

OFFICE USE ONLY
Original Amended Date

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Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice was Sent: 02/05/2019

1a. Delivered by: Overnight Mail with Tracking Number

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

- New Application Renewal Alteration Corporate Change Removal Class Change Method of Operation Change

For New applicants, answer each question below using all information known to date
For Renewal applicants, answer all questions
For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
For Corporate Change applicants, attach a list of the current and proposed corporate principals
For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
For Class Change applicants, attach a statement detailing your current license type and your proposed license type
For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Community Board #3, Manhattan, NY

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): Expiration Date (if applicable):

5. Applicant or Licensee Name: Allen Street Hospitality LLC

6. Trade Name (if any): The Allen Hotel

7. Street Address of Establishment: 140 Allen Street

8. City, Town or Village: New York, NY Zip Code: 10002

9. Business Telephone Number of Applicant/Licensee: (212) 660-7800

10. Business E-mail of Applicant/Licensee: morry@elkinvestors.com

11. Type(s) of alcohol sold or to be sold: Beer & Cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service:

- Full food menu; full kitchen run by a chef or cook Menu meets legal minimum food availability requirements; food prep area at minimum

13. Type of Establishment:

14. Method of Operation: (check all that apply)
Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke
Live Music (give details i.e., rock bands, acoustic, jazz, etc.):
Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment
Video/Arcade Games Third Party Promoters Security Personnel
Other (specify):

15. Licensed Outdoor Area: (check all that apply)
None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure
Sidewalk Cafe Other (specify):

Rec'd By Community Board 3, Man

FEB 06 2019

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<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

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16. List the floor(s) of the building that the establishment is located on:

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

<input type="text"/>	<input type="text"/>
Name	Serial Number

21. Does the applicant or licensee own the building in which the establishment is located? Yes (if YES, SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:

23. Building Owner's Street Address:

24. City, Town or Village: State: Zip Code:

25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:

27. Representative/Attorney's Street Address:

28. City, Town or Village: State: Zip Code:

29. Business Telephone Number of Representative/Attorney:

30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature: _____

VIA FEDEX

February 5, 2019

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Susan Stetzer
Community Board 3 – Manhattan
59 East 4th St
New York, NY 10003

Re: Allen Street Hospitality LLC (a.k.a. The Allen Hotel) – Liquor License
Request for Re-Hearing

Ms. Stetzer-

As you may well be aware, Allen Street Hospitality LLC is seeking a full liquor license (op) for the Allen Hotel located at 140 Allen Street. Due to the proximity of its currently planned entrance on Allen Street to the Grace to Fujianese church located at 133 Allen Street, the hotel is seeking community board endorsement for a legislative carve-out for the 200-foot rule and full liquor license (op). The hotel went before the SLA & DCA Licensing Committee in early November 2018 with a proposed method of operation that was similar (but different on a few points) to the method of operation being proposed by the local block association group the "LES Dwellers" who represents the area surrounding the hotel. The Committee voted to deny recommendation for a carve-out and proposed method of operation for the full liquor license. The denial was voted on and adopted by the board in the November 2018 board meeting.

Subsequent to the denial in November, the hotel had reached a Memorandum of Understanding (MOU) with the LES Dwellers in exchange for their support for a new method of operation that primarily curtails the use of outdoor spaces in response to requests from local residents, leaves the original layouts much the same and leaves the primary hotel entrance at its originally proposed location on Allen Street. A summary of the key revisions is listed in the attached sheet along with the MOU. Additionally, subsequent to the November meeting the hotel performed a survey and determined that it is not possible to locate the primary hotel entrance anywhere on Allen Street without triggering the 200-foot rule. The traffic study the hotel performed, as well as all input from the community have all indicated that locating the hotel entrance on either Rivington Street or Orchard Street would be disadvantageous and that locating the entrance on Allen Street would be the most favored option by all stakeholders including the hotel.

If the community board will not ultimately support the carve-out then the hotel will have no choice but to move its primary entrance from Allen Street to Orchard or Rivington Streets in order to apply for a liquor license before the New York State Liquor Authority. To avoid major expenditures and delays to the construction schedule that would be in the best interest of all parties, the hotel must decide no later than this February as to the final location of its entrance. As such we are most respectfully requesting that the 200-foot carve out and full liquor license (op) application be promptly reconsidered for the hotel by the SLA & DCA Licensing Committee and put on the agenda for one of the committee's February 2019 meetings. I have also enclosed herein our new 30 day notice regarding our proposed liquor license application.

Regards,



Dan Stephens
Allen Street Hospitality LLC

Exhibit A: Summary of Post 11/5/18 SLA Committee Meeting Changes

- Reduction of Rivington entrance terrace closing hours from 10pm to 7pm
- Reduction 2nd Floor terrace closing hours from 10pm to 7pm
- Restriction of the 2nd floor terrace to hotels guests only
- Removal of food and beverage service and service bar from the 2nd floor terrace
- Removal of background music from the exterior portion of the sixteenth floor rooftop lounge