



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

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
Tavern Wine to Hotel Wine

Today's Date: November 27, 2020

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: Nadico Hotel LLC & Bridgeton Hotel Management

If alteration, describe nature of alteration: _____

Previous or current use of the location: Hotel (Second Floor is currently licensed) - no change

Corporation and trade name of current license: Orchard Street Hotel

APPLICANT:

Premise address: 163 Orchard Street, New York, NY 10002

Cross streets: Rivington Street and Stanton Street

Name of applicant and all principals: Nadico Hotel LLC & Bridgeton Hotel Management

Please see attached

Trade name (DBA): Orchard Street Hotel

PREMISE:

Type of building and number of floors: Hotel, 11 stories

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: _____

Roof, front patio on Orchard Street; front patio on Allen Street

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? _____
50 on second floor; 28 on roof, plus guest rooms

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):

C4-4L

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

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Please see attached for breakdown of operating hours in each area.

Number of tables? 32 Total number of seats? 98

20 on second floor, 4 on roof, 4 on Allen patio, 4 on Orchard patio 46 on second floor, 20 on roof, 16 on Allen patio, 16 on Orchard patio

How many stand-up bars/ bar seats are located on the premise? 1 with 6 seats

(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 8ft. wet bar along northern side of the 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

Menu attached; Hotel is in discussions with food operator to bring more substantial sushi or tapas concept to second floor cafe/bar

What are the hours kitchen will be open? Kitchen/food prep will close 30 mins before closing.

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

How many employees will there be? approx 5-7

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 _____

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

Please describe your sound system: _____

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) Front desk personnel;
Licensed security guards will be engaged on busy nights if necessary.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. No music will be played in the outdoor patio areas and there would be umbrellas on both, weather permitting. The hotel lobby on the Allen Street side will be used as a waiting area for the second floor, so there will be no lines or patrons waiting outside on sidewalks.
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: (Currently licensed)

Address: _____ Community Board # _____

Dates of operation: _____

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. (No change in principals)

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business Gatsby Hotel and Redford Hotel

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? 45

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 1 private parties per night.
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 8pm.
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. Isaac Ohebshalom
212-686-5588



Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

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 11 Number of floors used for lodging 9
2. Number of public spaces 3 (plus 2 outdoors) Indoor waiting areas for public spaces 1
3. Where deliveries will occur Allen Street lobby
4. Where will the main entrance be located Orchard Street lobby (163 Orchard Street)
 - a. What other entrances or exits exist and their uses Allen Street Lobby
(Allen street will be main entrance for access to cafe/bar on second floor)
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) Two to three sconces - no change

6. For each public space, please include the following information (please provide attached sheets if there are multiple public spaces):

2nd floor

- a. Method of operation (lounge, waiting area, lobby, restaurant, event space, etc.) bar/cafe Hours of operation Please see the attached
 Square footage 1400 Capacity 50 Licensed currently licensed
- b. Seating and what seating is comprised of (tables, chairs, couches, etc.)
tables and chairs, bar
- c. Number of bars and type (service or stand up) Standup bar
- d. Bar length 8ft. Number of stools at bars 6
- e. Food service yes no
- f. Food service from central kitchen or elsewhere Food prep area
- g. Hours of food service Please see attached Proposed menu Please see attached menu
- h. Music type (live, recorded, etc.) and level (background or entertainment)
Recorded, background music.

*Hotel is in discussions with food and beverage operators to offer an expanded menu after reopening after Covid.

Roof:

- a. Method of operation: terrace for hotel guests only
445 square feet, total capacity as per Certificate of occupancy is 28 (proposed seating is for 20)
- b. Seating at tables and chairs
- c. No bar
- d. N/A
- e. No food service
- f. N/A
- g. N/A
- h. Recorded background music only

Outdoor patios

- a. Method of operation: cafe
- b. Allen patio: approx 360 square feet, Orchard Street: approx. 400 square feet, seating at tables, proposed occupancy is 16 at each patio
- c. No bar
- d. N/A
- e. Food service available
- f. Food from central food prep area; food purchased in hotel
- g. Food will be available for purchase in hotel during all hours of operation

Allen lobby:

- a. Method of operation: hotel lobby & waiting area; capacity is 15
- b. Approx 460 square feet
- c. No bar
- d. No bar
- e. Food service: yes (daytime food available for purchase at hotel; area will be used primarily as waiting area for second floor cafe/bar).
- f. Food for purchase in hotel from central food prep area
- g. Food will be available in hotel during all hours of operation of second floor

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) _____
- c. Capacity of dance areas _____
- d. Soundproofing _____

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

- a. Where it is located in the building N/A
- b. What it overlooks _____
- c. When it is proposed to be closed _____

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

- a. Method of operation See attached
- b. Hours of operation See attached
- c. Seating and what it consists of tables and chairs
- d. Whether music is proposed Y/S Type No music on patios; background on roof
- e. Proximity to adjacent residential windows no
- f. Licensed? yes

- 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.

Description of Class Change

The Nadico Hotel LLC d/b/a the “Orchard Street Hotel” (the “Applicant”), located at 163 Orchard Street a/k/a 168 Allen Street, currently holds a Tavern Wine License (Serial No. 1300225) for the second story of the hotel. The Applicant’s current license allows sales of beer, wine and cider on the second floor until 9 p.m. daily, with recorded background music.

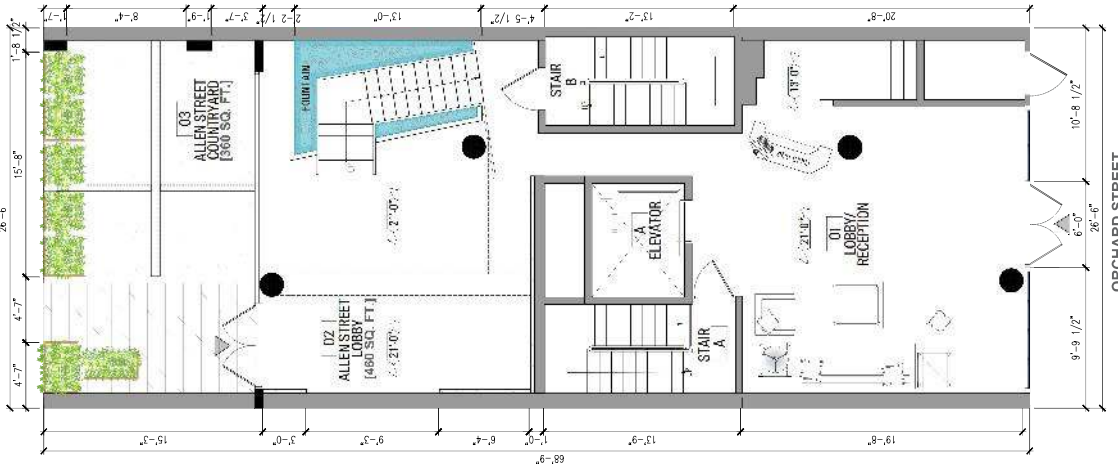
The Applicant seeks to file a change of class application to change the license type to a “Hotel Wine” license. The Hotel Wine license would expand the physical area of the licensed premises to include the entire hotel, including the guest rooms for room service.

In connection with the change of class, the Applicant proposes the following hours of operation for the areas of the hotel:

- The second floor (currently licensed area): closing no later than 1 a.m. Sunday through Wednesday, and no later than 2 a.m. Thursday through Saturday
- Ground Floor lobby lounge: closing no later than midnight Sunday through Wednesday, and no later than 2 a.m. Thursday through Saturday
- Outdoor seating along Orchard Street: closing no later than 10 p.m. Sunday through Wednesday, and no later than 11 p.m. Thursday through Saturday
- Outdoor seating along Allen Street: closing no later than 11 p.m. Sunday through Wednesday, and no later than midnight Thursday through Saturday
- 12th Floor Rooftop: closing no later than midnight Sunday through Wednesday, and no later than 1 a.m. Thursday through Sunday.

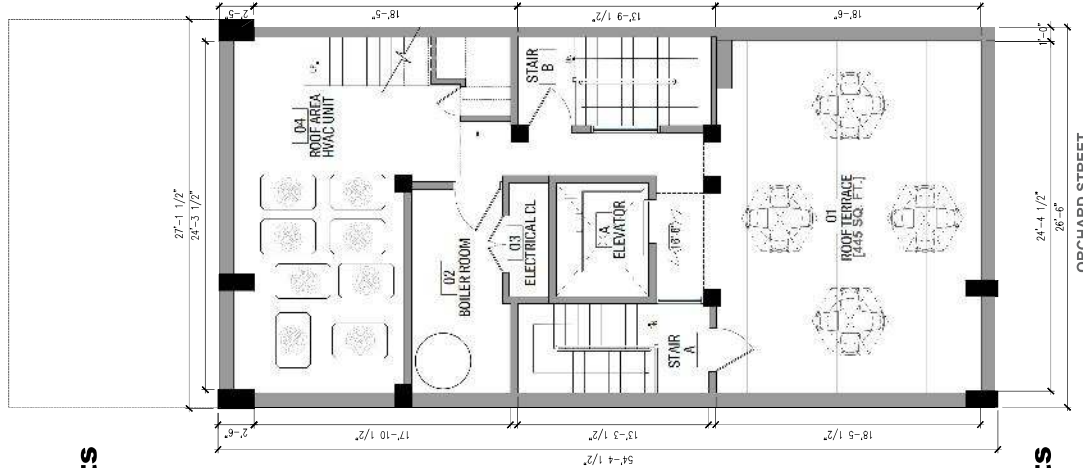


ALLEN AND PIKE STREET



**Patio:
4 tables, 16 seats**

ALLEN AND PIKE STREET



**Roof: 4 tables
20 seats**

1 FIRST FLOOR PLAN EXISTING CONDITION
3/27 = 1'-0"

2 ROOF PLAN EXISTING CONDITION
3/27 = 1'-0"



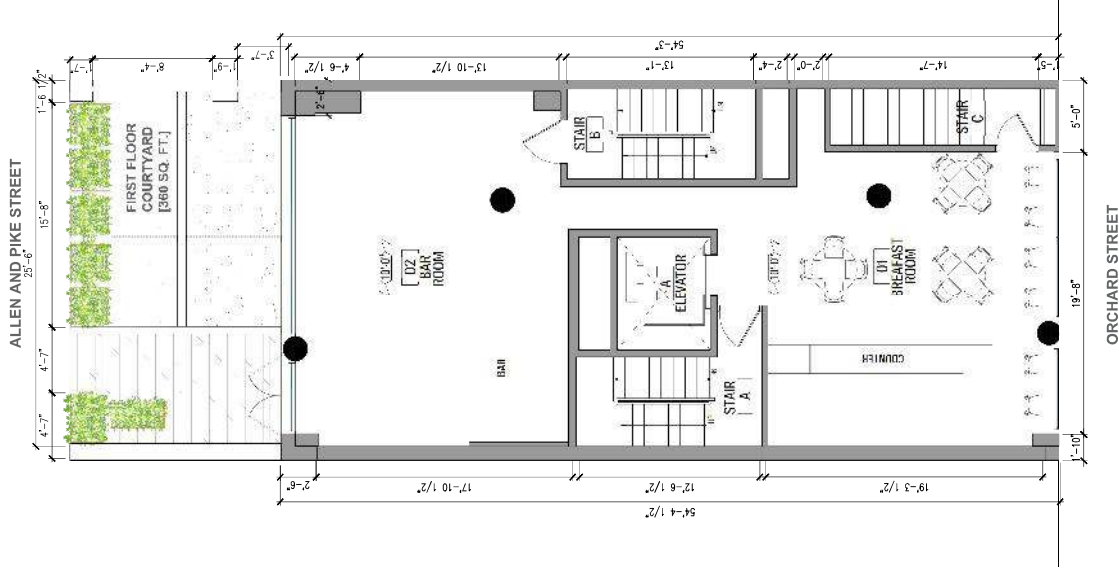
163 ORCHARD STREET NEW YORK, NY 10002
 BLOCK 416
 LOT 58
 ZONING DIST. NO. 126
 ZONING DIST. NO. 126
 NUMBER OF FLOOR: 11

LEGEND

- EXISTING WALL
- EXISTING WOOD PANELS
- STRUCTURAL COLUMN
- EXISTING DOOR
- EXISTING FLOOR HEIGHT
- EXISTING FLOOR HEIGHT
- EXISTING FLOOR HEIGHT
- ENTRY

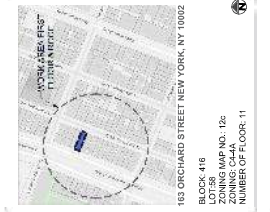
ORCHARD STREET HOTEL





Second Floor:
 6 seats at bar
 40 seats at tables

1 SECOND FLOOR PLAN EXISTING CONDITION
DATE: 11/11/19



185 ORCHARD STREET NEW YORK, NY 10002
 BLOCK: 416
 DTB MAP NO. 126
 ZONING: C4-4A
 NUMBER OF FLOOR: 11

LEGEND

- EXISTING WALL
- EXISTING WOOD PANELS
- STRUCTURAL COLUMN
- EXISTING DOOR
- EXISTING FLOOR HEIGHT
- EXISTING FLOOR HEIGHT
- EXISTING FLOOR HEIGHT
- ENTRY

SK-1
 11.11.2019

ORCHARD STREET HOTEL



Orchard Street Hotel Food Menu

Guacamole & Chips

- Homemade guacamole and tri-colored tortilla chips with lime zest

Pico De Gallo & Chips

- Freshly made house recipe of traditional pico de gallo served with tri-colored tortilla chips with lime zest

Tacos

- All tacos made with soft-shell corn tortillas

Sushi

- Spicy tuna roll
- Salmon roll
- Yellowtail roll

Nadico Hotel LLC & Bridgeton Hotel Management
 163 Orchard Street
 New York, NY 10002

On-Premise Licenses within 500 Feet

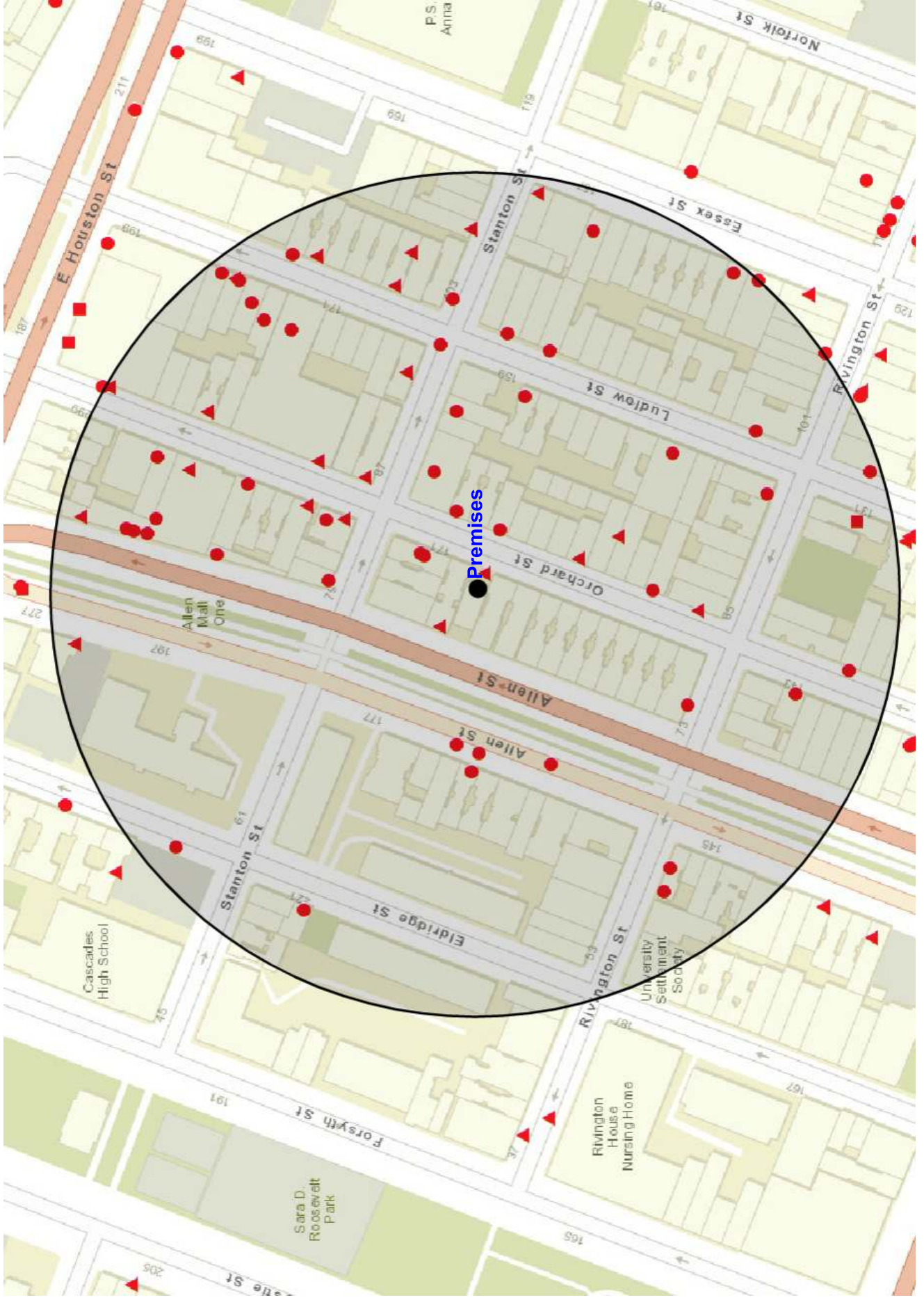
Name	Address	Approx. Distance
GHVILLE INC	167 ORCHARD ST 2ND & 3RD FL	75 ft
FORREST INTERNATIONAL INC	162 ORCHARD ST	75 ft
JETHOU LLC	167 ORCHARD ST	80 ft
168 ORCHARD ST PARTNERS	168 170 ORCHARD ST	100 ft
95 STANTON STREET REST INC	95 STANTON ST	150 ft
EPSTEINS BAR LLC	82 STANTON ST	180 ft
DISH 165 INC	165 ALLEN STREET	190 ft
STEPS LLC	163 ALLEN STREET	200 ft
A CASA FOODS LLC	173 ORCHARD ST	200 ft
ALEGRE ORCHARD LLC	146 ORCHARD ST	210 ft
STANTON SURF CLUB LLC	99 STANTON ST	215 ft
REBEL ALLEN LLC	163 ALLEN ST	220 ft
MFM BRANDY LLC	157 ALLEN ST	230 ft
SAKAMAI LLC	157 LUDLOW ST	240 ft
SAUCE MANAGEMENT LLC	78 84 RIVINGTON ST	285 ft
161 LUDLOW FOOD LLC	161 LUDLOW ST	300 ft
OWLINGS INC	152 LUDLOW STREET	300 ft
PUB 138 INC	181 ORCHARD ST	305 ft
158 LUDLOW REST LLC	158 LUDLOW STREET	310 ft
188 ALLEN ST INC	188 ALLEN ST	315 ft
TWO ALMONTES CORP	108 STANTON ST	350 ft
SERAFINA LUDLOW CORP	98 RIVINGTON ST	365 ft
KELTIC LOUNGE INC	132 LUDLOW ST	380 ft
180 ORCHARD OWNER LLC, IHG MGMT MARYLAND LLC & GG	171 LUDLOW ST	385 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC	190 ALLEN STREET	395 ft
BURGERS AND CHISMIS LLC	143 ORCHARD ST	400 ft
KENROCK ENTERPRISES LLC	192 ALLEN ST	400 ft
BANTER NOLITA LLC	65 RIVINGTON ST	405 ft
JERSEY BOYS LLC	173 LUDLOW ST	415 ft
ORCHARD STREET RESTAURANT LLC	187 ORCHARD STREET	415 ft
ROCKWOOD MUSIC CORP	194 ALLEN ST STORE B5, B6	415 ft
MILLER'S NEAR & FAR LLC	65 RIVINGTON ST	425 ft
ROCKWOOD ENTERTAINMENT INC	196 ALLEN ST B4	425 ft
NISHIWAKI LLC	217 ELDRIDGE ST	440 ft
OSTERIA GRANO LLC	175 LUDLOW ST	440 ft
SOUTH CENTRAL RESTAURANT LLC	151 ESSEX ST	455 ft

A HALIBUT INC	138 ORCHARD ST	455 ft
SWEET CHICK LES LLC	178 LUDLOW ST	460 ft
BLACK TAP LES LLC	177 LUDLOW ST	470 ft
3B RESTAURANT CORP	217 ELDRIDGE ST	475 ft
FOUNDATION LOUNGE CORP	137 ESSEX ST	490 ft
JED PARTNERS LLC	126 LUDLOW ST	490 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL FOOD	180 184 LUDLOW ST	490 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	500 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	500 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	510 ft
BARRAZA FOODS INC	198B ORCHARD STREET	510 ft
MUNDO NEW YORK INC	205 ALLEN ST AKA 159 E HOUSTON	545 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	550 ft

Beer and Wine Licenses within 500 Feet

MR. TAKA LLC	170 ALLEN STREET	
IBERIA DISCOVER GEORGIA INC.	154 ORCHARD STREET	
BB ORCHARD LLC	173 ORCHARD STREET	
HELEN'S KITCHEN LLC	172 ORCHARD STREET	
UNA PIZZA NAPOLETANA LLC	175 ORCHARD STREET	
812 BROADWAY INC.	196 ORCHARD STREET	
HACHI ENTERPRISES INC.	185 ORCHARD STREET	
FRENCH DINER LLC	188 ORCHARD STREET	
812 BROADWAY INC.	152 ORCHARD STREET	
TRAPIZZINO LES LLC	144 ORCHARD STREET	
100 STANTON LLC	100 STANTON STREET	
HIEB CORP	168 LUDLOW STREET	
LUDLOW COFFEE SUPPLY LLC	176 LUDLOW STREET	
177 LUDLOW FRANCHISE LLC	177 LUDLOW STREET	
SUSHUMAI ASIAN FUSION INC.	112 STANTON STREET	
DANIEL CABA	117 STANTON	
OYA CORP	200 ALLEN STREET	
AAA ICHIBAN INC.	198A ORCHARD STREET	
YOKOYA INC.	201 ALLEN STREET	

Nadico Hotel LLC & Bridgeton Hotel Management
163 Orchard Street
New York, NY 10002



Licenses within 500ft.

Ownership of Nadico Hotel LLC & Bridgeton Hotel Management

Public Query - Results

License Information

Serial Number: 1300225
License Type: TAVERN WINE
License Status: License is Active
Credit Group: 1
Filing Date: 02/08/2017
Effective Date: 08/22/2019
Expiration Date: 07/31/2021

Premises Information

Principal's Name: OHEBSHALOM, NADER
LISA OHEBSHALOM 2012, IRREV TR
SHERRIE OHEBSHALOM 2012, IRR T
JESSICA OHABSHALOM 2012, IRR T
ISAAC OHEBSHALOM 2012, IR TR
OHEBSHALOM, LISA
SOLEYMANI, SHERRIE O
HAROONI, JESSICA O
JARIWALA, ATIT
BRIDGETON HOLDINGS, LLC

Premises Name: NADICO HOTEL LLC & BRIDGETON HOTEL MANAGEMENT

Trade Name: ORCHARD STREET HOTEL

Zone: 1

Address: 163 ORCHARD ST
FL 2
NEW YORK, NY 10002

County: NEW YORK

Elke Hofmann

From: Elke Hofmann
Sent: Tuesday, November 17, 2020 5:26 PM
To: 'lesdwellers2012@gmail.com'
Cc: 'isaac@gatsbyent.com'; Zahra Lucas
Subject: Orchard Street Hotel
Attachments: 2020-11-13 Notice to Cb3 version 2 (00068329xCDDE3).pdf

Good evening:

I wanted to reach out in connection with the application for a change of class of the license type for the Orchard Street Hotel. We have filed a notice with CB3 to change the class of license from a "Tavern Wine" on the second floor to a "Hotel Wine", which would license the hotel, including rooms for room service and common areas, including two small patio areas and the small roof (guests only). It also includes extending the hours of the hotel. I've attached a copy of the notice hereto for your convenience.

I am cc'ing Isaac Ohebshalom, of the Orchard Street Hotel; we would be happy to set up a call/zoom to discuss the changes and work through the changes with you.

Best regards, and have a good evening,

Elke

Elke A. Hofmann, Esq.
Managing Member

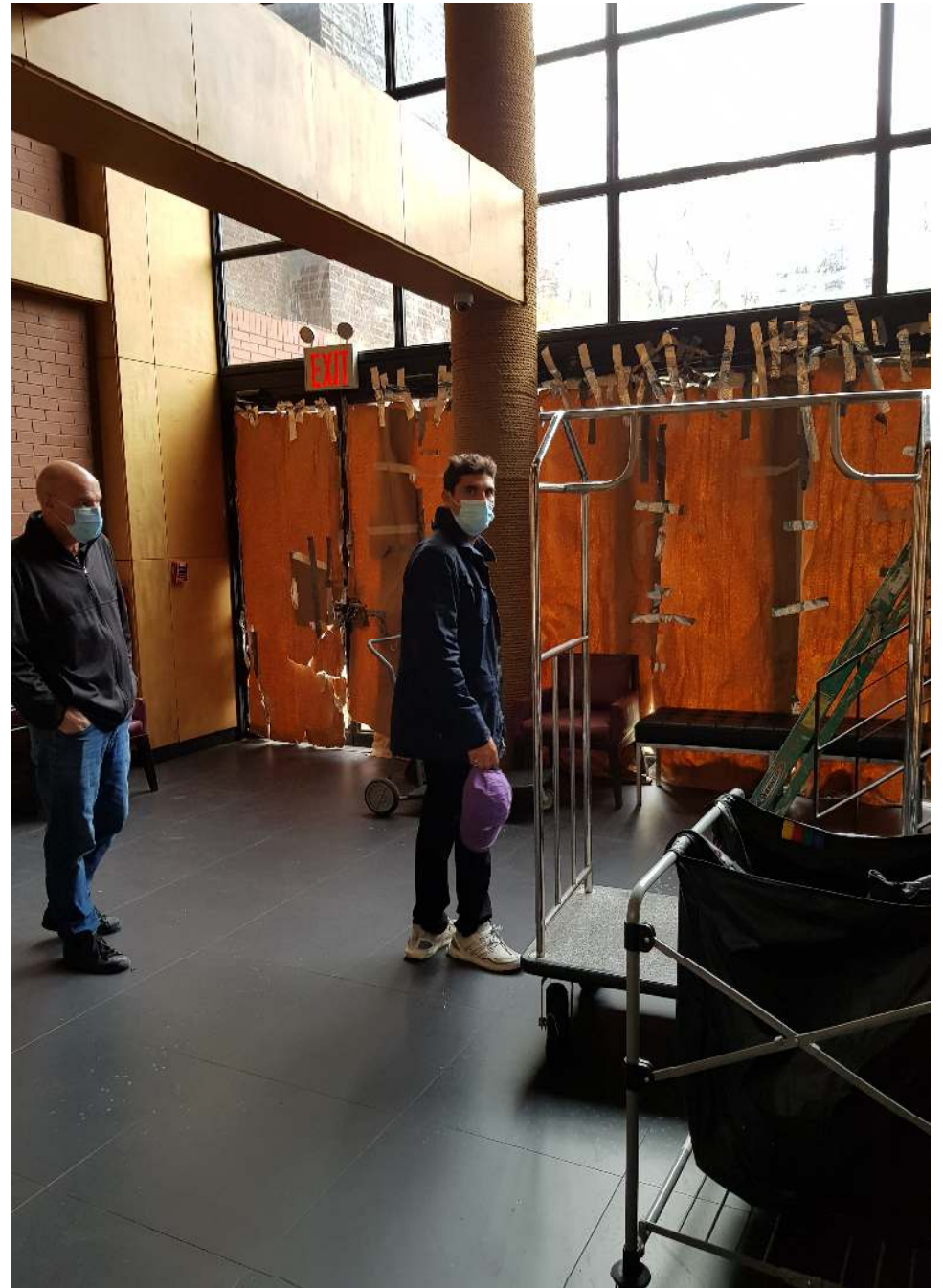
T (212) 487-9100
F (212) 487-9131
E elke@eahlaw.com

111 John Street, Suite 2510
New York, NY 10038

hofmann
ELKE A. HOFMANN LAW, PLLC

This email message (including any attachments) is for the sole use of the intended recipient(s) and may contain information that is confidential and legally privileged. You are hereby notified that any unauthorized use, including viewing, disclosure, copying or distribution of any of the information contained in the email (and any attachments) is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete all copies of the original message. Thank you for your cooperation.

IRS CIRCULAR 230 DISCLOSURE: Any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or tax-related matter(s) addressed herein.



lobby

