



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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- ☐ 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.

The following items are due by noon Friday before the meeting:

- ☐ 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:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
(this is not required but strongly suggested if a relevant group exists)
- ☐ 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: 3/29/2022

Is location currently licensed? ☐ Yes ☒ No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Currently operating as an internet/gaming cafe- seeking to add a license

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 65 Ludlow Street, New York, NY 10002

Cross streets: Grand Street & Broome Street

Name of applicant and all principals: Luigino Gigante

Trade name (DBA): Waypoint Cafe LLC

PREMISE:

Type of building and number of floors: Ground floor and basement
Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?
☒ Yes ☐ No What is maximum NUMBER of people permitted 74 persons pursuant to Letter of No Objection
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:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday-Thursday: 8am-10pm, Friday-Saturday: 8am-1am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☒ Yes ☐ No
If yes, please describe what type: Esports, gaming, and internet cafe

Number of indoor tables: 15 tables & 30 PCS stations Total number of indoor seats? 30 seats at tables and 30 seats at PCS stations
How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
Approximately 12' x 4' - Ground Floor - Rectangular

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? ☐ Yes ☒ No

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu Cafe food- menu attached

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

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

How many employees will there be? 12

Do you have or plan to install ☐ French doors ☐ accordion doors or ☒ windows? (windows do not open)

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 4

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☒ Streaming services/playlists

If other type, please describe _____

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue 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? _____

Occasional video game watch parties

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Social media announcements and in-store flyers (no third party promoters)

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.") In the event of crowds
a manager or principal will monitor outdoor activity to insure no loitering.

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. A manager or principal will monitor outdoor activity to insure no impact to neighbors.

Is sound proofing installed? ☒ Yes ☐ No

If not, do you plan to install sound proofing? ☐ Yes ☐ No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic
beverages outdoors? (includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram:

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☐ Yes ☒ No

If yes, please indicate name of establishment: _____

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. Note: failure to disclose previous experience or
information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name,
address and describe the business This internet/gaming/esports cafe has been open since 2017 and
is seeking to add beer and wine to its offerings

Has any principal had SLA reports or action within the past 5 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? 1

How many On-Premise (OP) liquor licenses are within 500 feet? 21

Is the premise within 200 feet on the same street of any school or place of worship? ☒ Yes ☐ No
Urban Assembly Academy of Government and Law, Lower Manhattan Arts Academy, Essex Street Academy,
High School for Dual Language and Asian Studies and New Design High School- all located at 350 Grand
Street.

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, but it is not required. 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.

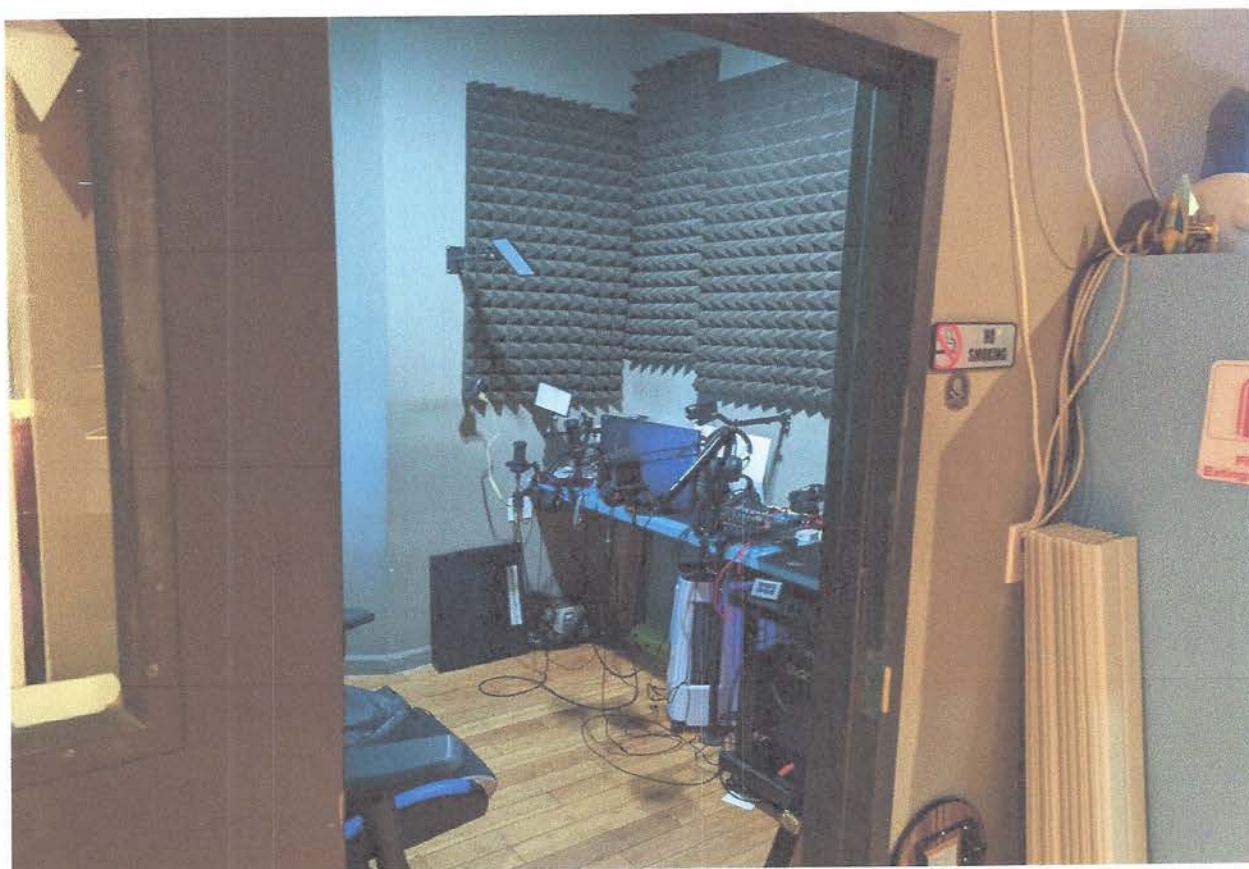
1. My license type is: ☐ beer & cider ☒ wine, beer & cider ☐ liquor, wine, beer & cider
2. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____ restaurant, or
☒ I will operate a Esports/Internet/Gaming Cafe with the sale of beer, wine and cider,
☐ with a kitchen open 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 8am-10pm; Tue 8am-10pm; Wed 8am-1pm;
Thu 8am-10pm; Fri 8am-1am; Sat 8am-1am;
Sun 8am-10pm. (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 (including Open Restaurants) OR
☐ My sidewalk café hours or other outside hours (including Open Restaurants) will be _____
5. ☐ I will employ a doorman/security personnel: _____
6. ☐ I will install soundproofing, _____

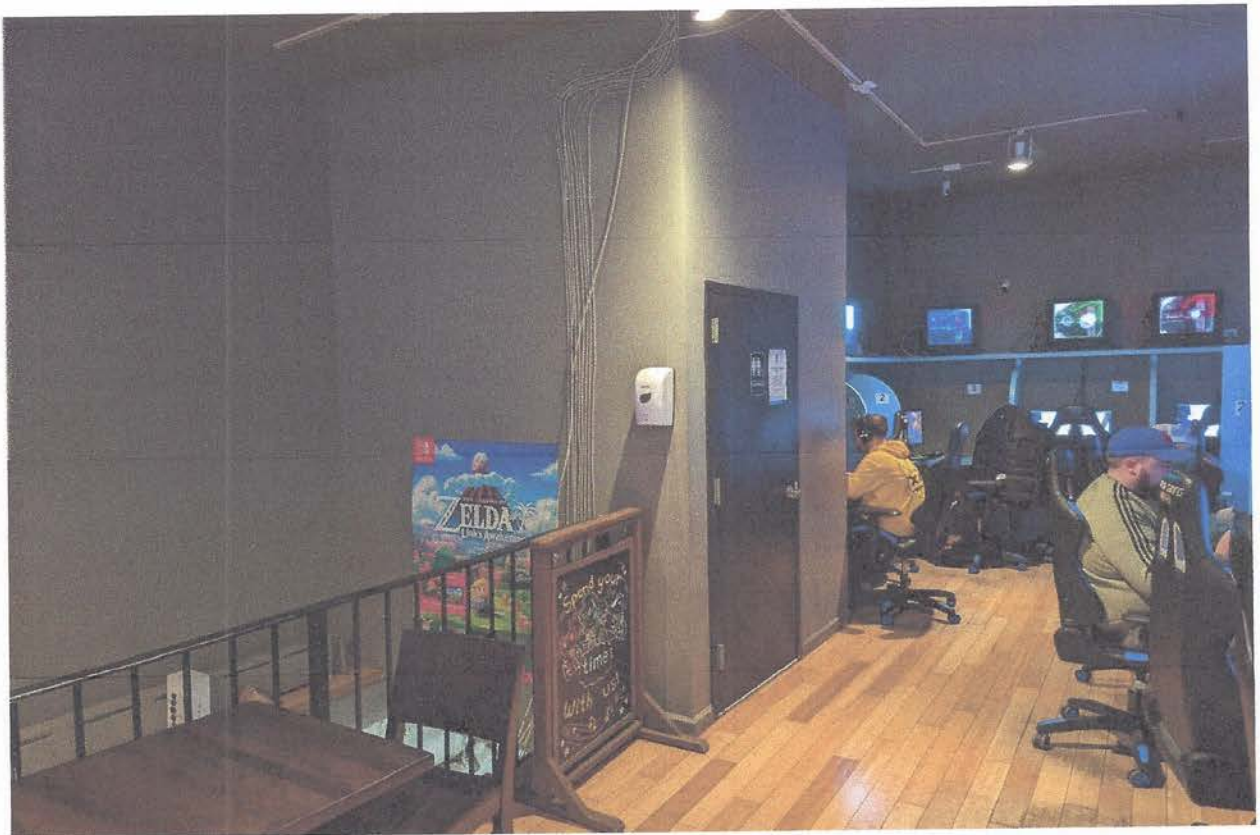
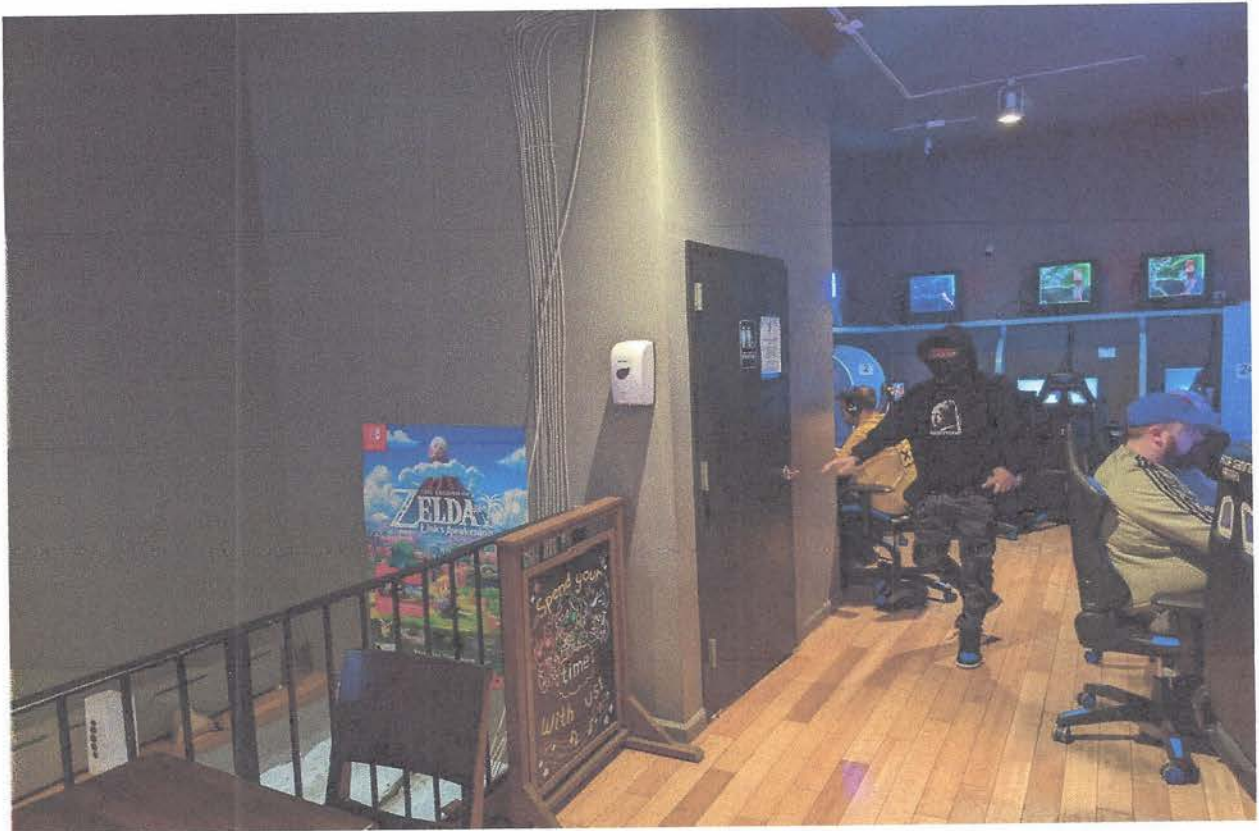
7. ☐ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
- ☒ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☐ more than _____ private parties per _____
9. ☒ I will play ambient recorded background music only.
10. ☒ I will not participate in pub crawls or have party buses come to my establishment.
11. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
12. ☐ 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 7pm.
13. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. ☒ 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: Luigino Gigante

Phone Number: 914-483-7042

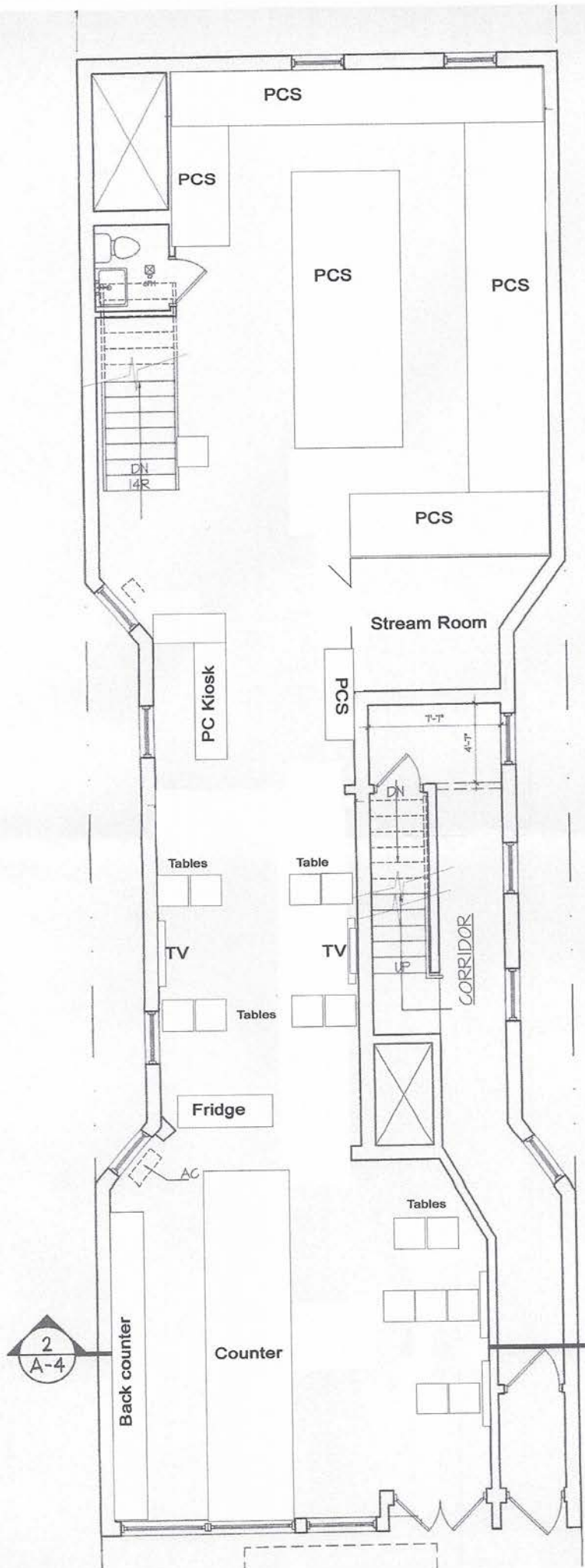












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A-4

Waypoint Media Cafe LLC
65 Ludlow Street, New York, NY 10002

Menu

Hot Sandwiches made to order

Chicken 12

Grilled chicken seasoned with mozzarella tomato lettuce onion all on either Farm White bread or a wrap.

BLT 8

Bacon Lettuce tomato with mayo on Farm White Bread or a Wrap.

Grilled Cheese 9

Our 3 cheese blend of Mozzarella, Cheddar, and Swiss grilled to perfection.

Tuna Melt 11

Our tuna salad with swiss on an open face or closed faced sandwich (you can choose) with lettuce tomato and onion.

Cold Sandwiches made to order

Mozzarella 7.5 Mozzarella tomato and mixed greens with balsamic vinaigrette on an open face sandwich

Tuna Wrap 9.4 Our Tuna Salad with tomato lettuce onion in a wrap can be made spicy.

Bagels 1.75

Any bagel that we have in stock

*add ons

Cream Cheese 2.75

Butter 2.25

Bacon 2

Egg 1

Cheese 1

Pizza 12 inch personal pizza please give extra time for this to come out about 15 min.

Pepperoni 15

Cheese 12

Mushroom 13

Bacon 13

Soup of the day

Ask about our soup of the day

Soup 7

Pastries

Croissant 2.5
Chocolate Croissant 3
Almond Croissant 3.25
Bureka Tomato 3.5
Bureka Spinach 3.5
Fruit Danish 3.5
Cheese Danish 3.5
Cinnamon roll 3.5
Apple turnover 3.5
Chocolate chip muffin 2.5
Coffee cake muffin 2.5
Blueberry muffin 2.5
Banana Muffin 2.5
Cinnamon pinwheel 3.5
Peach Pinwheel 3.5
Chocolate chip cookie 3.5
Smores cookie 3.5
Red Velvet cookie 3.5
White chocolate macadamia nut cookie 3.5

Drinks

Coffee 3/4/3
Tea 3/4/4
Espresso 3/4/4
Americano 3.5/4.5/4.5
Cappuccino 4.5/5
Latte 5/6/6
Mocha 5.5/6/6
Hot Chocolate 5.5/6
Chai Latte 5.5/ 6.5/ 6
Matcha Latte 5/6/6
London Fog %

Sodas

Coke 2
Diet Coke 2
Sprite 2
Boylands 2.5
Redbull 3.81
Bawls 5
Essentia water 2.25
Poland Spring 1
Gatorade 2.25

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	65 Ludlow St, New York, New York, 10002
Geocode	Latitude: 40.71729 longitude: -73.98991
Report Generated On	3/7/2022

8 Closest Liquor Stores		
Name	Address	Distance
SEWARD PARK LIQUORS INC Ser #: 1306851	53 LUDLOW ST NEW YORK, NY 10002	260 ft
ORANGE GLOU LLC Ser #: 1330686	264 BROOME ST NEW YORK, NY 10002	394 ft
DELANCEY WINE INC Ser #: 1301401	35 ESSEX ST NEW YORK, NY 10002	449 ft
PET NAT LLC Ser #: 1306926	115 DELANCEY ST NEW YORK, NY 10002	625 ft
E L PARTNERS LLC Ser #: 1298994	101 ALLEN ST STORE B NEW YORK, NY 10002	648 ft
OCEAN WINE & SPIRIT INC Ser #: 1296083	273 GRAND ST NEW YORK, NY 10002	847 ft
VINFAMILY INC Ser #: 1305222	393 GRAND ST NEW YORK, NY 10002	895 ft
YEE FUNG CORP Ser #: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	1,097 ft

Schools within 500 feet		
Name	Address	Distance
URBAN ASSEMBLY ACADEMY OF GOVERNMENT AND LAW	350 GRAND ST NEW YORK, NY 10002	140 ft
LOWER MANHATTAN ARTS ACADEMY	350 GRAND ST NEW YORK, NY 10002	140 ft
ESSEX STREET ACADEMY	350 GRAND ST NEW YORK, NY 10002	140 ft
HIGH SCHOOL FOR DUAL LANGUAGE AND ASIAN STUDIES	350 GRAND ST NEW YORK, NY 10002	145 ft
NEW DESIGN HIGH SCHOOL	350 GRAND ST NEW YORK, NY 10002	145 ft

Churches within 500 feet

Name	Distance
Seventh-Day Adventist Church	302 ft
Mikvah of The Lower East Side	302 ft


Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
CAMILLA NEW YORK LLC & LOTUS GRAND LLC Ser #: 1340303	324 GRAND ST NEW YORK, NY 10002	139 ft
SALLY CAN WAIT LLC Ser #: 1339024	252 BROOME ST NEW YORK, NY 10002	298 ft
SWEATSHOP LES LLC Ser #: 1338868	110 DELANCEY ST BASEMENT NEW YORK, NY 10002	746 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
TRUMMER ART HOLDINGS LLC Ser #: 1309413	324 GRAND ST NEW YORK, NY 10002	186 ft
NORMAN'S CAY GROUP LLC Ser #: 1272699	74 ORCHARD ST NEW YORK, NY 10002	190 ft
GRAZ RESTAURANT LLC Ser #: 1189713	79 ORCHARD STREET GRAND & BROOME STS. NEW YORK, NY 10002	226 ft
COMPAS GROUP NEW YORK LLC Ser #: 1222226	86 ORCHARD STREET BROOME ST AND GRANT ST NEW YORK, NY 10002	248 ft
TWO BIKES LLC Ser #: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, NY 10002	259 ft
L E S RESTAURANT CORP Ser #: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, NY 10002	259 ft
BARRIO CHINO LLC Ser #: 1136284	253 BROOME STREET ORCHARD & LUDLOW NEW YORK, NY 10002	259 ft
ORCHARD 85 CORP Ser #: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, NY 10002	274 ft
SAIGONNYC LTD Ser #: 1256341	85 ORCHARD ST UNIT B BROOME ST & GRAND ST NEW YORK, NY 10002	274 ft
54 MULBERRY LLC Ser #: 1312031	252 BROOME ST NEW YORK, NY 10002	293 ft
GUTTER BAR LES LLC THE Ser #: 1324160	242 BROOME ST BASEMENT LEVEL NEW YORK, NY 10002	327 ft
XLR8 LLC Ser #: 1271863	266 BROOME ST NEW YORK, NY 10002	355 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BIG CANDY LLC Ser #: 1275668	86 ALLEN ST NEW YORK, NY 10002	366 ft
ALLEN HOTEL INC, THE Ser #: 1313154	88 ALLEN ST NEW YORK, NY 10002	375 ft
FRIEDMAN'S ON GRAND LLC Ser #: 1334484	359 361 GRAND ST NEW YORK, NY 10002	384 ft
RABBIT BOX HOSPITALITY LLC Ser #: 1318946	41 ESSEX ST STORE B NEW YORK, NY 10002	387 ft
EDMANHUSTLE LLC Ser #: 1309145	39 ESSEX ST NEW YORK, NY 10002	403 ft
JOHANNGPRO LLC Ser #: 1289900	96 ORCHARD ST NEW YORK, NY 10002	435 ft
PIZZA A CASA INC/DBA:PIZZA SCHOOL NYC/PIZZA SCHOOL Ser #: 1297413	371 GRAND ST NEW YORK, NY 10002	462 ft
GOOD PAL CHANTELE CORP Ser #: 1329790	92 LUDLOW ST NEW YORK, NY 10002	471 ft
CONGEE VILLAGE INC Ser #: 1273685	100 ALLEN ST NEW YORK, NY 10002	499 ft
93 LUDLOW ST INC Ser #: 1254332	95 DELANCEY ST NEW YORK, NY 10002	549 ft
BARNORTH GROUP LLC Ser #: 1261959	77 DELANCEY ST NEW YORK, NY 10002	586 ft
HERMES B NY LLC Ser #: 1287964	95 ALLEN ST NEW YORK, NY 10002	617 ft
ZEST HOSPITALITY INC Ser #: 1315058	112 ELDRIDGE ST NEW YORK, NY 10002	628 ft
ESSEX PEARL BY AQUABEST LLC Ser #: 1334037	115 DELANCEY ST BASEMENT SITE 2, RESTAURANT 13 NEW YORK, NY 10002	661 ft
REGAL CINEMAS INC Ser #: 1313783	115 DELANCEY ST NEW YORK, NY 10002	661 ft
DSA PHASE 1 BEER HALL LLC Ser #: 1318775	115 DELANCEY ST AKA 81 NORFOLK STREET NEW YORK, NY 10002	661 ft
SITE 2 MARKET LINE RESTAURANT LLC Ser #: 1328150	115 DELANCEY ST NEW YORK, NY 10002	661 ft
ELDRIDGE HOSPITALITY LLC Ser #: 1294588	107 ELDRIDGE ST NEW YORK, NY 10002	679 ft
ATTABOY COCKTAILS LLC Ser #: 1280838	134 ELDRIDGE ST NEW YORK, NY 10002	691 ft
OTFOTEOC LTD Ser #: 1158961	21 ESSEX ST CANAL STREET & HESTER STREET NEW YORK, NY 10002	706 ft
NOGA RESTAURANT LLC & 119 ORCHARD PROP INC. Ser #: 1294762	119 ORCHARD ST AKA 120 ALLEN ST NEW YORK, NY 10002	713 ft
99 FAVOR TASTE RESTAURANT INC Ser #: 1337309	285 GRAND ST NEW YORK, NY 10002	726 ft

From: Kimberly Summers kimberly@ds-lawoffices.com 
Subject: Waypoint Media Cafe LLC- 65 Ludlow Street- Tavern Wine License
Date: March 29, 2022 at 6:09 PM

KS

To:

Bcc: kwebster.nyc@verizon.net, lesdwellers2012@gmail.com, orchardstblockassociation@gmail.com, friendsoftheles@gmail.com, info@gohproductions.org, ck@wingflix.com, richard@lespi-nyc.org, michaeljschweinsburg@gmail.com, dakota@fabnyc.org, Kimberly Summers kimberly@ds-lawoffices.com

Good evening,

I am the attorney for Waypoint Media Cafe LLC. My client operates an Internet/E-sports/Gaming Cafe at 65 Ludlow Street and is seeking to add beer and wine to its offerings. This application will be heard by Manhattan Community Board 3 on Monday, April 11 at 6:30pm. Please find attached a copy of the submitted CB application. If you have any questions or concerns please do not hesitate to contact me (and please send this to any other block or neighborhood associations that you think may be interested in this application). Thank you!

Best regards,

Kimberly A. Summers, Esq.
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