

The Gutter Bar LES LLC
242 Broome Street
New York, NY 10002

Manhattan Community Board 3
Presentation



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
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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 20, 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: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 242 Broome St New York, NY 10002

Cross streets: Essex Street, Ludlow Street

Name of applicant and all principals: The Gutter Bar LES LLC

Todd Powers

Trade name (DBA): The Gutter Bar LES

PREMISE:

Type of building and number of floors: 14 floors, 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: n/a

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? pending - 364

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): TBD

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: Bowling Alley

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 12pm - 4am everyday

Number of tables? 25 Total number of seats? 88

How many stand-up bars/ bar seats are located on the premise? 121
(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): 100 ft circular bar in middle of space

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 - 4am.

Will a manager or principal always be on site? Yes No If yes, which? _____
How many employees will there be? 25

Do you have or plan to install French doors accordion doors or windows? NONE

Will there be TVs/monitors? Yes No (If Yes, how many?) 12

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 controlled speakers speakers hung on walls at strategic points to set a relaxed ambiance.

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) We will have a security guard in the vestibule on the first floor and a guard at each group of lanes along with a guard on the floor at all times.

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: The Gutter Bar LLC

Address: 200 North 14th St Brooklyn NY Community Board # 1

Dates of operation: September 2007

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 (NOT ON SAME BLOCK)

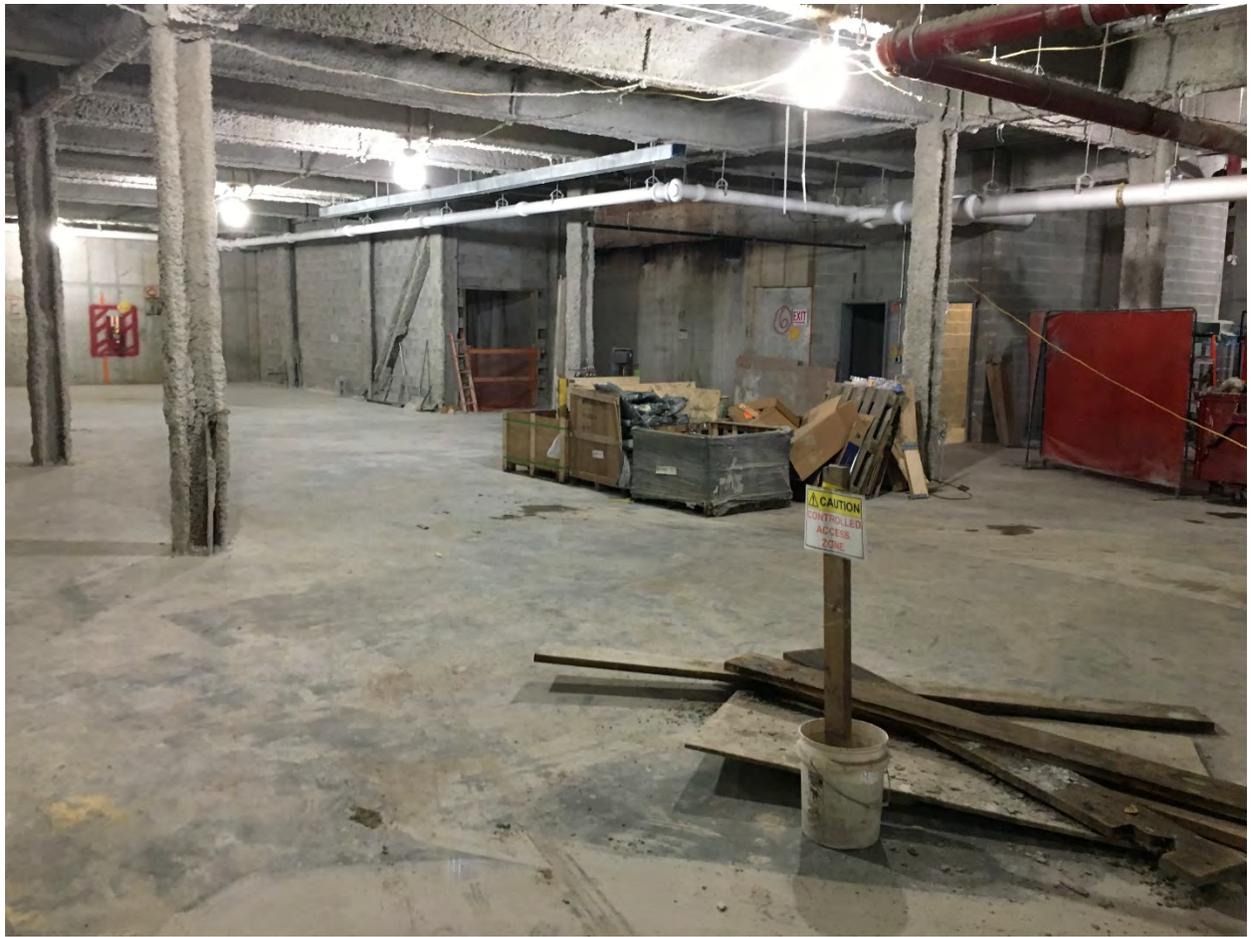
COMMUNITY OUTREACH:

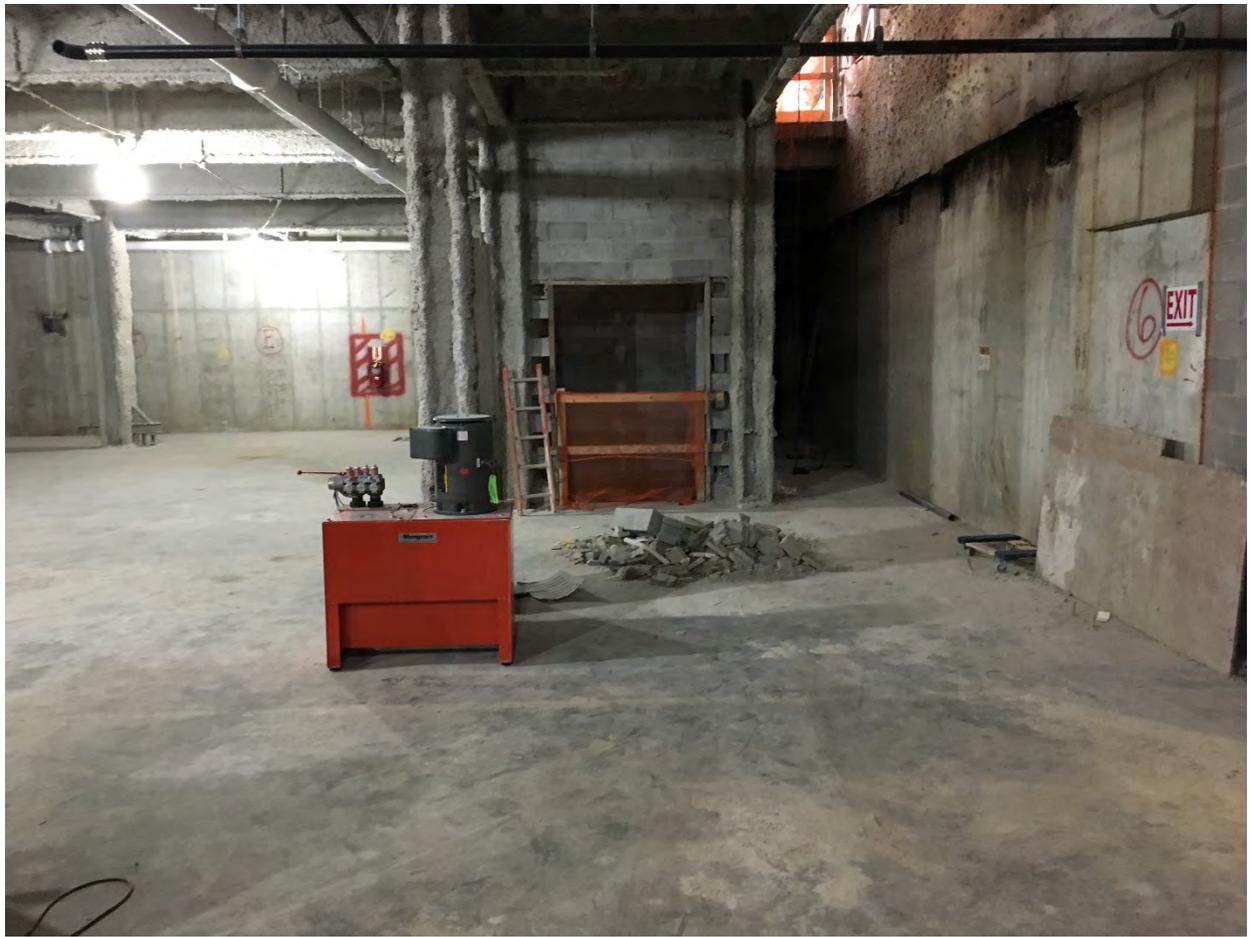
Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which 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 _____, 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.
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 _____.
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.











THE GUTTER L.E.S.

-STARTERS-

JUMBO BUFFALO WINGS - 9

house made sauce, celery, carrots

ANTIPASTO – 16

assorted meats and cheeses, grilled and marinated vegetables

FRIED PICKLES – 8

assorted pickles from THE PICKLE GUYS

HOUSE CUT FRIES – 6

-SOUP & SALADS-

ROASTED BEET - 14

mixed greens, pecans, fried goat cheese, white balsamic dressing

WEDGE – 12

iceberg, bacon, grape tomatoes, bleu cheese

CAPRESE – 15

fresh mozzarella, tomato, basil, balsamic dressing

TOMATO BISQUE – 7

ricotta crostini

-PIZZA-

CHEESE - 13

fresh mozzarella, tomato, basil

WHITE PIE – 15

fresh mozzarella, ricotta, garlic and herbs

SAUSAGE - 15

fennel sausage, tomato, mozzarella

OVER THE LINE – 15

spicy soppressata, honey, mozzarella, basil

5 BAGGER - 16

sausage, spicy soppressata, peppers, onions, mushrooms

-SANDWICHES –

6 OZ. BURGER – 14

*lettuce, tomato, onion, fresh cut fries
cheese +2 bacon +2*

MEATBALL PARM – 14

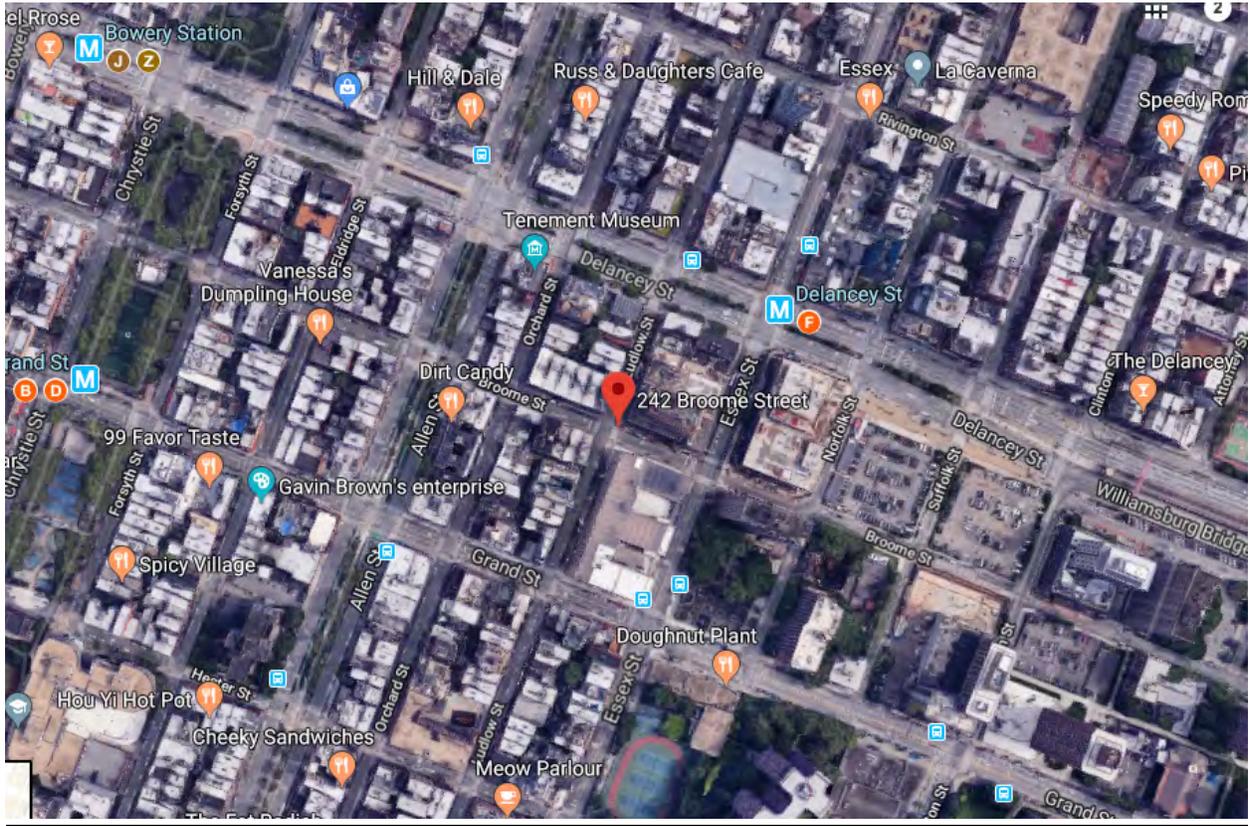
pork-veal, parmesan, marinara, fresh cut fries

-DESSERT-

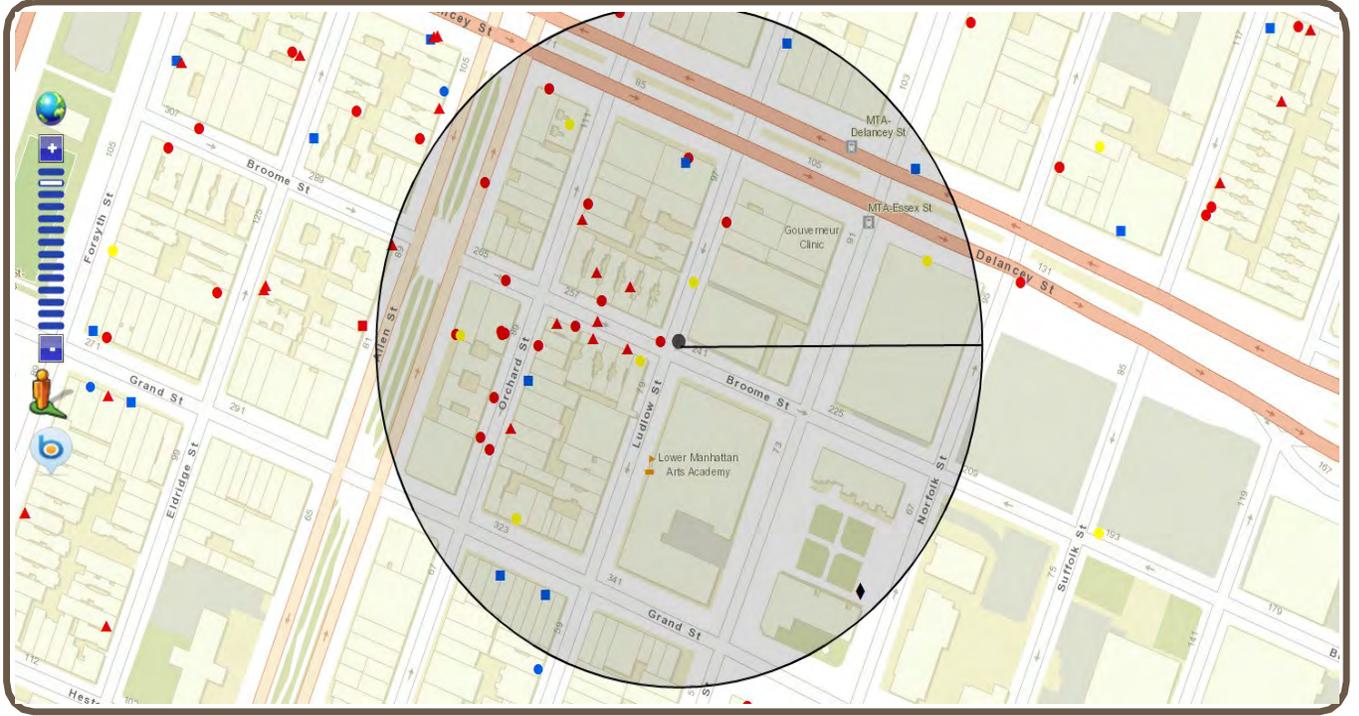
CRÈME BRULEE CHEESECAKE – 9

topped with blueberry compote

Google map of the area



500 Feet Map



Proximity Report for Location:

November 26, 2018

242 Broome 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	530 ft
SEWARD PARK LIQUORS INC	53 LUDLOW ST	530 ft
DELANCEY WINE INC	35 ESSEX ST	680 ft
OCEAN WINE & SPIRIT INC	273 GRAND ST	970 ft
SALGIRAH CORP	141 ESSEX ST	1060 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	1235 ft
FLYNN MCCLURE INC	100 STANTON ST	1325 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Beth Hamedrash Hagadol Synagogue	470 ft
Norfolk Street Baptist Church	470 ft

Schools within 500 Feet

Name	Address	Approx. Distance
SEWARD PARK HS (NOT ON SAME BLOCK)	350 GRAND ST	185 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	30 ft
54 MULBERRY LLC	252 BROOME ST	140 ft
MAY BEE BOHEMIAN LLC	252 BROOME ST	140 ft
BARRIO CHINO LLC	253 BROOME STREET	170 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	190 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	230 ft
JOHANNNGPRO LLC	96 ORCHARD ST	250 ft
93 LUDLOW ST INC	95 DELANCEY ST	270 ft
TWO BIKES LLC	85 ORCHARD STREET	285 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	290 ft
ORCHARD 85 CORP	85 ORCHARD STREET	290 ft
XLR8 LLC	266 BROOME ST	295 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	315 ft
NORMAN'S CAY GROUP LLC	74 ORCHARD ST	350 ft
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	355 ft

Name	Address	Approx. Distance
BIG CANDY LLC	86 ALLEN ST	365 ft
CONGEE VILLAGE INC	100 ALLEN ST	395 ft
BARNORTH GROUP LLC	77 DELANCEY ST	425 ft
DELANCEY SQUARE HOSP LLC & 119 ORCHARD PROP INC.	119 ORCHARD ST AKA120 ALLEN ST	490 ft
HERMES B NY LLC	95 ALLEN ST	520 ft
ULLI BAR CORP	120 ORCHARD ST	520 ft
RANDALLS HOSPITALITY LLC	359 361 GRAND ST	540 ft
MPDRAW LLC	109 LUDLOW STREET	560 ft
PROLETARIAT V, INC	98 102 NORFOLK	570 ft
BG BAR INC	113 LUDLOW ST	580 ft
PIZZA A CASA INC	371 GRAND ST	600 ft
FOURTHGEN LLC	127 ORCHARD ST	625 ft
ATTABOY COCKTAILS LLC	134 ELDRIDGE ST	625 ft
EDMANHUSTLE LLC	39 ESSEX ST	635 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	640 ft
OLD MAN HUSTLE LLC	39 ESSEX ST	645 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	660 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	670 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	675 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	675 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	685 ft
A HALIBUT INC	138 ORCHARD ST	730 ft
NYLA CAFE LLC	126 LUDLOW ST	745 ft
B D SHEA GRAND LLC	384 GRAND STREET	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
OPTIMUM GOURMET & MARKET CORP	243 BROOME ST	70 ft
CDT LUDLOW INC	87 LUDLOW ST	90 ft
ALLEN HOTEL INC, THE	88 ALLEN ST	360 ft
LOWER EAST SIDE TENEMENT MUSEUM	103 ORCHARD ST	365 ft
TRUMMER ART HOLDINGS LLC	324 GRAND ST	370 ft
REGAL CINEMAS INC	115 DELANCEY ST	425 ft
GRANDLO CAFE INC	178 BROOME ST	745 ft
LA CONTENTA INC	102 NORFOLK ST	750 ft

Unmapped licenses within zipcode of report location

Name	Address
HENG YUN GROCERY INC	329 GRAND ST
NAKAMURA INC	172 DELANCEY ST
RIDGE MINI MARKET & DELI CORP	129 135 RIDGE ST
VESELKA ESSEX LLC	115 DELANCEY ST
GRANDDADDY LLC, THE	290 GRAND ST

Name	Address
JOEY BATS CAFE NYC LLC	129 ALLEN ST
CAFE MERENDA LLC	83 HENRY ST
ZHEN WEI FANG INC	207 BOWERY
FIFTH ELEPHANT LLC, THE	87 LUDLOW ST
COPPER THROAT CORP	123 LUDLOW ST