

HELBRAUN || LEVEY

GOOD THANKS CAFÉ LLC  
131 ORCHARD STREET  
NEW YORK, NY 10002

MANHATTAN COMMUNITY BOARD 3



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

Andrea Gordillo, 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: 1/23/2024

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

If alteration, describe nature of alteration: APPLICANT WILL BE TAKING OVER THE RETAIL SPACE DIRECTLY TO THE LEFT OF THE CURRENT LICENSED PREMISE LOCATED AT 131 ORCHARD STREET

Previous or current use of the location: SPACE TO BE ADDED WAS AN UNLICENSED RETAIL UNIT.

Corporation and trade name of current license: GOOD THANKS CAFE LLC DBA GOOD THANKS CAFE

**APPLICANT:**

Premise address: 131 ORCHARD STREET, NEW YORK, NY 10002

Cross streets: RIVINGTON & DELANCEY STREETS

Name of applicant and all principals: APPLICANT: GOOD THANKS CAFE LLC  
PRINCIPALS: WILLIAM REES AND TIMOTHY COTTLE

Trade name (DBA): GOOD THANKS CAFE

**PREMISE:**

Type of building and number of floors: MIXED-USE (COMMERCIAL AND RESIDENTIAL) 5 FLOORS

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, AFTER ALTERATION

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) PROPOSED DAYS/HOURS OF OPERATION WILL REMAIN THE SAME:

MON-SUN 8AM-12AM

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: N/A

Number of indoor tables? 14 Total number of indoor seats? 40

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 CUSTOMER BAR/ORDERING COUNTER (APPROX 7 FEET) 0 BAR SEATS

*(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 SEE MENU ATTACHED

What are the hours the kitchen will be open? MON-SUN 8AM-11PM

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? MANAGER, MIRANDA KELLY WILL ALWAYS BE ON-SITE, OWNERS ON OCCASION

How many employees will there be? 12

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

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

Will premise have music? ☒ Yes ☐ No

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

If other type, please describe N/A APPLICANT WILL HAVE BACKGROUND MUSIC ONLY

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: STANDARD WALL 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



**LOCATION:**

How many licensed establishments are within 1 block? 7 ON-PREMISE LICENSES ON ORCHARD STREET

How many On-Premise (OP) liquor licenses are within 500 feet? 28

Is 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) \_\_\_\_\_ restaurant, or  
☒ I will operate a CAFE \_\_\_\_\_,  
☐ 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-12AM; Tue 8AM-12AM; Wed 8AM-12AM;  
Thu 8AM-12AM; Fri 8AM-12AM; Sat 8AM-12AM;  
Sun 8AM-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: N/A
6. ☐ I will install soundproofing, N/A

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 X DJs per \_\_\_\_\_, ☐ more than \_\_\_\_\_ private parties per APPROX. 10-20 PRIVATE EVENTS PER YEAR (HOLIDAY/CORPRATE EVENTS)
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: MANAGER: MIRANDA KELLY

Phone Number: 646-370-4426 EMAIL: MIRANDA.KELLY@GOODTHANKSNYC.COM

# HELBRAUN || LEVEY

## LICENSE HISTORY

GOOD THANKS BROOKLYN LLC  
374 GRAHAM AVE  
BROOKLYN, NEW YORK, 11211  
SN:1353395  
(BK, 1)

GOOD THANKS CAFE LLC  
131 ORCHARD ST  
NEW YORK, NEW YORK, 10002  
SN:1331880  
(m3)

# MENU

## SMALL BITES

### BLUE BOWL (GF)

Banana, pineapple, oat milk, Blue Majik raw spirulina, topped with kiwi, coconut, blueberries, strawberry and granola. contains nuts and sesame. **14**

### ACAI BOWL (GF)

Banana, blueberries, Free-trade acai, oat milk, topped with kiwi, coconut blueberries, strawberry and granola. Contains nuts and sesame. **14**

### HOMEMADE BANANA BREAD (GF)

Gluten free banana bread served with burnt honey buttercream. **8**

### CROISSANT

From Pain D'avignon Bakery. **4** butter n jam **1**

## MEDIUMSOME

### AVOCADO TOAST

Whipped feta, diced avocado, burnt citrus salt, sorrel, Pain D'avignon sourdough. **13**

### SALSA MACHA EGGS

6 min egg served on a bed of labne with salsa macha (has peanuts) and side of sourdough. **12**

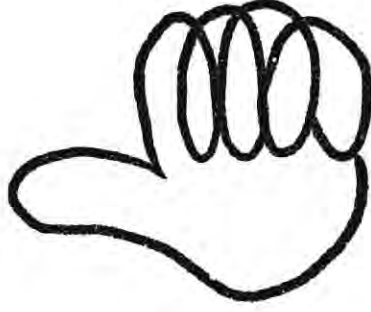
### SARDINES ON TOAST

Toasted sourdough, topped with creme fraiche, spanish sardines marinated in oil, and a pistachio gremolata. **14**

**\*\*SCRAMBLED EGGS CONTAIN DAIRY\*\***

**\*\*GLUTEN FREE BREAD AVAILABLE ON REQUEST\*\***

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.



## SANDOS

### BREAKFAST SANDWICH

Sunny fried egg, bacon, caramelised onion, avocado, arugula, lemon aioli, served on sesame seed bun. **14**

### SHORT-RIB SANDWICH

Slow braised short rib, sambal aioli, miso slaw, caramelised onion, pickles on sesame seed bun. **15**

## BUILD YOUR OWN

2 Scrambled, poached, or fried eggs served on seeded

or regular sourdough. Add ons below. **10**

ADD ONS...

**\$3** Fried egg, poached egg **\$6** Scrambled eggs

**\$3** Cherry tomatoes, goat cheese, kimchi, pickles, beet relish (each are **\$3**) **\$4** Half Avocado

**\$5** mushrooms, bacon **\$6** smoked salmon

**\$7** braised short-rib

## LARGE PLATES

### KIMCHI SCRAMBLED EGGS

Soft scrambled farm eggs and kimchi on sourdough with microgreens, scallion labne and a pickled cabbage-arugula salad. **16**

With avocado **+4** With smoked salmon **+6**

### HARISSA EGGS

2 fried eggs in house-made tomato-harissa sauce, topped with grated parm and fresh herbs with sourdough toast. **15**

### CHICKPEA CURRY SCRAMBLE

Spicy chickpea curry, free-range soft scrambled eggs, toasted sourdough, coconut crisps, topped with fried shallot and cilantro. **15**

With avocado **+4**

### AVOCADO TOAST NUMBER TWO

Seeded sourdough, avocado, beet relish, fresh cucumber, Zataar, goat cheese, lemon. **15**

add poached or fried egg **+3** Scrambled eggs **+6**

### 'CAESAR' SALAD

Romaine, radicchio, anchovy dressing, seasoned breadcrumb, pickled shallot, dill, parm. **16**

add anchovy **+4**

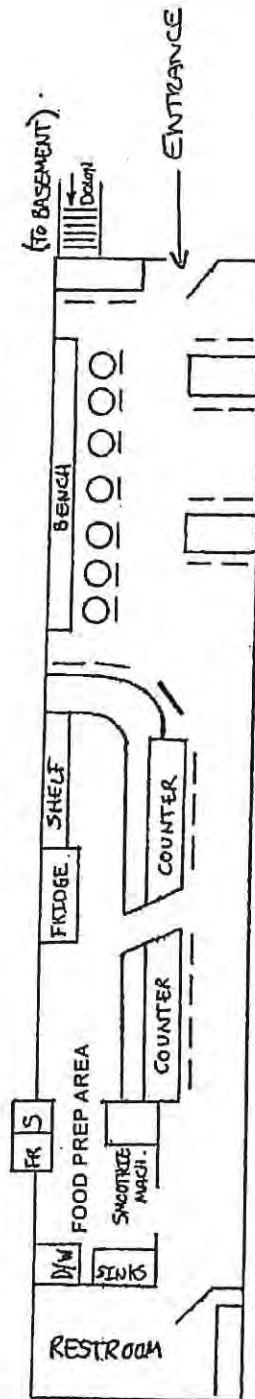
### BROCCOLINI FARRO BOWL

Farro, red pickled cabbage, charred broccolini, salsa macha\*, arugula, poached egg, fried scallions, avocado salsa verde **17** (\*has peanuts)

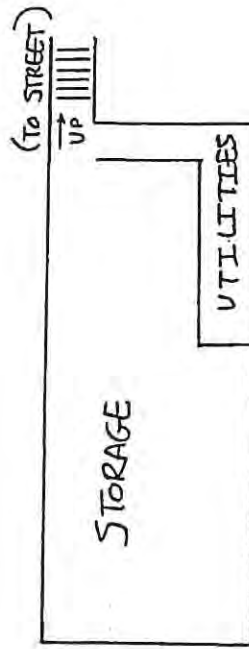
Add Short rib or smoked salmon **+6**

Add avocado **+4** Add extra egg **+2**

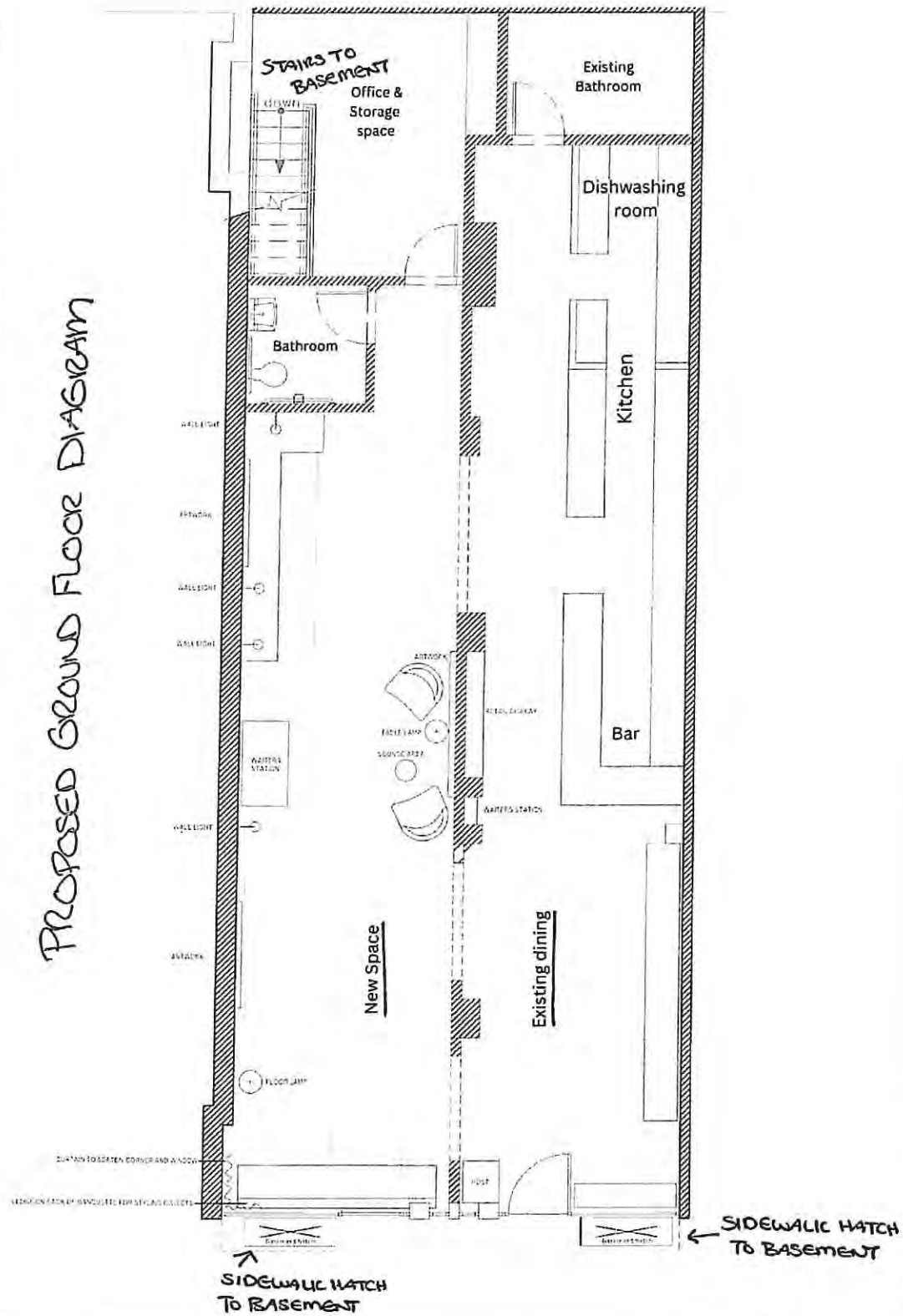
# EXISTING / CURRENT GROUND FLOOR DIAGRAM



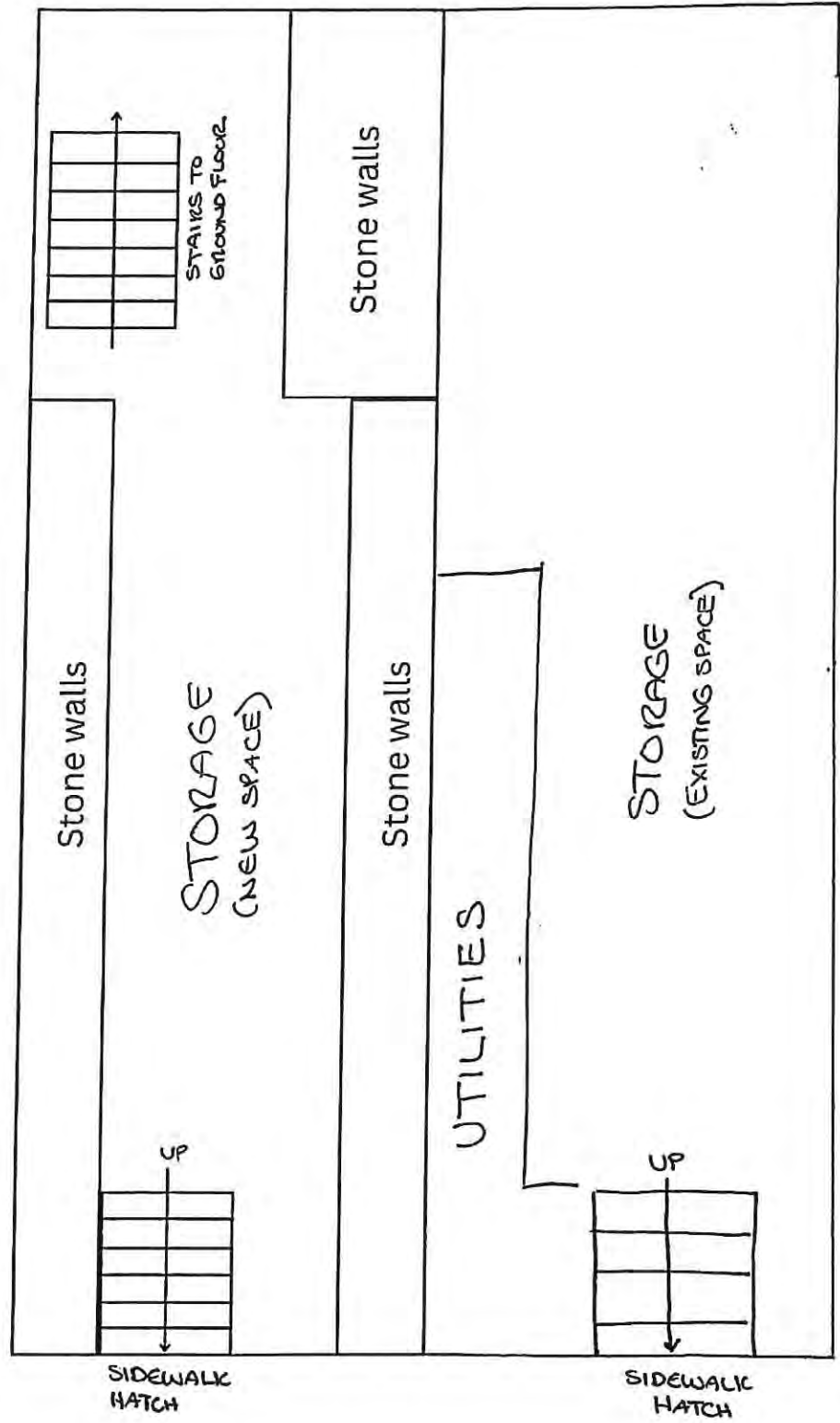
# EXISTING / CURRENT BASEMENT DIAGRAM



# PROPOSED GROUND FLOOR DIAGRAM



# Proposed Basement Diagram





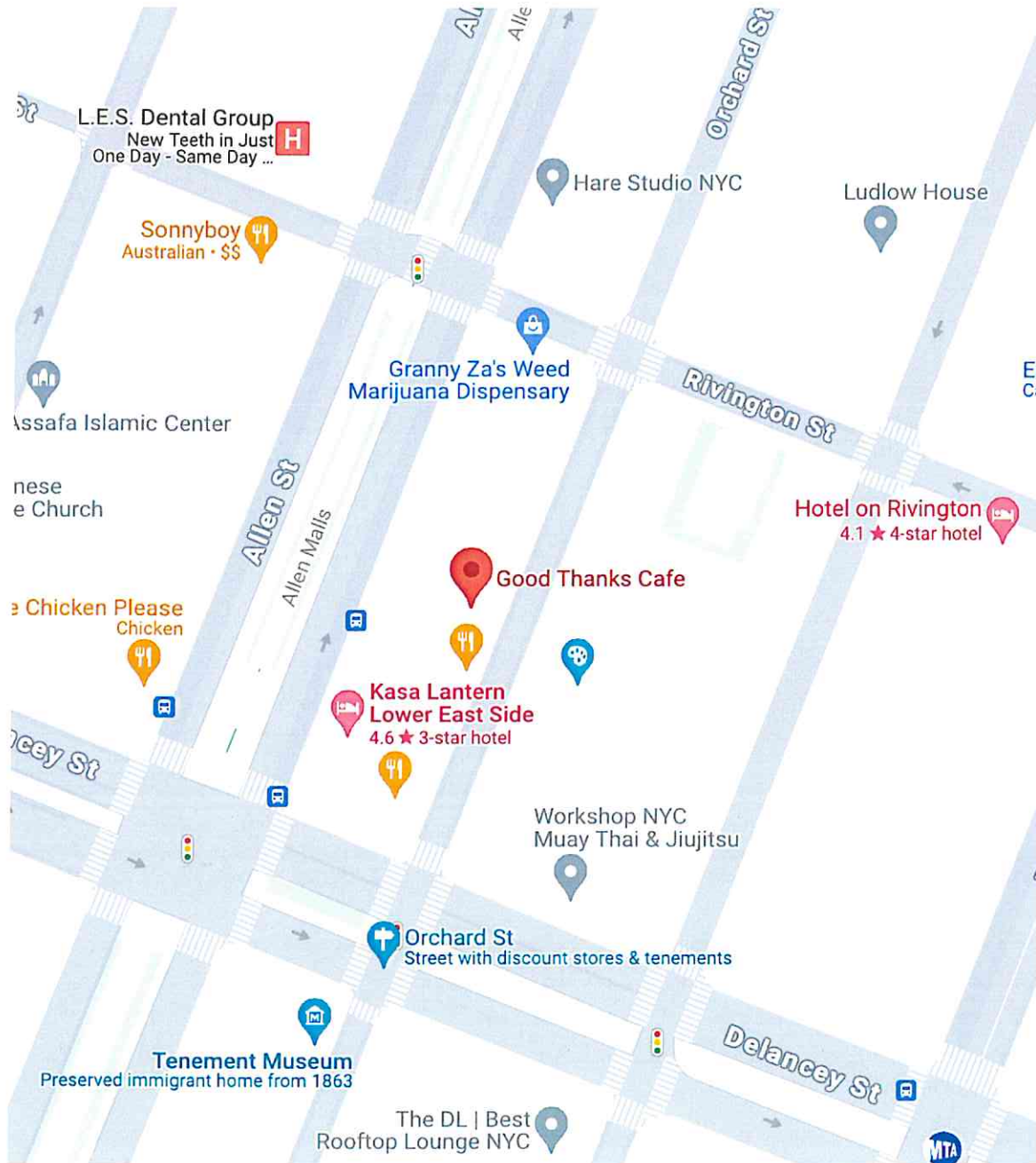
↑  
PROPOSED PREMISES  
TO BE ADDED

↑  
EXISTING  
PREMISES



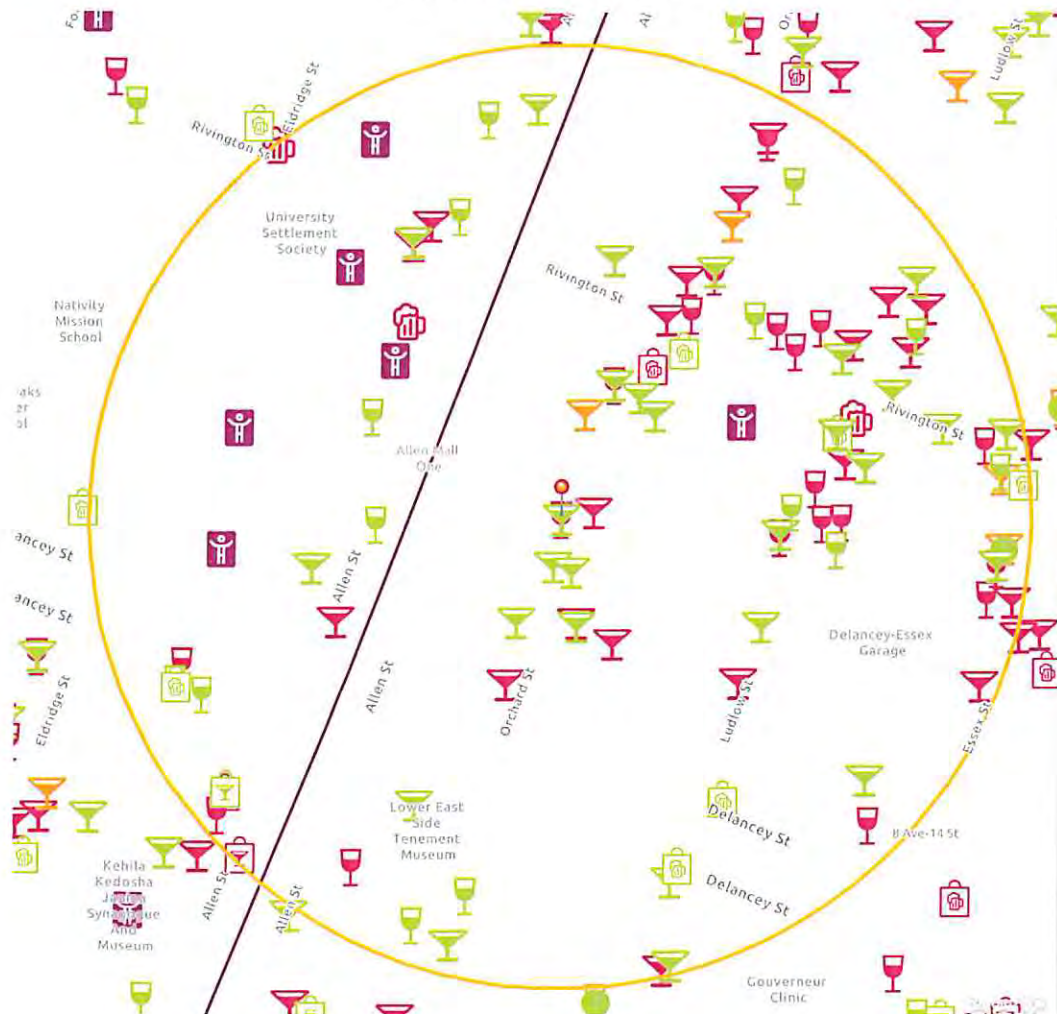
# HELBRAUN | LEVEY

## NEIGHBORHOOD MAP



# HELBRAUN | LEVEY

## 500 FOOT MAP



GREEN MARTINI= OP LICENSE

PINK MARTINI= INACTIVE OP LICENSE

GREEN WINE= TW/ RW LICENSE

PINK WINE= INACTIVE TW/ RW LICENSE

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              | 131 Orchard St, New York, New York, 10002  |
| Geocode               | Latitude: 40.71973<br>longitude: -73.98952 |
| Report Generated On   | 1/22/2024                                  |

| 8 Closest Liquor Stores                                                                     |                                              |          |
|---------------------------------------------------------------------------------------------|----------------------------------------------|----------|
| Name                                                                                        | Address                                      | Distance |
| YI DING FA CORP<br>License ID: 0100-22-115857<br>Legacy Serial No.: 1339668                 | 101 ALLEN ST<br>NEW YORK, New York 10002     | 457 ft   |
| ORANGE GLOU LLC<br>License ID: 0091-21-121837<br>Legacy Serial No.: 1330686                 | 264 BROOME ST<br>NEW YORK, New York 10002    | 590 ft   |
| SALGIRAH CORP<br>License ID: 0100-23-124378<br>Legacy Serial No.: 1276123                   | 141 ESSEX ST<br>NEW YORK, New York 10002     | 647 ft   |
| PET NAT LLC<br>License ID: 0100-22-116243<br>Legacy Serial No.: 1306926                     | 115 DELANCEY ST<br>NEW YORK, New York 10002  | 669 ft   |
| VIJAYA GROUP INC<br>License ID: 0100-23-126911<br>Legacy Serial No.: 1326346                | 100 STANTON ST<br>NEW YORK, New York 10002   | 740 ft   |
| OCEAN WINE & SPIRIT INC<br>License ID: 0100-22-118080<br>Legacy Serial No.: 1296083         | 273 GRAND ST<br>NEW YORK, New York 10002     | 1,182 ft |
| EAST VILLAGE WINE & LIQUORS INC<br>License ID: 0100-23-126409<br>Legacy Serial No.: 1281322 | 80-82 CLINTON ST<br>NEW YORK, New York 10002 | 1,260 ft |
| ESSEX WINE & SPIRITS INC<br>License ID: 0100-23-126103<br>Legacy Serial No.: 1358884        | 35 ESSEX ST<br>NEW YORK, New York 10002      | 1,331 ft |

| Schools within 500 feet    |         |          |
|----------------------------|---------|----------|
| Name                       | Address | Distance |
| No Schools within 500 feet |         |          |

| Churches within 500 feet              |          |
|---------------------------------------|----------|
| Name                                  | Distance |
| First Roumanian American Congregation | 216 ft   |
| The Church Of Grace To Fujianese      | 244 ft   |
| Lamb's Church Of The Nazarene         | 349 ft   |
| New York Chinese Church of Nazarene   | 356 ft   |
| Sea Of Galilee Church                 | 356 ft   |

| Churches within 500 feet         |          |
|----------------------------------|----------|
| Name                             | Distance |
| New York Chinese Alliance Church | 363 ft   |
| Emory Roth Synagogue             | 447 ft   |

| Pending On Premises Liquor Licenses within 750 feet                                |                                               |          |
|------------------------------------------------------------------------------------|-----------------------------------------------|----------|
| Name                                                                               | Address                                       | Distance |
| ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC<br>Application ID: NA-0343-22-105979 | 139 ORCHARD ST<br>NEW YORK, New York 10002.0  | 112 ft   |
| ATLANTIC BAR GROUP LLC<br>Application ID: NA-0340-22-141730                        | 146 ORCHARD ST<br>NEW YORK, NY 10002.0        | 357 ft   |
| EL CASTILLO DE JAGUA REST CORP<br>Application ID: NA-0340-23-111644                | 113 Rivington St<br>New York, NY 10002.0      | 470 ft   |
| 121 Three Group Hospitality LLC<br>Application ID: NA-0370-23-151517               | 121 Essex St<br>New York, New York 10002.0    | 472 ft   |
| TWIN EAGLES, LLC<br>Application ID: NA-0340-23-110515                              | 252 BROOME ST<br>NEW YORK, New York 10002.0   | 600 ft   |
| WAITING ROOM 134 LLC<br>Application ID: NA-0340-23-109869                          | 134 ELDRIDGE ST<br>NEW YORK, New York 10002.0 | 617 ft   |
| Apt 5 LLC<br>Application ID: NA-0370-23-152666                                     | 157 Ludlow St<br>New York, New York 10002.0   | 618 ft   |
| HILMAR LLC<br>Application ID: NA-0340-23-110517                                    | 167 ORCHARD ST<br>NEW YORK, New York 10002.0  | 629 ft   |
| SUNDAY TO SUNDAY CAFE INC<br>Application ID: NA-0340-23-110130                     | 88 ORCHARD ST<br>NEW YORK, New York 10002.0   | 653 ft   |
| DOUBLE SUMMON LLC<br>Application ID: NA-0340-23-110458                             | 107 NORFOLK ST<br>NEW YORK, New York 10002.0  | 701 ft   |
| GALADINNERS LLC<br>Application ID: NA-0340-23-103763                               | 85 ORCHARD ST<br>NEW YORK, New York 10002.0   | 713 ft   |
| INTERNATIONAL CENTER OF PHOTOGRAPHY CORP<br>Application ID: NA-0346-23-121610      | 79 ESSEX ST<br>NEW YORK, New York 10002.0     | 723 ft   |

| Active On Premises Liquor Licenses within 750 feet                                          |                                                                                    |          |
|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| Name                                                                                        | Address                                                                            | Distance |
| GOOD THANKS CAFE LLC<br>License ID: 0340-23-139414<br>Legacy Serial No.: 1331880            | 131 ORCHARD ST<br>NEW YORK, New York 10002                                         | 3 ft     |
| ALPHA 129 REST LLC<br>License ID: 0340-22-107164<br>Legacy Serial No.: 1154329              | 127 129 ORCHARD STREET<br>DELANCEY & RIVINGTON STREETS<br>NEW YORK, New York 10002 | 53 ft    |
| FOURTHGEN LLC<br>License ID: 0340-22-113181<br>Legacy Serial No.: 1274614                   | 127 ORCHARD ST<br>NEW YORK, New York 10002                                         | 61 ft    |
| 120 ORCHARD BAR LLC<br>License ID: 0340-23-130523<br>Legacy Serial No.: 1331956             | 120 ORCHARD ST<br>NEW YORK, New York 10002                                         | 118 ft   |
| GRIFFON Q LLC & ZODIAC CLUB LLC<br>License ID: 0343-23-112346<br>Legacy Serial No.: 1339607 | 119 ORCHARD ST<br>AKA 120 ALLEN ST<br>NEW YORK, New York 10002                     | 121 ft   |
| CUATRO LOBOS INC<br>License ID: 0340-23-135223<br>Legacy Serial No.: 1283883                | 140 142 ORCHARD ST<br>NEW YORK, New York 10002                                     | 146 ft   |

## Active On Premises Liquor Licenses within 750 feet

| Name                                                                                           | Address                                                               | Distance |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------|
| BURGERS AND CHISMIS LLC<br>License ID: 0340-22-104950<br>Legacy Serial No.: 1327911            | 143 ORCHARD ST<br>NEW YORK, New York 10002                            | 150 ft   |
| A HALIBUT INC<br>License ID: 0340-23-134703<br>Legacy Serial No.: 1270101                      | 138 ORCHARD ST<br>NEW YORK, New York 10002                            | 151 ft   |
| JURAKU INC<br>License ID: 0340-23-129079<br>Legacy Serial No.: 1347601                         | 121 LUDLOW ST<br>NEW YORK, New York 10002                             | 234 ft   |
| BG BAR INC<br>License ID: 0340-23-127248<br>Legacy Serial No.: 1136412                         | 113 LUDLOW ST<br>LUDLOW & ORCHARD STREETS<br>NEW YORK, New York 10002 | 243 ft   |
| EAST VILLAGE HOSPITALITY GROUP LLC<br>License ID: 0340-22-114202<br>Legacy Serial No.: 1322518 | 115 ALLEN ST<br>NEW YORK, New York 10003                              | 271 ft   |
| SAUCE MANAGEMENT II LLC<br>License ID: 0340-23-133449<br>Legacy Serial No.: 1354602            | 78 84 RIVINGTON ST<br>NEW YORK, New York 10002                        | 276 ft   |
| JMDR 127 LUDLOW LLC<br>License ID: 0340-23-137942<br>Legacy Serial No.: 1278006                | 127 LUDLOW ST<br>NEW YORK, New York 10002                             | 305 ft   |
| TRAPIZZINO LES LLC<br>License ID: 0340-23-130377<br>Legacy Serial No.: 1334274                 | 144 ORCHARD ST<br>NEW YORK, New York 10002                            | 306 ft   |
| JED PARTNERS LLC<br>License ID: 0340-23-137300<br>Legacy Serial No.: 1311871                   | 126 LUDLOW ST<br>NEW YORK, New York 10002                             | 326 ft   |
| INWANY INC<br>License ID: 0340-23-129129<br>Legacy Serial No.: 1357394                         | 65 RIVINGTON ST<br>NEW YORK, New York 10002                           | 331 ft   |
| SERAFINA LUDLOW CORP<br>License ID: 0340-22-115414<br>Legacy Serial No.: 1296274               | 98 RIVINGTON ST<br>NEW YORK, New York 10002                           | 341 ft   |
| BARNORTH GROUP LLC<br>License ID: 0340-22-106693<br>Legacy Serial No.: 1261959                 | 77 DELANCEY ST<br>NEW YORK, New York 10002                            | 342 ft   |
| KELTIC LOUNGE INC<br>License ID: 0340-21-118377<br>Legacy Serial No.: 1181425                  | 132 LUDLOW ST<br>NEW YORK, New York 10002                             | 374 ft   |
| 93 LUDLOW ST INC<br>License ID: 0340-23-134940<br>Legacy Serial No.: 1254332                   | 95 DELANCEY ST<br>NEW YORK, New York 10002                            | 406 ft   |
| DOWNTOWN LLC,THE<br>License ID: 0343-22-127458<br>Legacy Serial No.: 1144147                   | 107 RIVINGTON ST<br>LUDLOW & ESSEX<br>NEW YORK, New York 10002        | 415 ft   |
| SWEATSHOP LES LLC<br>License ID: 0340-22-110830<br>Legacy Serial No.: 1338868                  | 110 DELANCEY ST<br>BASEMENT<br>NEW YORK, New York 10002               | 428 ft   |
| MFM BRANDY LLC<br>License ID: 0340-22-112725<br>Legacy Serial No.: 1273635                     | 157 ALLEN ST<br>NEW YORK, New York 10002                              | 432 ft   |
| SOHO-LUDLOW INC<br>License ID: 0349-22-117022<br>Legacy Serial No.: 1272412                    | 139 LUDLOW ST<br>NEW YORK, New York 10002                             | 451 ft   |
| COOL CULINARY LLC<br>License ID: 0346-24-101184<br>Legacy Serial No.: 6009106                  | 119 ESSEX ST<br>NEW YORK, New York 10002                              | 467 ft   |

## Active On Premises Liquor Licenses within 750 feet

| Name                                                                                  | Address                                                                      | Distance |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------|
| JOHANNNGPRO LLC<br>License ID: 0340-22-114896<br>Legacy Serial No.: 1289900           | 96 ORCHARD ST<br>NEW YORK, New York 10002                                    | 470 ft   |
| CAMILLE PRODUCTIONS LLC<br>License ID: 0340-23-127506<br>Legacy Serial No.: 1120448   | 110 RIVINGTON STREET<br>ESSEX & LUDLOW STREETS<br>NEW YORK, New York 10002   | 481 ft   |
| GOOD PAL CHANTELLE CORP<br>License ID: 0340-22-111037<br>Legacy Serial No.: 1329790   | 92 LUDLOW ST<br>NEW YORK, New York 10002                                     | 492 ft   |
| CONGEE VILLAGE INC<br>License ID: 0340-21-119324<br>Legacy Serial No.: 1273685        | 100 ALLEN ST<br>NEW YORK, New York 10002                                     | 511 ft   |
| REBEL ALLEN LLC<br>License ID: 0340-23-137768<br>Legacy Serial No.: 1300186           | 163 ALLEN ST<br>NEW YORK, New York 10002                                     | 526 ft   |
| HERMES B NY LLC<br>License ID: 0340-23-133927<br>Legacy Serial No.: 1287964           | 95 ALLEN ST<br>NEW YORK, New York 10002                                      | 549 ft   |
| FORREST INTERNATIONAL INC<br>License ID: 0340-22-114611<br>Legacy Serial No.: 1310419 | 162 ORCHARD ST<br>NEW YORK, New York 10002                                   | 553 ft   |
| 133 ESSEX RESTAURANT LLC<br>License ID: 0340-22-104101<br>Legacy Serial No.: 1255201  | 133 ESSEX ST<br>NEW YORK, New York 10002                                     | 556 ft   |
| FOUNDATION LOUNGE CORP<br>License ID: 0340-23-135024<br>Legacy Serial No.: 1280506    | 137 ESSEX ST<br>NEW YORK, New York 10002                                     | 567 ft   |
| PENNSYLVANIA JAYCOX INC<br>License ID: 0340-23-128544<br>Legacy Serial No.: 1112506   | 118 RIVINGTON STREET<br>ESSEX AND NORFOLK STS/<br>NEW YORK, New York 10002   | 567 ft   |
| TTBEL HOLDINGS INC<br>License ID: 0340-23-138320<br>Legacy Serial No.: 1322687        | 51 53 DELANCEY ST<br>NEW YORK, New York 10002                                | 573 ft   |
| ATTABOY COCKTAILS LLC<br>License ID: 0340-22-111553<br>Legacy Serial No.: 1280838     | 134 ELDRIDGE ST<br>NEW YORK, New York 10002                                  | 592 ft   |
| SALLY CAN WAIT LLC<br>License ID: 0340-22-110174<br>Legacy Serial No.: 1339024        | 252 BROOME ST<br>NEW YORK, New York 10002                                    | 600 ft   |
| RIVINGTON CAFE CORP<br>License ID: 0340-22-107508<br>Legacy Serial No.: 1024132       | 123 RIVINGTON STREET<br>NEW YORK, New York 10002                             | 602 ft   |
| GHVILLE INC<br>License ID: 0340-22-113646<br>Legacy Serial No.: 1254436               | 167 ORCHARD ST<br>2ND & 3RD FL<br>NEW YORK, New York 10002                   | 608 ft   |
| XLR8 LLC<br>License ID: 0340-23-138312<br>Legacy Serial No.: 1271863                  | 266 BROOME ST<br>NEW YORK, New York 10002                                    | 620 ft   |
| BESTE BAT LLC<br>License ID: 0340-22-108963<br>Legacy Serial No.: 1312502             | 135 137 ELDRIDGE ST<br>NEW YORK, New York 10002                              | 627 ft   |
| OWLINGS INC<br>License ID: 0340-22-103830<br>Legacy Serial No.: 1170538               | 152 LUDLOW STREET<br>RIVINGTON & STANTON STREETS<br>NEW YORK, New York 10002 | 638 ft   |
| BARRIO CHINO LLC<br>License ID: 0340-23-127288<br>Legacy Serial No.: 1136284          | 253 BROOME STREET<br>ORCHARD & LUDLOW<br>NEW YORK, New York 10002            | 647 ft   |

## Active On Premises Liquor Licenses within 750 feet

| Name                                                                                      | Address                                                                         | Distance |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------|
| 122-124 RIVINGTON CORP<br>License ID: 0340-23-132657<br>Legacy Serial No.: 1131317        | 122-124 RIVINGTON ST.<br>ESSEX ST & LUDLOW STREET<br>NEW YORK, New York 10002   | 648 ft   |
| ALLEN HOTEL INC, THE<br>License ID: 0340-23-137475<br>Legacy Serial No.: 1313154          | 88 ALLEN ST<br>NEW YORK, New York 10002                                         | 649 ft   |
| L E S RESTAURANT CORP<br>License ID: 0340-21-118985<br>Legacy Serial No.: 1232970         | 81 LUDLOW ST AKA 246 BROOME ST<br>DELANCEY & BROOME<br>NEW YORK, New York 10002 | 654 ft   |
| 95 STANTON STREET REST INC<br>License ID: 0340-23-131130<br>Legacy Serial No.: 1024159    | 95 STANTON ST<br>NEW YORK, New York 10002                                       | 675 ft   |
| 168 ORCHARD ST PARTNERS INC<br>License ID: 0340-22-106538<br>Legacy Serial No.: 1255449   | 168 170 ORCHARD ST<br>NEW YORK, New York 10002                                  | 675 ft   |
| 120 ESSEX MARKET LLC<br>License ID: 0340-22-114635<br>Legacy Serial No.: 1316835          | 124 RIVINGTON ST<br>NEW YORK, New York 10002                                    | 677 ft   |
| COMPAS GROUP NEW YORK LLC<br>License ID: 0340-22-106076<br>Legacy Serial No.: 1222226     | 86 ORCHARD STREET<br>BROOME ST AND GRANT ST<br>NEW YORK, New York 10002         | 689 ft   |
| SAKAMAI LLC<br>License ID: 0340-22-103614<br>Legacy Serial No.: 1263563                   | 157 LUDLOW ST<br>NEW YORK, New York 10002                                       | 691 ft   |
| ORCHARD 85 CORP<br>License ID: 0340-23-134406<br>Legacy Serial No.: 1250820               | 85 87 ORCHARD STREET STORE # 5<br>NEW YORK, New York 10002                      | 692 ft   |
| TWO BIKES LLC<br>License ID: 0340-22-107132<br>Legacy Serial No.: 1151213                 | 85 ORCHARD STREET<br>CRN OF BROOME & ORCHARD<br>NEW YORK, New York 10002        | 693 ft   |
| GUTTER BAR LES LLC THE<br>License ID: 0340-22-112777<br>Legacy Serial No.: 1324160        | 242 BROOME ST<br>BASEMENT LEVEL<br>NEW YORK, New York 10002                     | 700 ft   |
| GUAPO BODEGA LLC<br>License ID: 0340-22-113623<br>Legacy Serial No.: 1246348              | 146 ESSEX STREET<br>NEW YORK, New York 10002                                    | 705 ft   |
| ORCHID STREET ENTERPRISES LLC<br>License ID: 0340-22-106907<br>Legacy Serial No.: 1156178 | 174 ORCHARD STREET<br>HOUSTON & STANTON STREETS<br>NEW YORK, New York 10002     | 709 ft   |
| ESSEX PEARL BY AQUABEST LLC<br>License ID: 0340-23-130779<br>Legacy Serial No.: 1334037   | 115 DELANCEY ST<br>BASEMENT SITE 2, RESTAURANT 13<br>NEW YORK, New York 10002   | 715 ft   |
| REGAL CINEMAS INC<br>License ID: 0340-23-130209<br>Legacy Serial No.: 1313783             | 115 DELANCEY ST<br>NEW YORK, New York 10002                                     | 715 ft   |
| DSA PHASE 1 BEER HALL LLC<br>License ID: 0340-21-120916<br>Legacy Serial No.: 1318775     | 115 DELANCEY ST<br>AKA 81 NORFOLK STREET<br>NEW YORK, New York 10002            | 717 ft   |
| LION HOSPITALITY LLC<br>License ID: 0340-22-111231<br>Legacy Serial No.: 1339355          | 84 STANTON ST<br>NEW YORK, New York 10002                                       | 722 ft   |
| EPSTEINS BAR LLC<br>License ID: 0340-23-137572<br>Legacy Serial No.: 1303829              | 82 STANTON ST<br>NEW YORK, New York 10002                                       | 722 ft   |
| 158 LUDLOW REST LLC<br>License ID: 0340-22-105902<br>Legacy Serial No.: 1131361           | 158 LUDLOW STREET<br>STANTON & RIVINGTON<br>NEW YORK, New York 10002            | 727 ft   |

## Active On Premises Liquor Licenses within 750 feet

| Name                                                                                                          | Address                                                                        | Distance |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------|
| HELEN'S KITCHEN LLC<br>License ID: 0340-23-135581<br>Legacy Serial No.: 1343839                               | 172 ORCHARD ST<br>NEW YORK, New York 10002                                     | 728 ft   |
| LOCO 111 INC<br>License ID: 0340-22-110924<br>Legacy Serial No.: 1131031                                      | 105 STANTON ST<br>NEW YORK, New York 10002                                     | 734 ft   |
| BIG CANDY LLC<br>License ID: 0340-22-113271<br>Legacy Serial No.: 1275668                                     | 86 ALLEN ST<br>NEW YORK, New York 10002                                        | 735 ft   |
| SAN PEPPAS JERK CHICKEN EXPRESS INC IV<br>License ID: 0340-23-138699<br>Legacy Serial No.: 1334619            | 90 96 STANTON ST<br>#3& BASEMENT,AKA 172 ORCHARDST<br>NEW YORK, New York 10002 | 739 ft   |
| ORCHARD STREET RESTAURANT LLC & COSMIC DEBRIS LLC<br>License ID: 0340-23-132646<br>Legacy Serial No.: 1219676 | 187 ORCHARD STREET<br>E HOUSTON ST & STANTON ST<br>NEW YORK, New York 10002    | 749 ft   |

11 From M. H. R. 11/11/11

THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: NOV 20 2000 NO. 101518065

This certificate supersedes C.O. NO

ZONING DISTRICT C6-1

THIS CERTIFIES that the ~~NEW~~ ~~altered existing~~ building-premises located at

131 ORCHARD STREET

Block 415 Lot 71

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

## PERMISSIBLE USE AND OCCUPANCY

| FLOOR                                                                                                                                                                                                                                      | UNFLOOED<br>LBS. PER<br>SQ. FT. | MAXIMUM<br>NO. OF<br>PERSONS<br>PERMITTED | ZONING<br>DWELLING<br>OR ROOMING<br>UNIT | BUILDING<br>CODE<br>HABITABLE<br>ROOMS | ZONING<br>USE GROUP | BUILDING<br>CODE<br>OCCUPANCY<br>GROUP | DESCRIPTION OF USE       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------|------------------------------------------|----------------------------------------|---------------------|----------------------------------------|--------------------------|
| CELLAR                                                                                                                                                                                                                                     | OG                              |                                           |                                          |                                        |                     |                                        | BOILER ROOM &<br>STORAGE |
| 1ST FLOOR                                                                                                                                                                                                                                  | 100                             | 25                                        |                                          |                                        | 6                   |                                        | COMM. STORES             |
| 2ND FLOOR                                                                                                                                                                                                                                  | 40                              |                                           | 4                                        | 7                                      | 2                   | RES.                                   | FOUR (4) APARTMENTS      |
| 3RD FLOOR                                                                                                                                                                                                                                  | 40                              |                                           | 4                                        | 8                                      | 2                   | RES.                                   | FOUR (4) APARTMENTS      |
| 4TH FLOOR                                                                                                                                                                                                                                  | 40                              |                                           | 4                                        | 8                                      | 2                   | RES.                                   | FOUR (4) APARTMENTS      |
| 5TH FLOOR                                                                                                                                                                                                                                  | 40                              |                                           | 4                                        | 8                                      | 2                   | RES.                                   | FOUR (4) APARTMENTS      |
| OLD CODE                                                                                                                                                                                                                                   |                                 |                                           |                                          |                                        |                     |                                        |                          |
| CLASS "A" MULTIPLE DWELLING                                                                                                                                                                                                                |                                 |                                           |                                          |                                        |                     |                                        |                          |
| 1938 OLD CODE, OLD LAW TENEMENT CLASS "A" MULTIPLE DWELLING.                                                                                                                                                                               |                                 |                                           |                                          |                                        |                     |                                        |                          |
| NOTE: THIS IS AN AMENDED CERTIFICATE OF OCCUPANCY FOR A CHANGE FROM COMMERCIAL USE BACK TO RESIDENTIAL USE ON SECOND FLOOR.                                                                                                                |                                 |                                           |                                          |                                        |                     |                                        |                          |
| <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 10px auto;"> <p>THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.</p> </div> |                                 |                                           |                                          |                                        |                     |                                        |                          |

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

R.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Roy A. Davis, Jr.*  
BOROUGH SUPERINTENDENT

*William W. Egan*  
Acting Commissioner

M-B

COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

B Form 54 (Back) (Rev. 1-92)

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the SOUTH side of 65TH STREET  
distant 80 feet from the corner formed by the intersection of  
65TH STREET WEST and LEXINGTON AVENUE  
running thence WEST 20'-0" feet; thence SOUTH 100'-5" feet;  
thence EAST 20'-0" feet; thence NORTH 100'-5" feet;  
thence to the point of place of beginning.

102051119

X-1000 ALT. No. DATE OF COMPLETION 11/6/00 CONSTRUCTION CLASSIFICATION CLASS 3 NON-FIREPROOF  
BUILDING OCCUPANCY GROUP CLASSIFICATION RESIDENTIAL HEIGHT B+4 STORIES, 56'-0" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

|                                                   | YES | NO |                            | YES | NO |
|---------------------------------------------------|-----|----|----------------------------|-----|----|
| STANDPIPE SYSTEM                                  |     |    | AUTOMATIC SPRINKLER SYSTEM | X   |    |
| WATER HYDRANT SYSTEM                              |     |    |                            |     |    |
| STANDPIPE FIRE TELEPHONE AND<br>SIGNALLING SYSTEM |     |    |                            |     |    |
| SMOKE DETECTOR                                    |     |    |                            |     |    |
| FIRE ALARM AND SIGNAL SYSTEM                      |     |    |                            |     |    |

STORM DRAINAGE DISCHARGES INTO:  
A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐  
SANITARY DRAINAGE DISCHARGES INTO:  
A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:  
BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
OTHERS: \_\_\_\_\_

# ATTENTION RESIDENTS & NEIGHBORS

Good Thanks Cafe

Company/DBA Name and Contact Number for Questions

Plans to open a

Restaurant

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

at the following location

131 Orchard 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, February 12, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857> see  
[www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

Date/Time/Location

Applicant Contact Information

At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)  
ATTENTION RESIDENTS & NEIGHBORS  
第3社區居民請注意

Good Thanks Cafe

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

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

Restaurant

(請選擇/please choose) 酒吧(Bar)/餐廳 (Restaurant)

戶外咖啡 (Sidewalk Café) or 或者 後院花園咖啡(Backyard Use)

131 Orchard Street

Address/生意地址

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

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, February 12, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857> see  
[www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

時間 (Time) 和地點 (Location)

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Good Thanks Cafe

Company Name / Contact Info Nombre de la Compañía / el teléfono de contacto

Plans to open a: Planifique abrir un/una:

Restaurant

(Please Choose) Bar / Restaurant (Favor de escoger) una Barra/un Restaurante sidewalk or a patio de atrás

131 Orchard Street

Address dirección

Seeking a license to serve En buscando servir:

Beer/Wine & Liquor

Beer & Wine or Beer/Wine & Liquor Cerveza y vino o cerveza y vino y licor

Public meeting Reunión pública para comentarios

Online: <https://us06web.zoom.us/j/89482152857>

At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting

At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

Neighbors of the premises and surrounding buildings support the issuance of an on-premises license to the

Good Thanks Cafe

131 Orchard Street

This will be a RESTAURANT w/ CUSTOMER BAR ☒ This will be operating until: 12:00pm  
Time will be: NO OUTSIDE SPACE. This will be operating until:

NAME

ADDRESS

PLEASE NOTE: signatures should be from residents of upstate and adjoining buildings, not within two-block area of premises