

SOHO-LUDLOW INC

139 LUDLOW STREET
NEW YORK, NEW YORK 10002

Alteration Application
Manhattan Community Board No. 3
SLA & DCA Licensing Committee
March 2024

Completed Manhattan Community Board No. 3 Questionnaire

1. Photographs
2. Floor Plan
3. Proposed Menu
4. Area Map

BERNSTEIN REDO & SAVITSKY P.C.
1177 Avenue of the Americas -5th Floor
New York, New York 10036
(212) 651-3100



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: 03/04/2024

Is location currently licensed? ☒ Yes ☐ No Type of license: Club Liquor License

If alteration, describe nature of alteration: Adding service bar to interior garden area, rearranging furniture on ground floor.

Previous or current use of the location: Private Members Club

Corporation and trade name of current license: Soho-Ludlow Inc.

APPLICANT:

Premise address: 139 Ludlow Street, New York, New York 10002

Cross streets: Rivington Street and Stanton Street

Name of applicant and all principals: Soho-Ludlow Inc. / Thomas Collins* PENDING ABC OFFICER CHANGE

Trade name (DBA): Ludlow House

PREMISE:

Type of building and number of floors: Commercial building with four floors and cellar

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 +1000 (139 and 137 Ludlow Street)

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) Same as current operation / 2:00am seven days a week, retractable roof closes at 10:00pm (sun-wed) and 11:00pm (Thurs-Sat).

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

If yes, please describe what type: Private Members Club

Number of indoor tables? 122 Total number of indoor seats? 468

How many stand-up bars/bar seats are located on the premise (number, length, and location) GF - 21'3" (14 seats)
2nd Fl - 26'2" (14 Seats), 3rd Fl - 13'6" (0 Seats) (4th fl service bar and this application for ground floor service bar)

*(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) Cellar

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

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

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

How many employees will there be? Apprx 170

Do you have or plan to install ☒ French doors ☒ accordion doors or ☒ windows? French/Accordion doors in interior space

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

Will premise have music? ☒ Yes ☐ No **CONTINUATION OF CURRENT OPERATION**

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

If other type, please describe N/A

What will be the music volume? ☒ Background (conversational) ☒ Entertainment (live music venue level) Please describe your sound system: Advanced recessed wall speakers / soundproofed

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? Yes / same as current operation, no promoted events and no cover charges. Small performances for members.

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.") Same as current operation

At least one security guard and at least one manager on site, with existing traffic plan

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) One security guard on site, same as current operations, used daily

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. No lines and use of guard at door, use of retractable roof with soundproofing

Is sound proofing installed? ☐ Yes ☒ No ALREADY IN PLACE

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

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:

N/A no open restaurant

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Soho-Ludlow Inc, Soho House New York Inc

Address: 139 Ludlow Street, NY, NY 10002 & 29035 9th Ave Community Board # 3 & 2

Dates of operation: 2003-current

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 Currently operate this Ludlow House

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 45

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 Private Members Club,
☒ 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 8:00am - 2:00am; Tue 8:00am - 2:00am; Wed 8:00am - 2:00am;
Thu 8:00am - 2:00am; Fri 8:00am - 2:00am; Sat 8:00am - 2:00am;
Sun 10:00am - 2:00am *. (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, _____

*Licensee's retractable roof closes at 10pm (sun-wed) and 11pm (thurs-sat).

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: Thomas Collins

Phone Number: 646-253-6100

Ben Savitsky

From: Ben Savitsky
Sent: Thursday, March 7, 2024 3:48 PM
To: 'lesdwellers2012@gmail.com'
Subject: Ludlow House CB3 Alteration Application for a Service Bar

Good afternoon:

Our office represents Ludlow House (Soho-Ludlow Inc), an entity that holds a license to sell alcohol at its members club space at 139 Ludlow Street. Our office submitted an application to Manhattan Community Board three to add a service bar to the ground floor to assist waitstaff serve customers. Additionally, we have submitted a new floor plan to rearrange furniture on the ground floor as well. Manhattan Community Board 3 has requested that we contact neighborhood groups to provide notification of this alteration application.

Please contact our office if you have any questions or would like to discuss the application further.

Thank you,

Benjamin Savitsky
BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, New York 10036
Office: 212.651.3100
Direct: 917.620.3255
ben@brpclaw.com | www.brpclaw.com

NOTICE

This transmittal is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient or the employee or agent responsible for delivering the transmittal to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Thank you.

Internal Revenue Service regulations require that certain types of written advice include a disclaimer. To the extent the preceding message contains advice relating to a Federal tax issue, unless expressly stated otherwise the advice is not intended or written to be used, and it cannot be used by the recipient or any other taxpayer, for the purpose of avoiding Federal tax penalties, and was not written to support the promotion or marketing of any transaction or matter discussed herein.

Ben Savitsky

From: L.E.S. Dwellers <lesdwellers2012@gmail.com>
Sent: Thursday, March 7, 2024 5:03 PM
To: Ben Savitsky; Susan Stetzer; chair
Subject: Re: Ludlow House CB3 Alteration Application for a Service Bar

We have no objection to a service bar. We appreciate that LUDLOW HOUSE, for the most part, has been a good neighbor.

Thank you!

L.E.S Dwellers
Phone: [\(917\) 409-6392](tel:9174096392) Email: info@lesdwellers.org
www.lesdwellers.org

On Thu, Mar 7, 2024 at 3:48 PM Ben Savitsky <Ben@brpclaw.com> wrote:

Good afternoon:

Our office represents Ludlow House (Soho-Ludlow Inc), an entity that holds a license to sell alcohol at its members club space at [139 Ludlow Street](#). Our office submitted an application to Manhattan Community Board three to add a service bar to the ground floor to assist waitstaff serve customers. Additionally, we have submitted a new floor plan to rearrange furniture on the ground floor as well. Manhattan Community Board 3 has requested that we contact neighborhood groups to provide notification of this alteration application.

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Thank you,

Benjamin Savitsky

BERNSTEIN REDO & SAVITSKY PC

[1177 Avenue of the Americas](#), 5th floor

New York, New York 10036

Ben Savitsky

From: Ben Savitsky
Sent: Thursday, March 7, 2024 3:48 PM
To: 'friendsoftheles@gmail.com'
Subject: Ludlow House CB3 Alteration Application for a Service Bar

Good afternoon:

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Please contact our office if you have any questions or would like to discuss the application further.

Thank you,

Benjamin Savitsky
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1177 Avenue of the Americas, 5th floor
New York, New York 10036
Office: 212.651.3100
Direct: 917.620.3255
ben@brpclaw.com | www.brpclaw.com

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Photographs

NOTICE POSTING

ATTENTION RESIDENTS & NEIGHBORS

SOHO-LULU INC. / #ENGBRPLAW.COM / 312-881-2100
Company Name/ Contact Info
Nombre de la Compañía, el teléfono de contacto

Plans to ALTER a
Planes para abrir un/una:

PROPOSED BUSINESS CLUB
[Please choose] Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Garden
[Por favor elija] Bar, Restaurante o Club y indique si habrá un Café de acera o un patio de atrás

at the following location
En la siguiente dirección:

138 LUDLOW STREET, NEW YORK, NEW YORK 10002
Building Number and Street Name (Address)
Número de edificio y nombre de la calle (Dirección)

This establishment is seeking to ALTER its
Este establecimiento está buscando alterar su:

BEER, WINE AND LIQUOR LICENSE
Licencia de cerveza, vino y licor

Beer & Wine or Beer/Wine & Liquor
Cerveza y vino o cerveza/vino y bebidas alcohólicas

There will be an opportunity for public comment on
Habrá una oportunidad para comentarios públicos el:

Monday, March 11, 2024 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

Public Meeting Location
Lugar de la reunión pública

ENGBRPLAW.COM
#ENGBRPLAW

Application Contact Information
Información de contacto para la solicitud

AL COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
reunión del Comité de Licencias del SLA y del DCA
mar03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

SOHO-LULU INC. / #ENGBRPLAW.COM / 312-881-2100
Company Name/ Contact Info
Nombre de la Compañía, el teléfono de contacto

Plans to ALTER a:
Planes para abrir un/una:

PROPOSED BUSINESS CLUB
[Please choose] Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Garden
[Por favor elija] Bar, Restaurante o Club y indique si habrá un Café de acera o un patio de atrás

138 LUDLOW STREET, NEW YORK, NEW YORK 10002
Building Number and Street Name (Address)
Número de edificio y nombre de la calle (Dirección)

Seeking a license to ALTER
En búsqueda de una licencia para servir:

BEER, WINE AND LIQUOR LICENSE
Licencia de cerveza, vino y licor

Beer & Wine or Beer/Wine & Liquor
Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting for comments
Reunión pública para comentarios

Monday, March 11, 2024 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
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AL COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
reunión del Comité de Licencias del SLA y del DCA
mar03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

SOHO-LULU INC. / #ENGBRPLAW.COM
公司名字(Company) and/或 聯繫人的資料 (Contact Info)

Plans to ALTER a (以上的店主擬在以下地點申請生意)
Planes para alterar (以上店主擬在以下地點申請生意)

CLUB LICENSE
(請選擇, please choose) 酒吧(Bar) 餐館(Restaurant) 戶外咖啡(Sidewalk Cafe) or 威靈頓花園咖啡(Backyard Use)

138 LUDLOW STREET, NEW YORK, NEW YORK 10002
Address/地址

altering a license to serve(以上的店主想申請以下相關牌照)
alterando una licencia para servir (以上店主想申請以下相關牌照)

BEER, WINE AND LIQUOR
(請選擇, please choose) 啤酒和葡萄酒(Beer & Wine) or/或 啤酒和酒(Beer) or/或 酒和烈酒(White & 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販酒牌委員會

Monday, March 11, 2024 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

時間 (Time) 和地點 (Location)
mar03@cb.nyc.gov - www.cb3manhattan.org

First Floor of 139 Ludlow Street



First Floor of 139 Ludlow Street



First Floor of 139 Ludlow Street



First Floor of 139 Ludlow Street



First Floor of 139 Ludlow Street



First Floor of 139 Ludlow Street



First Floor of 137 Ludlow Street



First Floor of 137 Ludlow Street



First Floor of 137 Ludlow Street



Walls and Retractable Roof of 137 Ludlow Street



Walls and Retractable Roof of 137 Ludlow Street



Walls and Retractable Roof of 137 Ludlow Street



Walls and Retractable Roof of 137 Ludlow Street



Walls and Retractable Roof of 137 Ludlow Street



Walls and Retractable Roof of 137 Ludlow Street

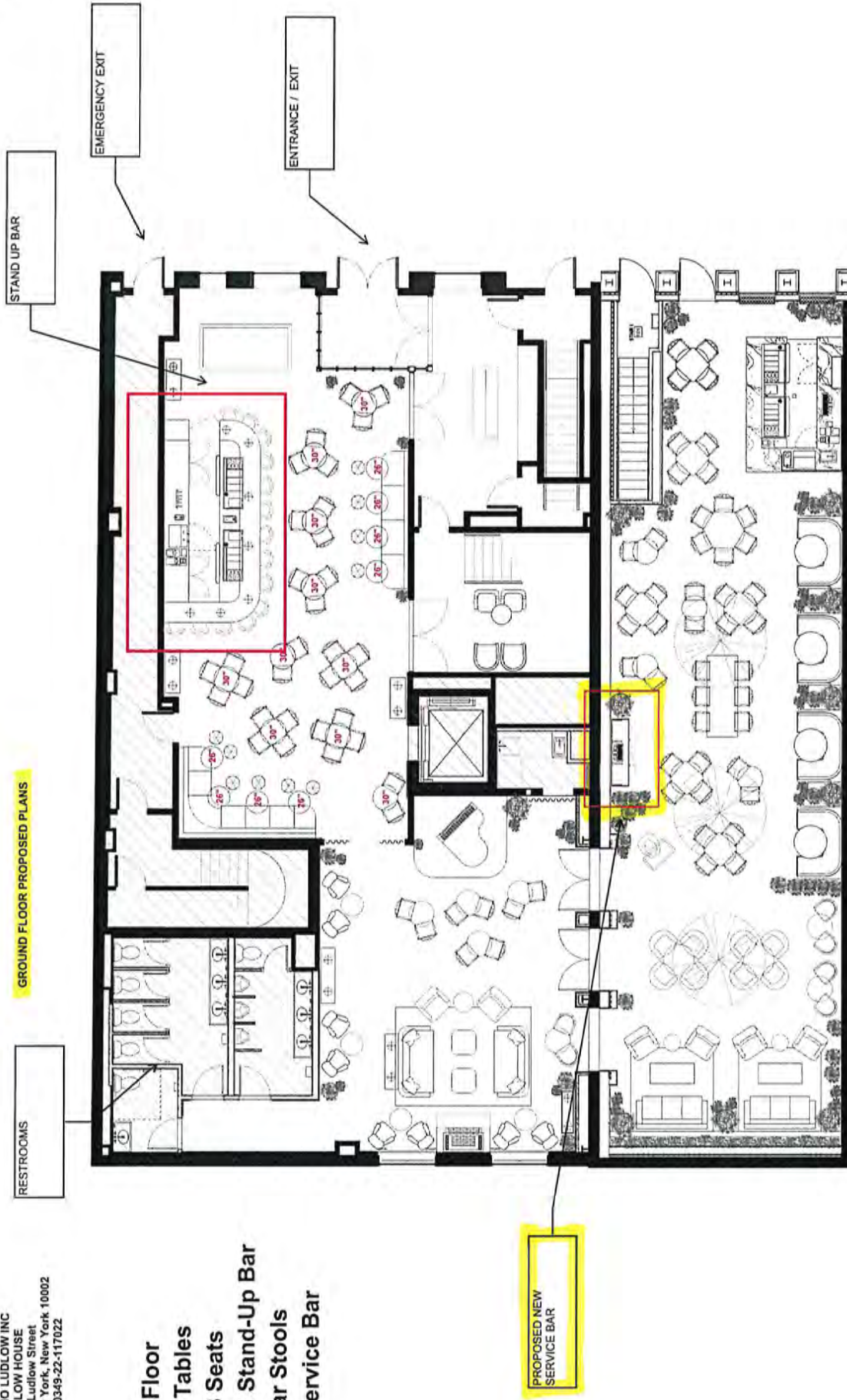


Floor Plans

SOHO LUDLOW INC
LUDLOW HOUSE
139 Ludlow Street
New York, New York 10002
NA-0349-22-117022

First Floor
52 Tables
163 Seats
1 Stand-Up Bar
14 Bar Stools
1 Service Bar

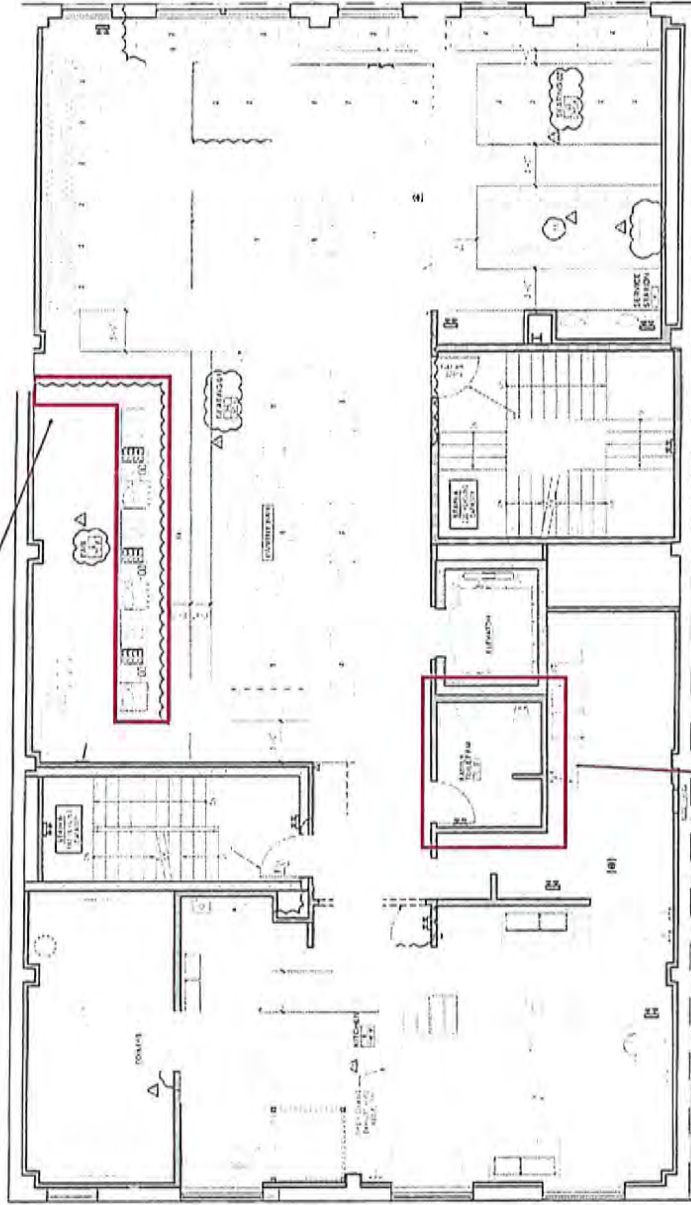
GROUND FLOOR PROPOSED PLANS



PROPOSED DIAGRAM OF AMENDED LICENSED PREMISES

Second Floor
31 Tables
84 Seats
1 Stand-Up Bar
14 Bar Stools

STAND-UP BAR



RESTROOMS

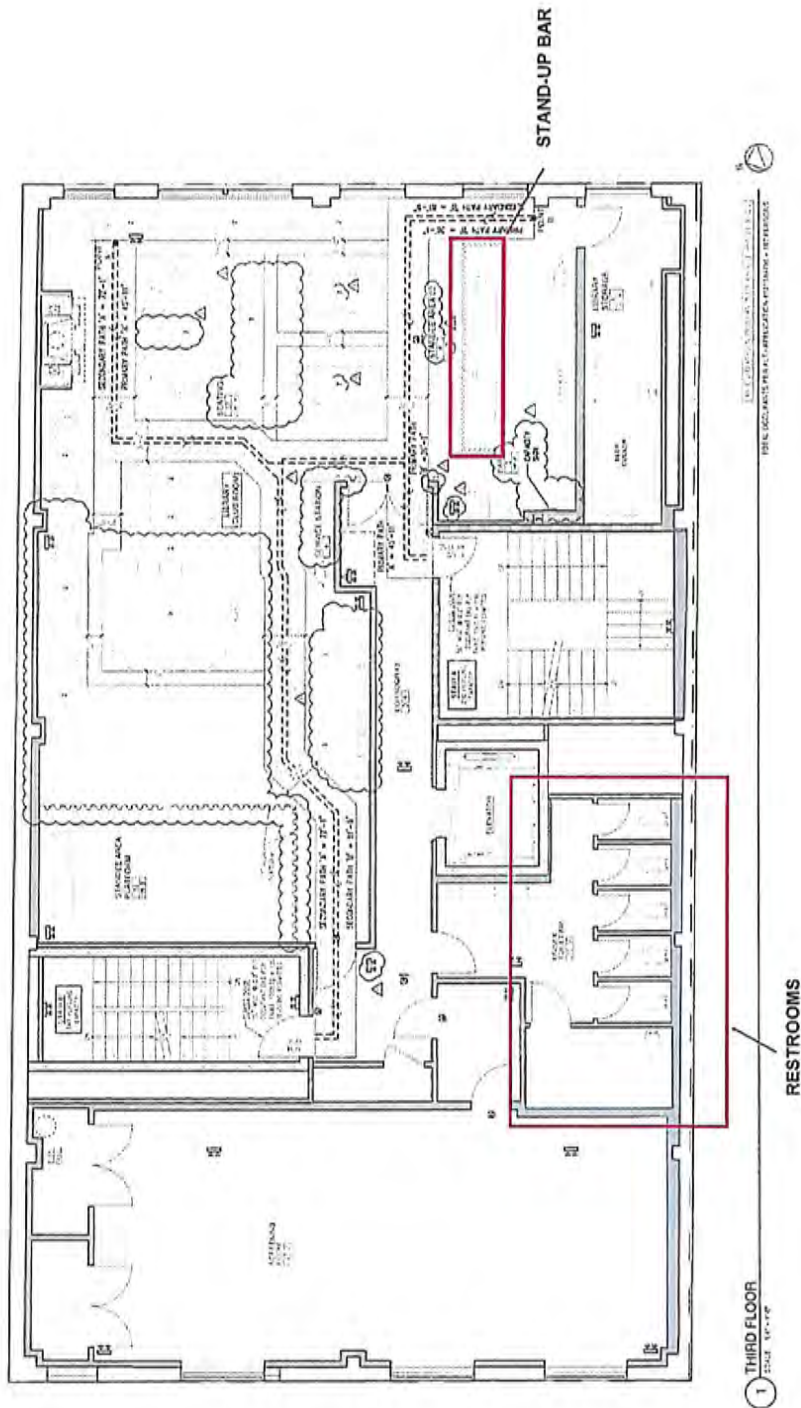
1 SECOND FLOOR
SCALE: 1/8" = 1'-0"

DATE: 01/11/2017
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"

 LIBBY ARCHITECTS, PC 100 W. 42ND STREET, 10TH FLOOR NEW YORK, NY 10018-3601 TEL: 212-692-1234 FAX: 212-692-1235 WWW.LIBBYARCHITECTS.COM		PROJECT NO. 101183798 PROJECT NAME: 101183798 PROJECT ADDRESS: 101183798 PROJECT CITY: 101183798 PROJECT STATE: 101183798 PROJECT ZIP: 101183798	
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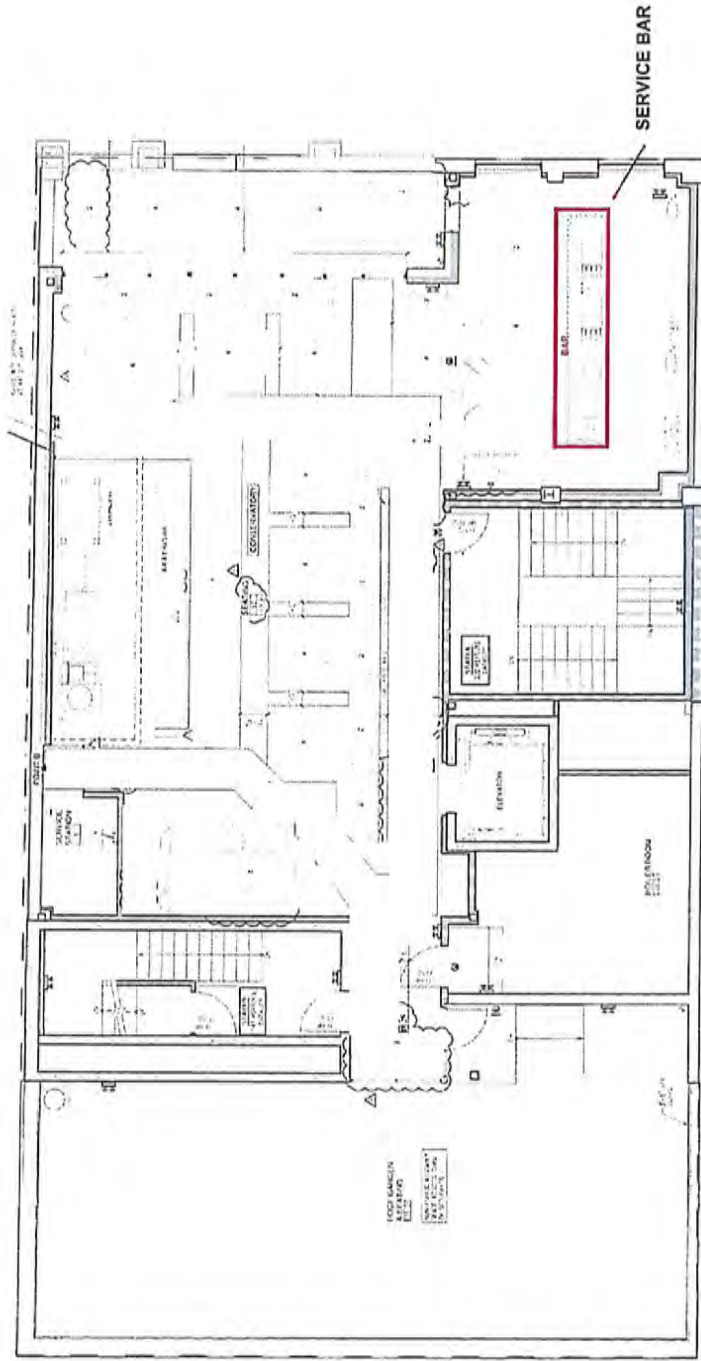


Third Floor
14 Tables
49 Seats
1 Stand-Up Bar

[illegible]

PROPOSED DIAGRAM OF AMENDED LICENSED PREMISES

Fourth Floor
 25 Tables
 82 Seats
 11 Counter Seats
 1 Service Bar



FOURTH FLOOR
 SCALE: 1/8" = 1'-0"

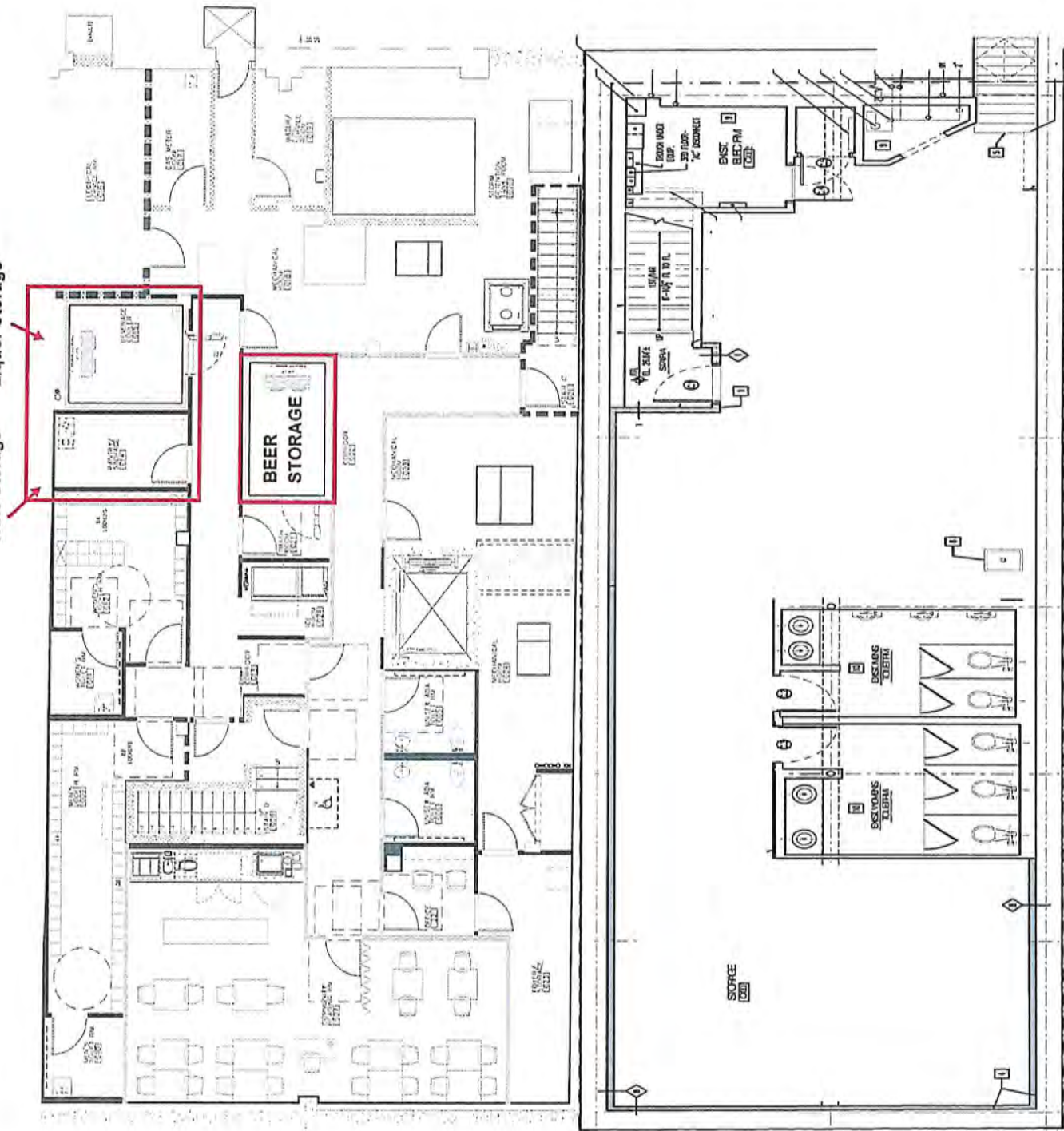
<p>ALLIANCE ARCHITECTS, PC 1000 N. 10TH ST., SUITE 1000 PITTSBURGH, PA 15212-1000 TEL: 412.391.1000 FAX: 412.391.1001 WWW.ALLIANCE-ARCHITECTS.COM</p>		<p>PROJECT NAME ALT. 1 - DOB #12184798 PA #122102756 PROJECT NAME MELLON HOUSE 1000 N. 10TH ST., SUITE 1000 PITTSBURGH, PA 15212-1000</p>	
<p>ISSUING TITLE FOURTH FLOOR PUBLIC ASSEMBLY PLAN</p>		<p>DATE 11/11/2014 PROJECT NO. 1000 N. 10TH ST., SUITE 1000 PA #122102756 PA-104.01 11/11/2014</p>	

PROPOSED DIAGRAM OF AMENDED LICENSED PREMISES

CELLAR

Not for Patron Access

Wine Storage Liquor Storage



Proposed Menu

Ludlow House Lunch menu



Snacks

Beet dip, hemp seeds, crudites (plant based) (gluten free) \$14
Salmon Tartare, chili, asian pear, yuzu \$21
Salt Cod Croquettes, lemon \$15
Burrata, heirloom beets, candied pumpkin seed, flatbread (vegetarian) \$20
Meatballs, tomato sauce, parmesan \$18

Soup and Salad

add Portobello Mushroom \$9 (plant based) (gluten free) | Citrus Glazed Salmon \$10 | Grilled Chicken \$10
Chicken Soup, vegetables, brown rice, celery, dill (gluten free) \$14
Grilled Savoy Cabbage, piperade, kalamata olive (plant based) (gluten free) \$16
Chopped Salad, chicken, bacon, cucumber, egg, baby gem, avocado \$25
Vegan Green Goddess, avocado, radish, fresh herbs (plant based) (gluten free) \$20
Little Gem Caesar, parmesan, croutons \$18
Winter Grain Bowl, sweet potato, cauliflower, quinoa + black rice, kale, apple cider, turmeric hummus (plant based) (gluten free) \$20

Sandwiches

Sabich Sandwich, cabbage, egg, pickled mango \$19
House Roasted Turkey, cabbage slaw, rye bread \$23
Club Wrap, chicken, cherry tomato, bacon, egg, pepperoncini, lettuce, dijon, fries \$22
Dry Aged Beef Burger, bacon jam, cheddar, rocket, brioche bun, fries \$25
Vegan Burger, caramelized onion jam, rocket, dijonaise, pickles, sweet potato fries (plant based) \$25

Mains

Chicken Adobo, coconut rice, fried garlic (gluten free) \$24
Faroe Island Salmon, spinach, aioli (gluten free) \$28
Rigatoni, bolognese, parmesan \$28

Pizzette and Pizza

Puttanesca, cerignola olive, caper, red onion, cherry tomato, oregano (plant based) \$15 | \$25
Mozzarella, san marzano tomato, basil (vegetarian) \$12 | \$20
Pepperoni, mozzarella, tomato \$14 | \$24
Butternut Squash, rosemary, maple, pickled fresno (vegetarian) (plant based) \$15 | \$25

Sides

Sauteed Spinach (plant based) \$13
Brussel Sprouts, agrodolce (plant based) \$13
French Fries (plant based) \$11
Sweet Potato Fries (plant based) \$12

Lunch Combo

Daily soup, sandwich or salad \$20
Monday - Friday: 12pm to 3pm

Please let us know if you have any allergies or dietary requirements, our dishes are made here and may contain trace ingredients.
Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

Ludlow House Dinner menu



Snacks

Salt Cod Croquettes, lemon \$15

Lentil Dip, chili, coconut yogurt, tapioca chip (plant based) (gluten free) \$14

Beet dip, hemp seeds, crudites (plant based) (gluten free) \$14

Aubergine dip, pomegranate seed, smoked paprika, flatbread (plant based) \$14

Shishito Peppers, yuzu vinaigrette (plant based) (gluten free) \$12

Chef Clark Hillman Recommendations

Chicken Soup, vegetables, brown rice, celery, dill (gluten free) \$14

Winter Grain Bowl, sweet potato, cauliflower, quinoa, black rice, kale, apple cider, turmeric hummus (plant based) (gluten free) \$20

Smalls

Patatas Bravas, spicy tomato, garlic aioli (vegetarian) \$11

Grilled Brussels Sprouts, remoulade (vegetarian) \$12

Burrata, heirloom beets, candied pumpkin seed, flatbread (vegetarian) \$20

Salmon Tartare, chili oil, asian pear, yuzu \$21

Little Gem Caesar, parmesan, croutons \$14

Grilled Savoy Cabbage, piperade, kalamata olive (plant based) (gluten free) \$16

Meatballs, tomato sauce, parmesan \$18

Mussels, white wine, crème fraîche, baguette \$22

Octopus, chive aioli, urfa biber chili \$27

Plates

Rigatoni, bolognese, parmesan \$28

Faroe Island Salmon, spinach, aioli (gluten free) \$28

Chicken Adobo, coconut rice, fried garlic (gluten free) \$24

Club steak, béarnaise, fries \$38

Dry Aged Beef Burger, bacon jam, cheddar, rocket, brioche bun, fries \$25

Vegan Burger, caramelized onion jam, rocket, dijonnaise, pickles, sweet potato fries (plant based) \$25

Wood Fired Pizzas

Vegan Puttanesca, cerignola olive, caper, red onion, cherry tomato, oregano (plant based) \$25

Mozzarella, san marzano tomato, basil (vegetarian) \$20

Pepperoni, mozzarella, tomato \$24

Butternut Squash, rosemary, maple, pickled fresno (vegetarian) \$25

Small

Edamame, togarashi (plant based) (gluten free) \$6
Miso Soup, wakame, tofu, bonito (plant based) (gluten free) \$7
Shishito Pepper, yuzu miso (plant based) \$14

Fried

Vegetable (plant based) or Shrimp Tempura, ten dashi \$14 / \$16
Chicken Kara-age, serrano mayo (gluten free) \$18
Gochujang Cauliflower (plant based) \$16

Buns

Mushroom Tempura Bao, miso mayo, pickle (plant based) \$10
Chicken Bao Bun, Szechuan mayo, pickle \$10
Tofu Katsu Bao Bun, edamame, avocado (plant based) (vegetarian) \$10

Salads

Greens, hemp seed furikake, miso vinaigrette (plant based) (gluten free) \$13
Paper Thin Salad, Asian slaw, orchard pear, plum soy (plant based) (gluten free) \$15

Sushi + Sashimi

Nigiri, King Salmon | Ahi Tuna | Hamachi | Mackerel (2pcs) (gluten free) \$8
Sashimi, King Salmon | Ahi Tuna | Hamachi | Mackerel (2pcs) (gluten free) \$9
Vegetable Maki, fried kabocha squash, pickled, carrot, avocado, serrano, yuzu miso (plant based) (8pcs) \$10
Spicy Tuna Maki, spicy tuna, cucumber, crispy shallot, rayu oil (8pcs) (gluten free) \$14
Citrus Toro Negi, hamachi belly, scallions, lime juice (8pcs) \$12

Robata & Woodoven

Smoked Eggplant, katsu sauce (plant based) (gluten free) \$12
Pork Ribs, garlic, ginger (gluten free) \$29
Chicken, spicy den miso (gluten free) \$24
Beef Fillet, miso truffle butter \$46
Black Cod, saiko (gluten free) \$35

Rice & Vegetables

Steamed Rice (plant based) (gluten free) \$6
Bok Choy Grilled or Steamed (plant based) (gluten free) \$6
Vegetable Fried Rice (gluten free) \$10

Area Map

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	139 Ludlow St, New York, New York, 10002
Geocode	Latitude: 40.72050 longitude: -73.98826
Report Generated On	3/5/2024

8 Closest Liquor Stores

Name	Address	Distance
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	280 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	325 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	816 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	906 ft
EAST HOUSTON STREET WINE & LIQUOR INC License ID: 0100-24-100179 Legacy Serial No.: 6008088	253 E HOUSTON ST NEW YORK, New York 10002	947 ft
ORANGE GLOU LLC License ID: 0091-21-121837 Legacy Serial No.: 1330686	264 BROOME ST NEW YORK, New York 10002	1,015 ft
EAST VILLAGE WINE & LIQUORS INC License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	1,067 ft
TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455	28 30 CLINTON ST STORE B NEW YORK, New York 10002	1,077 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
First Roumanian American Congregation	241 ft
Assafa Islamic Center, Inc. - Assafa Masjid	372 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Winhall Station LLC Application ID: NA-0370-24-104814	154 Orchard St Store C & D New York, New York 10002.0	178 ft
Apt 5 LLC Application ID: NA-0370-23-152666	157 Ludlow St New York, New York 10002.0	186 ft
EL CASTILLO DE JAGUA REST CORP Application ID: NA-0340-23-111644	113 Rivington St New York, NY 10002.0	269 ft
HILMAR LLC Application ID: NA-0340-23-110517	167 ORCHARD ST NEW YORK, New York 10002.0	328 ft
121 Three Group Hospitality LLC Application ID: NA-0370-23-151517	121 Essex St New York, New York 10002.0	338 ft
THY TEAM INC Application ID: NA-0370-24-101340	108 STANTON ST NEW YORK, New York 10002.0	343 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC Application ID: NA-0343-22-105979	139 ORCHARD ST NEW YORK, New York 10002.0	367 ft
Idleflora LLC Application ID: NA-0340-24-101635	188 Allen St New York, New York 10002.0	564 ft
Baby Grand LES LLC Application ID: NA-0370-24-104308	187 Orchard St New York, New York 10002.0	585 ft
DOUBLE SUMMON LLC Application ID: NA-0340-23-110458	107 NORFOLK ST NEW YORK, New York 10002.0	635 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	42 ft
SERAFINA LUDLOW CORP License ID: 0340-22-115414 Legacy Serial No.: 1296274	98 RIVINGTON ST NEW YORK, New York 10002	126 ft
KELTIC LOUNGE INC License ID: 0340-21-118377 Legacy Serial No.: 1181425	132 LUDLOW ST NEW YORK, New York 10002	153 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	171 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	189 ft
OWLINGS INC License ID: 0340-22-103830 Legacy Serial No.: 1170538	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	192 ft
FOUNDATION LOUNGE CORP License ID: 0340-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	193 ft
DOWNTOWN LLC,THE License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	196 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	203 ft
CAMILLE PRODUCTIONS LLC License ID: 0340-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	230 ft

Active On Premises Liquor Licenses within 750 Feet		
Name	Address	Distance
FORREST INTERNATIONAL INC License ID: 0340-22-114611 Legacy Serial No.: 1310419	162 ORCHARD ST NEW YORK, New York 10002	231 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, NY 10002	232 ft
133 ESSEX RESTAURANT LLC License ID: 0340-22-104101 Legacy Serial No.: 1255201	133 ESSEX ST NEW YORK, New York 10002	281 ft
158 LUDLOW REST LLC License ID: 0340-22-105902 Legacy Serial No.: 1131361	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	287 ft
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	295 ft
LOCO 111 INC License ID: 0340-22-110924 Legacy Serial No.: 1131031	105 STANTON ST NEW YORK, New York 10002	298 ft
95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	298 ft
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	302 ft
CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883	140 142 ORCHARD ST NEW YORK, New York 10002	306 ft
A HALIBUT INC License ID: 0340-23-134703 Legacy Serial No.: 1270101	138 ORCHARD ST NEW YORK, New York 10002	309 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	311 ft
PENNSYLVANIA JAYCOX INC License ID: 0340-23-128544 Legacy Serial No.: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002	316 ft
JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601	121 LUDLOW ST NEW YORK, New York 10002	323 ft
BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911	143 ORCHARD ST NEW YORK, New York 10002	326 ft
168 ORCHARD ST PARTNERS INC License ID: 0340-22-106538 Legacy Serial No.: 1255449	168 170 ORCHARD ST NEW YORK, New York 10002	330 ft
SAN PEPPAS JERK CHICKEN EXPRESS INC IV License ID: 0340-23-138699 Legacy Serial No.: 1334619	90 96 STANTON ST #3& BASEMENT,AKA 172 ORCHARDST NEW YORK, New York 10002	341 ft
DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083	117 STANTON ST NEW YORK, New York 10002	342 ft
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	347 ft
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	353 ft
ORCHID STREET ENTERPRISES LLC License ID: 0340-22-106907	174 ORCHARD STREET HOUSTON & STANTON STREETS	360 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 1156178	NEW YORK, New York 10002	
TENEMENT PARTNERS LLC License ID: 0340-22-111434 Legacy Serial No.: 1339077	161 LUDLOW ST NEW YORK, New York 10002	362 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	376 ft
RIVINGTON CAFE CORP License ID: 0340-22-107508 Legacy Serial No.: 1024132	123 RIVINGTON STREET NEW YORK, New York 10002	384 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	396 ft
122-124 RIVINGTON CORP License ID: 0340-23-132657 Legacy Serial No.: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, New York 10002	399 ft
MFM BRANDY LLC License ID: 0340-22-112725 Legacy Serial No.: 1273635	157 ALLEN ST NEW YORK, New York 10002	407 ft
ORCHARD STREET RESTAURANT LLC & COSMIC DEBRIS LLC License ID: 0340-23-132646 Legacy Serial No.: 1219676	187 ORCHARD STREET E HOUSTON ST & STANTON ST NEW YORK, New York 10002	415 ft
BG BAR INC License ID: 0340-23-127248 Legacy Serial No.: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, New York 10002	422 ft
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	430 ft
EPSTEINS BAR LLC License ID: 0340-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	443 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	445 ft
GOOD THANKS CAFE LLC License ID: 0340-23-139414 Legacy Serial No.: 1331880	131 ORCHARD ST NEW YORK, New York 10002	451 ft
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	457 ft
MRRDIGO LLC, IHG MGMT MARYLAND LLC & GG LES LLC License ID: 0343-23-103625 Legacy Serial No.: 1286719	171 LUDLOW ST A/K/A 180 ORCHARD ST NEW YORK, New York 10002	480 ft
FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614	127 ORCHARD ST NEW YORK, New York 10002	481 ft
ALPHA 129 REST LLC License ID: 0340-22-107164 Legacy Serial No.: 1154329	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, New York 10002	489 ft



Stanton St

Forsyth St

Eldridge St

Broome St

Allen St

Allen St

Delancey St
Delancey St

Allen Mall
One

Allen St

Allen St

Ludlow St

Essex St

Stanton St

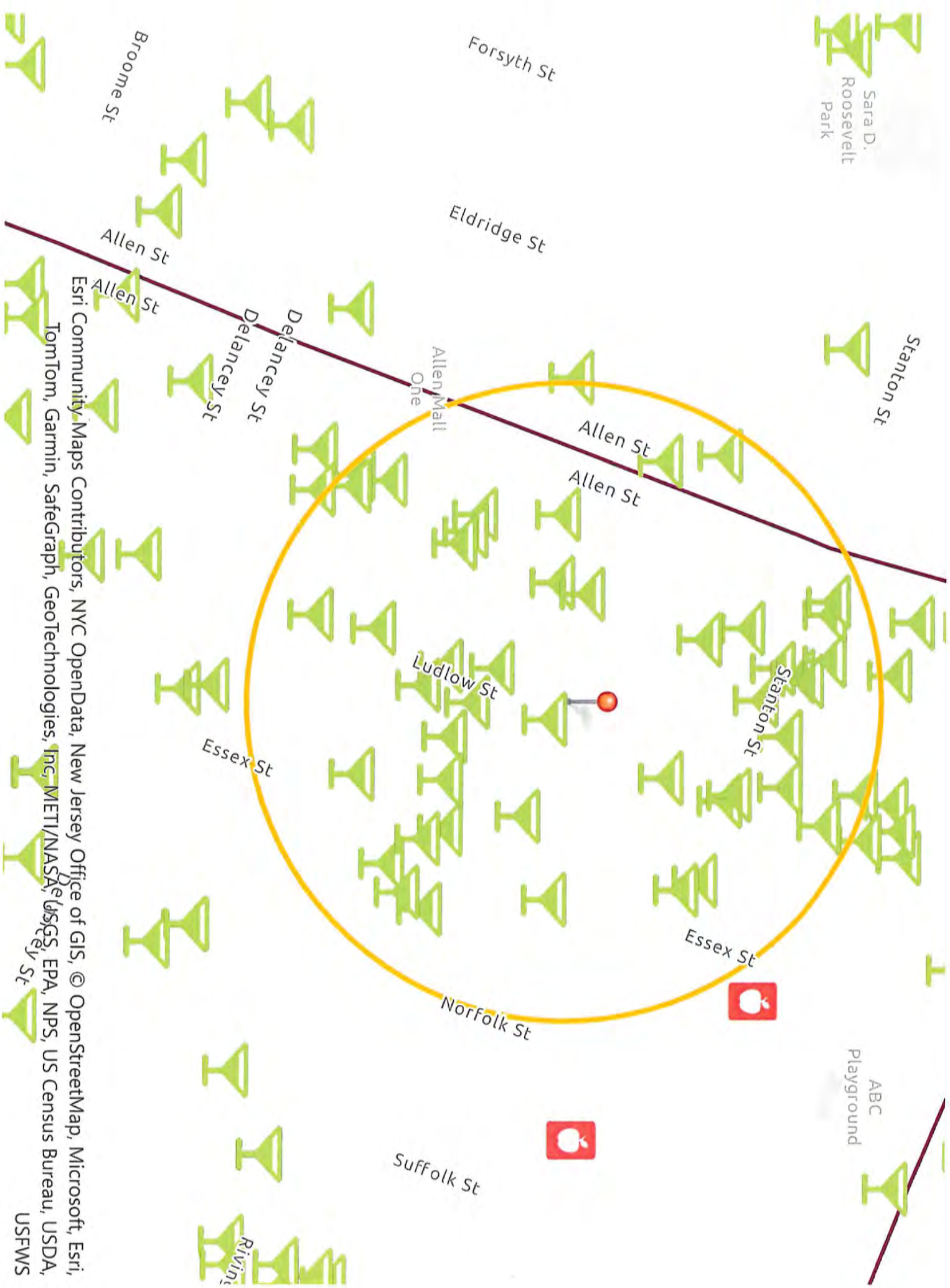
Essex St

Norfolk St

Suffolk St

ABC
Playground

Rivingt



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