



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

Tareake Dorill, 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:

- ☒ 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: 5/22/23

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: Oli and Aurel LLC

APPLICANT:

Premise address: 25 ESSEX ST

Cross streets: HESTER & CANAL STREETS (CORNER OF HESTER & ESSEX STS)

Name of applicant and all principals: Oli and Aurel LLC

Olimpio Balasa & Lazaro Franco ROJAS TOVAR

Trade name (DBA): LES CREPES & TAQUERIA

PREMISE:Type of building and number of floors: 4 STORY mixed use building

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 30What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C6-2**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) 9am-12am, 7 days a week (indoor)9am-10pm, 7 days a week (outdoor)Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: _____

Number of indoor tables? 4 Total number of indoor seats? 8

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____

1, middle of restaurant, 4 stools, 8'4" in length(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 ☐ NoDoes 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 _____Mexican +What are the hours the kitchen will be open? all hoursWill a manager or principal always be on site? ☒ Yes ☐ No If yes, which? mostly The PrinciplesHow many employees will there be? 7Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NOWill there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) _____Will premise have music? ☒ Yes ☐ NoIf 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: IPodWill 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

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

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.") N/A

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. We have been open & operating since 2013

Is sound proofing installed? ☒ Yes ☐ No with no issues

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:

Sidewalk

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: The Applicant

Address: 25 Essex St Community Board # 3

Dates of operation: 2013-Present. We have been serving wine & beer since 2/9/22

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please (with a license) attach explanation of experience or resume. Note: failure to disclose previous experience or

information hampers the ability to evaluate this application. Lil Frankies 19 1st Ave 4/03-3/20 + 10/20-Present

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business _____

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? 4How many On-Premise (OP) liquor licenses are within 500 feet? 14Is the premise within 200 feet on the same street 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, 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.

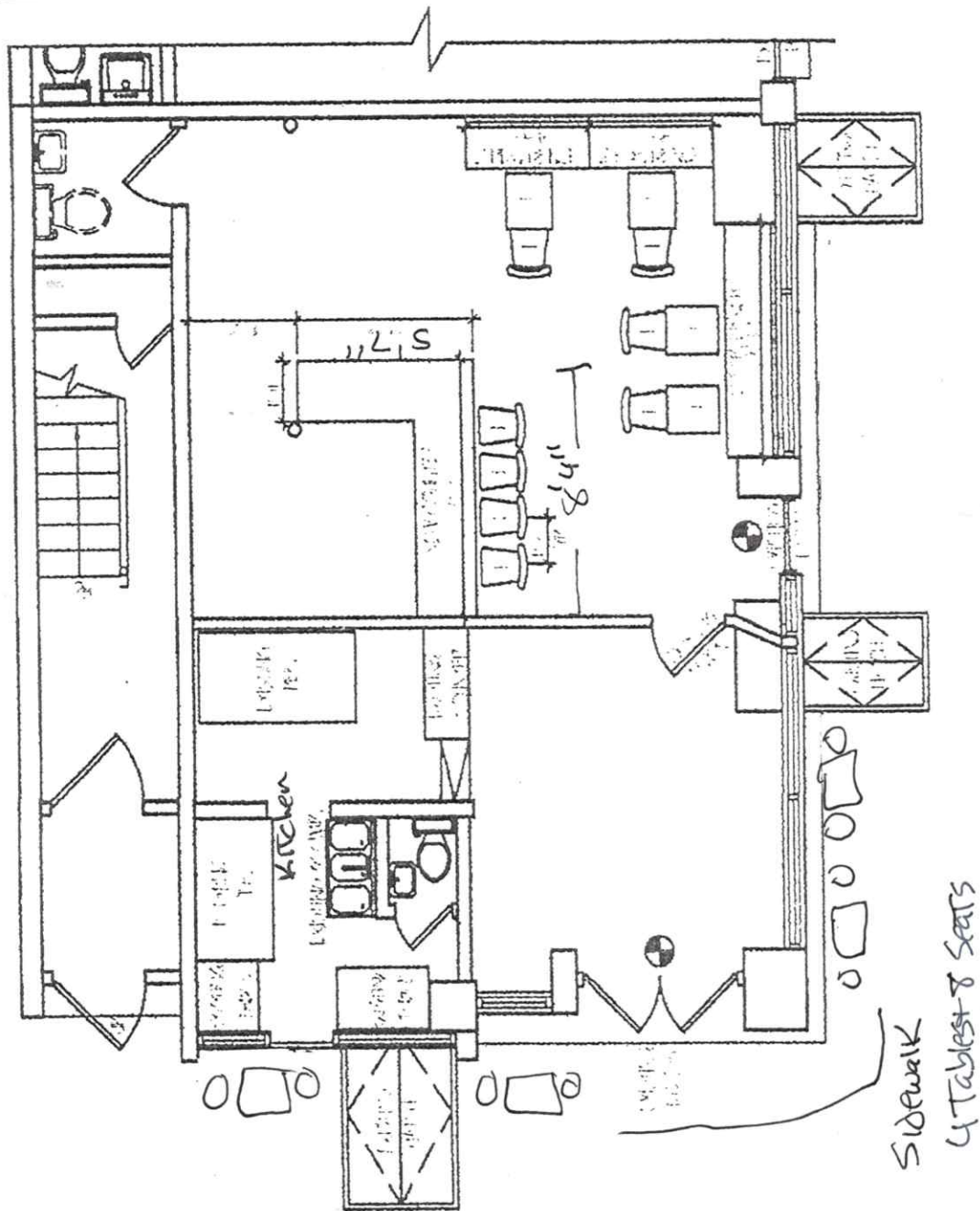
1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant)
Mexican restaurant, or
☐ I will operate a _____
☒ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other

3. My hours of operation will be:
Mon 12pm - 12am; Tue 12pm - 12am; Wed 12pm - 12am;
Thu 12pm - 12am; Fri 12pm - 12am; Sat 12pm - 12am;
Sun 12pm - 12am. (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
☒ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
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 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 _____.
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: Olimpio Balasa

Phone Number: (914) 330-2356



ESSEX STREET

inside
 4 Tables
 8 Seats
 4 Bar stools

← STREET shed
 4 Tables
 10 Seats

OLI AND AUREL LLC
D/B/A LES CREPES & TAQUERIA
25 ESSEX ST
NEW YORK, NY 10002

MENU

TACOS, BURRITOS, QUESADILLAS, BURRITO BOWL, NACHOS, AND TAMALES

CHOICES:

CARNITAS

AL PASTOR

CHICKEN

STEAK

CHORIZO

CHICKEN TINGA

VEGGIE

SPICY SHRIMP

FISH

EXTRAS: SOUR CREAM, CHEESE, & GUACAMOLE

SIDES:

TORTILLA CHIPS, GUAC & PICO & CHIPS, RICE AND BEANS. 2 OZ. GUACAMOLE, 2 OZ. SOUR CREAM,
8 OZ. GREEN SAUCE, AND 8 OZ. RED SAUCE,

DRINKS: WATER, MEXICATA COKE, JARRITOS, HORCHATA, PELLEGRINO

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 **25 Essex St, New York, New York, 10002**

Geocode **Latitude: 40.71551
Longitude: -73.98995**

Report Generated On **5/22/2023**

8 Closest Liquor Stores

Name	Address	Distance
DELANCEY WINE INC Ser #: 1301401	35 ESSEX ST NEW YORK, NY 10002	221 ft
SEWARD PARK LIQUORS INC Ser #: 1306851	53 LUDLOW ST NEW YORK, NY 10002	413 ft
YEE FUNG CORP Ser #: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	516 ft
VINFAMILY INC Ser #: 1305222	393 GRAND ST NEW YORK, NY 10002	800 ft
ORANGE GLOU LLC Ser #: 1330686	264 BROOME ST NEW YORK, NY 10002	1,020 ft
MADISON LIQUOR INC Ser #: 1253651	195 MADISON ST NEW YORK, NY 10002	1,029 ft
PET NAT LLC Ser #: 1306926	115 DELANCEY ST NEW YORK, NY 10002	1,134 ft
OCEAN WINE & SPIRIT INC Ser #: 1296083	273 GRAND ST NEW YORK, NY 10002	1,156 ft

Schools within 500 feet

Name	Address	Distance
PS 42 BENJAMIN ALTMAN	71 HESTER ST NEW YORK, NY 10002	309 ft

Churches within 500 feet

Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
SCARR PIZZA LLC Ser #: 1346109	35 ORCHARD ST SOUTH STORE	457 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
	NEW YORK, NY 10002	
384 GRAND STREET PIZZA LLC Ser #: 1361439	384 GRAND ST NEW YORK, NY 10002	711 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
OTFOTEOC LTD Ser #: 1158961	21 ESSEX ST CANAL STREET & HESTER STREET NEW YORK, NY 10002	59 ft
EDMANHUSTLE LLC Ser #: 1309145	39 ESSEX ST NEW YORK, NY 10002	275 ft
RABBIT BOX HOSPITALITY LLC Ser #: 1318946	41 ESSEX ST STORE B NEW YORK, NY 10002	295 ft
METROGRAPH LLC Ser #: 1291701	7 LUDLOW ST NEW YORK, NY 10002	345 ft
FRENCH 37 LLC Ser #: 1339882	37 CANAL ST NEW YORK, NY 10002	395 ft
35 CANAL CAFE LLC Ser #: 1166954	35 CANAL STREET ESSEX & LUDLOW NEW YORK, NY 10002	406 ft
SCARR PIZZA LLC Ser #: 1306511	22A ORCHARD ST SOUTH STORE NEW YORK, NY 10002	437 ft
FRIEDMAN'S ON GRAND LLC Ser #: 1334484	359 361 GRAND ST NEW YORK, NY 10002	441 ft
TREASURE CLUB INTERNATIONAL INC Ser #: 1341458	22 ORCHARD ST NEW YORK, NY 10002	442 ft
COFFEEMEN'S LLC Ser #: 1333959	26 CANAL ST NEW YORK, NY 10002	447 ft
KINGS PALACE NYC LLC Ser #: 1301225	43 CANAL ST NEW YORK, NY 10002	455 ft
PIZZA A CASA INC/DBA:PIZZA SCHOOL NYC/PIZZA SCHOOL Ser #: 1297413	371 GRAND ST NEW YORK, NY 10002	470 ft
DIMES BIG TIME LLC Ser #: 1283328	49 CANAL ST NEW YORK, NY 10002	482 ft
SWEET RANGER INC Ser #: 1174042	14B ORCHARD ST CANAL & HESTER NEW YORK, NY 10002	489 ft
BACARO NYC INC Ser #: 1167961	136 138 DIVISION STREET ORCHARO ST & LUDLOW ST NEW YORK, NY 10002	502 ft
PLAN A GROUP LLC Ser #: 1261297	138 DIVISION ST NEW YORK, NY 10002	506 ft
RAISE HOSPITALITY LLC Ser #: 1295240	162 E BROADWAY NEW YORK, NY 10002	507 ft
CAFE 169 INC Ser #: 1173033	169 E BROADWAY ESSEX & EAST BROADWAY NEW YORK, NY 10002	522 ft
ORCHARD 17 RESTAURANT CORP Ser #: 1336756	17 ORCHARD ST NEW YORK, NY 10002	542 ft
SEGUNDO MANAGEMENT LLC Ser #: 1340817	171 E BROADWAY NEW YORK, NY 10002	557 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
SWAT PRODUCTION INC Ser #: 1167941	59 CANAL ST 2ND FL NEW YORK, NY 10002	617 ft
FULL LIFE GRAND STREET LLC & LOTUS GRAND LLC Ser #: 1340303	324 GRAND ST NEW YORK, NY 10002	642 ft
ORCHARD STREET HOTEL MANAGEMENT LLC Ser #: 1321433	9 ORCHARD ST NEW YORK, NY 10002	642 ft
ORCHARD STREET RESTAURANT MNGMT LLC & TOURBILLON9 Ser #: 1321457	9 ORCHARD ST NEW YORK, NY 10002	642 ft
SALUGGIS EAST INC Ser #: 1295442	399 GRAND ST NEW YORK, NY 10002	703 ft
NORMAN'S CAY GROUP LLC Ser #: 1272699	74 ORCHARD ST NEW YORK, NY 10002	745 ft



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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

November 24, 2021

Mr. Adam Roberts
Deputy Commissioner of Licensing
New York State Liquor
Authority 80 South Swan
Street, Suite 900
Albany, New York 12210-8002

Re: Oli and Aurel LLC
d/b/a LES Crepes & Taqueria
25 Essex Street
New York, NY 10002

Dear Mr. Roberts:

Community Board 3 has no objection to the Wine, Beer, and Cider application for Oli and Aurel LLC d/b/a LES Crepes & Taqueria located at 25 Essex Street, if the signed and notarized stipulations attached are included in the license agreement:

- 1) it will operate a restaurant,
- 2) its kitchen will be open and serving food during all hours of operation,
- 3) its hours of operation will be 9 A.M. to 12 A.M. all days,
- 4) it will not use outdoor space for commercial use,
- 5) it 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,
- 6) it will not install soundproofing,
- 7) it will play ambient, recorded background music only and will not have DJs, live music, promoted events, scheduled performances or any event at which a cover fee is charged,
- 8) it will not apply for an alteration of its method of operation or for any physical alterations of any
- 9) nature without first appearing before CB 3,
- 10) it will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3,
- 11) it will not host pub crawls or party buses,
- 12) it will not have unlimited drink specials with food, including boozy brunches,
- 13) it will not have happy hour or drink specials,
- 14) it will insure that there are no wait lines outside,
- 15) it will conspicuously post this stipulation form beside its liquor license within its business, and
- 16) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

Please see the attached supplemental materials and contact the community board office with any questions.



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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, OLIMPIU BALASA, as a qualified representative of Oli and Aurel LLC, located at 25 Essex Street, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Mexican
☒ Kitchen open and serving food every night during all hours of operation.
 2. My hours of operation will be:
Mon 9am-12am; Tue 9am-12am; Wed 9am-12am; Thu 9am-12am; Fri 9am-12am; Sat 9am-12am; Sun 9am-12am.
 - (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
 3. ☒ I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00pm all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
 4. ☒ 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.
☐ 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.
 5. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ private parties per _____.
 6. ☒ I will play ambient recorded background music only. _____ number of TVs
 7. ☒ 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.
 8. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
 9. ☒ I will not participate in pub crawls or have party buses come to my establishment.
 10. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
 11. ☒ I will not have a happy hour or drink specials with or without time limitations OR ☐ I will have happy hour and it will end by _____. - Please indicate one of the above -
 12. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
 13. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
 14. ☒ 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: OLIMPIU BALASA Phone Number: 914-330-2356
15. ☐ I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed

Sworn to this 26th day of October 2021

Dated

Notary Public

