

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    ☒ upgrade

Check if either of these apply:

- ☐ sale of assets    ☒ upgrade (change of class) of an existing liquor license

Today's Date May 30, 2024

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

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Dulce Ranger LLC

**APPLICANT:**

Premise address: 14A Orchard Street

Cross streets: Between Canal and Hester Street

Name of applicant and all principals: Dulce Ranger LLC - Thomas Mendes, Alfredo Avilla and Mauricio Garrett DeMelo

Trade name (DBA): Carlota

**PREMISE:**

Type of building and number of floors: 6 story mixed use

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

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): 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) Sunday - Wednesday 10:00 am - 12:00 am; Thursday - Saturday 10:00 am - 1:00 am

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? 7 Total number of indoor seats? 23

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/8

one bar Approx 18' Right Center

(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 \_\_\_\_\_

Spanish Texas

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? Both/either

How many employees will there be? 7-10

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 \_\_\_\_\_

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

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

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?

Please attach plans. (Please do not answer "we do not anticipate congestion.") 1 employee will be designated to ensure that vehicular traffic and crowds are not an issue for our neighbors

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. The interior noise, restaurant noise and recorded music will be controlled by ownership and management;

Is sound proofing installed? ☒ Yes ☐ No the exterior noise will be monitored by one employee who will ensure that at all times, the exterior of these premises are not a problem for the neighbors

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

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

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Sweet Ranger Inc/Dulce Ranger LLC

Address: 14B Orchard Street/14A Orchard Street Community Board # 3/3

Dates of operation: 2012 - Present/2023 - Present

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 \_\_\_\_\_

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? Please see attached

How many On-Premise (OP) liquor licenses are within 500 feet? Please see attached

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)  
Spanish tapas 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 10:00 am - 12:00 am; Tue 10:00 am - 12:00 am; Wed 10:00 am - 12:00 am;  
Thu 10:00 am - 1:00 am; Fri 10:00 am - 1:00 am; Sat 10:00 am - 1:00 am;  
Sun 10:00 am - 12:00 am. (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 6-12 private parties per year
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 7:00 pm.
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 Mendes

Phone Number: (212) 464-8031

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** 14A Orchard St, New York, New York, 10002**Geocode** Latitude: 40.71501  
Longitude: -73.99175**Report Generated On** 2/27/2024**8 Closest Liquor Stores****Name** **Address** **Distance**YEE FUNG CORP  
License ID: 0100-23-126723  
Legacy Serial No.: 1257056  
135 DIVISION ST STORE B  
NEW YORK, New York 10002  
268 ftESSEX WINE & SPIRITS INC  
License ID: 0100-23-126103  
Legacy Serial No.: 1358884  
35 ESSEX ST  
NEW YORK, New York 10002  
701 ftCAFE MERENDA LLC  
License ID: 0091-22-101715  
Legacy Serial No.: 1314328  
83 HENRY ST  
STORE #2  
NEW YORK, New York 10002  
813 ftMADISON LIQUOR INC  
License ID: 0100-23-126603  
Legacy Serial No.: 1253651  
195 MADISON ST  
NEW YORK, New York 10002  
944 ftOCEAN WINE & SPIRIT INC  
License ID: 0100-22-118080  
Legacy Serial No.: 1296083  
273 GRAND ST  
NEW YORK, New York 10002  
1,048 ftORANGE GLOU LLC  
License ID: 0091-21-121837  
Legacy Serial No.: 1330686  
264 BROOME ST  
NEW YORK, New York 10002  
1,244 ftVINFAMILY INC  
License ID: 0100-21-113792  
Legacy Serial No.: 1305222  
393 GRAND ST  
NEW YORK, New York 10002  
1,331 ftWORLD WINE GROUP INC  
License ID: 0100-21-114295  
Legacy Serial No.: 1335358  
90 BOWERY ST  
NEW YORK, New York 10013  
1,379 ft**Schools within 500 feet****Name** **Address** **Distance**PS 42 BENJAMIN ALTMAN  
71 HESTER ST  
NEW YORK, NY 10002  
429 ftMESIVTA TIFERETH JERUSALEM  
145 E BROADWAY  
NEW YORK, NY 10002  
456 ft**Churches within 500 feet****Name** **Distance**Cheng Chio Buddhist Temple  
132 ft

**Churches within 500 feet**

Name	Distance
Chinese Christian Assembly	218 ft
Church of New York Chinatown	218 ft
True Buddha Diamond Temple	421 ft
True Buddha Temple China Town	421 ft
American Mind In Mind	449 ft
Pu Chao Buddhist Temple	449 ft

**Pending On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
OLI AND AUREL LLC Application ID: NA-0340-23-111774	25 ESSEX ST NEW YORK, New York 10002.0	533 ft

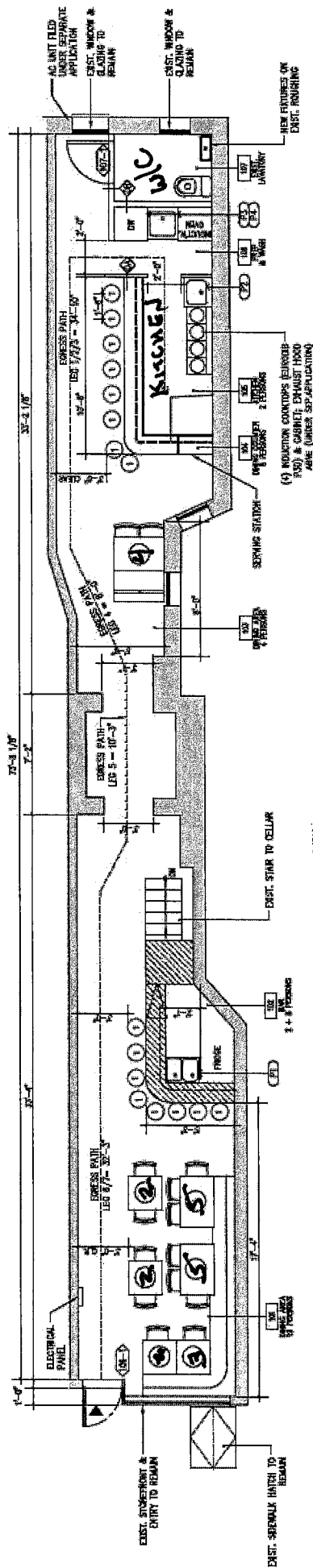
**Active On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
SWEET RANGER INC License ID: 0340-22-105191 Legacy Serial No.: 1174042	14B ORCHARD ST CANAL & HESTER NEW YORK, New York 10002	64 ft
DIMES BIG TIME LLC License ID: 0340-23-138499 Legacy Serial No.: 1283328	49 CANAL ST NEW YORK, New York 10002	65 ft
SWAT PRODUCTION INC License ID: 0340-21-117980 Legacy Serial No.: 1167941	59 CANAL ST 2ND FL NEW YORK, New York 10002	87 ft
ORCHARD 17 RESTAURANT CORP License ID: 0340-21-120760 Legacy Serial No.: 1336756	17 ORCHARD ST NEW YORK, New York 10002	116 ft
ORCHARD STREET RESTAURANT MNGMT LLC & TOURBILLON9 License ID: 0340-22-111142 Legacy Serial No.: 1321457	9 ORCHARD ST NEW YORK, New York 10002	117 ft
ORCHARD STREET HOTEL MANAGEMENT LLC License ID: 0343-22-131989 Legacy Serial No.: 1321433	9 ORCHARD ST NEW YORK, New York 10002	117 ft
KINGS PALACE NYC LLC License ID: 0340-21-120448 Legacy Serial No.: 1301225	43 CANAL ST NEW YORK, New York 10002	125 ft
TREASURE CLUB INTERNATIONAL INC License ID: 0340-22-110432 Legacy Serial No.: 1341458	22 ORCHARD ST NEW YORK, New York 10002	153 ft
METROGRAPH LLC License ID: 0340-22-115012 Legacy Serial No.: 1291701	7 LUDLOW ST NEW YORK, New York 10002	196 ft
BACARO NYC INC License ID: 0340-23-131423 Legacy Serial No.: 1167961	136 138 DIVISION STREET ORCHARO ST & LUDLOW ST NEW YORK, New York 10002	226 ft
FRENCH 37 LLC License ID: 0340-22-108391 Legacy Serial No.: 1339882	37 CANAL ST NEW YORK, New York 10002	241 ft
PLAN A GROUP LLC License ID: 0340-22-103623 Legacy Serial No.: 1261297	138 DIVISION ST NEW YORK, New York 10002	249 ft

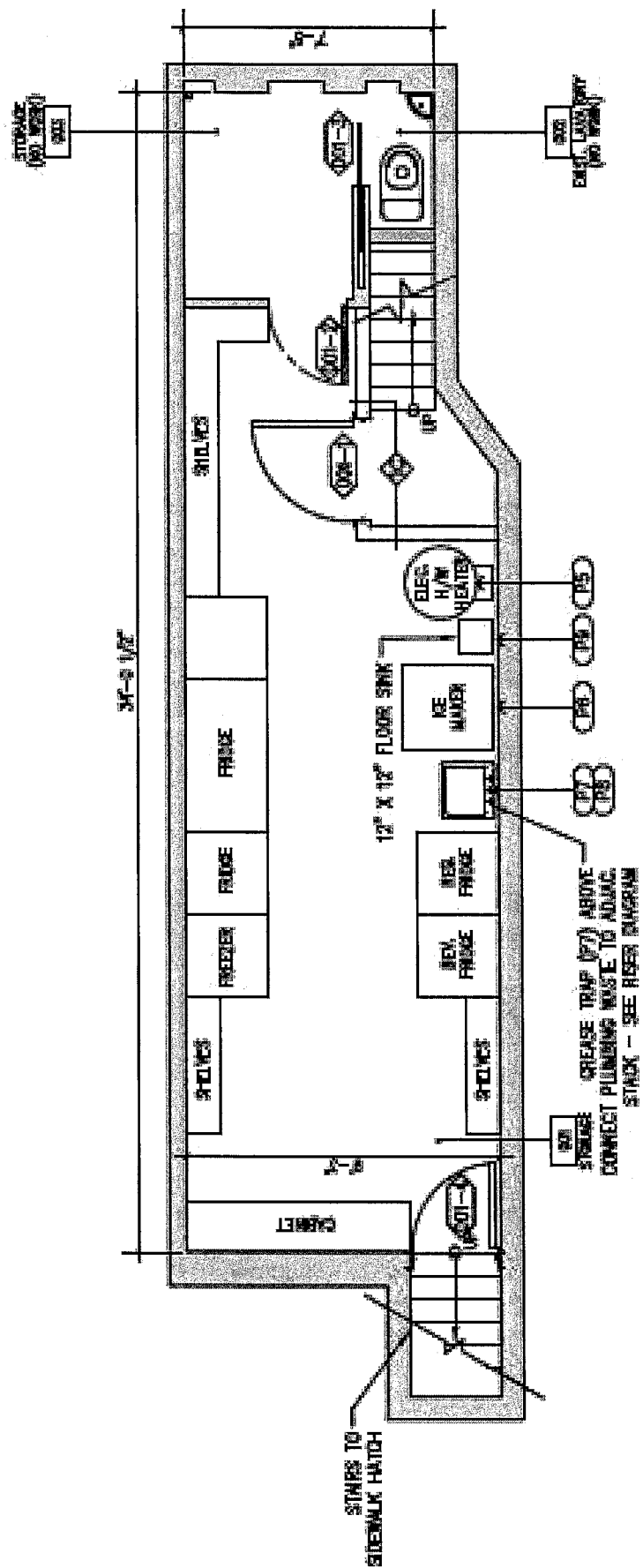
**Active On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
35 CANAL CAFE LLC License ID: 0370-23-165265 Legacy Serial No.: 6007664	35 CANAL STREET ESSEX & LUDLOW NEW YORK, NY 10002	262 ft
SCARR PIZZA LLC License ID: 0340-24-103607 Legacy Serial No.: 6011591	35 ORCHARD ST SOUTH STORE NEW YORK, NY 10002	282 ft
SCARR PIZZA LLC License ID: 0340-23-128447 Legacy Serial No.: 1346109	35 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	282 ft
SCARR PIZZA LLC License ID: 0370-24-103606 Legacy Serial No.: 6011590	35 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	282 ft
TORTILLAS AND CAVIAR LLC License ID: 0340-23-163378 Legacy Serial No.: 6005711	3 ALLEN ST NEW YORK, New York 10002	369 ft
COFFEEMEN'S LLC License ID: 0340-23-139153 Legacy Serial No.: 1333959	26 CANAL ST NEW YORK, New York 10002	442 ft
RAISE HOSPITALITY LLC License ID: 0340-22-104435 Legacy Serial No.: 1295240	162 E BROADWAY NEW YORK, New York 10002	487 ft
OTFOTEOC LTD License ID: 0340-23-131873 Legacy Serial No.: 1158961	21 ESSEX ST CANAL STREET & HESTER STREET NEW YORK, New York 10002	525 ft
CAFE 169 INC License ID: 0340-22-106558 Legacy Serial No.: 1173033	169 E BROADWAY ESSEX & EAST BROADWAY NEW YORK, New York 10002	626 ft
CAFE 169 INC License ID: 0370-24-102653 Legacy Serial No.: 6010626	169 E BROADWAY ESSEX & EAST BROADWAY NEW YORK, New York 10002	664 ft
SEGUNDO MANAGEMENT LLC License ID: 0340-22-108284 Legacy Serial No.: 1340817	171 E BROADWAY NEW YORK, New York 10002	683 ft
EDMANHUSTLE LLC License ID: 0340-22-109164 Legacy Serial No.: 1309145	39 ESSEX ST NEW YORK, New York 10002	743 ft





7	Tables
23	Seats
8	counter seats
8	Bar stools



## PARA PICAR

<b>PAN CON TOMATE</b>	<b>12</b>
Toasted Sullivan St. Filone, garlic, ripe tomatoes	
<b>MARINATED SPANISH OLIVES</b>	<b>8</b>
Queen gordal olives, pickled shallots, cornichons, herbs & citrus	
<b>MEJILLONES EN ESCABECHE</b>	<b>22</b>
Cabo Pena mussels in pickled sauce with bonilla chips	

## TAPAS

<b>JAMON SERRANO CROQUETAS</b>	<b>12</b>
Bechamel, serrano ham, manchego	
<b>BACALAO CROQUETAS</b>	<b>16</b>
Salted cod, bechamel, yuzu aioli, trout roe	
<b>BOQUERONES</b>	<b>16</b>
White anchovy, crunchy filone, romesco, caramelized onions	
<b>IBERICO HAM</b>	<b>27</b>
Monte Nevado 2oz	
<b>PATATAS BRAVAS</b>	<b>14</b>
Potatoes, green onions, garlic- pimento aioli	
<b>ROASTED BROCCOLI</b>	<b>16</b>
Romesco, salsa verde, pickled chilis	
<b>CARLOTA SALAD</b>	<b>16</b>
Little gem, shaved fennel, almonds, sherry vinaigrette	
<b>GAMBAS AL AJILLO</b>	<b>20</b>
Shrimp, olive oil, garlic sauce	
<b>CHORIZO</b>	<b>18</b>
Gigante beans, spinach, artichokes espelette	
<b>OCTUPUS</b>	<b>26</b>
Grilled octopus with chickpeas, fennel, salsa verde	
<b>CHORIZO KATSU SANDO</b>	<b>22</b>
Breaded pork loin & chorizo cutlet, milk bread, quince ketchup	
<b>SPANISH TORTILLA</b>	<b>18</b>
Organic eggs confit potatoes, onions creme-fraiche trout roe	
<b>RAZOR CLAMS TOAST</b>	<b>22</b>
Toasted baguette scallions parsley butter	
<b>FALDA A LA PLANCHA</b>	<b>24</b>
Grass-fed Hanger steak, Catalan Salbitxada sauce pickled onions, parsley	

*\*Consuming raw or undercooked, meats, poultry, shellfish, or eggs may increase your risk of food borne illness*

## **DESSERT**

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### **SAN SEBASTIAN CHEESECAKE**

Creamy center, burnt exterior, wild amarena  
cherries

11

## **CAFE SERVICE**

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### **ESPRESSO**

6

### **CAFE CON LECHE**

8

