): Saluggi's East

**PREMISE:**

Type of building and number of floors: Strip Mall, one floor

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? 74

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

What is the zoning designation (check zoning using map: \_\_\_\_\_

please give specific zoning designation, such as R8 or C2):

R-8 C1-5 C2-5

**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) Monday- Wednesday 8AM- 1AM Thursday-Sunday 8AM- 2AM

Private Property 12PM- 10 PM Everyday

Number of tables? 11 Total number of seats? 22

How many stand-up bars/ bar seats are located on the premise? 1/18

(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): Rectangular, 30ft by 8ft

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? the kitchen will be open all hours of operation

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

How many employees will there be? 10

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 3 TV's

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 Recorded music

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

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) \_\_\_\_\_

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: Nancy Whiskey and 325 Church St LLC

Address: 1 Lispernard Street and 325 Church Street Community Board # 1

Dates of operation: Nancy Whiskey 1970 -Present 325 Church St LLC 2009- Present

**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? 2, Old Man Hustle and La Flaca NYC

How many On-Premise (OP) liquor licenses are within 500 feet? 1

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.***

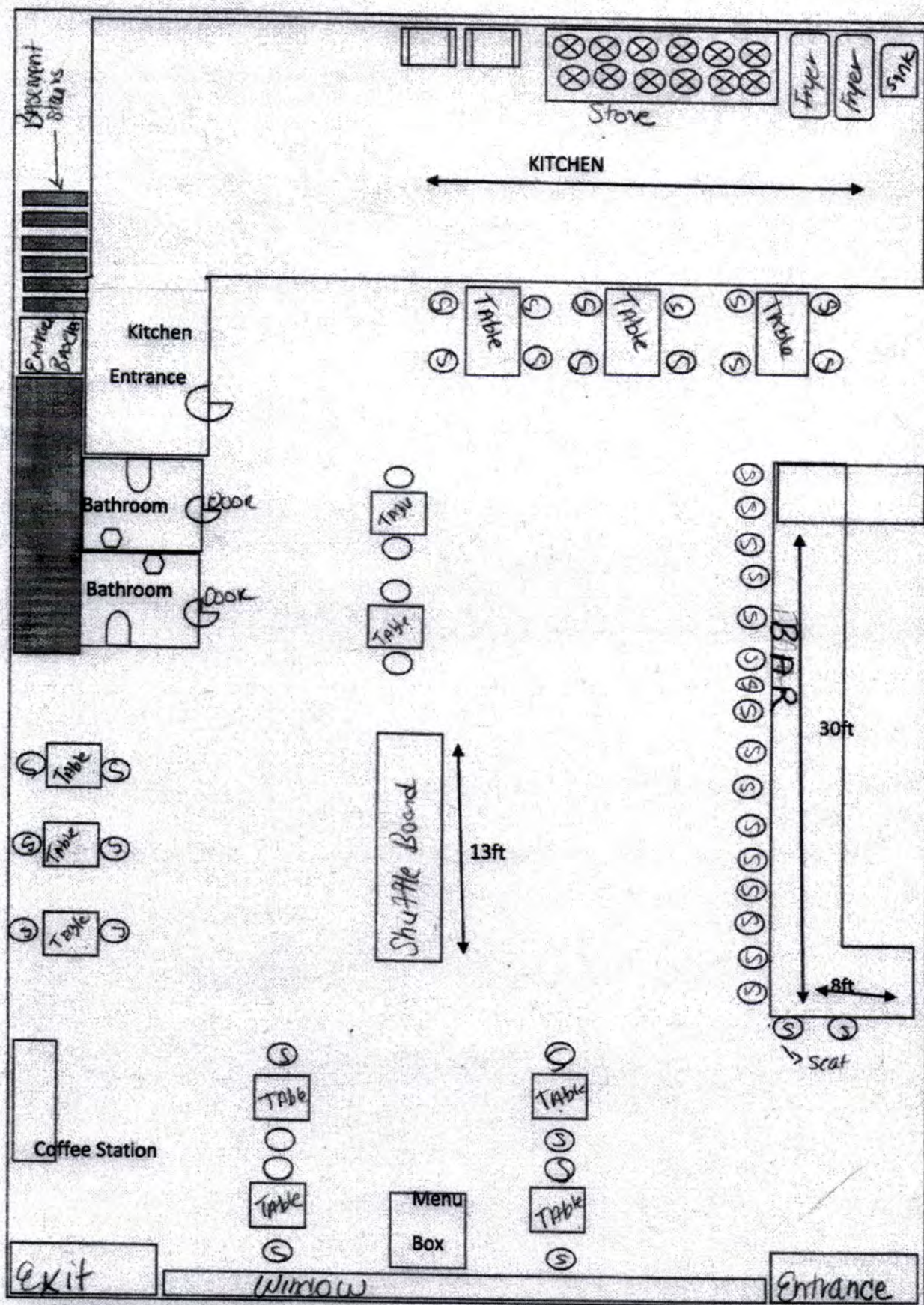
1. ☒ I will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
2. ☐ I will not have ☐ DJs, ☐ live music, ☐ promoted events, ☐ any event at which a cover fee is charged, ☐ scheduled performances, ☐ more than \_\_\_\_ DJs/ promoted events per \_\_\_\_, ☐ more than \_\_\_\_ 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 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. ☐ 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.





La Flaca NYC - Restaurant, OP 384 Grand  
Old Man Hustle - Bar, 39 Essex Street

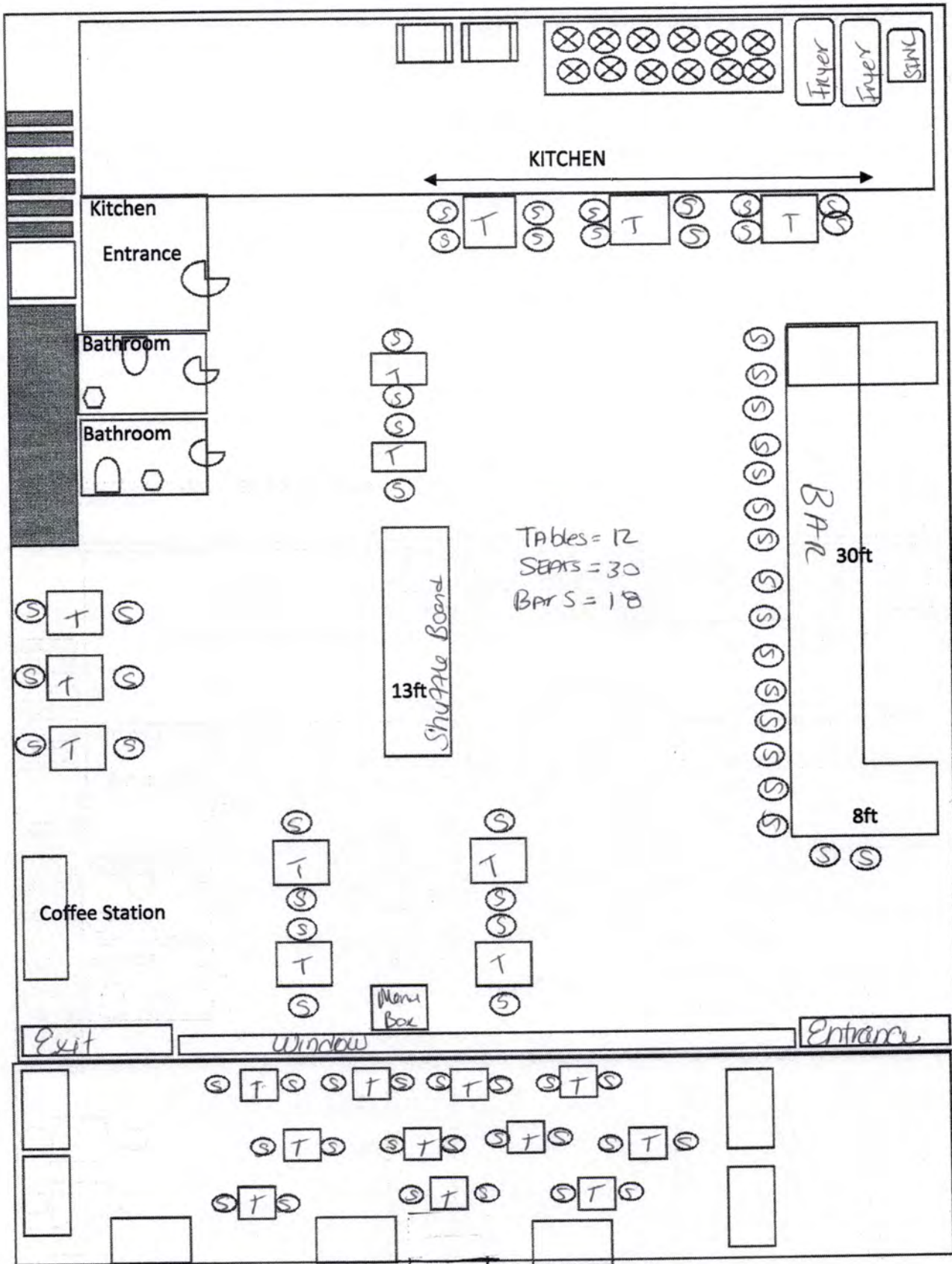




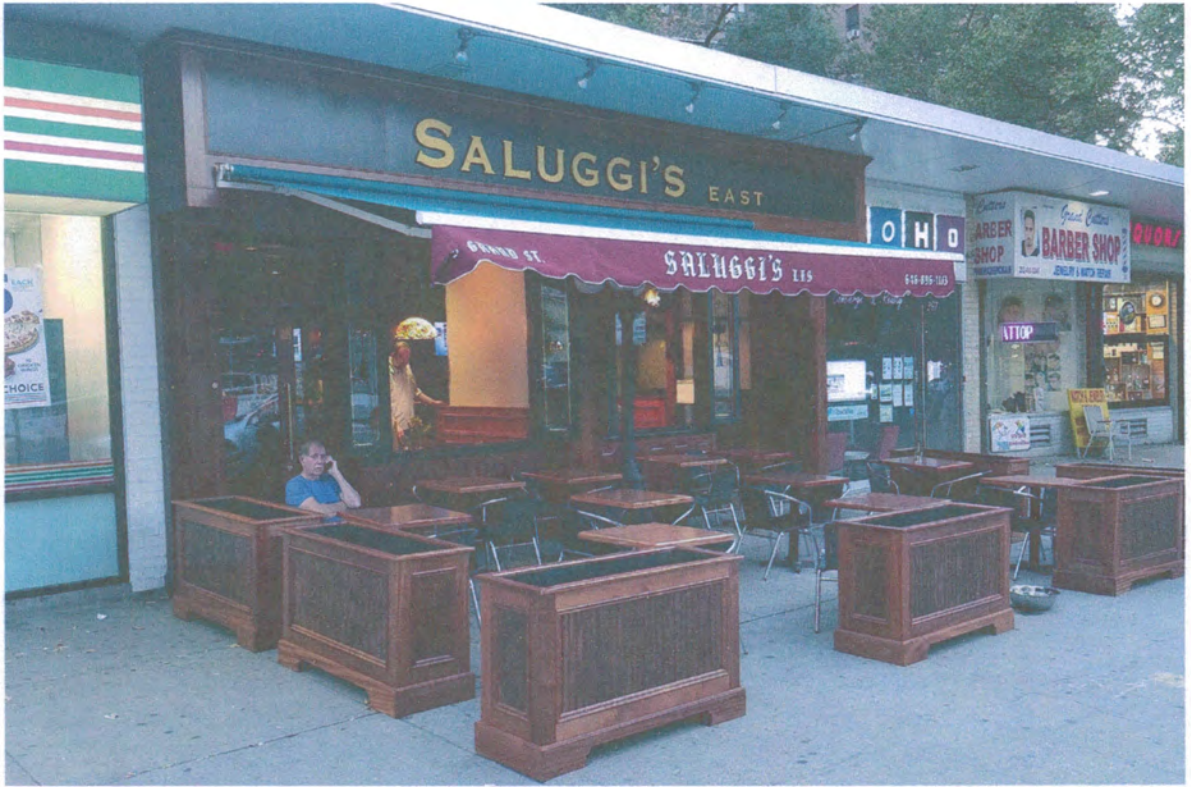
NOT DRAWN TO SCALE

12 Tables  
30 Seals  
12 Bar Seats

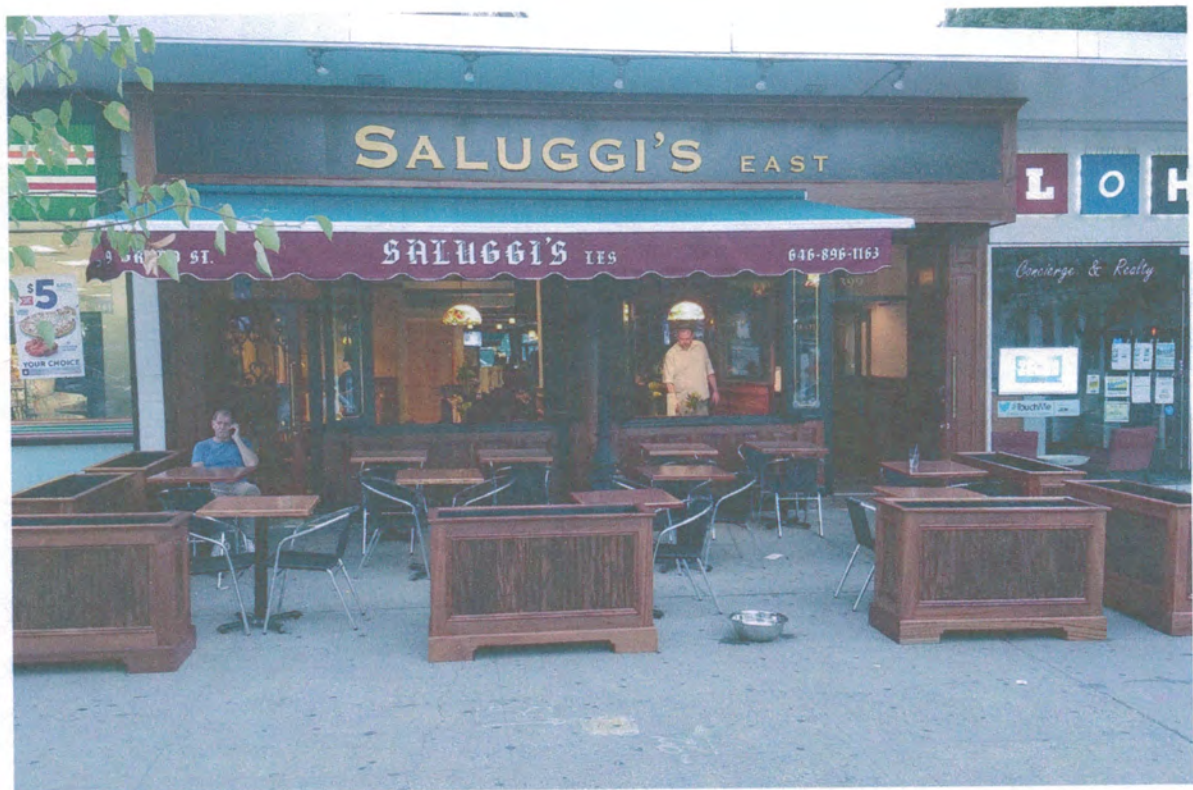
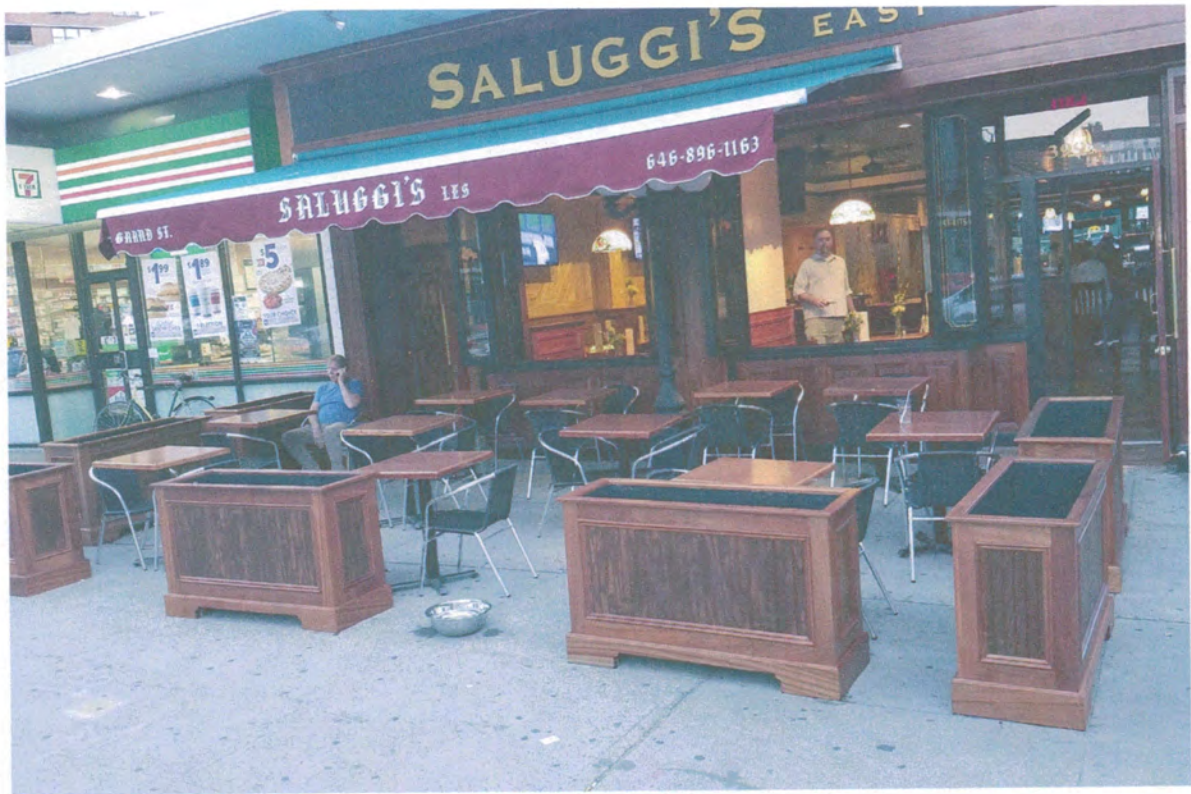




NOT DRAWN TO SCALE









# Saluggi's

NEW YORK

## Starters

### Mini-meatballs \$10

Homemade mini-meatballs served in marinara topped with Parmesan

### Bruschetta \$9

Cherry tomatoes, fresh garlic, chickpeas, basil, olive oil, served on toast topped with feta cheese

### Fried Calamari \$13

Served with marinara & lemon wedges

### Buffalo Calamari \$14

Served in a spicy buffalo blue cheese sauce with a side of homemade blue cheese dressing

## Chicken Wings & French Fries

### Buffalo Chicken Wings

7 for \$6 14 for \$10 28 for \$18

Served with carrots celery and a choice of homemade ranch or blue cheese dressing

### Garlic Parmesan Honey Chicken Wings

7 for \$8 14 for \$12 28 for \$20

Served with carrots celery and a choice of homemade ranch or blue cheese dressing

### French Fries \$5

### Garlic Parmesan French Fries \$6

### Fresh Mozzarella Garlic Parmesan French Fries \$12

## Salads

### House Salad \$8

Salami, Pepperoni & Capicola \$11 Chicken \$12 Shrimp \$14

Mixed green, red onion, tomatoes served with house balsamic vinaigrette topped with Parmesan

### Saluggi's Italian Chickpea Salad \$10

Salami, Pepperoni & Capicola \$13 Chicken \$14 Shrimp \$16

Chickpeas, romaine, black olives, tomatoes, red onions tossed with Italian dressing topped with feta cheese

### The Bacon Blue Cheese Spinach Salad \$10

Salami & Pepperoni & Capicola \$13 Chicken \$14 Shrimp \$16

Fresh spinach topped with blue cheese dressing, crumble blue cheese, warm bacon, tomato, red onion, croutons

### Traditional Salad of Capri \$13

Homemade fresh mozzarella, tomatoes fresh, basil, extra virgin

### Classic Caesar Salad \$8

Chicken \$12 Shrimp \$14

Romaine lettuce tossed with Caesar dressing, croutons, Parmesan topped with anchovies

### Roasted Beet & Arugula Salad \$10

Salami, Pepperoni & Capicola \$13 Chicken \$14 Shrimp \$16

Roasted beets, arugula, red onion tossed with lemon vinaigrette topped with feta

## ANTIPASTO SALAD

salami, pepperoni, capicola, banana peppers, black olives tossed with Italian dressing \$10

## Pasta

### Penne alla Vodka \$12

Broccoli \$14 • Chicken \$16 • Mini-meatballs \$17 • Shrimp \$17

### LINGUINI MARINARA

with homemade meatballs \$16 • SPICY LINGUINI MARINARA with Shrimp \$17

### Homemade Penne Bolognese

slow cooked beef ragù flavored with bacon \$18

### Saluggi's Baked Ziti \$14

Baked Rigatoni with Italian sausage, ricotta, fresh mozzarella, Parmesan

### Whole Wheat Spaghetti Primavera \$13

Chicken \$16 • Mini-meatballs \$17 • Shrimp \$17  
Whole Wheat Spaghetti tossed in broccoli, carrots, mushrooms, garlic, extra virgin olive oil

### Saluggi's Parmesan Dinners

Eggplant \$14 Chicken \$14 Shrimp \$17

All Parmesan Dinners are served with marinara, fresh mozzarella & side of penne or linguini

## Sides \$6

Crispy Fried Brussels Sprouts topped with Parmesan served with a lemon wedge

Roasted Beets topped with crumbled feta cheese & extra virgin olive oil

Sautéed Broccoli sautéed in garlic & olive oil topped with Parmesan served with lemon wedge

Garlic Bread made with roasted garlic served with a side of homemade marinara



## Saluggi's Specialty Brick-over Pizzas

Red Sm. \$15 Lg. \$21

*Fresh mozzarella, red sauce, fresh basil, Parmesan, extra virgin olive oil*

White \$16 Lg. \$22

*Ricotta & fresh mozzarella, Parmesan*

Blue \$17 Lg. \$21

*Blue cheese, fresh mozzarella, caramelized onions, toasted walnuts*

Pink \$16 Lg. \$22

*Fresh mozzarella, vodka sauce, roasted garlic, Parmesan, fresh basil*

**The Italian Deli \$16 Lg. \$22**

Salami, Capicola, caramelized onions, red sauce provolone,  
fresh mozzarella, Parmesan

**The Little Italy \$16 Lg. \$22**

Italian sausage, roasted peppers, caramelized onions, red  
sauce, fresh mozzarella, Parmesan

**Mediterranean \$19 Lg. \$25**

Sun-dried tomatoes, black olives, artichokes, red sauce,  
feta cheese, fresh mozzarella, Parmesan

**The Original Brussel Sprout \$16 Lg. \$22**

Roasted Brussel sprouts, crispy bacon, caramelized  
onions, homemade fresh mozzarella, Parmesan

**Zesty Hawaiian \$16 Lg. \$22**

Bacon, pineapple, banana peppers, red sauce,  
fresh mozzarella, Parmesan

**The Vegetarian \$16 Lg. \$22**

Mixed mushrooms, roasted peppers, black olives, red  
onions, sun-dried tomatoes, red sauce, fresh mozzarella

**The Vegan Cheese Pie \$16 Lg. \$22**

Daiya vegan cheese, red sauce, fresh basil

**Spinach Pie \$16 Lg. \$22**

Fresh Mozzarella, ricotta, fresh spinach, toasted almonds,  
Parmesan, fresh mozzarella

**Arugula Pie \$16 Lg. \$22**

Fresh Mozzarella, fresh arugula, Capicola, Parmesan,  
extra virgin olive oil

**GRANDMA SALUGGI'S PIZZA PIE \$24**

Square thin crust with herbs, crushed tomatoes  
sauce, shredded mozzarella, fresh mozzarella

### Create Your Own Brick-Oven Pizza

Small Cheese \$15 Large Cheese \$21

Toppings

\$2 each for small pies \$3 each for large pies

Anchovies

Bacon

Banana Peppers

Black Olives

Blue Cheese

Breaded Chicken Sm. \$4 Lg. \$6

Breaded Eggplant

Broccoli

Brussel Sprouts

Capers

Capicola

Caramelized Onions

Grilled Chicken

Extra Mozzarella

Feta Cheese

Fresh Arugula

Fresh Garlic

Fresh Mushrooms

Fresh Spinach

Fresh Tomato

Mini-meatballs

Pineapple

Pickled Jalapeños

Provolone

Red Onions

Roasted Garlic

Roasted Pepper

Salami

Sausage

Sautéed Mushrooms

Sautéed Spinach

Shrimp Sm. \$6 Lg. \$10

Sun-dried Tomato

### Stuffed Pies

**Sausage Roll \$13**

Hot & sweet Italian sausage, roasted peppers,  
fresh mozzarella

Served with a side of homemade marinara

**Grandma's Chicken Roll \$14**

Sliced bread chicken, shredded mozzarella,  
fresh Mozzarella, oregano, homemade marinara

**Calzone \$11**

Ricotta & Fresh Mozzarella

Add Saluggi's pizza toppings to your calzone \$2 per topping  
Served with a side of homemade marinara

### Over-stuffed Stromboli \$15

Pepperoni, Salami, Capicola, fresh mozzarella, provolone, roasted peppers, caramelized onions  
Served with a side of homemade marinara

## Saluggi's Hero's

**Sausage & Peppers Sub \$12**

Sweet or hot Italian sausage, roasted peppers, caramelized onions, marinara, parmesan

**Saluggi's Meatball Hero \$12**

Homemade meatballs, fresh mozzarella, marinara, Parmesan

**Chicken & Garlic Hero \$12**

Breaded chicken cutlet, fresh mozzarella, tomato, fresh basil served on garlic bread

**Saluggi's Parmesan Hero's**

**Eggplant \$11 Chicken \$12 Shrimp \$14**

**Ask server about Daily Sandwich Specials**

**The Over-stuffed Italian Deli Hero \$12**

Pepperoni, Salami, Capicola, fresh mozzarella, provolone,  
banana peppers, lettuce tomato, Italian dressing

Served Hot or Cold

**The Veggie Capri Hero \$12**

Fresh Mozzarella, fresh tomatoes, fresh basil, black olives, roasted peppers,  
sun-dried tomatoes, Parmesan, balsamic vinaigrette on a toasted hero

**Sandwiches served on a 12 inch hero with a choice of  
French fries or house salad**



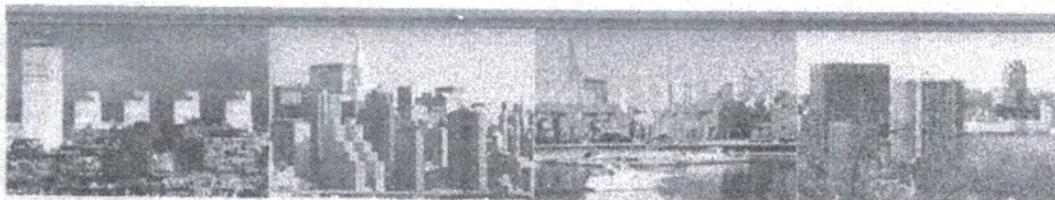


Andrew M. Cuomo, Governor  
 Vincent G. Bradley, Chairman  
 Kevin Kim, Commissioner

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## Public Query - Results

### License Information

Serial Number: 1223474  
 License Type: ON-PREMISES LIQUOR  
 License Status: License is Active  
 Credit Group: 3  
 Filing Date: 03/25/2009  
 Effective Date: 09/01/2015  
 Expiration Date: 08/31/2017

### Premises Information

Principal's Name: KEANE, CHRISTOPHER PATRICK  
 WALL, WILLIAM F  
 Premises Name: 325 CHURCH ST COMPANY LLC  
 Trade Name: SALUGGI'S  
 Zone: 1  
 Address: 325 CHURCH STREET  
 LISPENARD ST & CANAL ST  
 NEW YORK, NY 10013  
 County: NEW YORK

You can select one of the following links to perform another search:

- [Search by Name](#)
- [Search by License Number](#)
- [Search by Location](#)
- [Search by Principal](#)
- [Advance Search](#)

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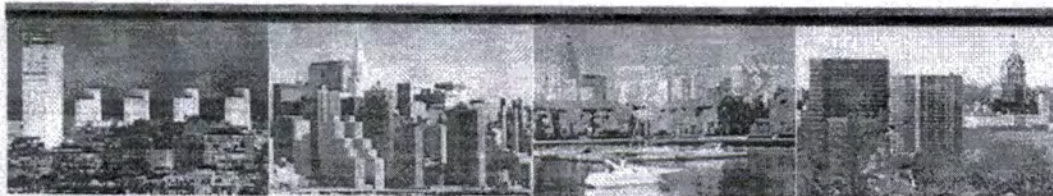


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## Public Query - Results

### License Information

Serial Number: 1028405  
 License Type: RESTAURANT LIQUOR  
 License Status: License is Active  
 Credit Group: 3  
 Filing Date:  
 Effective Date: 03/09/2015  
 Expiration Date: 02/28/2017

### Premises Information

Principal's Name: WALL, WILLIAM F.  
 RYAN, RICHARD ROBERT  
 WHITE, MELISSA LYN  
 Premises Name: NANCY WHISKEY INC  
 Trade Name:  
 Zone: 1  
 Address: 1 LISPENARD STREET  
  
 NEW YORK, NY 10013  
 County: NEW YORK

You can select one of the following links to perform another search:

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Manhatta Community Board 1 FW\_FW\_ 325 Church St Company LLC, Saluggi's  
There have been no complaints or problems with Saluggi's at 325 Church Street that  
we are aware of.

Regards,

Noah Pfefferblit  
District Manager  
Manhattan Community Board 1  
npfefferblit@cb.nyc.gov<mailto:npfefferblit@cb.nyc.gov>  
1 Centre Street, Room 2202 North  
New York, NY 10007  
Phone (212)669-7970 (o), 347-635-5720 (mobile)  
Website: nyc.gov/html/mancb1/<http://www.nyc.gov/html/mancb1/html/home/home.shtml>  
[cid:image003.jpg@01CFD10B.F7B0AC70]<http://www.facebook.com/pages/Community-Board-0  
ne/138554969487878>[http://www.sesandspccg.nhs.uk/media/images/versions/img94joktmu7  
7654.png]<https://twitter.com/CommunityBoard1>

-----Original Message-----

From: Elena [mailto:elena@rsnyc.nyc<mailto:elena@rsnyc.nyc>]  
Sent: Tuesday, April 19, 2016 4:11 PM  
To: MAN01 (CB)  
Subject: 325 Church St Company LLC, Saluggi's

Good Afternoon,

Manhattan Community Board 3 is requesting that we reach out to applicable Community  
Board on behalf of William Wall and Christopher Keane principal's at 325 Church St  
Company LLC, an establishment that belongs to Manhattan Community board 1. Manhattan  
CB

3 would like to know if there is a history of complaints and other comments  
regarding such establishment? Kindly contact me with any questions or concerns.

Sincerely,

Elena Urena

Sincerely,

Elena Urena

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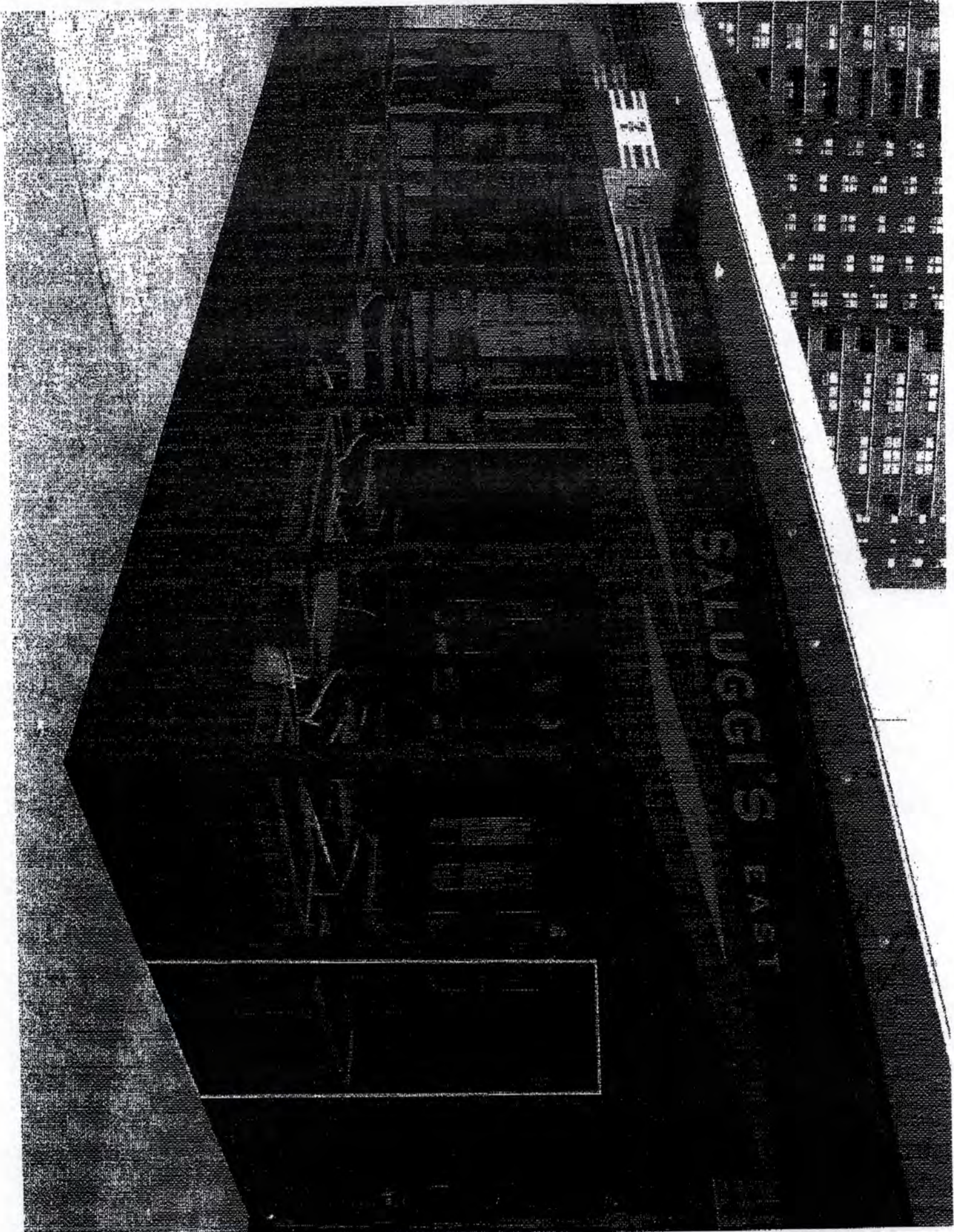
The RSNYC Team  
75 Maiden Lane, Suite 902  
New York, NY 10038  
212.361.6164  
929-333-1213



Manhatta Community Board 1 FW\_ FW\_ 325 Church St Company LLC, Saluggi's  
212.747.8769  
Fax: 866.929.4534

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SALUGGI'S EAST



## CONTRACT &amp; SECURITY AGREEMENT

Tel: (914) 665-0707

Fax (914) 665-0808

Email: centuryawnings@yahoo.com

website: www.21stcenturyawnings.com

21ST CENTURY AWNING CONCEPTS

NY • NJ • CONN

11 Brookdale Place • Mt. Vernon, NY. 10550

Date: 10/18/15

COMPLETE  
MATERIALS:

RECOVER

DELIVER TO  
NAME:

ADDRESS:

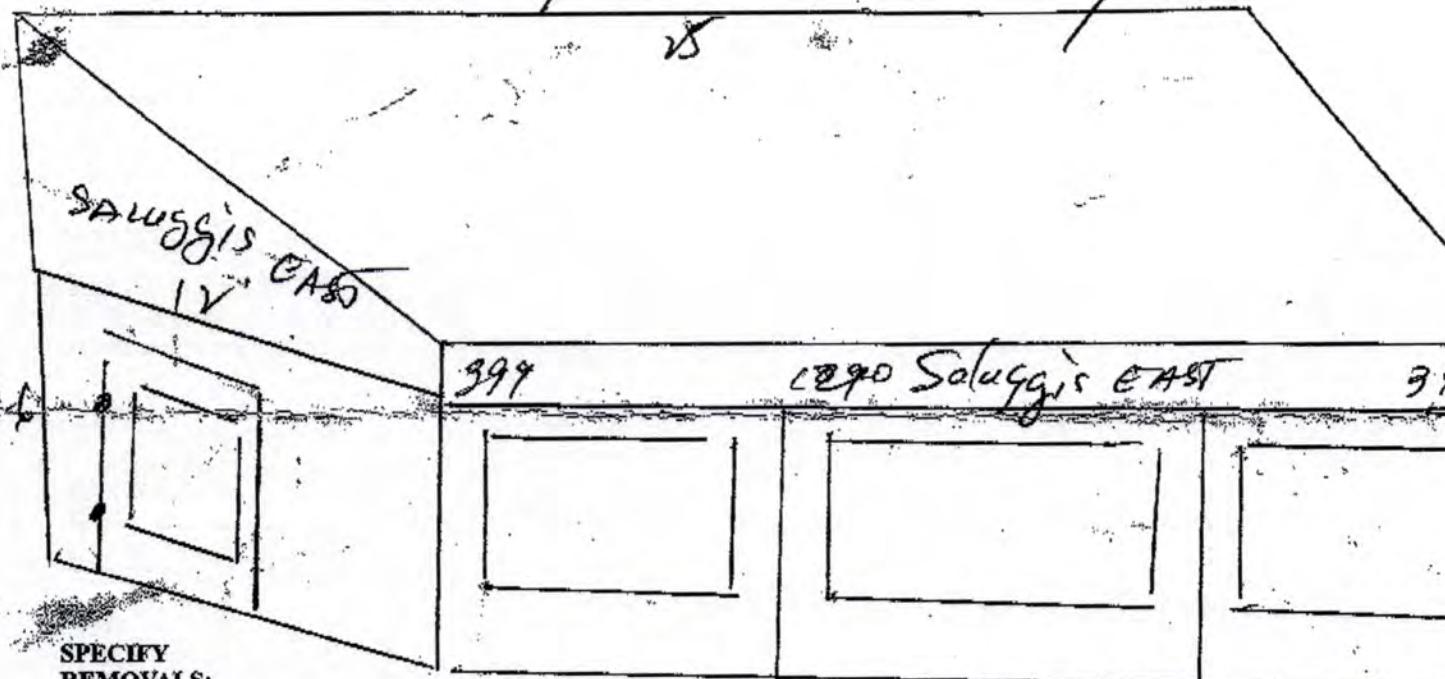
SITE:

PHONE:

CITY:

STATE:

ZIP:

SPECIFY  
REMOVALS:

1. Legal title to the above property shall remain vested in 21st Century Awning Concepts until such time as installation has been completed and the customer (debtor) has tendered payment in full.

2. Upon default by the customer (debtor) in any of the terms or conditions set forth in this agreement, in addition to any other remedies that may be available at the option of the 21st Century Awning Concepts, 21st Century Awning Concepts shall have all the rights, remedies and privileges with respect to the removal and repossession according to it by the applicable section of the Uniform Commercial Code. In such event, the customer (debtor) shall assemble the property and make it available for removal. The customer (debtor) hereby authorizes 21st Century Awning Concepts to sign and file a financing statement on its behalf.

Buyer will notify 21st Century Awning Concepts of all changes to building or facade before frame is made or pay refitting charges. If customer fails to accept delivery on agreed date there will be a reinstallation charge of \$250. Storage charge is \$10.00 per day. All signs must be removed by buyer prior to Awning Installation date. Awnings are custom made products requiring up to 4 to 6 weeks to fabricate and install. Responsibility for all permit applications remains with buyer.

IN THE EVENT OF DEFAULT BY THE CUSTOMER (DEBTOR) THE CUSTOMER (DEBTOR) WAIVES ANY AND ALL RIGHTS TO NOTICE AND TO A JUDICIAL HEARING WITH THE RESPECT TO THE REPOSSESSION OF THE PROPERTY BY 21ST CENTURY AWNING CONCEPTS.

3. Customer (Debtor) is responsible for all permit applications and will notify 21st century Awning Concepts of all changes to building or facade before frame is made, or pay refitting charges. If customer (debtor) fails to accept delivery on the agreed date, there will be a reinstallation charge of \$250 in addition to a storage charge of \$10.00 per day. All signs must be removed by buyer prior to awning installation date. Awnings are custom made products requiring 4 to 6 weeks to fabricate and install. 21st century Awning Concepts shall not be responsible for any delays in the fabrication and/or installation of the above described property.

4. This instrument comprises the entire agreement and understanding by and between the parties hereto.

## BUYER (DEBTOR)

Must be Authorized Signature / Officer Of Corporation / Title

## SALESMAN

Subject to Approval of 21st Century Awning Concepts

MINIMUM DEPOSIT 50%

PRICE:

SALES TAX:

TOTAL:

50% DEPOSIT:

BALANCE DUE  
ON INSTALLATION\*:

\*CERTIFIED CHECK OR CASH ONLY

21ST CENTURY AWNING CONCEPTS

11 BROOKDALE PLACE

MT. VERNON, NY 10550