



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: May 30, 2019

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: Tavern-Wine license

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Cafe/Tavern

Corporation and trade name of current license: Color Puree LLC D/B/A Black Cat LES

APPLICANT:

Premise address: 172 Rivington Street, New York, NY 10002

Cross streets: Clinton & Attorney

Name of applicant and all principals: Mansin & Mischa Corp.
Justin Lau

Trade name (DBA): Black Cat LES

PREMISE:

Type of building and number of floors: Mixed Use; 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: 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? 74

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): R7A

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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) 7 AM to 12 AM midnight 7 days

Number of tables? 10 Total number of seats? 34

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

(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): Food counter; front right to middle of premises

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
Cafe food; Breakfast & sandwiches

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

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

How many employees will there be? 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?) _____

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 _____

> Once a month on Sunday from
6 PM - 9PM; Acoustic Jazz with
no percussion.

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Please describe your sound system: _____
CD's/ipod

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.")
There will be a dedicated staff member to monitor the exterior of the premises to ensure that patrons do not disturb neighbors.

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) _____

N/A

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. There will be background music only except for once a month on Sundays from 6PM to 9PM. The performers will be towards the back of the premises and the front doors will remain closed.

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: _____
N/A

Address: _____
N/A Community Board # _____
N/A

Dates of operation: _____
N/A

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Applicant's family has owned and operated multiple restaurants.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name

and describe type of business _____
N/A

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? 19

How many On-Premise (OP) liquor licenses are within 500 feet? 15

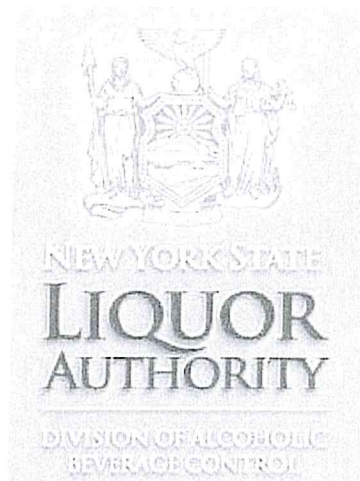
Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No

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).

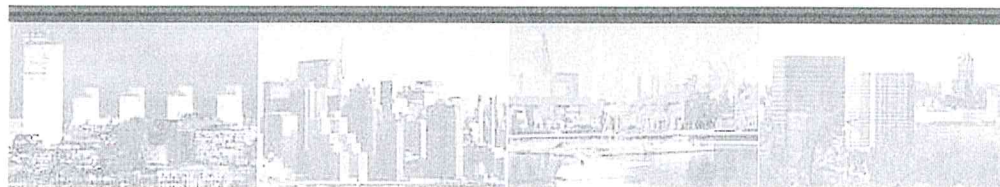
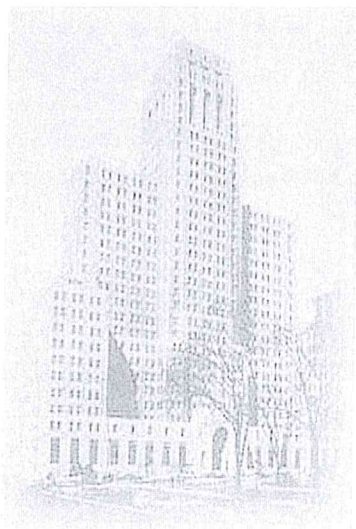
We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____, 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.



Andrew M. Cuomo, Governor
Vincent G. Bradley, Chairman
Greeley T. Ford, Commissioner

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Public Query - Results

License Information

Serial Number: 1300716
License Type: RESTAURANT WINE
License Status: License is Active
Credit Group: 1
Filing Date: 05/11/2017
Effective Date: 06/22/2017
Expiration Date: 05/31/2019

Premises Information

Principal's Name: HO, AARON
Premises Name: COLOR PUREE LLC
Trade Name:
Zone: 1
Address: 172 RIVINGTON ST

NEW YORK, NY 10002
County: NEW YORK

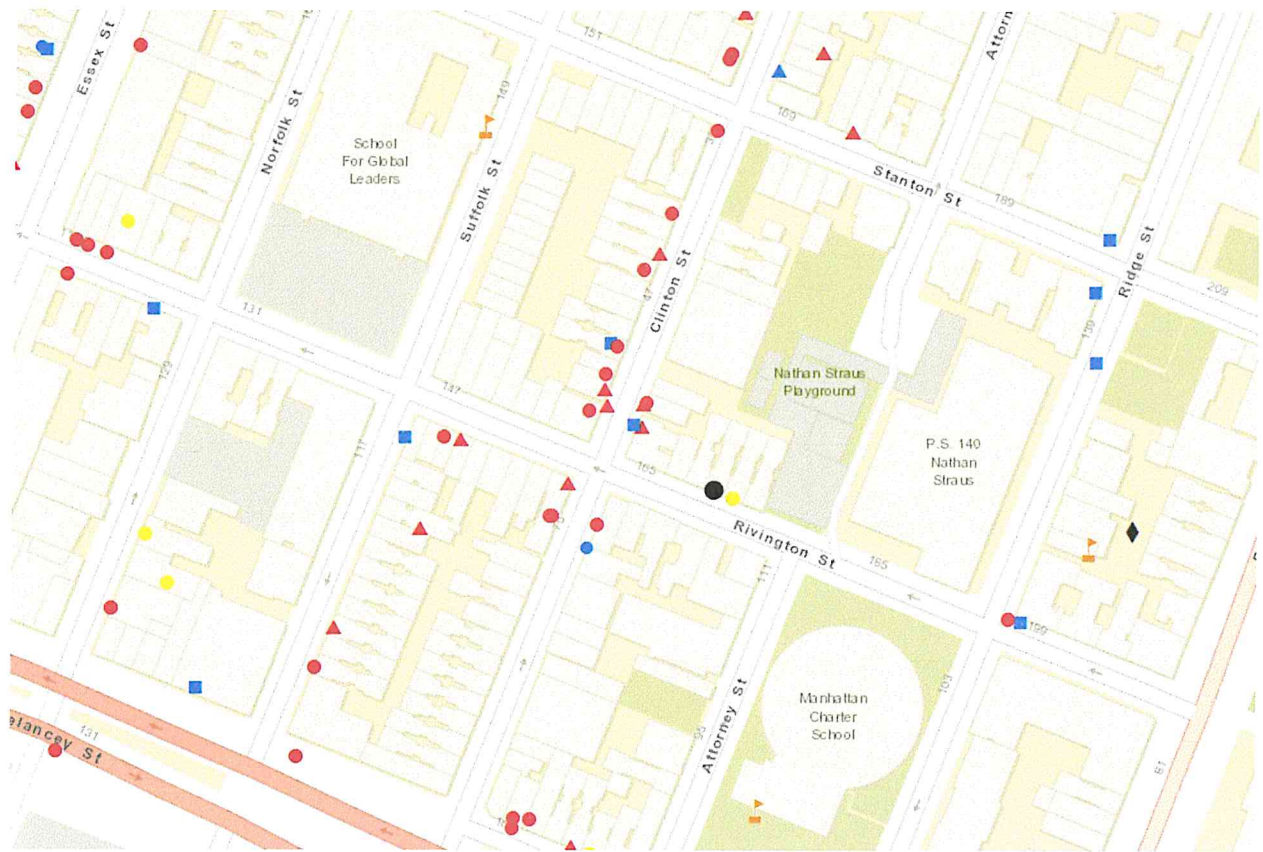
You can select one of the following links to perform another search:

- [Search by Name](#)
- [Search by License Number](#)
- [Search by Location](#)
- [Search by Principal](#)
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New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002

EXISTING BEER & WINE LICENSE CURRENTLY AT THE PREMISES



Proximity Report for Location:

May 30, 2019

172 Rivington 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
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	165 ft
TURTLE DOVE LLC	28 30 CLINTON ST	500 ft
SALGIRAH CORP	141 ESSEX ST	955 ft
LOON CHUN INCORPORATED	45 PITT STREET	975 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	1125 ft
DISCOVERY WINES LLC	16 AVE B	1135 ft
FLYNN MCCLURE INC	100 STANTON ST	1270 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
PS 142 AMALIA CASTRO SCHOOL	100 ATTORNEY ST	385 ft
PS 140 NATHAN STRAUS SCHOOL	123 RIDGE ST	455 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
VYSK INC	174 RIVINGTON ST	25 ft
68 CLINTON RESTAURANT ASSOCIATES LLC	68 CLINTON ST	130 ft
76 CLINTON RESTAURANT LTD	76 CLINTON ST	145 ft
ICHIBAN 71 CLINTON INC	71 CLINTON ST	175 ft
BLACK ROSE HOSPITALITY GROUP LLC	67 CLINTON ST	190 ft
79 CLINTON RESTAURANT GROUP LLC	79 CLINTON ST	195 ft
GREY CRESCENT LLC	76 CLINTON ST	200 ft
J SALT LLC	63 CLINTON ST	205 ft
AZASU INC	49 CLINTON ST	275 ft
151 SG PROPS LLC	151 RIVINGTON ST	330 ft
PETER WINDMILL ENTERPRISES LLC	43 CLINTON ST	330 ft
BETA CLINTON CORP	37 39 CLINTON STREET	425 ft
ADR RESTAURANT INC	168 DELANCEY STREET	445 ft
KINGS CO IMPERIAL LLC	168 1/2 DELANCEY ST	455 ft
MOSCOW 57 LLC	168 1/2 DELANCEY ST	465 ft
AVIR LLC	29 CLINTON ST AKA168STANTON ST	510 ft

Name	Address	Approx. Distance
CLINTON STREET RESTAURANT LLC	29 CLINTON ST	515 ft
HI DELANCEY RESTAURANT LLC	148-150 DELANCEY ST	520 ft
SC DELANCEY LLC & LJP PRODUCTIONS	148-150 DELANCEY ST	585 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	725 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	725 ft

Pending Licenses within 750 Feet

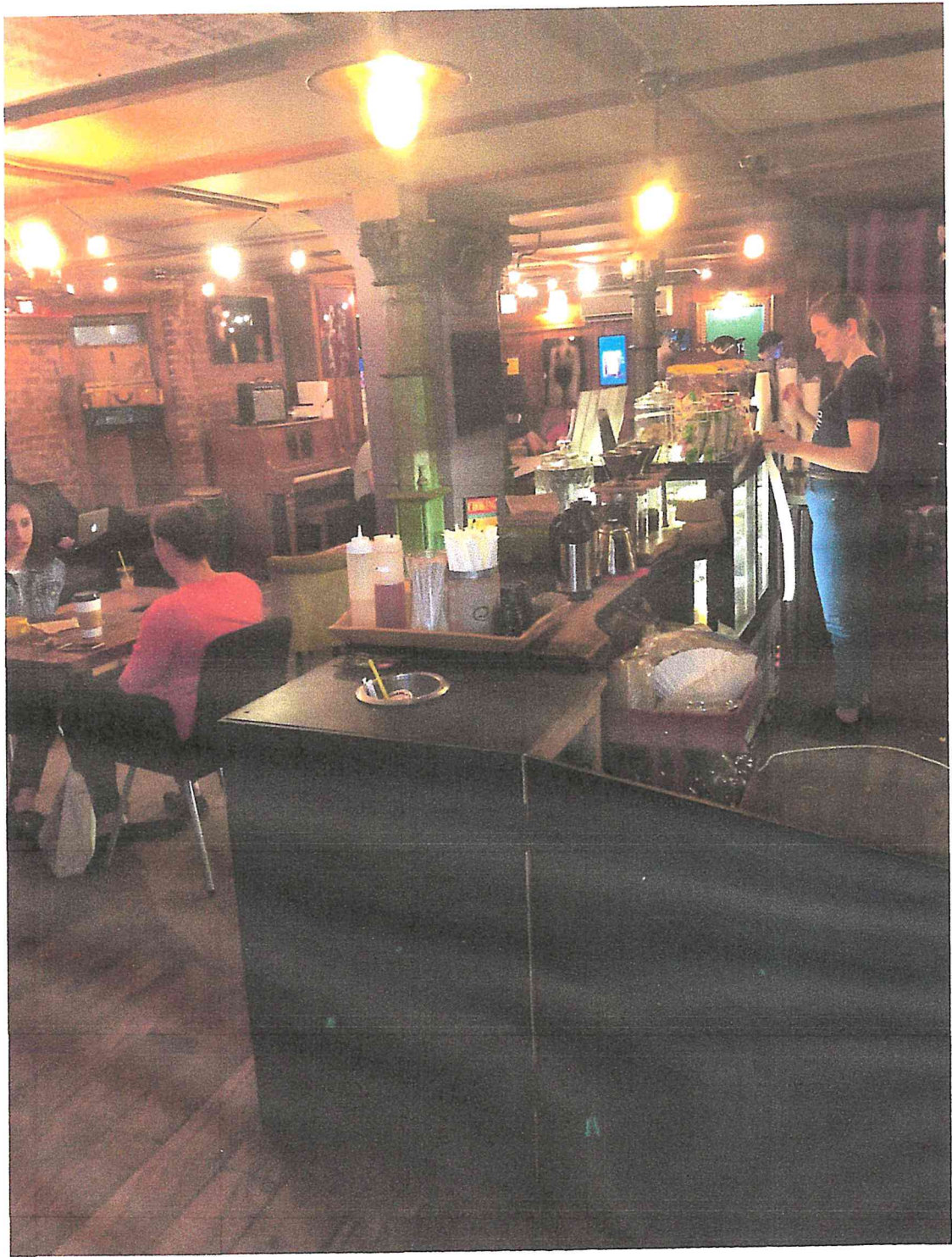
Name	Address	Approx. Distance
COOL BAR INC	174 RIVINGTON ST	25 ft
SK WINGERS INC	174 DELANCEY ST	455 ft
ABASTO LES LLC	152 STANTON ST	645 ft
LA CONTENTA INC	102 NORFOLK ST	655 ft
106 LA CONTENTA LLC	106 NORFOLK ST	675 ft

Unmapped licenses within zipcode of report location

Name	Address
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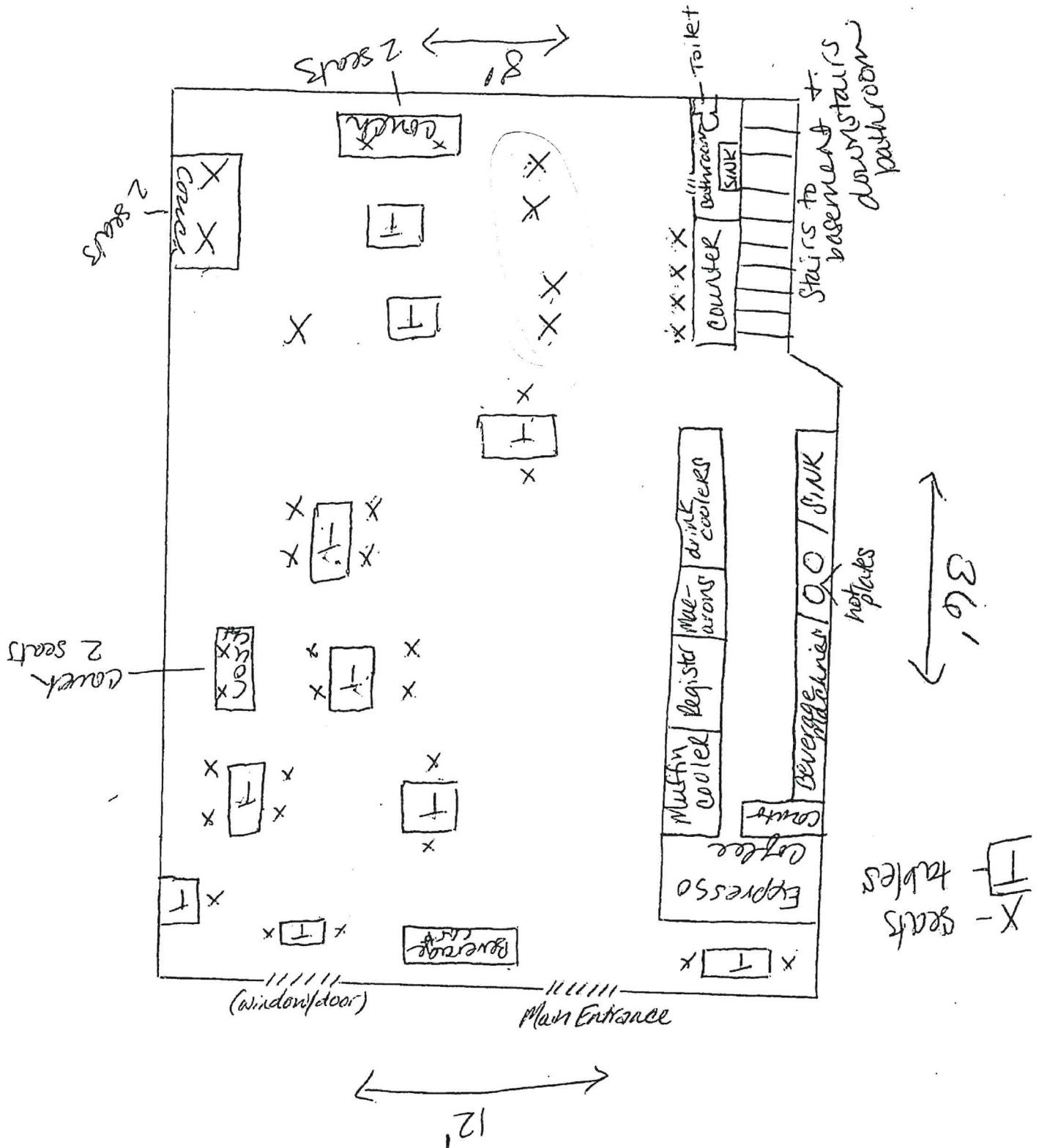




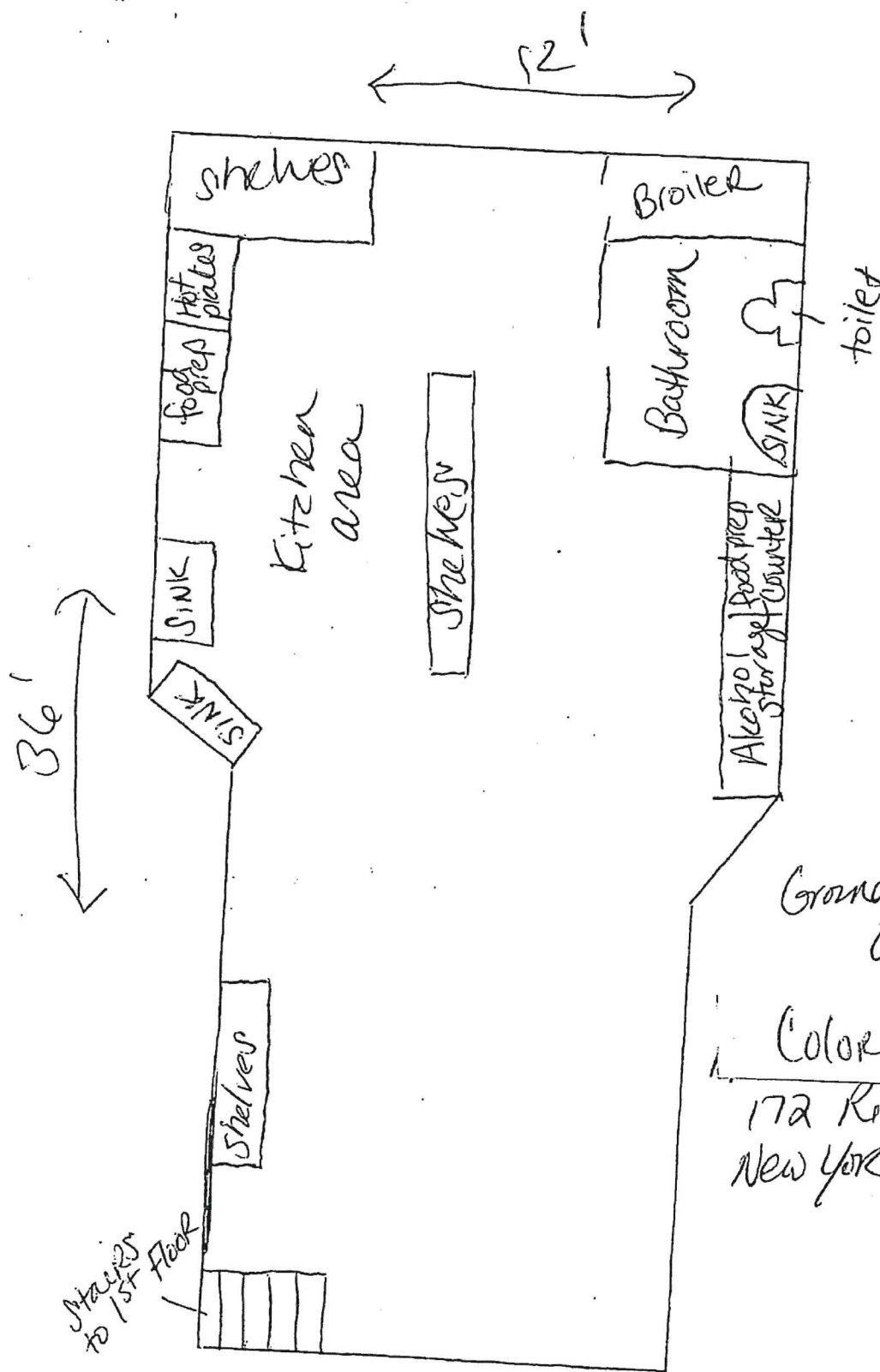


10 tables
34 chairs

63



63





Black Cat LES

(taxes included)

BREAKFAST

ALL DAY LONG

Bagel with butter	\$3.5
Cream cheese/ Scallion Bagel	\$4.25
Egg and cheese Bagel	\$5.50
2 eggs and cheddar cheese	
add protein (turkey, bacon, ham)	+\$1.5
Power Bagel	\$7.5
2 eggs, avocado, choice of protein	
(turkey, bacon, ham)	
Avocado Bagel	\$7
Fresh avocado, lemon juice,	
cracked black pepper	
Lox Bagel	\$10
Smoked salmon, capers, tomato, cream cheese	
Quiche	\$7.5
Ham and cheese	
Spinach and tomato	

OATMEOW

Delancey St. Dates Bowl	\$7
Dried dates, almond, granola,	
peanut butter, honey	
Black Cat Banana Bowl	\$7
Caramelized bananas, almond, agave	
The PB&J	\$7
Peanut butter, strawberry jelly jam, bananas	
Broome St. Berry	\$7
Fresh mixed berries, honey	
SOHO Strawberry	\$7
White and dark chocolate chips flakes,	
fresh strawberry, flaked coconut, chocolate sauce	
Mott St. Medley	\$7
Fresh bananas, flaked coconut, almonds,	
dried dates, honey, cinnamon	

LUNCH

SANDWICHES

Avocado	\$10
Avocado, tomato and signature	
over-easy egg, cracked black pepper,	
salt, & pesto sauce	
Caprese	\$10
Tomatoes and fresh mozzarella,	
fresh basil, balsamic vinaigrette	
Chicken Panini	\$11
Grilled chicken breast, red onion,	
mixed greens, cheddar cheese,	
signature over-easy egg,	
chipotle sauce	
Chicken Pesto	\$11
Grilled chicken breast, red onion,	
mixed greens, avocados,	
signature over-easy egg, pesto sauce	
Turkey club	\$11
Crispy thick-cut bacon, smoked turkey,	
mixed greens, signature over-easy egg,	
mayonnaise	
Ham and Cheese	\$10
Prosciutto and fresh mozzarella,	
fresh basil, balsamic vinaigrette	

TOASTS

Guacamole & Salmon	\$12
Fresh homemade guacamole (splat)	
Lox	\$10
Cream cheese, red onions,	
smoked salmon, capers	
Guacamole (Vegan)	\$10
Homemade quacamole, eggs optional	
The LES	\$12
Homemade quacamole, thick-cut bacon,	
two eggs	
Berry Medley	\$8
Ricotta and fresh seasonal berries	
Banana Nut (Vegan)	\$8
Peanut butter, bananas, dates, almonds	
Caprese	\$10
Fresh mozzarella cheese, tomato, fresh	
basil, black pepper and balsamic vinaigrette	

FRESH ADDITIONS

ACAI BOWLS

Choose 3 toppings	\$10
Granola, Coconut flakes, Almonds,	
Fresh Strawberry, Fresh Blueberry,	
Peanut Butter, Banana,	
White and Dark Chocolate Flakes, Honey	

SMOOTHIES

Vegan Avocado (Vegan)	\$7
Whole avocado, banana, agave, soy milk	
Berry Banana	\$6
Fresh mixed berries, banana, yogurt, vanilla, soy milk	
Peachy	\$6
Fresh peaches, yogurt, honey, soy milk	



Rick D. Chandler, PE
Commissioner

March 17, 2015

Kazimir Vilenchik, P.E.
Deputy Borough Commissioner
kvilenchik@buildings.nyc.gov

280 Broadway, 3rd Fl.
New York, NY 10007
www.nyc.gov/buildings
212-393-2148
646-500-6170

Dana E. Christian, Director
Licensing Issuance Division
New York State Liquor Authority
317 Lenox Avenue, 4th floor
New York, NY 10027

Re: **172 Rivington Street**
Block: 344; Lot: 170
Zoning District: R7-A
Manhattan

To Whom It May Concern:

This is in response to your request dated September 17, 2014, for Letter of No Objection for **172 Rivington Street**. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicates that on the 1st floor there is a commercial space.

Therefore, this Department has **No Objection** for an **Eating and Drinking Establishment**, Use Group #6, Non-Place of Assembly with no cooking on premises, for less than seventy-five (75) persons on the 1st floor of the above referenced premises.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a certificate of occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

Sincerely,

A handwritten signature in black ink, appearing to read "Kazimir Vilenchik", written over a horizontal line.

Kazimir Vilenchik, PE
Deputy Borough Commissioner
Manhattan

KV/dmw

Cc: Martin Rebholz, RA, Borough Commissioner
Ginio Topino, Plan Examiner
Premises File
LNO Files

build safe | live safe