

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

upgrade

Today's Date: September 5, 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: Restaurant Wine

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: Iberia Discover Georgia Inc
dba Red Compass

APPLICANT:

Premise address: 154 Orchard Street

Cross streets: Stanton ; Rivington Sts

Name of applicant and all principals: Iberia Discover Georgia Inc
David Giorgobiani, Omari Chukinidze, Beka Peredze

Trade name (DBA): Red Compass

PREMISE:

Type of building and number of floors: 6 story 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? _____

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): C4-4/a

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) 11AM-11PM 7 days per week

Number of tables? 21 Total number of seats? 42

How many stand-up bars/ bar seats are located on the premise? 1/2

(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): Approx 15' straight Beer

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 Georgian cuisine

What are the hours kitchen will be open? All hours of operation

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

How many employees will there be? 5-6

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 2

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: Computer powered four small 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.")

one employee is regularly designated to insure that the sidewalk is free of congestion at all times
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.

ONE employee is regularly designated to insure that the outside of the restaurant remains quiet at all times and does not effect our neighbor's quality of life; the interior of the restaurant is kept at conversational level with background music at all times.
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: this applicant

Address: 154 Orchard Street Community Board # 3

Dates of operation: 2015 - 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? 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.



AREA SURVEY
 154 Orchard Street
 New York, NY
 September 8, 2017
 NOT TO SCALE

RE: 154 ORCHARD STREET

1. Tijuana Picnic - 151 Essex Street - (428')
2. El Sombrero - 108 Stanton Street - (352')
3. Souvlaki GR - 116 Stanton Street - (454')
4. Pianos - 158 Ludlow Street - (290')
5. Cakeshop - 152 Ludlow Street - (244')
6. San Loco - 105 Stanton Street - (377')
7. Hair Of The Dog - 168-170 Orchard Street - (217')
8. Ma Zaar - 137 Essex Street - (412')
9. Sons of Essex - 133 Essex Street - (421')
10. Beauty & Essex - 146 Essex Street - (490')
11. Arlen's Grocery - 95 Stanton Street - (229')
12. The Stanton Social - 99 Stanton Street - (253')
13. Sakamai - 157 Ludlow Street - (224')
14. The Skinny Bar - 174 Orchard Street - (317')
15. Mission Cantina - 172 Orchard Street - (269')
16. SZen - 107 Rivington Street 2nd Fl. - (403')
17. No Fun - 161 Ludlow Street - (354')
18. Cafe Medi - 107 Rivington Street - (373')
19. Epstein's - 82 Stanton Street - (301') (Closed)
20. Sixty LES Hotel - 190 Allen Street - (479')
21. BG Bar - 113 Ludlow Street - (498')
22. The Slipper Room - 167 Orchard Street 2nd & 3rd Fl. - (231')
23. SET L.E.S. - 127 Ludlow Street - (364')
24. Serafina - 98 Rivington Street - (255')
25. Ludlow House - 139 Ludlow Street - (189')
26. Blue Ribbon Sushi Izakaya - 187 Orchard Street - (493')
27. Wassail - 162 Orchard Street - (109')
28. Ms. Yoo - 163 Allen Street - (276')
29. Butcher Bar - 146 Orchard Street - (104')
30. Pizza Beach - 167 Orchard Street - (195')
31. The Meatball Shop - 84 Stanton Street - (285')
32. Tre - 173 Ludlow Street - (491')
33. Libation - 137 Ludlow Street - (203')
34. Local 138 - 138 Ludlow Street - (235')
35. Fat Baby - 112 Rivington Street - (415')
36. Iggy's - 132 Ludlow Street - (269')
37. Verlaine - 110 Rivington Street - (402')
38. Spitzer's - 126 Ludlow Street - (322')
39. Hotel on Rivington - 107 Rivington Street - (393')
40. Contra - 138 Orchard Street - (348')
41. Hemlock - 65 Rivington Street - (372')
42. Wildair - 142 Orchard Street - (310')
43. Sauce - 78-84 Rivington Street - (221')

RE: 154 ORCHARD STREET

- 44. Hotel Indigo - 171 Ludlow Street - (467')
- 45. Lucky Jack's - 127-129 Orchard Street - (468')
- 46. Russ & Daughter Cafe - 127 Orchard Street - (488')

CHURCHES & SCHOOLS

- 1. The Lamb's Church - 61 Rivington Street - (431')
- 2. The Church of Grace to Fujianese - 133 Allen Street - (441')

Stanton Street



Pizza Beach 167 Orchard St.
Gallery
Orchard St. Hotel (wine, beer)
Vacant
Clothing
Fabrics
Clothing
Vacant
Clothing
Gallery
Clothing
↓
Vacant
Residential
Clothing
Tailor
Hat Store
Desserts

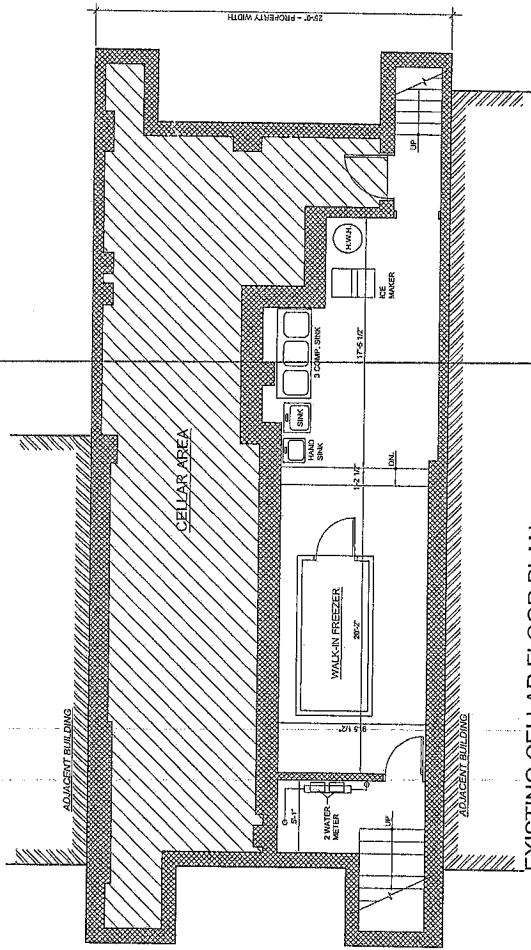
Orchard Street

NOT TO SCALE

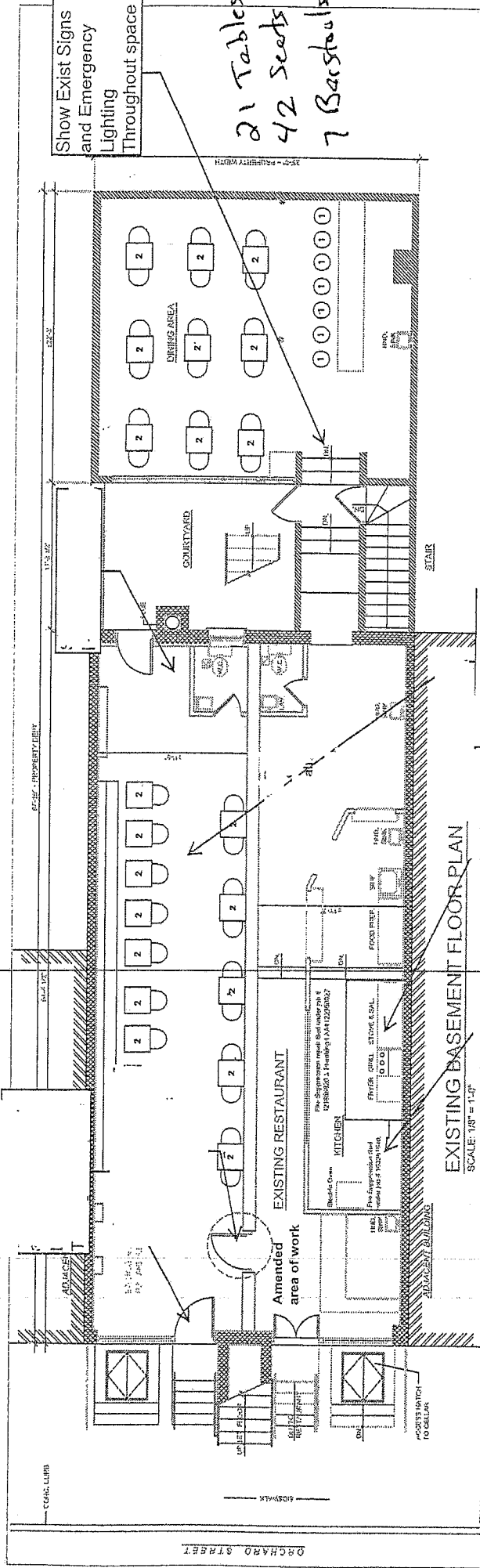
Block Plot
154 Orchard Street
New York, NY
September 8, 2017

Rivington Street

Hair of the Dog 168-170 Orchard St.
Residential
Vape Store
Vacant
Bakery
Wassail 162 Orchard St.
Groceries
Vacant
Jewelry
Skateboards
Gallery
Vacant
Hair Salon
Vape Store
APPLICANT
Karaoke Boho (wine, beer)
Residential
Commercial
Tattoos
Butcher Bar 146 Orchard St.
Residential
Vacant
Residential
Trapizzino (wine, beer)



EXISTING CELLAR FLOOR PLAN EXISTING RESTAURANT
 SCALE: 1/4" = 1'-0" FRED JENSEN/SENARRE APPLICATION



21 Tables
 42 Seats
 7 Bar stools

Show Exist Signs and Emergency Lighting Throughout space

EXISTING BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EXISTING RESTAURANT

KITCHEN

Amended area of work

ORCHARD STREET

EXISTING PROPERTY BERRY

SERVING AREA

COURTYARD

STAIRS

PLATE CHILL, STORAGE & SINK

FOOD PREP

BAR

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS