

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

Today's Date: 11/29/2021

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: Full Liquor License

If alteration, describe nature of alteration: Construction of second kitchen and 44-seat dining room in cellar.

Previous or current use of the location: Essex Restaurant (1st Flr and Mezz).

Corporation and trade name of current license: 120 Essex Market LLC dba Essex Restaurant

APPLICANT:

Premise address: 124 Rivington Street New York, NY 10002

Cross streets: between Essex and Norfolk Streets

Name of applicant and all principals: 120 Essex Market LLC. Ermal Semini and David Perlman are Managing Principals. Additional passive investors are listed on attachment.

Trade name (DBA): Essex Restaurant

PREMISE:

Type of building and number of floors: 4-story mixed use building

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: Essex currently has sidewalk
and street seating pursuant to NYC Open Restaurants and Open Streets programs.

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? 217

Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No Our main Dining Room and Bar has a PA.
The cellar Dining Room will not have a PA.
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 C4-4A

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) Indoors: Mon-Wed 5pm-Midnight, Thu 5pm-1am, Fri 5pm-3am, Sat 10am-3am, Sun 10am-Midnight
Outdoors: Mon-Fri 5pm-11pm, Sat & Sun 10am-11pm

Number of tables? 41 Indoors/10 Outdoors Total number of seats? 200 indoors/64 outdoors

How many stand-up bars/ bar seats are located on the premise? 1 Bar with 13 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): 23-foot bar with 7-foot return at front of restaurant

Does premise have a full kitchen ☒ Yes ☐ No? 8-foot service bar in mezzanine

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
New American Cuisine

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

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

How many employees will there be? Approximately 50

Do you have or plan to install ☐ French doors ☐ accordion doors or ☒ windows?

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 3

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: The new dining room will have 4 Sonos mini 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.")

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) We employ one licensed security person on Friday and Saturday nights and two security persons for Saturday and Sunday brunch.

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: Essex Restaurant

Address: 124 Rivington Street, New York, NY 10002 Community Board # 3

Dates of operation: August 2000-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? 3 plus Essex Restaurant

How many On-Premise (OP) liquor licenses are within 500 feet? 23 plus Essex Restaurant

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)
New American 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 5pm-Midnight; Tue 5pm-Midnight; Wed 5pm-Midnight;
Thu 5pm-1am; Fri 5pm-3am; Sat 10am-3am;
Sun 10am-Midnight. (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 Mon-Fri 5pm-11pm; Sat & Sun 10am-11pm
5. ☒ I will employ a doorman/security personnel: Fri & Sat at night & 2 security guards at Sat & Sun brunch
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 _____ private parties per _____, 3 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: David Perlman

Phone Number: (347) 262-9008

Non-Participating Investors (all listed on license)

FEDER, HARRY B
BREYRE, BRIAN
BATTU, VIJAY
BRONSTER, BRUCE
FISCHBEIN, RICHARD S
FORLENZO, DENNIS
CHILOV, RUSLAN
PAN, GLORIA
DYKE, ROBERT
MCKENZIE, LINDA
PERLMAN, ALAN
PETERSON, KIM
RICE, MICHELLE
URBACK, BRIAN

Crowd and Traffic Control

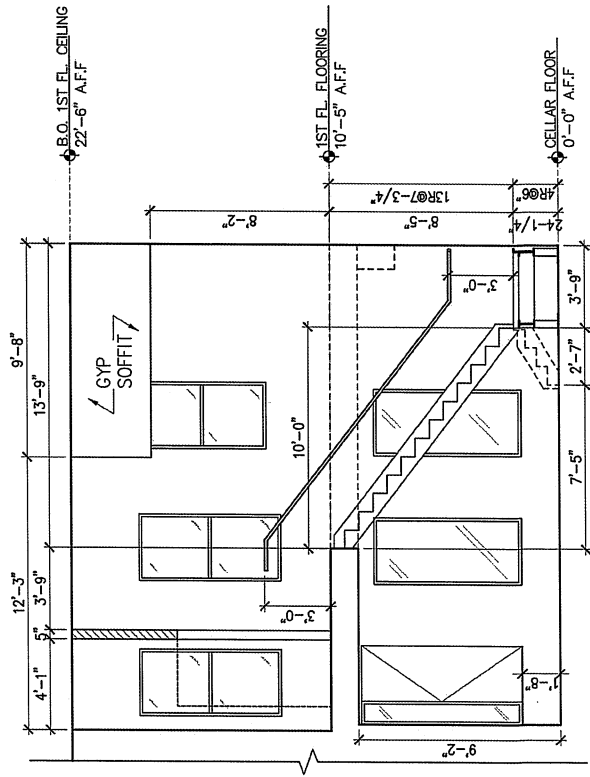
Most of our business takes place prior to 11pm before our neighborhood gets crowded. Also, since we rely primarily upon online reservations we do not have to maintain an outside line. With this customer pattern in mind we employ weekend security much earlier in the day than neighboring establishments. We have two hosts who assist security with checking vaccination status in order to minimize crowding at the door. We have a large indoor waiting area at the front of the restaurant if a table is not ready. We have an automated text messaging system if guests are unable to wait inside due to COVID restrictions—outdoor tables that cannot be seated within 5 minutes of arrival are asked to leave the block until they are texted that their table is ready. We installed locking gates on our outdoor seating cabana to ensure it is not used after closure.

Noise Abatement

Our current space was constructed with the assistance of an acoustical contractor with an emphasis on isolation of residential party walls and has not had issues of sound or vibration leakage. The new dining room will be further isolated from our neighbors as it is located underneath our main kitchen, above which is commercial office space. All walls in the new dining room and kitchen will be sealed and a sound-dampening ceiling will be installed. The new dining room will be using 4 Sonos Mini Speakers which provide coverage and clarity at low volumes. Customers can only access our new dining room from inside our current space and will not be able to exit directly to the street from the cellar except via alarmed emergency exits. If customers linger after leaving the building our security staff disperses them. We do not play any music outside and our windows are kept closed when we are busy inside. Servers are trained to ask outdoor tables to be considerate of our neighbors.

Management Experience

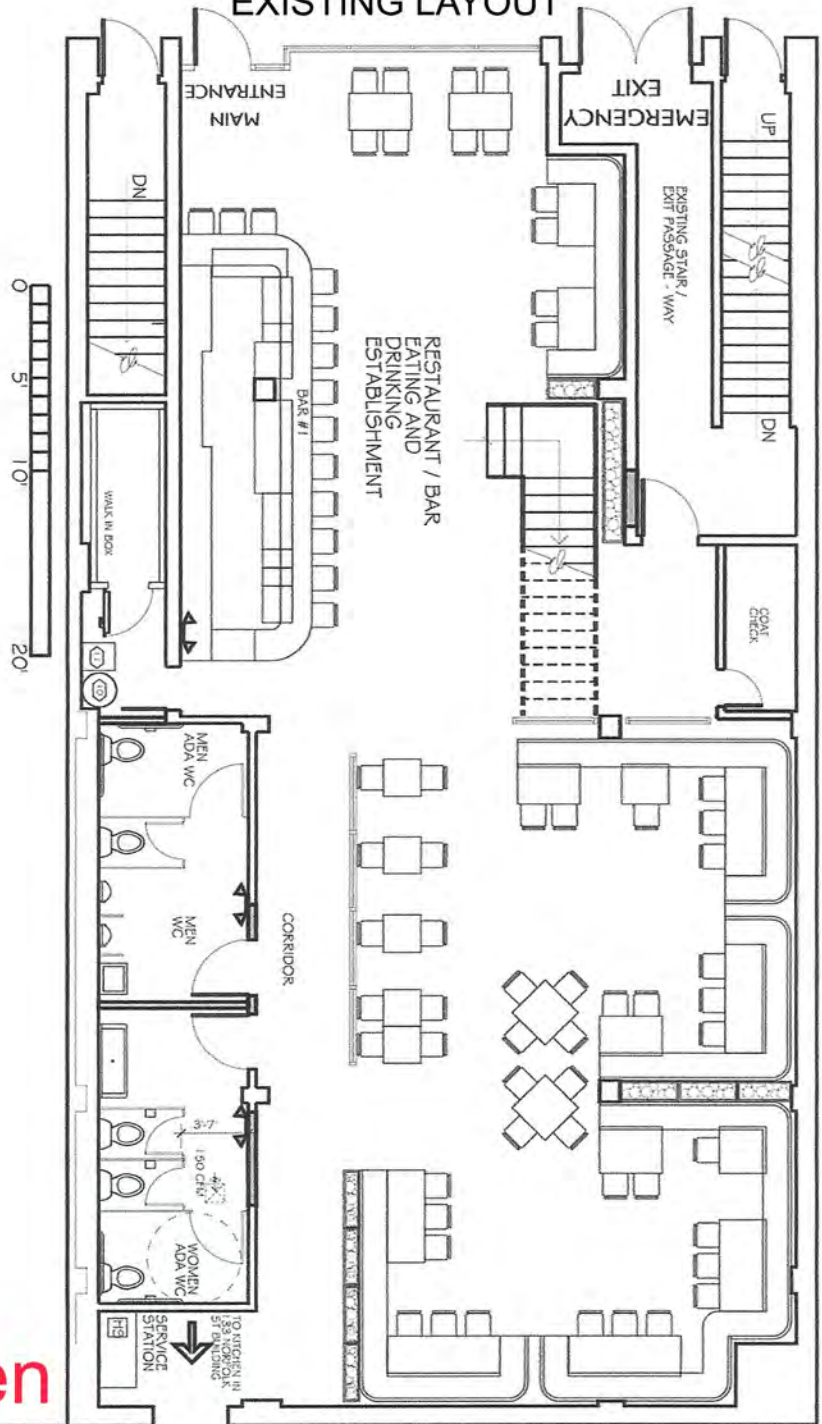
Both principals have managed the Essex Restaurant for approximately 20 years.

[illegible]

SERVICE STAIRS SECTION

A

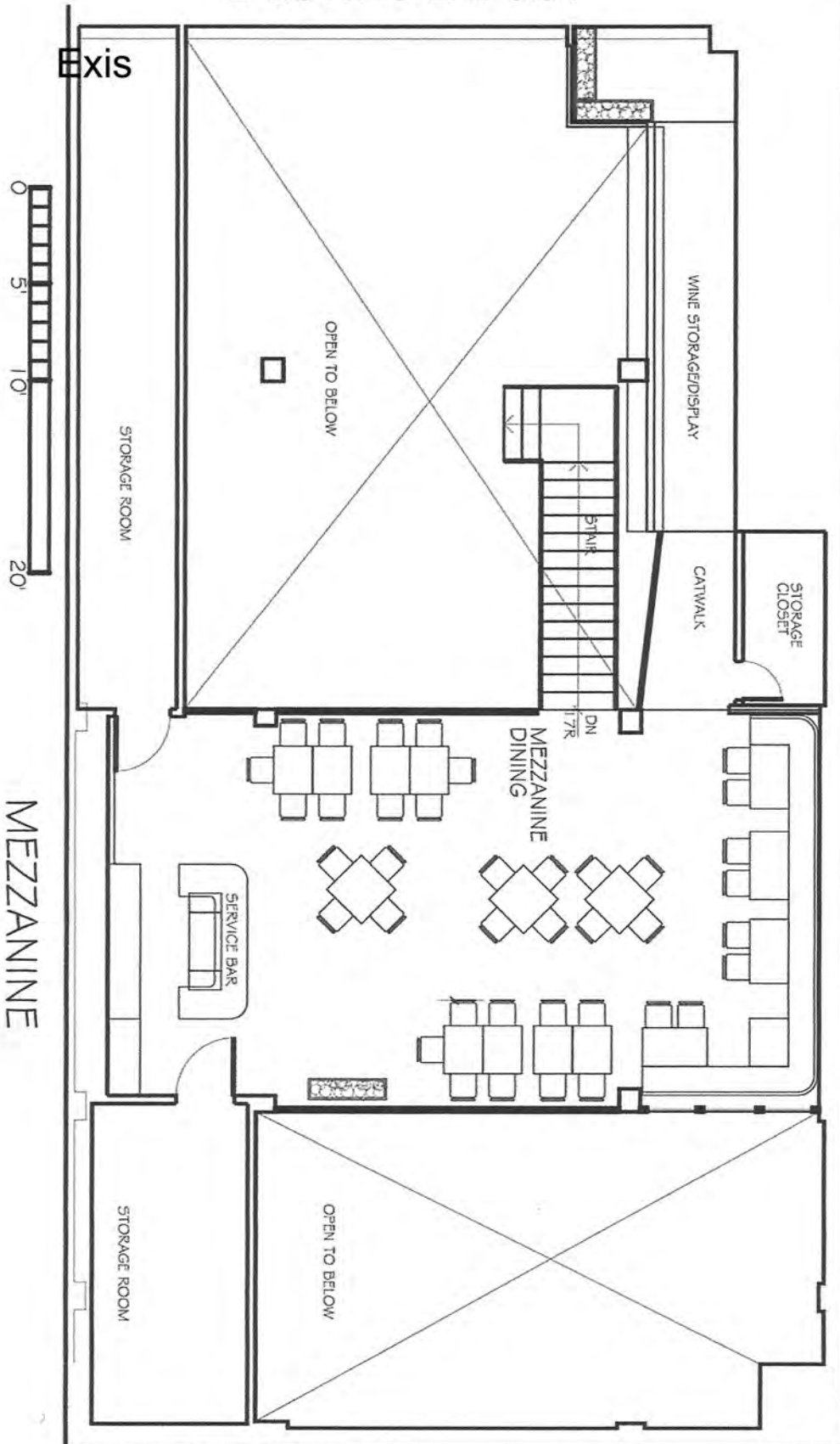
124 RIVINGTON STREET
EXISTING LAYOUT



Current Kitchen



124 RIVINGTON STREET
EXISTING LAYOUT



Outdoor Seating

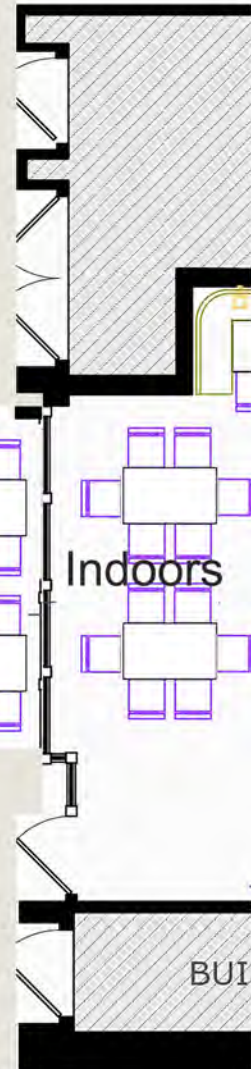
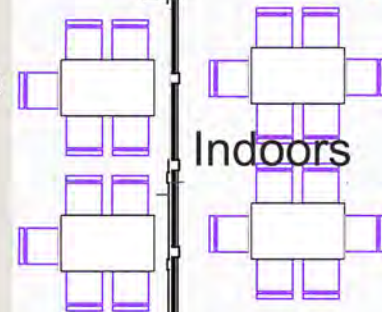
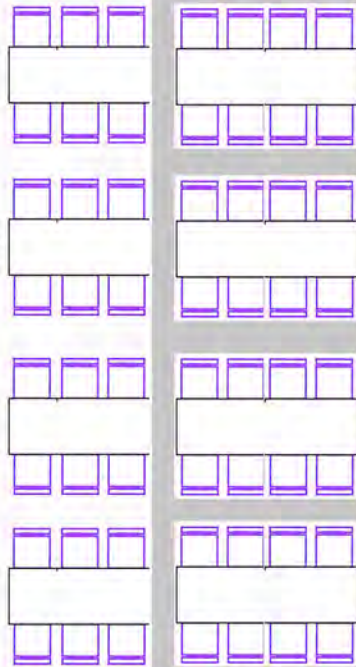
Street
Cabana

Weekend
Street-Closure
Seating

Sidewalk

Indoors

BUI





EX
bar
brunch
dinner

BAKE



Existing Space





Existing Dining Room




Existing Rear Dining Room

Existing Mezzanine Dining Room



Existing Kitchen





New Dining Room

New Kitchen

Cooking Line

Dishwash Room

Walk-In Box

ESSEX

STARTERS

FRESH BLUEPOINT OYSTERS*

SHALLOT MIGNONETTE | HOUSE-MADE COCKTAIL SAUCE GF \$2pc

AHI TUNA CRUDO*

CRISPY CHICKPEAS | ORANGE SEGMENTS
ALEPPO PEPPER & CITRUS MARINADE GF 16

ARTISANAL BURRATA

PARSNIP CRISPS | APPLES | HONEY
CALABRIAN CHILI VINAIGRETTE V GF 15

ROASTED GOLDEN BEET SALAD

MACERATED SULTANA RAISINS | PEPITAS
ARUGULA | PUMPKIN SEED PURÉE GF VEGAN 15

QUINOA & KALE SALAD

PEAR | PINE NUTS | FETA | MINT | PEAR VINAIGRETTE V GF 15
ADD GRILLED TOFU OR CHICKEN 6

ESSEX VEAL MEATBALLS

WHIPPED RICOTTA | SAN MARZANO SAUCE 14

GRILLED SPANISH OCTOPUS

PIMENTÓN YOGURT | NIGELLA SEEDS
CHARRED SCALLION RELISH GF 17

FRIED CALAMARI

PICKLED CHERRY PEPPERS | MOROCCAN SPICES
BLACK GARLIC AIOLI GF 15

GOAT CHEESE CROSTINI

OLIVE TAPENADE | HONEY | ARUGULA V 10

CRISPY SHRIMP WONTONS

SCALLIONS | LARDO | CHILI-MANGO SAUCE 13

MANCHEGO MAC 'N' CHEESE V 14

ADD CHORIZO 4 | MAKE IT TRUFFLE 5

FLATBREADS 16

HOUSE-SMOKED SALMON, CREAM CHEESE, TOMATO JAM & ZA'ATAR SPICES

ARTISANAL BURRATA, HOUSE-MADE PESTO & PROSCIUTTO DI PARMA CRISPS

WILD MUSHROOMS, ROGUE CREAMERY SMOKEY BLUE CHEESE, SCALLIONS & SALSA VERDE V

MAINS

PAN ROASTED FAROE ISLAND SALMON*

SWEET POTATO MASH | GRILLED RADICCHIO
PARSNIP CHIPS GF 27

GRILLED ANGUS NY STRIP STEAK*

CRISPY FINGERLING POTATOES | HERB SALAD
CAFE DE PARIS BUTTER GF 32

HERBED RICOTTA GNOCCHI

WILD MUSHROOMS | AGED WHITE CHEDDAR
BLACK TRUFFLE SAUCE V 22

BRAISED ANGUS SHORT RIB

HOUSEMADE SPÄTZLE WITH CELERY ROOT PURÉE
ROOT VEGETABLES | GREMOLATA 27

ROASTED FRENCH-CUT CHICKEN BREAST

CHARRED BROCCOLINI | SUMAC BABY CARROTS | PAN JUS GF 24

FALL VEGETABLE LASAGNA

SAFFRON | COCONUT MILK BECHAMEL | POMODORO VEGAN 23

SEARED NEW BEDFORD SCALLOPS

ROASTED CAULIFLOWER | ASIAN PEAR | GINGER | LEEK PURÉE GF 28

THE ESSEX BURGER WITH HAND-CUT FRIES 16.95

PAT LAFRIEDA SHORT RIB & BRISKET BLEND *OR* HOUSE-FORMED IMPOSSIBLE VEGAN BURGER

ADD BACON | CHEESE | MUSHROOMS | CARAMELIZED ONIONS | JALAPEÑOS | FRIED EGG \$1.50 EACH

ADD TEMPEH BACON | SOY JACK CHEDDAR | AVOCADO \$2 EACH

SIDES 8.95

PARMESAN TRUFFLE FRIES GF V

ROASTED CAULIFLOWER WITH SALSA VERDE GF VEGAN

BRUSSELS SPROUTS WITH APPLE-MUSTARD BUTTER GF V

BLISTERED SHISHITO PEPPERS GF VEGAN

ROASTED HONEYNUT SQUASH WITH SMOKED YOGURT & SAGE GF V

*CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS.

PLEASE INFORM YOUR SERVER OF ANY FOOD ALLERGIES

ESSEX

WEEKEND BRUNCH SPECIAL

CHOICE OF ENTRÉE WITH COFFEE, TEA OR JUICE 24.95

CHOICE OF ENTRÉE WITH MIMOSAS, BLOODY MARYS OR SCREWDRIVERS 39.95

1½-HOUR TABLE LIMIT

THREE EGGS ANY STYLE**

FRESH FRUIT + CHOICE OF THICK-CUT BACON, TURKEY BACON
TEMPEH BACON, CHICKEN APPLE SAUSAGE OR SAUSAGE PATTY
CHEESE SCRAMBLED EGGS 2

THE BENEDICTS**

CHOICE OF CANADIAN BACON, SALMON GRAVLAX OR SAUTÉED KALE
SUBSTITUTE GLUTEN-FREE AREPAS FOR ENGLISH MUFFINS 2

ANGUS NY STRIP STEAK & EGGS (ADD 4) **

SPICY RANCHERO SAUCE

AVOCADO TOAST*

POACHED EGGS | BACON, TURKEY BACON OR TEMPEH BACON
TOP WITH GRILLED SHRIMP 5

THE SOUTHERN*

CHICKEN-FRIED STEAK | SAUSAGE PATTY
TWO EGGS | SAUSAGE GRAVY | BISCUIT

SHRIMP 'N' CHEESY BACON GRITS*

POACHED EGGS | BACON CRISPS | JALAPEÑO RELISH | BISCUIT

PULLED BBQ CHICKEN ON HOMEMADE AREPAS

CRISPY ONIONS | AVOCADO | CORN & JALAPENO RELISH

MEXICAN MATZO BREI*

SCRAMBLED EGGS | TORTILLA CRISPS | MONTEREY JACK
BLACK BEANS | AVOCADO PICO DE GALLO
ADD CHORIZO 4 | ADD JALAPEÑOS 2

THE ARISTOCRAT*

POTATO PANCAKES | HOUSE-CURED SALMON GRAVLAX
SALMON CAVIAR | SOUR CREAM | POACHED EGGS

CHALLAH FRENCH TOAST

FRESH BERRIES | BANANAS FOSTER SAUCE

QUINOA & KALE & SALAD*

PEAR | PINE NUTS | FETA | MINT | POACHED EGG | PEAR VINAIGRETTE
CHOICE OR CHICKEN BREAST OR TOFU | NY STRIP STEAK ADD 4

VEGAN MEXICAN MATZO BREI

TOFU SCRAMBLE | SOY CHEESE | TORTILLA CRISPS
AVOCADO PICO DE GALLO | KALE-SHIITAKE-BLACK BEAN HASH
ADD JALAPEÑOS 2

MANCHEGO MACARONI & CHEESE

SIDE OF CHICKEN APPLE SAUSAGE, TURKEY BACON OR TEMPEH BACON
ADD CHORIZO 4 | MAKE IT TRUFFLE 5

OMELET YOUR WAY**

CHOOSE UP TO THREE FILLINGS (ADDITIONAL FILLINGS \$2)
CHEDDAR | SWISS | MONTEREY JACK | AMERICAN | SOY CHEDDAR | SOY SWISS | BACON | SALMON GRAVLAX
SHIITAKES | JALAPEÑOS | TOMATOES | ONIONS | CHORIZO | KALE | SPINACH | CHIVES | AVOCADO PICO DE GALLO

THE ESSEX BURGER WITH HAND-CUT FRIES*

CUSTOM SHORT RIB & BRISKET BLEND | HOMEMADE PICKLES | BRIOCHE BUN
ADD BACON | CHEESE | MUSHROOMS | CARAMELIZED ONIONS | JALAPEÑOS | FRIED EGG | \$1.50 EACH

IMPOSSIBLE VEGGIE BURGER WITH HAND-CUT FRIES

HAND-FORMED IMPOSSIBLE BEEF PATTY WITH HOUSE SEASONINGS | BRIOCHE BUN
ADD SOY JACK CHEDDAR | TEMPEH BACON | SOY SWISS | AVOCADO | \$2 EACH

*SERVED WITH MIXED GREENS & HOME FRIES

EGG WHITES ONLY 1.50

SIDES 5.95

THICK-CUT BACON | SAUSAGE PATTIES | FRESH FRUIT | TEMPEH BACON | CHEESE SCRAMBLE
HOME FRIES | TURKEY BACON | CANADIAN BACON | CHICKEN-APPLE SAUSAGE | HAND-CUT FRIES

*CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD,
SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOOD BORNE ILLNESS.

PLEASE INFORM YOUR SERVER OF ANY FOOD ALLERGIES



These 12 years of age and older
must show proof of
COVID-19 vaccination

To find out where to get a free COVID-19 vaccine
visit nyc.gov/vaccinefinder or
call **877-VAX-4NYC** (877-829-4692)



For more information,
please visit
nyc.gov/keytoNYC



You have a right to be free
from discrimination or
harassment from businesses
such as gyms and restaurants.
Contact the NYC Commission
on Human Rights at
[NYC.gov/HumanRights](https://nyc.gov/HumanRights)

NYC VACCINE FOR ALL
SAFE. FREE. EASY.

NYC

ATTENTION RESIDENTS & NEIGHBORS
第3社區居民 請注意

120 Essex Market LLC/David Perlman 212-533-9616

公司名字(Company) and/和 聯繫人的資料(Contact Info)

Plans to open a (以上的店主想與此第3社區申請生意相關牌照擴展生意)

Alteration of New Kitchen and Additional Seating

(請選擇/please choose) 酒吧(Bar)/餐館(Restaurant)
戶外咖啡(Sidewalk Café) or 或者
後院花園咖啡(Backyard Use)

124 Rivington Street

Address/生意地址

seeking a license to serve(以上的店主想申請以下相關酒牌照)

Beer, wine & liquor

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine) or/或者
啤酒牌照(Beer) or/或者
酒和烈酒牌照(Wine & Liquor)

Public meeting for comments

第3社區的居民有權利提出自己的意見和建議

(CB3 SLA & DCA Committee Meeting)

曼哈頓第3社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

Monday, December 13, 2021 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

時間(Time) 和地點(Location)

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

**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**

120 Essex Market LLC/David Perlman 212-533-9616

Company Name/Contact Info

Nombre de la Compañía/el teléfono de contacto

Planifique una alteración al Restaurante
(Nueva cocina y asientos interiores)

(Please choose) Bar/Restaurant/
sidewalk café/backyard use

(Favor de elegir) una Barra/un Restaurante
u/ café de acera o un patio de atrás

124 Rivington Street, New York, NY 10002

Address

Address

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer/wine & liquor

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
for comments

Reunión público
para comentarios

Monday, December 13, 2021 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3

SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

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

**ATTENTION RESIDENTS
& NEIGHBORS**

120 ESSEX MARKET LLC d/b/a Essex

Company/DBA Name and Contact Number for Questions

Plans an Alteration to Restaurant
New Prep Kitchen and Indoor Seating

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

124 Rivington Street

Building Number and Street Name (Address)

This establishment is seeking a license to serve
beer/wine & liquor

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, December 13, 2021 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

David Perlman, 212-533-9616

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org

11/24/2021



Keeping people in their homes + community since 1977!

December 10, 2021

Community Board 3, Manhattan
Attn: SLA Committee
59 E 4th St,
New York, NY 10003

Dear Community Board 3:

I am writing in support of Essex Restaurant's application to expand their kitchen facilities and add additional seating.

Essex has been a local neighborhood favorite, centered around dining for more than 20 years. Early on, I became acquainted with the restaurant and over the years have witnessed their business thrive - increasing clientele while simultaneously serving as considerate neighbors and good faith members of the community.

However, at the beginning of the COVID-19 pandemic, Essex fought to remain open -- this off the heels of an imminent relocation -- due to Essex Crossing development plans. After months of renovations, and hundreds of thousands of dollars later, the pandemic threatened their future. Yet they have persevered with steadily increasing success. The restaurant has now reached the point of needing, additional kitchen facilities to operate efficiently, space to accommodate its growing clientele, all while keeping crowding to a minimum and maintaining their commitment to providing a positive impact on the neighborhood.

Now as the economy begins to pick up again, and the city is returning to business as usual, we need to work together to ensure that local community minded businesses, who have a proven track record, are supported as they grow and survive the current challenges of doing business in this time.

In closing, I want to convey my strong support for approving the Essex Restaurants alteration application. Thank you in advance for your time and consideration.

Sincerely,

Damaris Reyes
Executive Director

Petition to Support Proposed Liquor License

Date: 12/8/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

Address of premises: 124 Rivington Street, New York, NY 10002

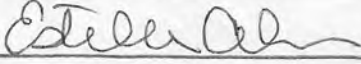




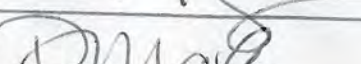
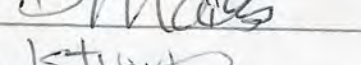


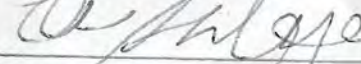


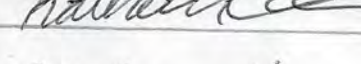
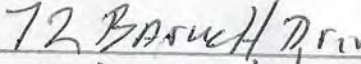
This business will be a: (circle) Bar ☒ Restaurant Other: _____

The hours of operation will be:

Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
ESTELLE Alvarez		72 Baruch DR 7D
Phillip Ribael		115 Norfolk St #403
+ Victor Montes		128 Rivington St.
David Sosa		203 Rivington St
Aysel Raya		147 Delancey #6F
Desery Martinez		80 1st Ave NY NY 10009
Jehni Stuart		147 Delancey St
Maurice Montarbio		139 Norfolk St
Diana Santiago		78 Clinton St. #2B
Adam Gilmore		114 Ridge 4A
Katherine Hankley		114 Ridge 4A
Polly Deane		72 Baruch Drive
Celeste Vanya		123 Essex St. Box 110
Lina Tom		20 Canaan Pl. 2A NY 10002

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Petition to Support Proposed Liquor License

Date: 12/8/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

Address of premises: 124 Rivington Street, New York, NY 10002

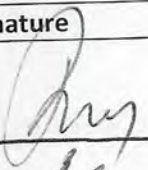

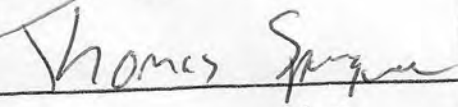
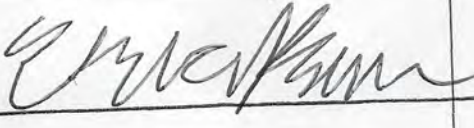
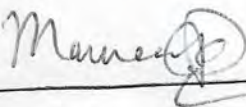
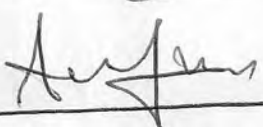

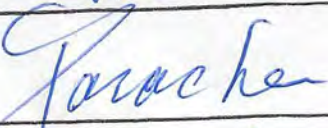
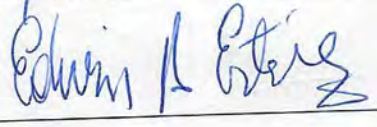
This business will be a: (circle) Bar ☒ **Restaurant** Other: _____

The hours of operation will be:

Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
ARBEN RAMADANI		122 RIVINGTON ST BRNT
Drew Kaplan		122 Rivington PHS.
Thomas Sprague		↓
Eric Kautman		
MARCO MUY		172 Attorney St
Amin Mohamed		127 Rivington St 4C
Pamela Bautista		72 Clinton St
Miguelina Parache		72 Clinton St
Edwin Estevez		72 Clinton St

Petition to Support Proposed Liquor License

Date: 12/7/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

Address of premises: 124 Rivington Street, New York, NY 10002

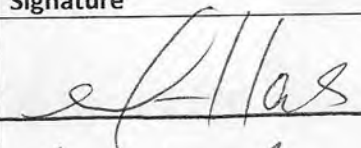
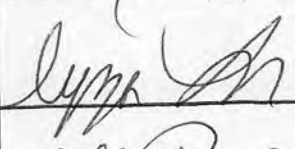
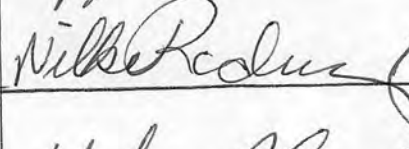
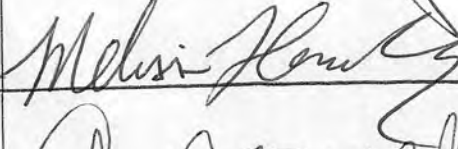


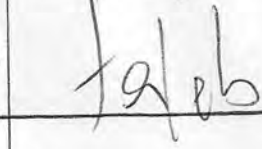
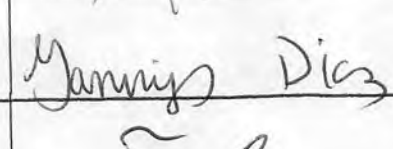

This business will be a: (circle) Bar ☒ Restaurant Other: _____

The hours of operation will be:

Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Ivan Torruellas		131 Norfolk St 5C
Liza Torruellas		131 Norfolk St + 5C
Nilka Rodriguez		131 Norfolk St. 2B
Melissa Hernandez		131 Norfolk St 5C
Andre Cowell		131 Norfolk St 5B
Micole Madrazo		202 Rivington St. 1B
JASSINE BARRERA		151 NORFOLK ST 3C
Yanirys Diaz		127 Rivington St Apt 3D
Edguez Diaz		127 Rivington St 3D

Petition to Support Proposed Liquor License

Date: 12/6/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

Address of premises: 124 Rivington Street, New York, NY 10002

This business will be a: (circle) Bar ☒ **Restaurant** Other: _____

The hours of operation will be:
 Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
<i>[Signature]</i>	<i>[Signature]</i>	168 North Kfolk St
<i>[Signature]</i>	<i>[Signature]</i>	990 1st St
Michael Menendez	<i>[Signature]</i>	55 Rutgers St.
Patricia Marroquin	<i>[Signature]</i>	22 Ludlow St SA
Alex Stoffels	<i>[Signature]</i>	157 Stanton St
Melissa Rostkowski	<i>[Signature]</i>	157 Stanton St
CHRISTINE CARABETZ	<i>[Signature]</i>	341 EAST 6th St #3A NYC 10003
JANE LONG	<i>[Signature]</i>	243 E. Bowry NYC 10002
Sonia Ferraro	<i>[Signature]</i>	77 Columbia St.
Anthony Sueni	<i>[Signature]</i>	25 St. Marks Pl.
EMMA KANE	<i>[Signature]</i>	122 North St #2
JAMES GRODE	<i>[Signature]</i>	123 RIVINGTON

Petition to Support Proposed Liquor License

Date: 12/16/12

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

Address of premises: 124 Rivington Street, New York, NY 10002



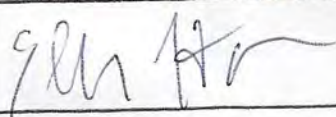
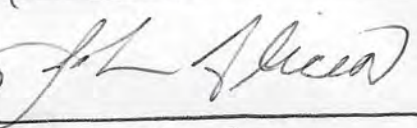



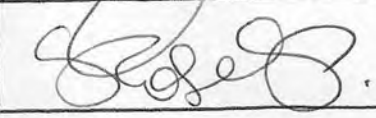
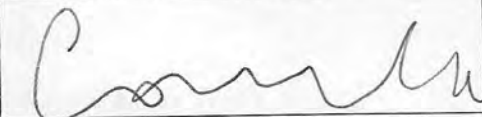
This business will be a: (circle) Bar ☒ Restaurant Other: _____

The hours of operation will be:

Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Thomas Battustin		135 Norfolk Street Apt # 3
Taniesha Sawery		133 Norfolk street Apt 1 office
Ellie Hoffman		133 Norfolk Street Apt # 4
John Aliea		140 Essex St. NYC NY 10002
Blake Goldberg		153 Norfolk St 4G
Jack Marcus		100 Norfolk St
Craig Marcus		100 Norfolk St
Rose Purewal		139 Essex Street
Commune		231 Clarendon St

Petition to Support Proposed Liquor License

Date: 12/4/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

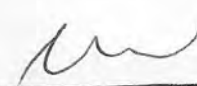
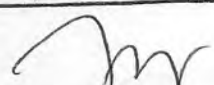
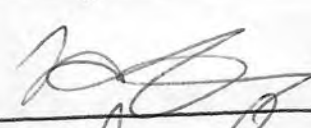
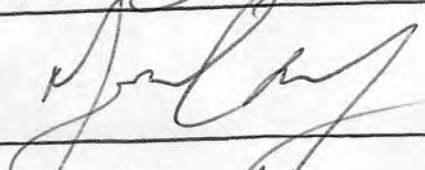
Address of premises: 124 Rivington Street, New York, NY 10002

This business will be a: (circle) Bar ☒ **Restaurant** Other: _____

The hours of operation will be:
Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Eric Brown		114 Ridge Street
Marvell Jacobs		115 Ridge St.
ANGELA		124 RIVINGTON ST.
Jonny		77 COLUMBIA 3F
Anna		67 Columbia St
Lily		102 Norfolk #11
Miguel		60 Pitt St #18E
Sarah		157 Suffolk St.
Tanet Acevedo		78 Rivington St.

Petition to Support Proposed Liquor License

Date: 12/3/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

Address of premises: 124 Rivington Street, New York, NY 10002

This business will be a: (circle) Bar ☒ **Restaurant** Other: _____

The hours of operation will be:

Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Johnny B		22 Ludlow St apt
Chris Kourseris		157 Stanton Street
Kaitlin Serio		99 Suffolk St.
JUSTIN MCBRYAN		89 CLINTON STREET
GLENN ALMANAR		137 NORFOLK STREET
Kati Mazza		172 Rivington Street
Bryan Kert		172 Rivington Street
Melanie Butte		42 Clinton
Eric Danville		67 Pitt St.

Petition to Support Proposed Liquor License

Date: 12/3/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

Address of premises: 124 Rivington Street, New York, NY 10002


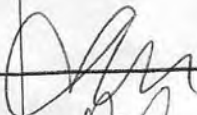

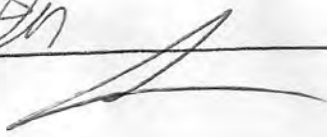

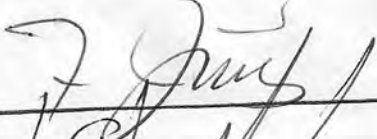
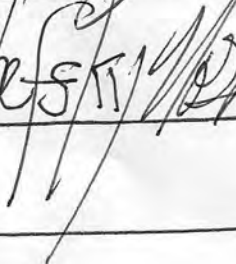
This business will be a: (circle) Bar ☒ Restaurant Other: _____

The hours of operation will be:

Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Linda Gilmore		203 Riving St
Sasha Dubson		157 Rivington Str.
Allen Al-Hadi		211 E 3rd St
JOSE MENESSES		130 Suffolk St
Carolina Bauh		280 E 2nd St
Federico Jimenez		77 Columbia St, 4A apt
Norman Tompkins		417 Grand St

Petition to Support Proposed Liquor License

Date: 12/2/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant


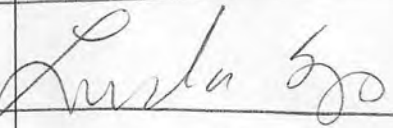
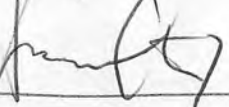

Address of premises: 124 Rivington Street, New York, NY 10002

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be:
Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Karen Coraden		110 Columbia St n. y n. y 10002
Kevin Quale		141 Clinton St. Apt. 12 New York, NY 10002
Chris DiLeva	C. DiLeva	126 Rivington St. NY, NY 10002
LINDA CRIBBS		155 Ridge St 10002
Allen Hansen		155 Ridge St N.Y.C. NY 10002
Gladys Bautista		72 Clinton Street W/100
Frankie		128 Rivington St
Irma Hernandez		147 Orchard St Apt

Petition to Support Proposed Liquor License

Date: 12/2/21

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-liquor license alteration to include additional kitchen and dining room

to the following applicant/establishment (company and/or trade name) Essex Restaurant

Address of premises: 124 Rivington Street, New York, NY 10002

This business will be a: (circle) Bar ☒ Restaurant Other: _____

The hours of operation will be:
Monday-Wednesday 5pm-Midnight, Thursday 5pm-1am, Friday 5pm-3am, Saturday 10am-3am, Sunday 10am-Midnight

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)	
<i>[Signature]</i>	<i>[Signature]</i>	120 SUFFOLK ST.	✓
Luke Rob	<i>[Signature]</i>	92 Rivington St.	✓
Josef Jakob	<i>[Signature]</i>	208 E BWAY	
Kristy KODELE	<i>[Signature]</i>	139 NORFOLK STR Apt 3B	✓
Con R-10	<i>[Signature]</i>	107 Chgo	✓
DONALD WEST	<i>[Signature]</i>	413 GRAND ST.	
Mohammed Ahmeel	<i>[Signature]</i>	147 orchard st. Apt 10	
Mox Goro	<i>[Signature]</i>	128 Rivingt St	
Dillon Berde	<i>[Signature]</i>	22 Ludlow Street	