

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: May 30, 2024

Is location currently licensed? ☐ Yes ☒ No ^{unknown} Type of license: on premises liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 162 Orchard Street

Cross streets: Rivington and Stanton Street

Name of applicant and all principals: _____

White Horse Hospitality Group LLC; Dimitri Williot and Ted N. Hermann - McLeod

Trade name (DBA): Front of House

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 73

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C4-4A

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday - Wednesday 2:00 pm - 1:00 am and Thursday - Saturday 2:00 pm - 2:00 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: Corsican

Number of indoor tables? 7 Total number of indoor seats? 32

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

one / Approx 38' 10" / Front Right
(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 _____

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

How many employees will there be? 10-12

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 _____

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: Ipod generated with 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.") Security will ensure that the sidewalk will be free of loiterers and that taxis and Ubers will be discouraged from lingering in front of these premises _____

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 1-2 Thursday - Saturday _____

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

Please attach plans. Staff and management will restrict the interior restaurant noise to ambient background level, while security will not _____

Is sound proofing installed? ☒ Yes ☐ No allow the exterior to become a problem for our 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: _____

Address: _____ Community Board # _____

Dates of operation: _____

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please

attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application. Bsmt NYC 45 Mott Street, NY, NY
General Manager 2019 - Present

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

Has any principal had SLA reports or action within the past 5 years? ☐ Yes ☐ No If Yes, attach list of violations and dates of violations and outcomes, if any. n/a

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? See attached

How many On-Premise (OP) liquor licenses are within 500 feet? 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)
Corsican 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 2:00 pm - 1:00 am; Tue 2:00 pm - 1:00 am; Wed 2:00 pm - 1:00 am;
Thu 2:00 pm - 2:00 am; Fri 2:00 pm - 2:00 am; Sat 2:00 pm - 2:00 am;
Sun 2:00 pm - 1:00 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 _____ private parties per To be determined
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: Dimitri Williot

Phone Number: (917) 244-4085

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park

Wyckoff, NJ 07481

Phone: (201) 848-5652

E-mail: landess@att.net

landessphotographers.com

RE: 162 ORCHARD STREET

1. Hair Of The Dog - 168-170 Orchard Street - 120'
2. Arlene's Grocery - 95 Stanton Street - 137'
3. The Skinny Bar - 174 Orchard Street - 207'
4. Saigon Social - 172 Orchard Street - 181'
5. Peppa's - 90-96 Stanton Street - 189'
6. 8282 - 84 Stanton Street - 209'
7. Blue Ribbon Sushi Izakaya - 187 Orchard Street - 494'
8. Mary's - 146 Orchard Street - 178'
9. 82 Stanton - 82 Stanton Street - 220'
10. Kind Regards - 152 Ludlow Street - 224'
11. San Loco - 105 Stanton Street - 328'
12. Trapizzino - 144 Orchard Street - 252'
13. Pianos - 158 Ludlow Street - 242'
14. Thief - 161 Ludlow Street - 270'
15. Ludlow House - 139 Ludlow Street - 222'
16. Ms. Yoo - 163 Allen Street - 283'
17. Sauce - 78-84 Rivington Street - 300'
18. Marshall Stack - 66 Rivington Street - 377'
19. Local 138 - 181 Orchard Street - 305'
20. Copper & Oak - 157 Allen Street - 307'
21. Serafina LES (Closed) - 98 Rivington Street - 321'

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RE: 162 ORCHARD STREET

22. Cheese Grille (Closed) - 188 Allen Street - 337'
23. Hotel Indigo - 171 Ludlow Street - 384'
24. Ludlow Bar - 165 Ludlow Street - 276'
25. Tre - 173 Ludlow Street - 488'
26. Souvlaki GR - 116 Stanton Street - 421'
27. Iggy's - 132 Ludlow Street - 306'
28. Taverna Di Bacco - 175 Ludlow Street - 499'
29. El Nuevo Amanecer - 117 Stanton Street - 405'
30. Mazaar - 137 Essex Street - 429'
31. Sweet Chick - 178 Ludlow Street - 416'
32. Gugu Room - 143 Orchard Street - 389'
33. Set LES - 127 Ludlow Street - 425'
34. Wildair - 140-142 Orchard Street - 380'
35. Rockwoods - 194 Allen Street - 478'
36. Hotel On Rivington - 107 Rivington Street - 442'
37. Sixty LES - 190 Allen Street - 397'
38. Pretty Ricky's - 126 Ludlow Street - 390'
39. Sonnyboy - 65 Rivington Street - 453'
40. Verlaine - 110 Rivington Street - 443'
41. Beauty & Essex - 146 Essex Street - 485'
42. Son's Of Essex - 133 Essex Street - 443'

CHURCHES & SCHOOLS

There are no churches and schools within 500' of the applicant.

(2)

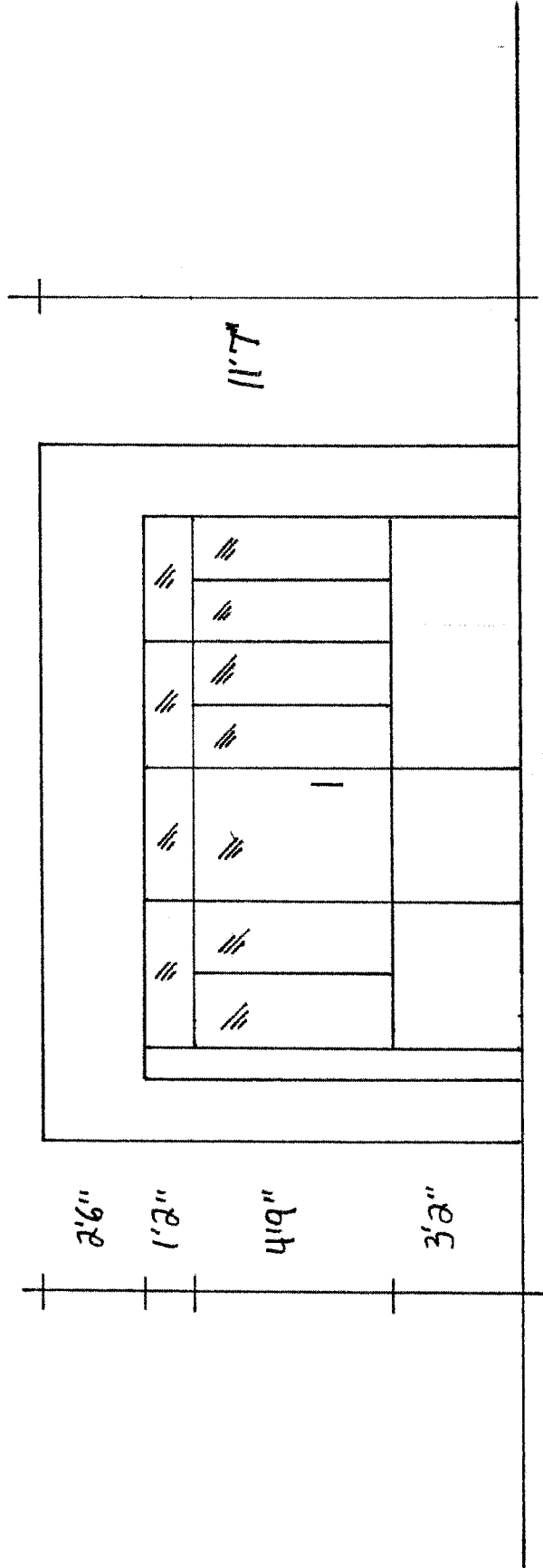
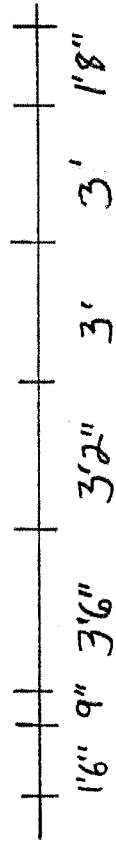
SMASHED
NAIL SALON
ORCHARD STREET HOTEL
SMOKE SHOP
CLOTHING STORE
LEATHER STORE
CLOTHING STORE
ACCESSORIES
CLOTHING STORE
CLOTHING STORE
CLOTHING STORE
RESIDENTIAL
GALLERY

- ORCHARD ST. -

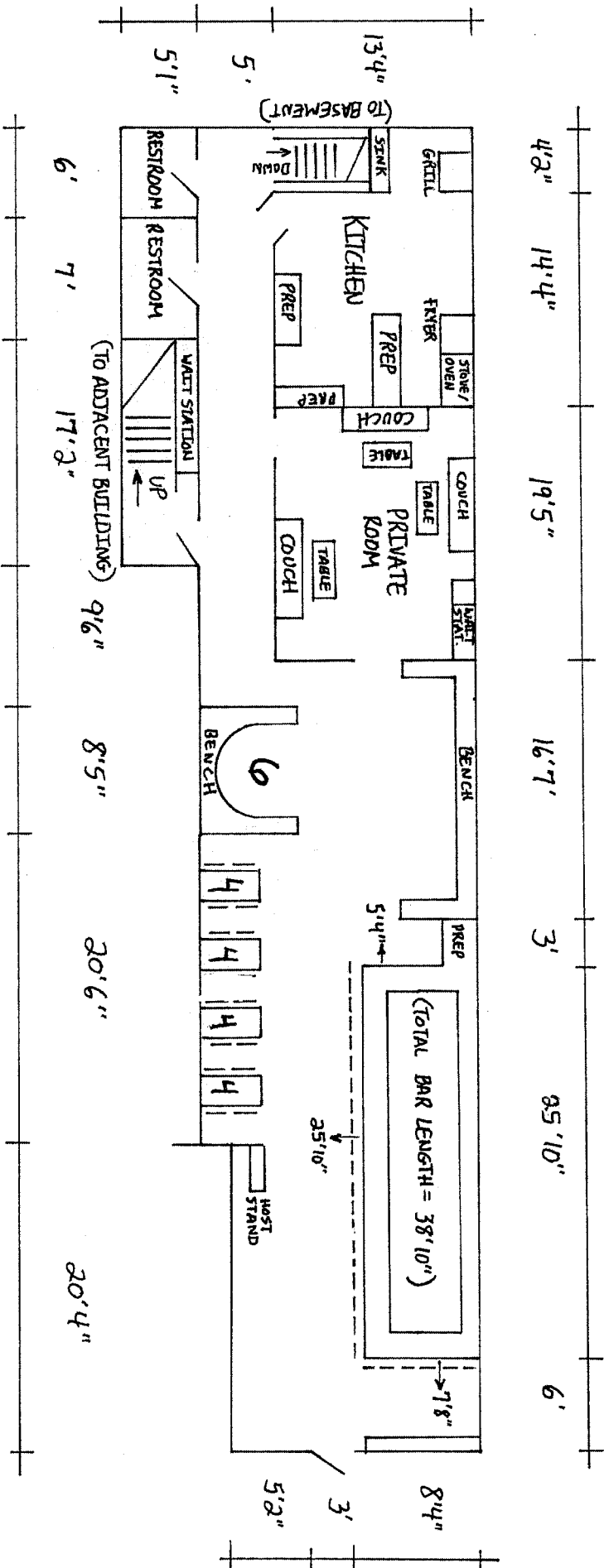
HAIR OF THE DOG
VAPE SHOP
CLEANERS
BAKERY
APPLICANT
CLOTHING STORE
BAKERY
VACANT
GALLERY
HAIR SALON
VACANT
CLOSE UP
DAPZIP & BOHO KARAOKE
GALLERY

BLOCK PL0T
162 ORCHARD STREET
NEW YORK, N.Y.
MAY 9, 2024 - NOT TO SCALE

FRONT ELEVATION
 162 ORCHARD STREET
 NEW YORK, N.Y.
 MAY 15, 2024
 NOT TO SCALE

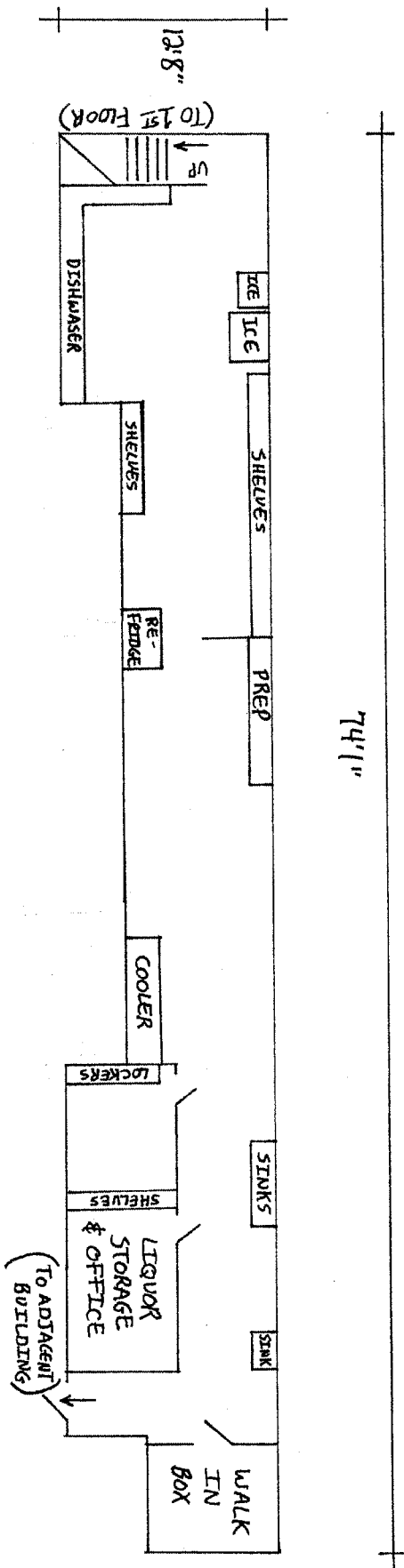


INTERIOR DIAGRAM
 162 ORCHARD STREET
 NEW YORK, N.Y.
 MAY 15, 2024
 NOT TO SCALE



7 Tables
 32 Seats
 25 Bar stools

INTERIOR DIAGRAM
 162 ORCHARD STREET
 NEW YORK, N.Y.
 MAY 15, 2024
 NOT TO SCALE



Front Of House

hors doeuvres

Charcuterie - \$20 L 28

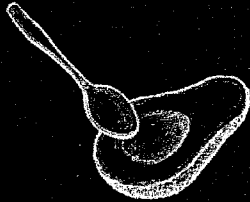
Prosciutto, Salami, Brie, Roquefort,
Camembert, Cheddar, Olives, Cornichon

Avocado Toast - 12

Butter, Reed Avocado, Dijon Sauce, Add Salmon (4)

Avocado Dijon - 9

Whole Avocado, Sliced and Pitted, Filled with Dijon sauce
(Comes with side salad)



Foie Gras - 14

Goose Liver, Toast

Caprese Skewers - 14

Fresh Mozzarella, Tomato, Basil

le Sandwiches

Comes with side salad

Prosciutto - 14

Baguette, Olive Oil, Fresh Mozzarella, Prosciutto, Tomato

Jambon & Fromage - 14

Baguette, Butter, Jambon de Paris (Ham), Swiss Cheese

Grilled Mozzarella - 12

Fresh Mozzarella, Olive Oil, Olive Batard Bread

Duck Bacon BLT - 16

Duck, Bacon, Lettuce, Tomato, Mayo, Baguette

Spicy Poulet - 14

Shredded Chicken with Tabasco Mayonnaise Sauce, Lettuce, Tomato



Front Of House

salads

Salad a la Dijon - 14

Green Leaf Lettuce, Endives, Onion, Tomato, Dijon Vinaigrette

Garden Salad - 13

Green Leaf Lettuce, Cucumbers, Tomatoes, Shredded Carrot, Vinaigrette

Caprese Salad - 14

Fresh Mozzarella, Tomato, Cucumber, Basil, Olive Oil

Caesar Salad - 13

Romain Lettuce, Croutons, Parmesan, Caesar Dressing

entrees

Onion Soup Burger - 18

Brisket Beef, Cheese, Lettuce, Tomato, Onion Soup

Oyster Sampler - 35

Daily Selection of East & West Coast Oysters

Duck A L'Orange - 24

Roasted Duck, Veal Sauce, Orange Zest

Cassoulet - 22

Slow cooked stew, beans, pork, sausage

Ratatouille - 24

Eggplant, Squash, Zucchini, Tomato

Chicken Dijon - 26

Browned Chicken, Dijon Sauce, Creme Fraiche

drinks

cafe

Espresso - 5

Americano - 6

Latte - 6

Cappuccino - 6

Macchiato - 5

Flat White - 7

tea

Earl Grey - 4

Matcha - 4

Green Tea - 4

Chai - 4

Lemon & Ginger - 4

White - 4