



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: CHANGE IN METHOD OF OPERATION

- 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: _____

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: TAVERN BAKERY

Corporation and trade name of current license: 254 Broome LLC / BROOME STREET BAKERY

APPLICANT:

Premise address: 254 BROOME ST. N.Y. N.Y. 10002

Cross streets: LUDLOW + ORCHARD STREETS

Name of applicant and all principals: 254 BROOME LLC / EUI ZABAR

Trade name (DBA): SUMM TIME

PREMISE:

Type of building and number of floors: WALK UP APARTMENTS - 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: _____

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
HAS LNO

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: BAKERY DURING DAY + WINE BAR AT NIGHT

Will any other business besides food or alcohol service be conducted at premise? Yes No
If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 11 AM - 2 AM 7 days a week

Number of tables? 1 Total number of seats? 10

How many stand-up bars/ bar seats are located on the premise? 0

(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): 1 SERVICE BAR 6 FT IN LENGTH

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
BAKED GOODS, LITE FARE

What are the hours kitchen will be open? ALL HOURS

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

How many employees will there be? 8

Do you have or plan to install French doors accordion doors or windows? NO

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: 1 POD OR 1 PAD

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.")

THE MANAGER WILL MONITOR TRAFFIC AT ALL TIMES

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: ELI ZABAR - SEE ATTACHED

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.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business ELI ZABAR - SEE ATTACHED

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? 12

How many On-Premise (OP) liquor licenses are within 500 feet? 19

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. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider

2. I will operate a full-service restaurant, specifically a (type of restaurant)

I will operate a BAKERY / WINE BAR restaurant, or

with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

3. My hours of operation will be:

Mon 11AM - 2AM; Tue 11AM - 2AM; Wed 11AM - 2AM;

Thu 11AM - 2AM; Fri 11AM - 2AM; Sat 11AM - 2AM;

Sun 11AM - 2AM. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

4. I will not use outdoor space for commercial use OR

My sidewalk café hours will be _____

5. I will employ a doorman/security personnel: _____

6. I will install soundproofing, _____

7. 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, or during unamplified live performances or televised sports.

I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.

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.

Proximity Report For:	
Location	254 Broome St, New York, 10002
Geocode	Latitude: 40.71812 longitude: -73.98996
Report Generated On	4/30/2021

8 Closest Liquor Stores		
Name	Address	Distance
E L PARTNERS LLC Ser #: 1298994	101 ALLEN ST STORE B NEW YORK, NY 10002	374 ft
PET NAT LLC Ser #: 1306926	115 DELANCEY ST NEW YORK, NY 10002	530 ft
SEWARD PARK LIQUORS INC Ser #: 1306851	53 LUDLOW ST NEW YORK, NY 10002	553 ft
DELANCEY WINE INC Ser #: 1301401	35 ESSEX ST NEW YORK, NY 10002	753 ft
OCEAN WINE & SPIRIT INC Ser #: 1296083	273 GRAND ST NEW YORK, NY 10002	825 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	1,076 ft
VINFAMILY INC Ser #: 1305222	393 GRAND ST NEW YORK, NY 10002	1,096 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	1,307 ft

Schools within 500 feet		
Name	Address	Distance
URBAN ASSEMBLY ACADEMY OF GOVERNMENT AND LAW	350 GRAND ST NEW YORK, NY 10002	413 ft
LOWER MANHATTAN ARTS ACADEMY	350 GRAND ST NEW YORK, NY 10002	413 ft
ESSEX STREET ACADEMY	350 GRAND ST NEW YORK, NY 10002	413 ft
HIGH SCHOOL FOR DUAL LANGUAGE AND ASIAN STUDIES	350 GRAND ST NEW YORK, NY 10002	415 ft
NEW DESIGN HIGH SCHOOL	350 GRAND ST NEW YORK, NY 10002	415 ft

Churches within 500 feet	
Name	Distance

Churches within 500 feet

Name	Distance
Kehila Kedosha Janina Synagogue & Museum	373 ft
Mikvah of The Lower East Side	431 ft
Seventh-Day Adventist Church	478 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
120 ORCHARD BAR LLC Ser #: 1331956	120 ORCHARD ST NEW YORK, NY 10002	489 ft
ESSEX PEARL BY AQUABEST LLC Ser #: 1334037	115 DELANCEY ST BASEMENT SITE 2, RESTAURANT 13 NEW YORK, NY 10002	583 ft
SITE 2 MARKET LINE RESTAURANT LLC Ser #: 1328150	115 DELANCEY ST NEW YORK, NY 10002	584 ft
FRIEDMAN'S ON GRAND LLC Ser #: 1334484	359 GRAND ST NEW YORK, NY 10002	653 ft

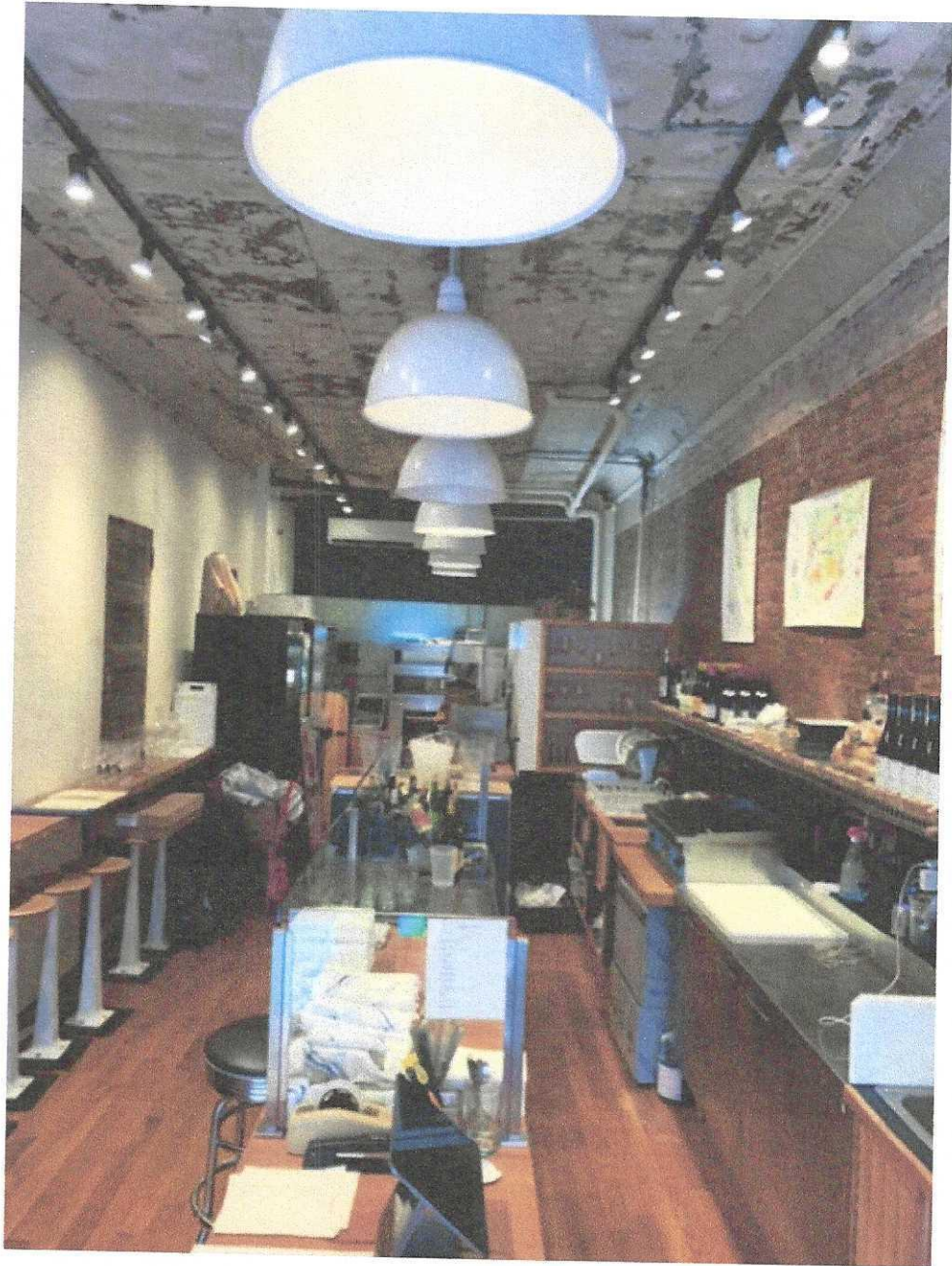
Active On Premises Liquor Licenses within 750 feet

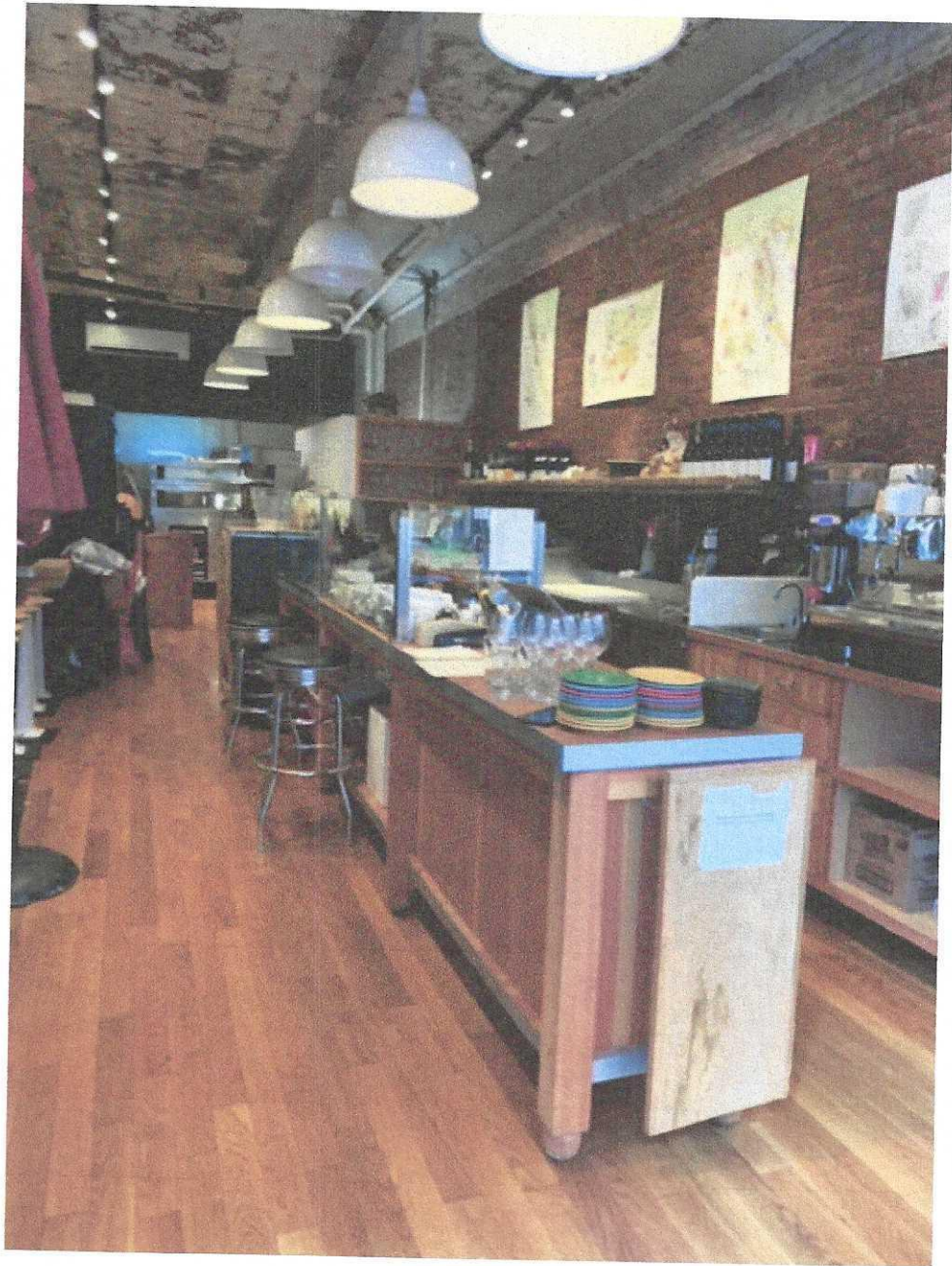
Name	Address	Distance
54 MULBERRY LLC Ser #: 1312031	252 BROOME ST NEW YORK, NY 10002	31 ft
BARRIO CHINO LLC Ser #: 1136284	253 BROOME STREET ORCHARD & LOUDLOW NEW YORK, NY 10002	50 ft
COMPAS GROUP NEW YORK LLC Ser #: 1222226	86 ORCHARD STREET BROOME ST AND GRANT ST NEW YORK, NY 10002	107 ft
TWO BIKES LLC Ser #: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, NY 10002	121 ft
JOHANNPRO LLC Ser #: 1289900	96 ORCHARD ST NEW YORK, NY 10002	130 ft
XLR8 LLC Ser #: 1271863	266 BROOME ST NEW YORK, NY 10002	131 ft
ORCHARD 85 CORP Ser #: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, NY 10002	133 ft
SAIGONNYC LTD Ser #: 1256341	85 ORCHARD ST UNIT B BROOME ST & GRAND ST NEW YORK, NY 10002	133 ft
L E S RESTAURANT CORP Ser #: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, NY 10002	142 ft
GRAZ RESTAURANT LLC Ser #: 1189713	79 ORCHARD STREET GRAND & BROOME STS. NEW YORK, NY 10002	213 ft
CONGEE VILLAGE INC Ser #: 1273685	100 ALLEN ST NEW YORK, NY 10002	230 ft
BIG CANDY LLC Ser #: 1275668	86 ALLEN ST NEW YORK, NY 10002	252 ft
GOOD PAL CHANTELE CORP Ser #: 1329790	92 LUDLOW ST NEW YORK, NY 10002	265 ft

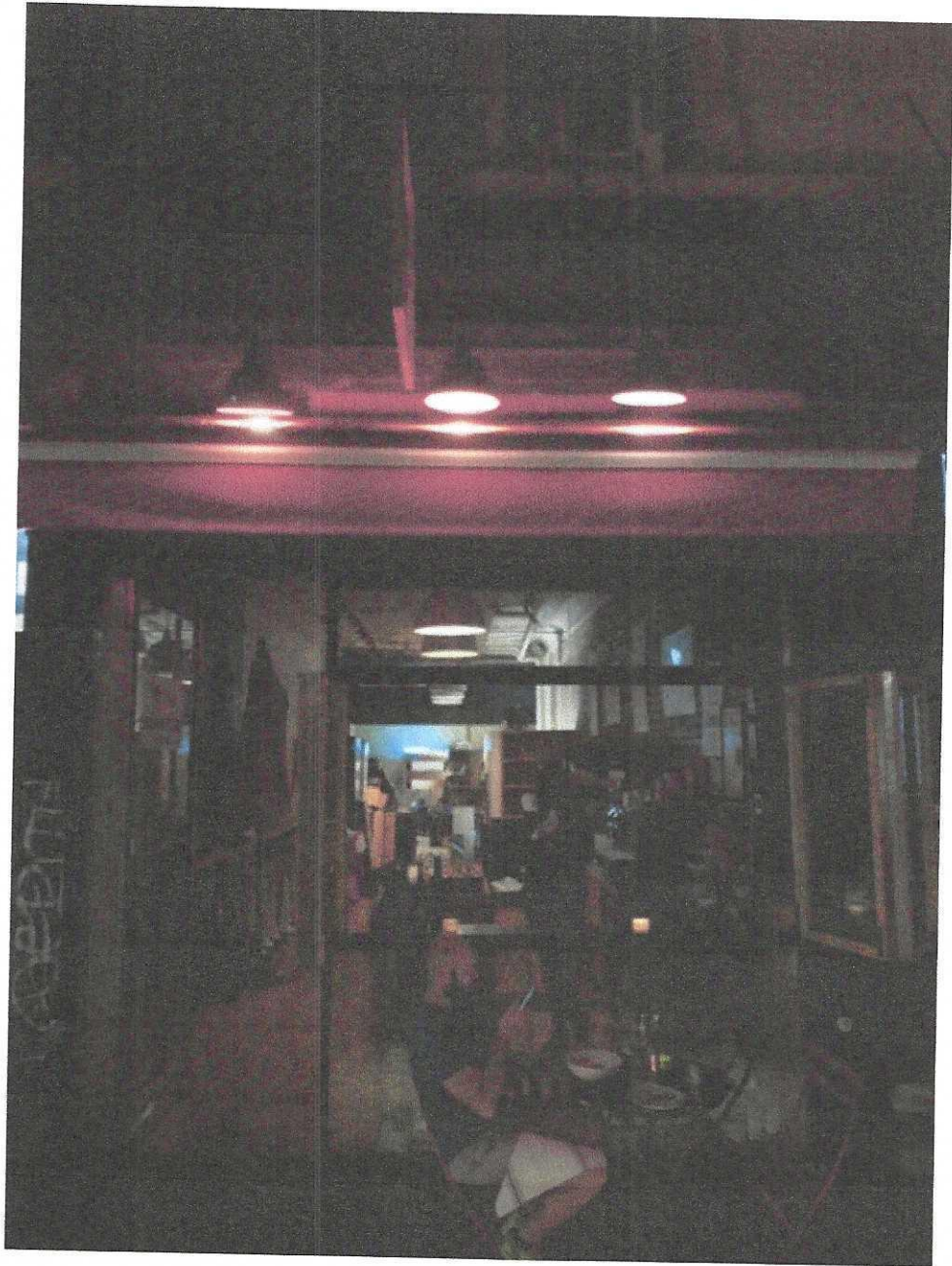
Active On Premises Liquor Licenses within 750 feet

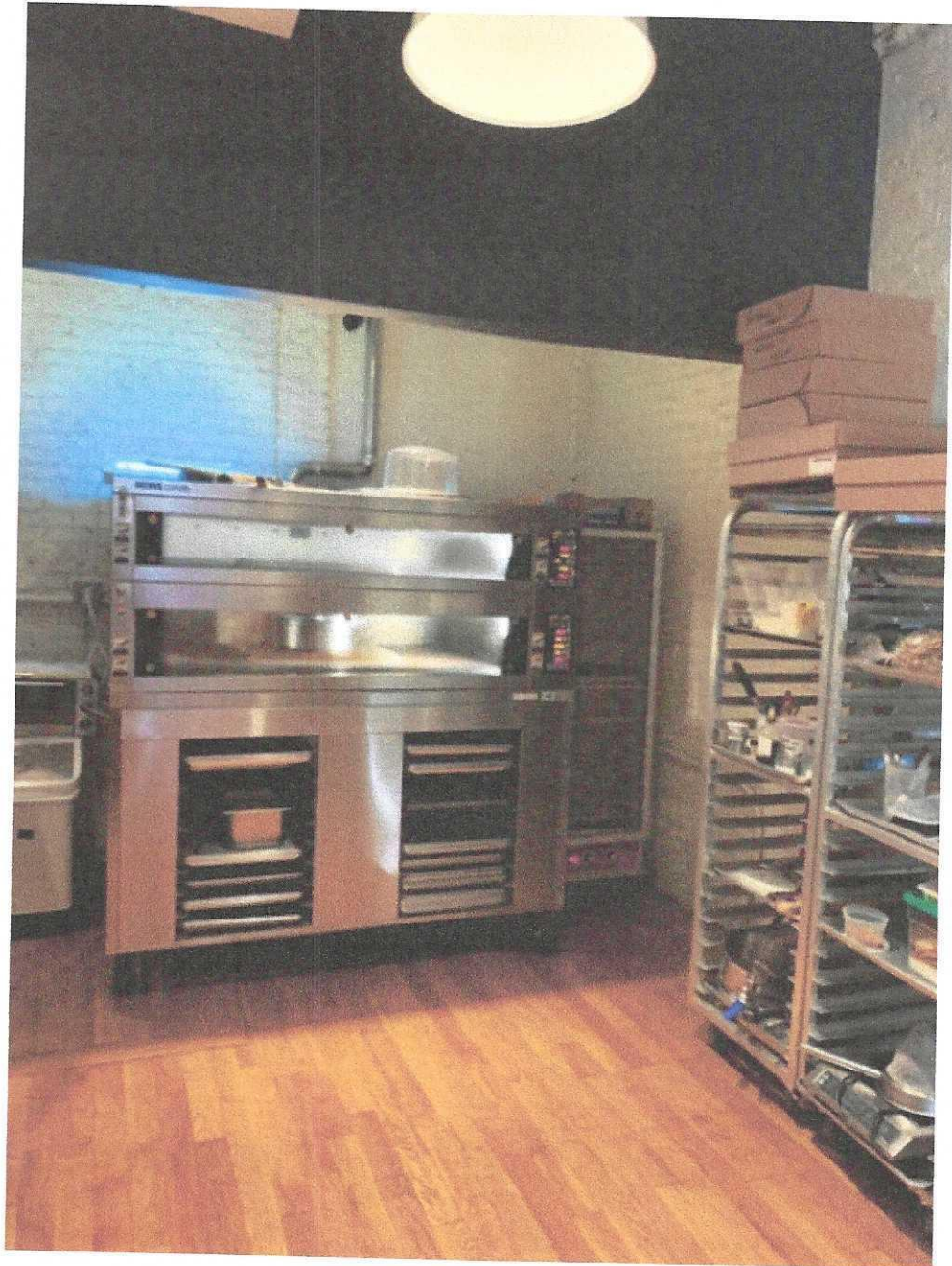
Name	Address	Distance
NORMAN'S CAY GROUP LLC Ser #: 1272699	74 ORCHARD ST NEW YORK, NY 10002	275 ft
GUTTER BAR LES LLC THE Ser #: 1324160	242 BROOME ST BASEMENT LEVEL NEW YORK, NY 10002	288 ft
93 LUDLOW ST INC Ser #: 1254332	95 DELANCEY ST NEW YORK, NY 10002	311 ft
TRUMMER ART HOLDINGS LLC Ser #: 1309413	324 GRAND ST NEW YORK, NY 10002	373 ft
HERMES B NY LLC Ser #: 1287964	95 ALLEN ST NEW YORK, NY 10002	373 ft
ATTABOY COCKTAILS LLC Ser #: 1280838	134 ELDRIDGE ST NEW YORK, NY 10002	460 ft
ZEST HOSPITALITY INC Ser #: 1315058	112 ELDRIDGE ST NEW YORK, NY 10002	526 ft
FOURTHGEN LLC Ser #: 1274614	127 ORCHARD ST NEW YORK, NY 10002	542 ft
ALPHA 129 REST LLC Ser #: 1154329	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, NY 10002	545 ft
EAST VILLAGE HOSPITALITY GROUP LLC Ser #: 1322518	115 ALLEN ST NEW YORK, NY 10003	549 ft
BG BAR INC Ser #: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, NY 10002	575 ft
REGAL CINEMAS INC Ser #: 1313783	115 DELANCEY ST NEW YORK, NY 10002	583 ft
DSA PHASE 1 BEER HALL LLC Ser #: 1318775	115 DELANCEY ST AKA 81 NORFOLK STREET NEW YORK, NY 10002	584 ft
BESTE BAT LLC Ser #: 1312502	135 137 ELDRIDGE ST NEW YORK, NY 10002	591 ft
GOOD THANKS CAFE LLC Ser #: 1331880	131 ORCHARD ST NEW YORK, NY 10002	594 ft
ELDRIDGE HOSPITALITY LLC Ser #: 1294588	107 ELDRIDGE ST NEW YORK, NY 10002	600 ft
TTBEL HOLDINGS INC Ser #: 1322687	51 53 DELANCEY ST NEW YORK, NY 10002	612 ft
RABBIT BOX HOSPITALITY LLC Ser #: 1318946	41 ESSEX ST STORE B NEW YORK, NY 10002	689 ft
303 CANARY LLC Ser #: 1316840	303 305 BROOME ST NEW YORK, NY 10002	703 ft
PROLETARIAT V, INC Ser #: 1157183	98 102 NORFOLK AKA 138 DELANCY RIVINGTON ST & DELANCY STREET NEW YORK, NY 10002	716 ft
CUATRO LOBOS INC Ser #: 1283883	140 142 ORCHARD ST NEW YORK, NY 10002	726 ft
A HALIBUT INC Ser #: 1270101	138 ORCHARD ST NEW YORK, NY 10002	740 ft
BURGERS AND CHISMIS LLC Ser #: 1327911	143 ORCHARD ST NEW YORK, NY 10002	745 ft











Somm Time Menu

Roasted Beet/ Cashew Dip

Homemade Crackers 12

Artisanal Cheese

Candied Pecans, Fig Jam 21

Hamachi Crudo

Yuzu Aioli, Snow Peas 20

Burrata

Charred Eggplant, Preserved Lemon, Crispy Quinoa 19

Prosciutto and Figs

Feta, Herbs 18

Roasted Beets

Citrus, Pistachio Butter, Goat Cheese 16

Rabbit Terrine

Carrot Mustard, Pickled Carrots 20

Tuna Preserva

Gigante Beans, Little Gem, Roasted Tomatoes 20

Pasta of the Day 19

See Somm

Chicken Confit

Wild Mushrooms, Red Wine Reduction 21

Roasted Smashed Potatoes.

Sauce Gribiche 9

Broome Street Bakery Menu

Croissant

Pain Au chocolat

Cheese Danish

Jelly Donuts

Parisian Croissant

Chocolat Babka

Apple Turnover

Blueberry Crumb Poundcake Loaf

Lemon poundcake loaf

Marble Poundcake Loaf

Raspberry Bar Tray

Brownies

Cinnamon Morning Bun

Nutella Morning Bun

Carrot and Cream Cheese Muffin

Blueberry Muffin

Bran Muffin

Sticky Buns

Cinnamon Raisin Swirls

Bear Claws

Chocolate Coffee Cake

Cinnamon Coffee Cake

Pecan Bar

Raspberry Bar

Corn Bread

Maineiac Cookie

Oatmeal Cookie

Mini Pies

Focaccia Pizza Slice

Assorted Scones

Cookies + Uptown Baked Pastry

Black and White Cookies

Bread

Jeruselum

7 Grain Health 2lb

double Baguette

Bagels

Baguette Roll

Eli's Fresh Sandwiches

Prosciutto + Mozzarella

Salami + Mozzarella

Tomato + Mozzarella
Porchetta and pickles
Veggie option
Jambon et Beurre

Eli's Prepared Salads (Price by Size)

Broome St house Salad
Classic Caesar Salad
Farro Salad With Roast Chicken
Farro Add Roast Chicken (\$5)
Haricot Verts with Mushrooms

Broome Street Breakfast Sandwich Menu (Served on Brioche Roll, bagel or croissant)

(Bacon, Ham or Sausage), Egg and Cheese
Egg and Cheese (American, Swiss, Cheddar)
Egg

Wrapped Sandwiches

Smoked Salmon on Health
Tomato & Mozzarella on Ficelle
Egg Salad on brioche
Chicken salad on health
Tuna on Health
Turkey and coleslaw on brioche

Bottled Beverages

Eli Zabar Water
Mountain Spring Sparkling
Harmless Harvest
Matchabar
San Benetto Peach Iced Tea
Bleinham Ginger Ale
Boylans Crème
Boylans Lemonade
Vybez CBD Beverage

Eli's iced or Cold Beverage

Bottled Cold Brew
Bottled Watermelon Agua Fresca
Bottled Ginger Lemonade
Bottled Spicy Lemonade
Bottled Mint Iced tea
Bottled Two Bridge Cold Brew



Rick D. Chandler, PE
Commissioner

October 22, 2014

Scott D. Pavan, R.A.
Deputy Borough Commissioner

280 Broadway, 3rd Fl.
New York, NY 10007
www.nyc.gov/buildings

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

RECEIVED

OCT 24 2014

LICENSING BY 

Re: **REVISED**
254 Broome Street
Block: 409; Lot: 33
Zoning District: C4-4A
Manhattan

To Whom It May Concern:


This is in response to your request dated September 12, 2014, for Letter of No Objection for **254 Broome 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, 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.

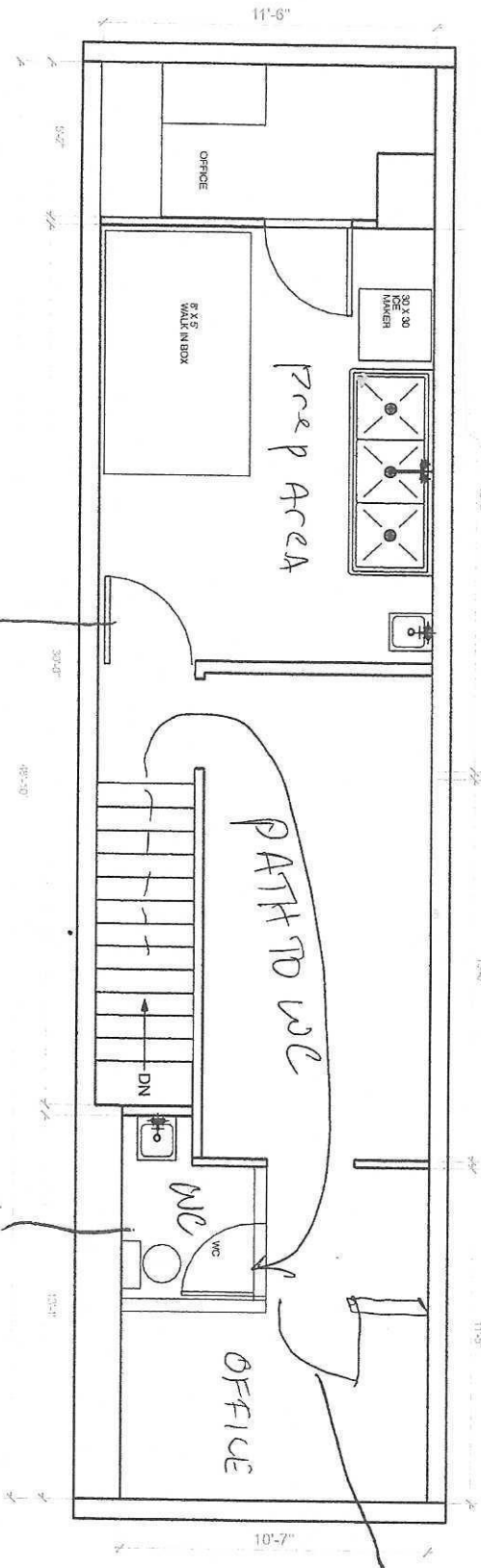
Sincerely,


Scott D. Pavan, R.A.
Deputy Borough Commissioner
Manhattan

SP/dmw

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

254 Broome St NY NY



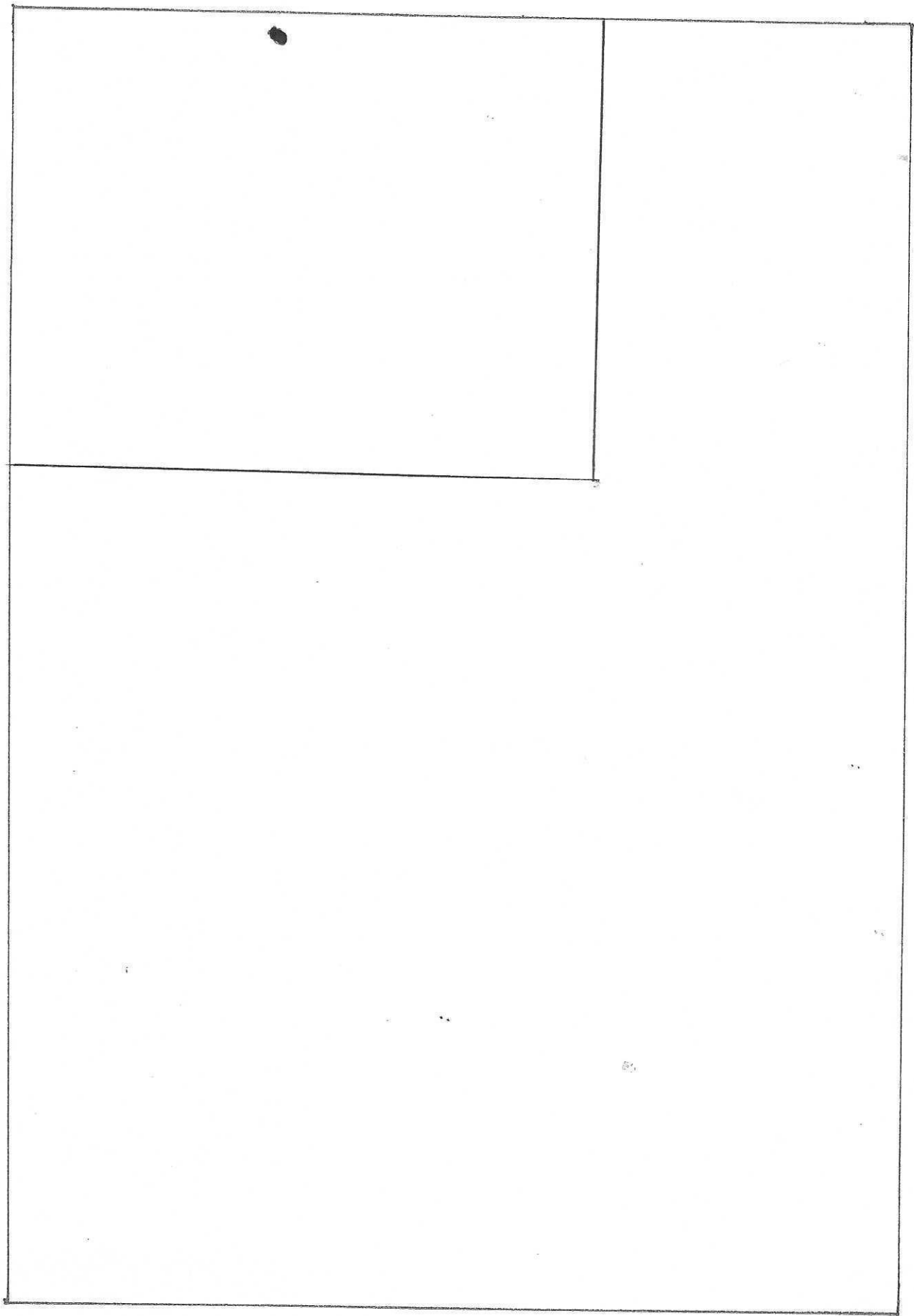
CELLAR

Door
to
lock
10' x 6'

Bathroom

Door
to
lock

254 Broome LLC
FRONTAL ELEVATION





Michael Kelly <kellymlk136@gmail.com>

254 Broome St.

Michael Kelly <kellymlk136@gmail.com>
To: Orchard Street <orchardstblockassociation@gmail.com>

Wed, Nov 11, 2020 at 9:09 AM

Hi Hope,
Any feedback on 254 Broome St.?



Virus-free. www.avg.com

[Quoted text hidden]



Michael Kelly <kellymlk136@gmail.com>

254 Broome St.

Michael Kelly <kellymlk136@gmail.com>
To: Orchard Street <orchardstiblockassociation@gmail.com>

Mon, Nov 23, 2020 at 1:19 PM

Hi Hope,
Hope all is well.
We haven't heard back from you on the Broome Street Bakery.
Any thoughts?
[Quoted text hidden]

