



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
 M.O. change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: September 7, 2021

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: on premises liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Jersey Boys LLC dba Tre

APPLICANT:

Premise address: 173 Ludlow Street

Cross streets: East Houston ; Stenton Sts

Name of applicant and all principals: Jersey Boys LLC ; Luigi Piscopa, Howard Buck

Trade name (DBA): Tre

PREMISE:

Type of building and number of floors: 7 story brick 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: COVID ROADBED SEATING 8 Tables; 22 seats

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): _____

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: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 7 days per week 9am - 2am

Number of tables? 12 Total number of seats? 50

How many stand-up bars/ bar seats are located on the premise? one / 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 12'x4' - rectangle - front left

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

Italian

What are the hours kitchen will be open? To within one hour of closing

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

How many employees will there be? 10

Do you have or plan to install French doors accordion doors or windows? no changes to existing facade

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

Will premise have music? Yes No *Tues, Wed, Thursday, Sunday 6:30pm-10pm acoustic only*

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: *Ipad generated small speakers*

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.") *As we have since, 2008 management takes great care to avoid noise on the street and tries to*

Will there be security personnel? Yes No (If Yes, how many and when) _____ *avoid vehicular pedestrian congestion*

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. *As we have since 2008 management will continue to strive to operate this restaurant without disturbing our neighbors*

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: *Jersey Boys LLC*
Address: *173 Ludlow Street NYC* Community Board # *3*
Dates of operation: *2008 - present*

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

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) Italian restaurant, or

I will operate a _____,
 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 9 AM - 2 AM; Tue 9 AM - 2 AM; Wed 9 AM - 2 AM;
Thu 9 AM - 2 AM; Fri 9 AM - 2 AM; Sat 9 AM - 2 AM;
Sun 9 AM - 2 AM. (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 close at 12pm

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.

8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than 6 private parties per month, _____ number of TVs.
9. I will play ambient recorded background music only.
10. 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.
11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. 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.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. 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.

Name: Luisi Piscopo

Phone Number: (917) 239-6350

SFIZI NAPOLETANI 6
Neapolitan Street Food

FUNGI TRIFOLATI- Sauteed mushrooms, garlic, parsley, chili
ZUCCHINI alla SCAPECE- marinated zucchini, mint, white wine vinegar
CARCIOFI FRITTI- crispy fried artichokes, lemon
MELANZANE al FUNGHETTO- braised eggplant cubes, cherry tomato, basil
BOCCONCINI di MOZZARELLA- fried mozzarella, spicy tomato sauce
PANZEROTTI- potato nuggets, Parmigiano, Pecorino, Mozzarella
ARANCINI di RISO- fried rice balls, sweet pea, smoked Mozzarella
RAVIOLI FRITTI- fried ravioli, ricotta, salami, black pepper
POLPETTE- old-fashioned mini lamb meatballs
SALCICCIA & BROCCOLI- pan-roasted Italian sausage, broccoli rabe

INSALATE 10

INSALATA MISTA - Mesclun greens, gorgonzola, candied lemon zest, cashews
INSALATA di SPINACI - baby spinach, Feta, cucumber, tomato, pepper
INSALATA di RUGHETTA - arugula, Prosciutto di Parma, Manchego, roasted pear

ANTIPASTI 13

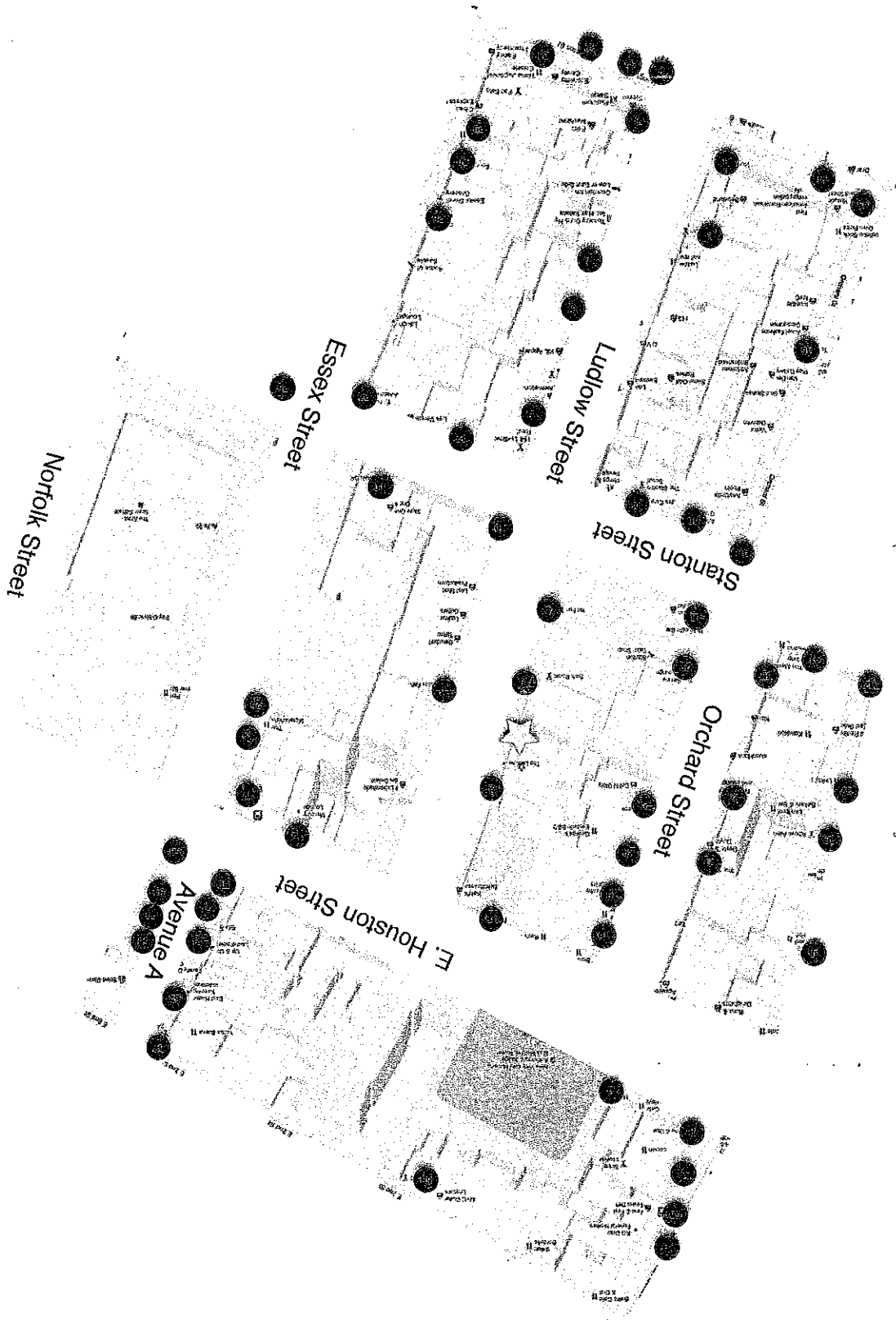
ZUPPA- seasonal soup selection \$7
CARPACCIO di BIETOLA - thinly sliced red beet, fried goat cheese balls, mango dressing
CALAMARI- fried calamari, scallion, garlic-chili aioli
PROSCIUTTO e PERE - Imported Prosciutto di Parma, roasted Bartlett pear
POLPETTE di TONNO CRUDO - Mini tuna tartare balls in a sesame crust, Wasabi Tobiko, creme fraiche

PASTE

PENNE POMODORINI - Cherry tomato sauce, smoked mozzarella, basil \$11
FUSILLI NAPOLETANI - broccoli rabe, sweet sausage, Parmigiano \$12
RIGATONI CARBONARA - Pancetta, Parmigiano, Pecorino, cream \$13
FUSILLI GORGONZOLA - Zucchini, Shitake mushroom, Gorgonzola \$14
MEZZI RIGATONI con POLPETTE - short rigatoni, mini lamb meatballs, tomato \$14
CALAMARATA VONGOLE - ring-shaped pasta, Manilla clams, zucchini \$16
SPAGHETTI alla PIZZAIOLA- whole wheat spaghetti, sliced skirt steak, tomato, oregano \$16
GNOCCHI SORRENTINA - homemade spinach gnocchi, cherry tomato, smoked mozzarella \$16
LASAGNA- classic beef lasagna \$15
PAPPARDELLE al RAGU - Flat ribbon pasta, lamb ragu alla Bolognese, smoked sheep's milk ricotta \$17
RISOTTO TRE - Porcini, Cremini, & Shitake Mushrooms \$20

SECONDI

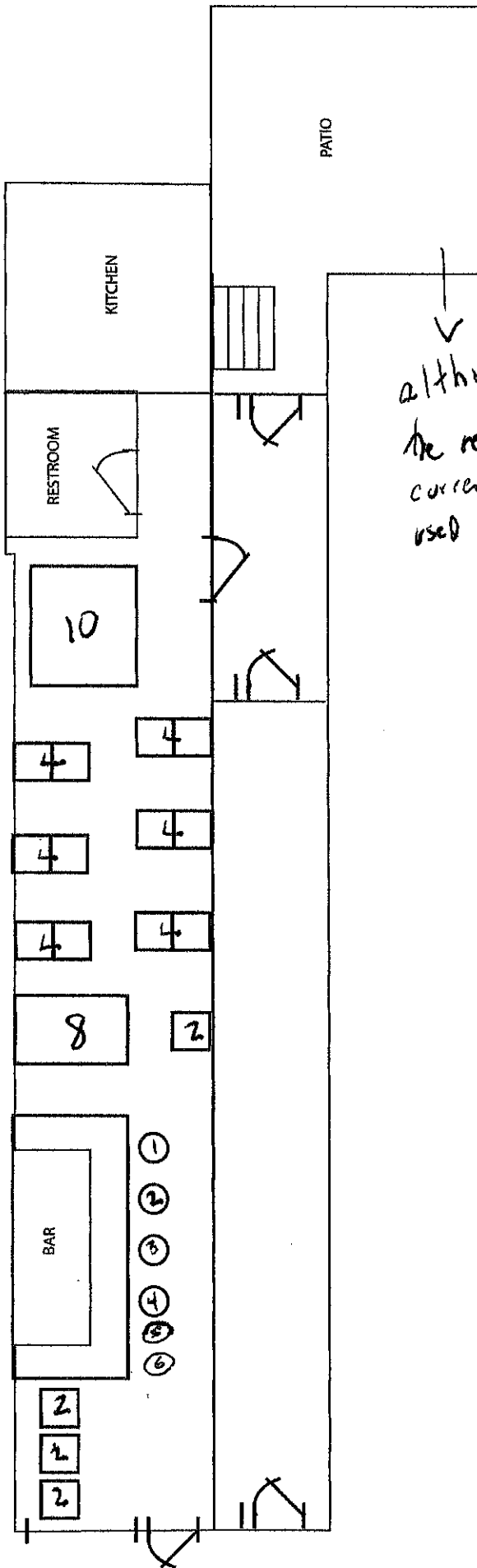
TRE BURGER - Angus beef, goat cheese, spinach, french fries \$14
MILANESE con RUGHETTA - breaded, fried chicken breast, arugula, tomato, basil \$16
POLLO ARROSTO - roasted chicken, roasted potato, artichoke, porcini mushroom sauce \$19
SALMONE- organic pan-seared salmon, brussel sprouts, baby carrots, ginger vinaigrette \$19
BISTECCA alla GRIGLIA - marinated skirt steak, stir-fried kale, potato nuggets, steak sauce \$22



Map Reference License Type Business Type DBA

Map Reference	License Type	Business Type	DBA	Address
1	B		Max Fish	178 Ludlow Street
2	R		Taverna di Bacco	175 Ludlow Street
3	B		Dark Room	165 Ludlow Street
4	R		No Fun	161 Ludlow Street
5			Pianos	158 Ludlow Street
6			The Living Room	154 Ludlow Street
7			Cake Shop	152 Ludlow Street
8			Iggy's Celtic Lounge	132 Ludlow Street
9			Inoteca	98 Rivington Street
10			Hat Restaurant	108 Stanton Street
11			Souvlaki GR	116 Stanton Street
12			San Loco	111 Stanton Street
13			Nooodle Bar	172 Orchard Street
14			Hair of the Dog	168 Orchard Street
15			Mercury Lounge	217 E. Houston Street
16			Lobster Joint	201 E. Houston Street
17			Element	225 E. Houston Street
18	R		AA Ichiban Sushi	198A Orchard Street
19			Taqueria LES	198 Orchard Street
20			Karaoke BOHO	196 Orchard Street
21			The Sixth Ward	191 Orchard Street
22			The Skinny Lounge	174 Orchard Street
23			Zucco	188 Orchard Street
24			Blue Ribbon Sushi Izakaya	187 Orchard Street
25			The Masala Walla	179 Essex Street
26			Peri Wine Bar	181 Essex Street
27			El Nuevo Amanecer	117 Stanton Street
28			Gary's Liquor	141 Essex Street
29			Sons of Essex	133 Essex Street
30			Foundation	137 Essex Street
31			Fat Baby	112 Rivington Street
32			Sushi Hana	111 Rivington Street
33			Hotel on Rivington	107 Rivington Street
34			Spitzer's Corner	101 Rivington Street
35			Rockwood Music Hall	196 Allen Street
36			Above Allen	190 Allen Street
37			Konditori	182 Allen Street
38			La Casa Fox	173 Orchard Street
39			The Stanton Social	99 Stanton Street
40			Arlene's Grocery	95 Stanton Street
41			The Meatball Shop	84 Stanton Street
42			Epstein's	82 Stanton Street
43			Libation	137 Ludlow Street
44			Teanyssimo	90 Rivington Street
45			Goodfellas LES	144 Orchard Street
46			Tammany Hall	152 Orchard Street
47			Tai Thai	78 E. 1st Street
48			One & One	76 E. 1st Street
49			Elia	9 Avenue A
50			Boulton & Watt	5 Avenue A
51			The Library	7 Avenue A
52			Yerba Buena	23 Avenue A
53			Union Market	240 E. Houston Street
54			Discovery Wines	16 Avenue B
55			Kelly's Sports Bar	12 Avenue A
56			Double Down Saloon	14 Avenue A
57			2A	25 Avenue A
58			Club 115	115 E. 2nd Street #1
59			Lucien	14 1st Ave #1
60			Sutra	16 1st Ave
61			First & First Finest Deli	18 1st Ave #1

173 LUDLOW STREET
FLOOR ONE



although permitted,
the rear patio is
currently not being
used by the licensee

12 Tables
50 seats

curb line

8 Tables
22 seats

COVID REARDED
SEATING