

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

Alysha Lewis-Coleman, 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: April 30, 2018

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: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: N/A

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 140 Allen Street, New York, NY 10002

Cross streets: Rivington Street and Delancey Street

Name of applicant and all principals: Allen Street Hospitality LLC; Morad Kalimian

Trade name (DBA): The Allen

PREMISE:

Type of building and number of floors: Stand alone building - 17 floors (cellar - Floor 16)

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: _____

Rooftop; sidewalk cafe and terrace off of the second floor

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? N/A

*The Certificate of Occupancy is pending as hotel is not yet opened

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: Hotel business

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) The hotel is open 24 hours per day/7 days per week. Please see the attached
chart for the days/hours of operation for all food and beverage areas.

Number of tables? Please see attached Total number of seats? Please see attached

How many stand-up bars/ bar seats are located on the premise? 3 bars with 20 bar stools total

(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): Please see attached

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

Varied American Cuisine in Hotel Lobby Bar and Italian in the Allen Street Bistro.

What are the hours kitchen will be open? Please see attached

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

How many employees will there be? 80

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

Will there be TVs/monitors? Yes No (If Yes, how many?) Allen Street Bistro: 4; The Orchard Cafe: 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: Centrally controlled audio system with zones to allow for different music to be played in different spaces.

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? Yes - hosted events will take place on notable dates for specific events (i.e. Christmas, Valentine's, Halloween, Oscars, Super Bowl, as well as other sporting fashion and movie events).

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: Hotel Henri

Address: 37 W. 24th Street, New York, NY 10010 Community Board # 5

Dates of operation: 2016 to 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? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 28

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 operate a full-service restaurant, specifically a (type of restaurant) Italian Restaurant and a Varied American Cuisine bar/lounge, with a kitchen open and serving food during all hours of operation OR I have less than full-service kitchen but will serve food all hours of operation.
2. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3. 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 _____.
4. I will play ambient recorded background music only.
5. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3. N/A - Premises is being licensed as a full on-premises liquor license
7. I will not participate in pub crawls or have party buses come to my establishment.
8. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by 8 pm.
9. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Allen Street Hospitality LLC
d/b/a The Allen
140 Allen Street
New York, NY 10002

Attachment to Community Board 3 Liquor License Application Questionnaire

Proposed Method of Operation:

1. Proposed Days/Hours of Operation and Number of Tables/Seats at Tables

<u>Venue Name</u>	<u>Location</u>	<u>Interior/Exterior</u>	<u>Days/Hours of Operation</u>	<u>Number of Tables</u>	<u>Number of Seats at Tables</u>
Allen Street Bistro	Ground Floor	Interior	Monday – Sunday: 11 am – 4 am	21	51
Allen Street Bistro – Sidewalk Café	Ground Floor	Exterior	Monday – Sunday: 11 am – 2 am	9	36
Allen Street Bistro – Second Floor Terrace	Second Floor	Exterior	Monday – Sunday: 11 am – 2 am	13	51
The Orchard Café	Ground Floor	Interior	Monday – Sunday: 7 am – 2 am	0	0
The Orchard Café – Sidewalk Café	Ground Floor	Exterior	Monday – Sunday: 7 am – 12 am	7	28
Hotel Lobby Bar & Lounge	Ground Floor	Interior	Monday – Sunday: 6 am – 4 am	20	67
Hotel Lobby Bar & Lounge – Sidewalk Café	Ground Floor	Exterior	Monday – Sunday: 7 am – 2 am	5	20
Hotel Lobby Bar & Lounge – Entry Terrace	Ground Floor	Exterior	Monday – Sunday: 7 am – 2 am	2	8
Lower East View	16 th Floor	Interior	Sun. – Wed.: 12 pm – 2 am; Thurs. – Sat.: 12 pm – 4 am	5	20
Lower East View – Terrace	16 th Floor	Exterior	Monday – Sunday: 12 pm – 2 am	3	22

2. Bars:

Bar Name	Location	Interior/Exterior	Length of Bar
Hotel Lobby Bar	Ground Floor	Interior	14'-4"
Allen Street Bistro	Ground Floor	Interior	15'-8"
Lower East View	16 th Floor	Interior	15'

3. Hours of Kitchen:

Kitchen Name	Location	Days/Hours of Operation
Main Kitchen	Cellar	Monday – Sunday: 6 am – 1 am
Allen Street Bistro	Ground Floor	Monday – Sunday: 11 am – 4 am

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Proposed Method of Operation:

Traffic Plan:

The hotel will have a "No Parking/Loading Zone" on Allen Street for the loading/unloading of guests and patrons. Hotel front desk/bell staff will call livery for guests/patrons. Any guest/patron that self-drives to the hotel will be directed to nearby garages located at 59 Allen Street and 109 Essex Street.

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Proposed Method of Operation:

How the Applicant Intends to Manage Noise Inside and Outside of the Hotel:

Sound insulation will be installed between the food and beverage spaces and the hotel rooms. All exterior operable exterior windows will close at the time the corresponding outdoor venue closes.

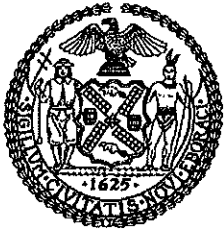
**Allen Street Hospitality LLC
d/b/a The Allen
140 Allen Street
New York, NY 10002**

Attachment to Community Board 3 Liquor License Application Questionnaire

Applicant History:

Principal Work Experience:

Morris Kalimian, the principal of the applicant, owns and operates several hotels with food and beverage facilities in the New York Metropolitan area. Currently, Mr. Kalimian owns and operates the Garden City Hotel (269 keys) that has a fine dining steakhouse, full banquet facilities and a cocktail lounge with an outdoor patio. Mr. Kalimian also owns and operates the Hotel Henri (100 keys) located in Chelsea in Manhattan. That hotel has a full service restaurant with an outdoor patio, as well as a rooftop bar with both indoor and outdoor areas.



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Supplemental Questionnaire for Hotel Applications

Consistent with our expectations for all hotel liquor license applications, please complete this form before the committee meeting.

1. Number of floors in total 17 Number of floors used for lodging 14
2. Number of public spaces 111 Great Neck Road, Suite 408 Indoor waiting areas for public spaces 4
3. Where deliveries will occur At the Orchard Street entrance to the building
4. Where will the main entrance be located Allen Street
 - a. What other entrances or exits exist and their uses Orchard St. entrance/exit - used for the Orchard Cafe; Orchard Street service entrance/exit - for all employees, deliveries and garbage
5. What the exterior lighting consists of or if it will change (this includes proposed lighting for the rooftop and lighting for any outdoor area) LED strips mounted on underside of railings and at entry marquee; down lights at hotel entry; landscape path lighting at terraces
6. For each public space, please include the following information (please provide attached sheets if there are multiple public spaces):
 - a. Method of operation (lounge, waiting area, lobby, restaurant, event space, etc.) Please see attached Hours of operation Please see attached
 Square footage Please see attached Capacity Please see attached Licensed Please see attached
 - b. Seating and what seating is comprised of (tables, chairs, couches, etc.)
Please see attached
 - c. Number of bars and type (service or stand up) 3
 - d. Bar length Please see attached Number of stools at bars Please see attached
 - e. Food service yes no Please see attached
 - f. Food service from central kitchen or elsewhere Please see attached
 - g. Hours of food service Please see attached Proposed menu Please see attached
 - h. Music type (live, recorded, etc.) and level (background or entertainment)
Please see attached

7. If any public space is being proposed as a performance and/or dance venue, please provide the following additional information:

- a. Types of programs or shows proposed N/A
- b. Frequency of shows (when will they be scheduled) N/A
- c. Capacity of dance areas N/A
- d. Soundproofing N/A

8. If any part of the façade will open, please provide the following information:

- a. Where it is located in the building Orchard Facade; Allen Facade; and Rivington Facade
- b. What it overlooks Street
- c. When it is proposed to be closed 2 am

9. If there are any proposed outdoor spaces, please provide the following information:

- a. Method of operation Please see attached
- b. Hours of operation Please see attached
- c. Seating and what it consists of Please see attached
- d. Whether music is proposed Please see attached Type Please see attached
- e. Proximity to adjacent residential windows Please see attached
- f. Licensed? Please see attached

- Please submit any vehicle and pedestrian traffic study in advance of the meeting for review. Hotel applicants should meet with the local precinct regarding its traffic and other potential impacts.
- Applicant should also meet with the community to address concerns.
- Please also submit applicant work history.

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 d/b/a The Allen
 140 Allen Street
 New York, NY 10002

Attachment to Community Board 3 Supplemental Questionnaire for Hotel Applications

Question 6

A. Fitness Center

Location	Cellar
Interior/Exterior	Interior
Days/Hours of Operation	24 Hours Per Day/7 Days Per Week
Square Footage	1,000
Capacity	10
Licensed	No
Seating	0
Number of Bars and Type	0
Bar Length	N/A
Number of Stools at Bars	0
Food Service	No
Hours of Food Service	N/A
Proposed Menu	N/A
Music Type and Level	None

B. Allen Street Bistro Interior

<u>Location</u>	Ground Floor
<u>Interior/Exterior</u>	Interior
<u>Days/Hours of Operation</u>	Monday – Sunday: 11 am – 4 am
<u>Square Footage</u>	1,850
<u>Capacity</u>	70
<u>Licensed</u>	Yes
<u>Seating</u>	51 – Chairs and Banquettes – both at tables
<u>Number of Bars and Type</u>	1 Stand Up Bar
<u>Bar Length</u>	15’-8”
<u>Number of Stools at Bars</u>	12
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Monday – Sunday: 11 am – 4 am
<u>Proposed Menu</u>	Italian Food
<u>Music Type and Level</u>	Recorded and DJ – Background and Entertainment

C. Allen Street Bistro Sidewalk Café

<u>Location</u>	Ground Floor
<u>Interior/Exterior</u>	Exterior
<u>Days/Hours of Operation</u>	Monday – Sunday: 11 am – 2 am
<u>Square Footage</u>	Pending
<u>Capacity</u>	36
<u>Licensed</u>	Yes
<u>Seating</u>	36 – Chairs at tables
<u>Number of Bars and Type</u>	0
<u>Bar Length</u>	N/A
<u>Number of Stools at Bars</u>	N/A
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Monday – Sunday: 11 am – 2 am
<u>Proposed Menu</u>	Italian Food
<u>Music Type and Level</u>	None
<u>Proximity to Adjacent Residential Windows</u>	Pending

D. Allen Street Bistro – Second Floor Terrace

Location	Second Floor
Interior/Exterior	Interior and Exterior
Days/Hours of Operation	Monday – Sunday: 11 am – 2 am
Square Footage	1,100
Capacity	67
Licensed	Yes
Seating	51 – Chairs at tables & Couches
Number of Bars and Type	1 – Stand-Up Bar
Bar Length	9-10”
Number of Stools at Bars	0
Food Service	Yes
Hours of Food Service	Monday – Sunday: 11 am – 2 am
Proposed Menu	Italian Food
Music Type and Level	Recorded – Background
Proximity to Adjacent Residential Windows	20 feet +/- to 79 Rivington

E. The Orchard Café – Interior

<u>Location</u>	Ground Floor
<u>Interior/Exterior</u>	Interior
<u>Days/Hours of Operation</u>	Monday – Sunday: 7 am – 2 am
<u>Square Footage</u>	900
<u>Capacity</u>	31
<u>Licensed</u>	Yes
<u>Seating</u>	0
<u>Number of Bars and Type</u>	1 – Stand-Up Bar
<u>Bar Length</u>	21'
<u>Number of Stools at Bars</u>	0
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Monday – Sunday: 7 am – 2 am
<u>Proposed Menu</u>	Quick Bites
<u>Music Type and Level</u>	Recorded - Background

F. The Orchard Café – Sidewalk Café

<u>Location</u>	Ground Floor
<u>Interior/Exterior</u>	Exterior
<u>Days/Hours of Operation</u>	Monday – Sunday: 7 am – 12 am
<u>Square Footage</u>	Pending
<u>Capacity</u>	16
<u>Licensed</u>	Yes
<u>Seating</u>	16
<u>Number of Bars and Type</u>	0
<u>Bar Length</u>	N/A
<u>Number of Stools at Bars</u>	N/A
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Monday – Sunday: 7 am – 12 am
<u>Proposed Menu</u>	Quick Bites
<u>Music Type and Level</u>	None
<u>Proximity to Adjacent Residential Windows</u>	Pending

G. Hotel Lobby Bar & Lounge: Interior

Location	Ground Floor
Interior/Exterior	Interior
Days/Hours of Operation	Monday – Sunday: 6 am – 4 am
Square Footage	1,500
Capacity	80
Licensed	Yes
Seating	67 – Chairs & Banquettes – both at tables
Number of Bars and Type	1 – Stand Up Bar
Bar Length	14’-4”
Number of Stools at Bars	8
Food Service	Yes
Hours of Food Service	Monday – Sunday: 6 am – 4 am
Proposed Menu	Varied American Cuisine
Music Type and Level	Recorded and DJ – Background and Entertainment

H. Hotel Lobby Bar & Lounge: Sidewalk Café

Location	Ground Floor
Interior/Exterior	Exterior
Days/Hours of Operation	Monday – Sunday: 7 am – 2 am
Square Footage	Pending
Capacity	28
Licensed	Yes
Seating	28 – Chairs at tables
Number of Bars and Type	0
Bar Length	N/A
Number of Stools at Bars	N/A
Food Service	Yes
Hours of Food Service	Monday – Sunday: 7 am – 2 am
Proposed Menu	Varied American Cuisine
Music Type and Level	None
Proximity to Adjacent Residential Windows	Pending

I. Hotel Lobby Bar & Lounge: Entry Terrace

<u>Location</u>	Ground Floor
<u>Interior/Exterior</u>	Exterior
<u>Days/Hours of Operation</u>	Monday – Sunday: 7 am – 2 am
<u>Square Footage</u>	400
<u>Capacity</u>	18
<u>Licensed</u>	Yes
<u>Seating</u>	18 – Chairs at tables
<u>Number of Bars and Type</u>	0
<u>Bar Length</u>	N/A
<u>Number of Stools at Bars</u>	N/A
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Monday – Sunday: 7 am – 2 am
<u>Proposed Menu</u>	Varied American Cuisine
<u>Music Type and Level</u>	Recorded – Background
<u>Proximity to Adjacent Residential Windows</u>	Pending

J. Lower East View: Interior

<u>Location</u>	16 th Floor
<u>Interior/Exterior</u>	Interior
<u>Days/Hours of Operation</u>	Sun. – Wed.: 12 pm – 2 am; Thurs. – Sat.: 12 pm – 4 am
<u>Square Footage</u>	920
<u>Capacity</u>	30
<u>Licensed</u>	Yes
<u>Seating</u>	20 - Chairs & Banquettes – both at tables
<u>Number of Bars and Type</u>	1 – Stand Up Bar
<u>Bar Length</u>	15'
<u>Number of Stools at Bars</u>	0
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Sun. – Wed.: 12 pm – 2 am; Thurs. – Sat.: 12 pm – 4 am
<u>Proposed Menu</u>	Varied American Cuisine
<u>Music Type and Level</u>	Recorded and DJ – Background and Entertainment

K. Lower East View: Exterior

Location	16 th Floor
Interior/Exterior	Exterior
Days/Hours of Operation	Monday – Sunday: 12 pm – 2 am
Square Footage	890
Capacity	29
Licensed	Yes
Seating	22 – chairs at tables and couches
Number of Bars and Type	1 – Stand-Up Bar
Bar Length	8'
Number of Stools at Bars	0
Food Service	Yes
Hours of Food Service	Monday – Sunday: 12 pm – 2 am
Proposed Menu	Varied American Cuisine
Music Type and Level	Recorded – Background
Proximity to Adjacent Residential Windows	Pending