



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

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
- 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: 1/22/2017

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-premise liquor license

If alteration, describe nature of alteration: adding karaoke, and karaoke private rooms

Previous or current use of the location: Bar Tavern serving Beer, Wine and Liquor

Corporation and trade name of current license: CDT LUDLOW INC as LEFTFIELD

APPLICANT:

Premise address: 87 Ludlow Street New York NY 10002

Cross streets: Delancy and Broome

Name of applicant and all principals: Edouard Gave with The Fifth Elephant LLC

Trade name (DBA): Mini Rex

PREMISE:

Type of building and number of floors: 5 stories Mixed use commercial and residential building

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? 85+60

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: Karaoke room rental

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) 4pm to 1am every day

Number of tables? 12 upstairs+ 4 downstairs Total number of seats? 41 up + 41 down

How many stand-up bars/ bar seats are located on the premise? 2 bars + 16 seats (7 up +9 down)
(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): U shaped upstairs 20' long + L shaped 20' long downstairs

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
Sandwiches and finger food

What are the hours kitchen will be open? 4pm to 11pm

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

How many employees will there be? 8+

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 7

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 Karaoke

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

Please describe your sound system: 2 microphones, 1 monitor and 2 to 4 amps per room

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? a cover fee will be

charged for private room use by customers, but no bands or performances will be scheduled

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) there will be one security person at the door all days

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: _____

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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 24

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

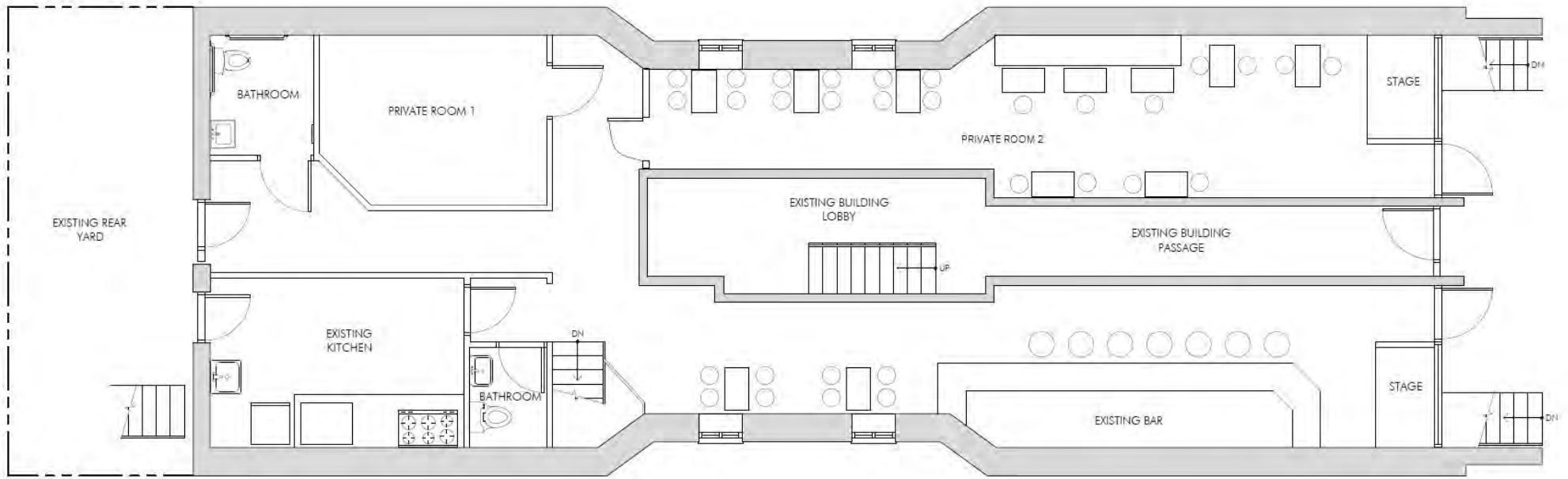
COMMUNITY OUTREACH:

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.

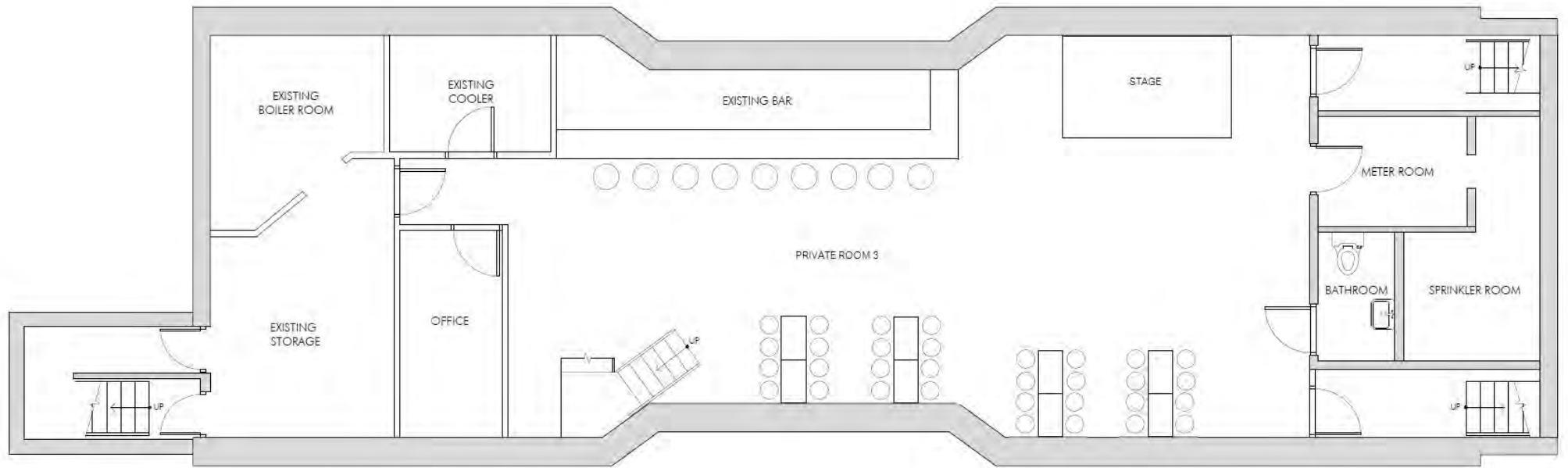
1. I agree to close any doors and windows at 10:00 P.M. every night?
2. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than ____ DJs/ promoted events per ____, more than ____ private parties per ____
3. I will play ambient recorded 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.

Edouard Gave: (646) 510 2550



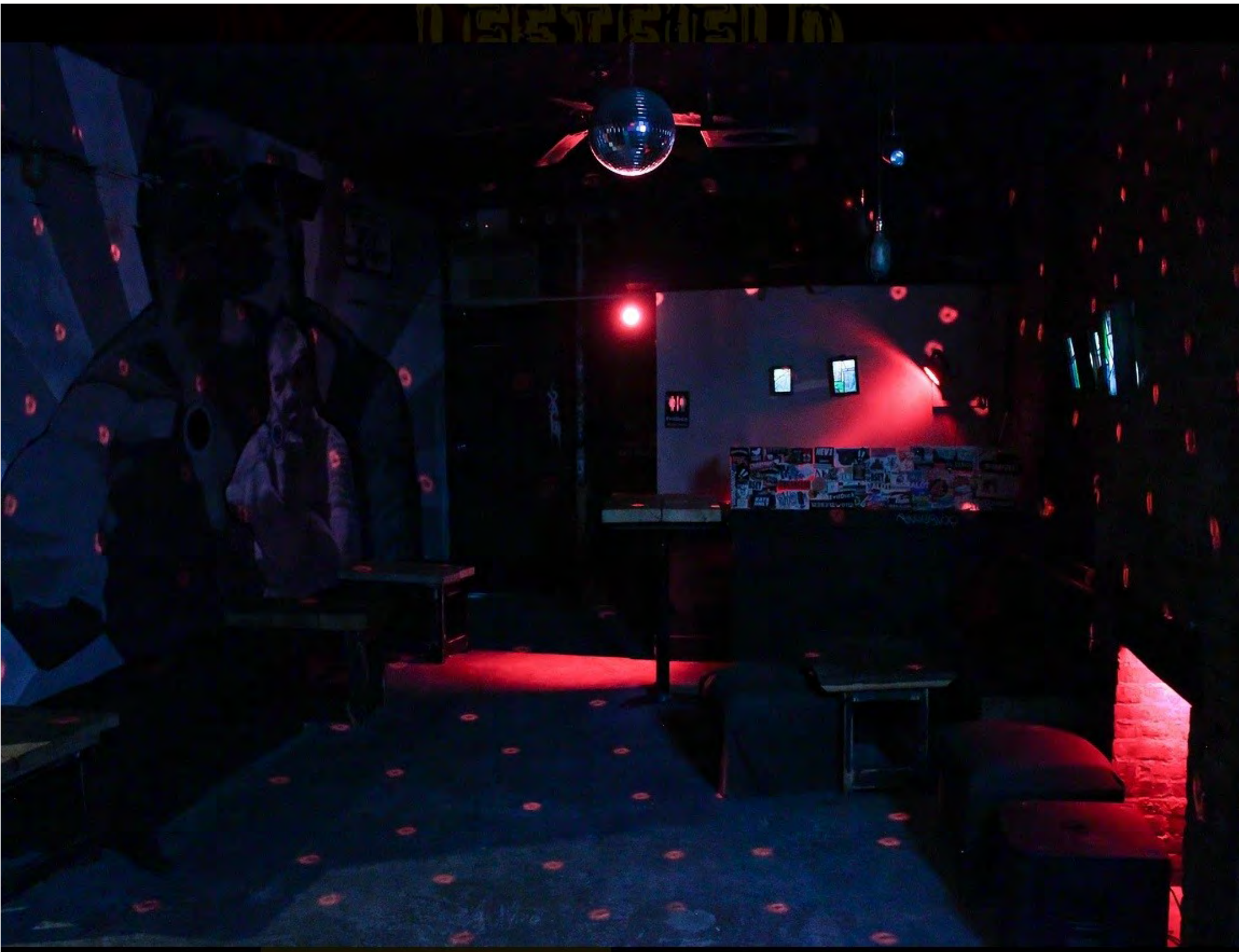
1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 BASEMENT PLAN

1/4" = 1'-0"







LEFTFIELD





魚滑 魚圓
FISH PAST FISH BALLS

85

宋記食品公司
批發部
WHOLESALE ONLY



YASHIY
57



MINI REX KARAOKE
87 Ludlow Street
Menu

Cheeses | Served with fruit stewed in cognac and fresh pain aux noix et raisins

Three for \$16

Five for \$24

Cremont | Goat & Cow | VT
Brebis Pyrenees | Sheep | France
Hudson Flower | Cow | NYC
Tarentaise | Raw Cow | VT
Tomme de Crayeuse | Raw Caw | France
Fourme d'Ambert | Cow | France

Cured Meats | Served with olives and fresh pain aux noix et raisins.

Three for \$18

Five for \$28

Jamón Ibérico Fermin
Chorizo de Palacios
Sweet Coppa
Finocchiona
Saucisson Sec

Sandwiches | Served with Potato Chips and a Pickle | \$8-\$10

Tunisian Sandwich | Spicy tuna, hard-boiled egg, pickled lemons, capers, olives on a baguette
Ham & Cheese | On a Baguette

Juicebox Heroes | Non-Alcoholic Cocktails | \$6

Feels Like The First Lime |
Wake Me Up Before Mango-go |
Take On Mint |
Love on the Rock with No Ice |
Bohemian Raspberry |
The Mix to Ignition |
Gone 'til Cucumber |
Love Me Ginger |
A Cider Shade of Pale |
Empire State of Rind |
Ain't No Zest for the Wicked |
Juice Looks Like a Lady |
Mister OJ Rising |

Petition to Support Proposed Liquor License

Date: 1/22/2017

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) _____

THE FIFTH ELEPHANT LLC

Address of premises: 87 LUDLOW STREET

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

The hours of operation will be: 10:00 TO 1:00 ALL DAYS.

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

Other information regarding the license:

Name	Signature	Address
Ming Lin	Ming	87 Ludlow St. Apt 1, NY NY 10002
Simon Leung	Simon L	81 Ludlow St. Apt. 6 N.Y.
Vanessa Do	Jamesca	81 Ludlow St. #15 ¹⁰⁰⁰²
Isler	Alvord	85 ALLEN ST.
Jabreel Alsaadi	Jabreel	101 Delancey
Ar: Ibrahim	Ar	172 Delancey
Peter Gallagher	Peter	92 Orchard
Alexandra Donato	Donato	92 Orchard
Mary	Mary	254 Broome St
TOLI GALANIS	Toli	38 LUDLOW ST.
John Wells	John	77 Ludlow St
Mohamed Bangor	Mohamed	101 Delancy St
Kyle Feeney	Kyle	252 Broome



87

ATTENTION RESIDENTS & NEIGHBORS

The New York Times, 1211 Avenue of the Americas, New York, NY 10020-1298
Phone: (212) 512-2000
Fax: (212) 512-2099
Internet: www.nytimes.com
E-mail: nytimes@nytimes.com
Subscription Dept., 111 West 17th Street, New York, NY 10011-4211
Phone: (212) 512-2000
Fax: (212) 512-2099
Internet: www.nytimes.com
E-mail: nytimes@nytimes.com

NEIGHBORING RESIDENTS VEINOS DE LA COMUNIDAD

The New York Times, 1211 Avenue of the Americas, New York, NY 10020-1298
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Fax: (212) 512-2099
Internet: www.nytimes.com
E-mail: nytimes@nytimes.com



ATTENTION RESIDENTS & NEIGHBORS

The Fifth Elephant LLC: (646) 510 2550

Company Name and Contact Number for questions

Plans to open a
Karaoke Bar

Please check the restaurant/club and license information on the license application

at the following location
87 Ludlow Street

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

Monday, February 6, 2017 at 6:30pm
Thelma Burdick Community Room
10 Stanton Street (corner of Bowery)

Date/Time/Location

Edouard Gave: (646) 510 2550

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民 請注意

The Fifth Elephant LLC: (646) 510 2550

公司名字(Company) and/或 聯繫人的電話 (Contact Info)

Plans to open a (以上所述生意將在第 3 社區申請並獲得牌照及執照)
Karaoke Bar

(請選擇 please choose) 酒吧(Bar), 餐館 (Restaurant)
戶外咖啡 (Sidewalk Cafe) or 或者
後院花園咖啡 (Backyard Cafe)

87 Ludlow Street

地址/住處地址

seeking a license to serve(以上所述生意將以下列業務牌照)

Beer/Wine & Liquor

(請選擇 please choose) 啤酒和酒類(Beer & Wine) or 或者
啤酒牌照 (Beer) or 或者
酒和酒類牌照 (Wine & Liquor)

Public meeting for comments

第 3 社區的居民將有機會提出自己的意見和建議

(CB3 SLA & DCA Committee Meeting)

星期三晚上 7 點至 9 點
牌照和執照申請委員會

Monday, February 6, 2017 at 6:30pm
Thelma Burdick Community Room
10 Stanton Street (corner of Bowery)

日期/時間/地點/Location

info@cb3manhattan.org - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

The Fifth Elephant LLC: (646) 510 2550

Company Name and Contact Info

Nombre de la Compañía y número de contacto

Plans to open a: Planifique abrir un/una:
Karaoke Bar

Please check the restaurant/club and license information on the license application

Please check the restaurant/club and license information on the license application

87 Ludlow Street

Address

Seeking a license to serve En búsqueda de una
licencia para servir:

Beer/Wine & Liquor

Beer & Wine or Beer, Wine & Liquor

Beer, Wine or Beer, Wine & Liquor

Public meeting
for comments

Reunión pública
para comentarios

Monday, February 6, 2017 at 6:30pm
Thelma Burdick Community Room
10 Stanton Street (corner of Bowery)

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

info@cb3manhattan.org - www.cb3manhattan.org

On Premise Licenses

- Leftfield
 - R** Farmhouse, 246 Broome St, 100ft
 - H** Hotel Chantelle, 92 Ludlow st, 100ft
 - R** Jin, 252 Broome st, 135ft
 - R** Barrio Chino, 253 Broome St, 190ft
 - R** Casa Mezcal, 86 Orchard st, 255ft
 - R** An Choi, 85 Orchard St, 290ft
 - R** Dudley's, 85 Orchard St, 290ft
 - B** RPM, 266 Broome St, 290ft
 - R** Grey Lady, 77 Delancey St, 340ft
 - R** Congee Village, 100 Allen St, 350ft
 - R** Cafe Katja, 79 Orchard St, 355ft
 - R** The John Lamb, 119 Orchard St, 395ft
 - R** Norman's Cay Eatery, 74 Orchard St, 405ft
 - B** Dressing room, 75 Orchard St, 405ft
 - R** Dirt Candy, 86 Allen St, 415ft
 - R** Juicy spot cafe, 109 Ludlow St, 415ft
 - B** Max Fish Bar, 120 Orchard St, 430ft
 - B** Mehanata, 113 Ludlow St, 475ft
 - R** Empanada Mama, 95 Allen St, 500ft
 - R** Russ and Daughters Cafe, 127 Orchard St, ...
 - R** Excuse my French, 96 Orchard St, 190ft
 - B** The DL, 95 Delancey St, 190ft

Off Premise Licenses

- L** Wine on Allen, 101 Allen St, 475ft



Soundproofing and Crowd Control Plan

We plan to reduce sound pollution through extensive use of soundproofing in the walls and ceilings. The soundproofing will be installed using a specialized drywall called QuietRock. The soundproofing will be installed on all walls and ceilings so as to assure that the neighbors don't hear the music in the bar, but also between the rooms for an optimal karaoke experience. The contractor in charge of soundproofing is Dave Ellis. He is a specialist in high end sound insulation and has built multiple bars, nightclubs and sound studios with his company Ellis Island Design. His email address is info@ellislanddesign.com. His website, ellislanddesign.com shows multiple examples of his work.

There are no windows at this time, and we do not plan on installing any.

There is no outside area and we do not plan on ever having one.

We plan to have a security person at the door every day to:

- Check IDs
- Relieve congestion outside
- Keep guests outside quiet
- Keep the peace

Personal Experience

Edouard Gave graduated from hospitality school, he is a licensed sommelier with experience as both a Beverage Manager and head Bartender at the Cercle Rouge Restaurant and wine buyer for the Singe Vert restaurant.