

# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
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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: 05/17/2017

**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: full liquor

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

Previous or current use of the location: 101 Rivington St

Corporation and trade name of current license: NYLA Cafe LLC dba Spitzer's Corner

**APPLICANT:**

Premise address: 101 Rivington St

Cross streets: Ludlow St Corp to be formed by Eric Kruvant, Darin Rubell, Jaime Felber

Name of applicant and all principals: Eric Kruvant, Darin Rubell, Jaime Felber

Trade name (DBA): Spitzer's Corner

**PREMISE:**

Type of building and number of floors: commercial/residential - 6 floors

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? \_\_\_\_\_

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 a week, 12PM-4AM

Number of tables? 14 Total number of seats? 73

How many stand-up bars/ bar seats are located on the premise? 2 / TBD

(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): 1-main room, 12 seats. 1-back room, 6 seats

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? 12PM-2AM

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

How many employees will there be? 30-40

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: small, built in speakers

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.")

both security and management will insure that the premises exterior will not become noisy

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_  
one at the front door checking ID's Fridays and Saturdays

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Security staff and management, as well as sound proofing, and sound limiters, will insure that neighbors will not be affected by this restaurant

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: SEE ATTACHED

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 Boulton & Watt / Drexler's

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.

## Current Licenses

- |                                                          |                                   |                      |
|----------------------------------------------------------|-----------------------------------|----------------------|
| <b>1. <u>Drexler's</u></b><br>08/2015 – Present          | 9 Avenue A, New York, NY          | Community Board 3    |
| <b>2. <u>Boulton &amp; Watt</u></b><br>01/2013 – Present | 5 Avenue A, New York, NY          | Community Board 3    |
| <b>3. <u>Forest Point LLC</u></b><br>2014 – Present      | 970 Flushing Avenue, Brooklyn, NY | Community Board 4-BK |
| <b>4. <u>MDD Kitchen LLC</u></b><br>2013 – Present       | 983 Flushing Avenue, Brooklyn, NY | Community Board 1-BK |

**LOCATION:**

How many licensed establishments are within 1 block? see attached

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

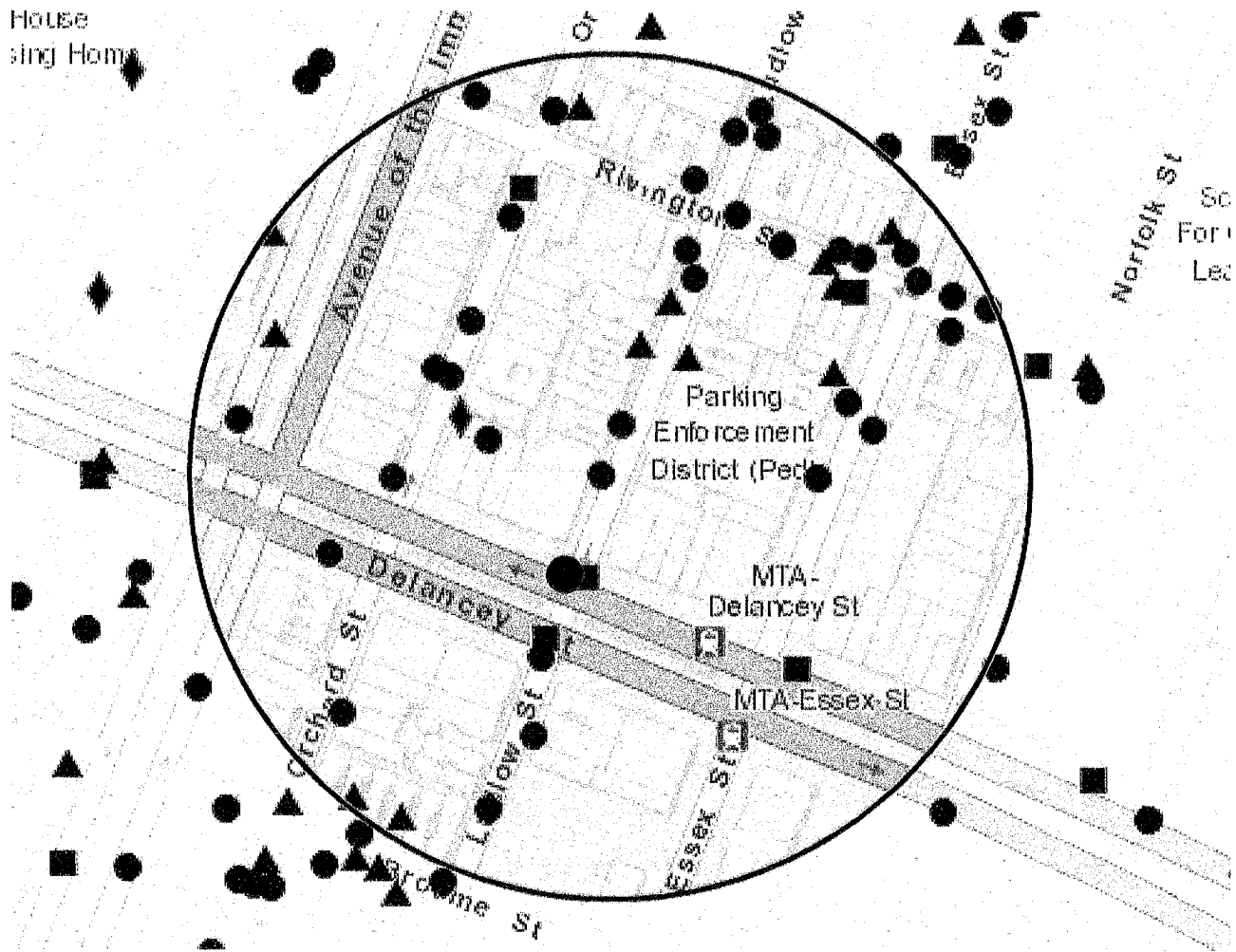
**COMMUNITY OUTREACH:**

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 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 0 DJs/ promoted events per \_\_\_\_\_,  more than 3 private parties per wk
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 8PM.
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.

House  
sing Home



Norfolk St  
So  
For  
Lec

# Proximity Report for Location:

May 30, 2017

101 Ludlow 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
E L PARTNERS LLC	101 ALLEN ST	555 ft
SALGIRAH CORP	141 ESSEX ST	565 ft
FLYNN MCCLURE INC	100 STANTON ST	805 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	1040 ft
DELANCEY WINE INC	35 ESSEX ST	1180 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1250 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1305 ft
SALGIRAH CORP	141 ESSEX ST	505 ft
E L PARTNERS LLC	101 ALLEN ST	620 ft
FLYNN MCCLURE INC	100 STANTON ST	770 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	995 ft
DELANCEY WINE INC	35 ESSEX ST	1225 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1240 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1315 ft
E L PARTNERS LLC	101 ALLEN ST	500 ft
SALGIRAH CORP	141 ESSEX ST	680 ft
FLYNN MCCLURE INC	100 STANTON ST	930 ft
DELANCEY WINE INC	35 ESSEX ST	1055 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	1075 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	1160 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	1240 ft

## Churches within 500 Feet

Name	Approx. Distance

## Schools within 500 Feet

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

Name	Address	Approx. Distance
93 LUDLOW ST INC	95 DELANCEY ST	100 ft
MPDRAW LLC	109 LUDLOW STREET	125 ft
ULLI BAR CORP	120 ORCHARD ST	185 ft

Name	Address	Approx. Distance
BG BAR INC	113 LUDLOW ST	190 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	190 ft
DELANCEY SQUARE HOSP LLC & 119 ORCHARD PROP INC.	119 ORCHARD ST AKA120 ALLEN ST	230 ft
FOURTHGEN LLC	127 ORCHARD ST	270 ft
BARNORTH GROUP LLC	77 DELANCEY ST	280 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	285 ft
CDT LUDLOW INC	87 LUDLOW ST	290 ft
JOHANNGPRO LLC	96 ORCHARD ST	310 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	315 ft
TENTH WARD LLC	115 ESSEX ST	320 ft
NYLA CAFE LLC	126 LUDLOW ST	385 ft
MAY BEE BOHEMIAN LLC	252 BROOME ST	385 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	390 ft
SWOON CORP	121 ESSEX ST	395 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	405 ft
JMDR 127 LUDLOW LLC	127 LUDLOW ST	410 ft
A HALIBUT INC	138 ORCHARD ST	425 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	425 ft
BARRIO CHINO LLC	253 BROOME STREET	440 ft
CONGEE VILLAGE INC	100 ALLEN ST	450 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	465 ft
KELTIC LOUNGE INC	132 LUDLOW ST	470 ft
XLR8 LLC	266 BROOME ST	480 ft
SERAFINA LUDLOW CORP	98 RIVINGTON ST	490 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	505 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	505 ft
NYCJB S LLC	112 RIVINGTON STREET	515 ft
TWO BIKES LLC	85 ORCHARD STREET	515 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	525 ft
ORCHARD 85 CORP	85 ORCHARD STREET	525 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	525 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	525 ft
PROLETARIAT V, INC	98 102 NORFOLK	525 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	540 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	545 ft
ALEGRE ORCHARD LLC	146 ORCHARD ST	545 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	555 ft
BRACKLUINN REST INC	137 LUDLOW STREET	560 ft
HERMES B NY LLC	95 ALLEN ST	565 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	565 ft
PUB 138 INC	138 LUDLOW STREET	570 ft
SAUCE MANAGEMENT LLC	78 84 RIVINGTON ST	570 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	590 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	610 ft
BIG CANDY LLC	86 ALLEN ST	620 ft
FOUNDATION LOUNGE CORP	137 ESSEX ST	630 ft
ATTABOY COCKTAILS LLC	134 ELDRIDGE ST	645 ft



Name	Address	Approx. Distance
65 RIVINGTON RESTAURANT LLC	65 RIVINGTON ST	655 ft
PRAGUE LLC	131 RIVINGTON ST	665 ft
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	665 ft
MILLER'S NEAR & FAR LLC	65 RIVINGTON ST	665 ft
NORMAN'S CAY GROUP LLC	74 ORCHARD ST	670 ft
DOKA INC	51 53 DELANCEY ST	710 ft
MFM BRANDY LLC	157 ALLEN ST	745 ft
GUAPO BODEGA LLC	146 ESSEX STREET	750 ft

### **Pending Licenses within 750 Feet**

Name	Address	Approx. Distance
LOWER EAST SIDE TENEMENT MUSEUM	103 ORCHARD ST	330 ft
HARVEST OF THE SEA LLC	92A RIVINGTON ST	480 ft
LA CONTENTA INC	102 NORFOLK ST	585 ft
BRIDGE & TUNNEL LLC	66 68 RIVINGTON ST	665 ft

### **Unmapped licenses within zipcode of report location**

Name	Address
BESTE BAT LLC	135 137 ELDRIDGE ST