



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 Stipulations for Administrative Approval

I, Sumeet Chugani, as a qualified representative of 4BD Ventures LLC,
located at 90 Rivington Street, New York, NY agree to the following stipulations:

- ☒ I will operate a full service restaurant, specifically a (type of restaurant) Coffee Cafe
☒ Kitchen open and serving food every night during all hours of operation.
Food Prep Area
- 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 & all patrons are to be cleared from business at specified closing hour)

- ☒ I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
- ☒ I will close any front or rear façade doors and windows at 10:00 p.m. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 p.m. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
- I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ more than 2 private parties per month.
- ☒ I will play ambient recorded background music only. Zero number of TVs.
- ☒ 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.
- ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- ☒ I will not participate in pub crawls or have party buses come to my establishment.
- ☒ I will not have unlimited drink specials, including boozy brunches, with food.
- ☐ I will not have a happy hour or drink specials with or without time limitations OR ☒ I will have happy hour and it will end by 7pm. - Please indicate one of the above -
- ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
- ☒ 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: Sumeet Chugani Phone Number: 917 772 2188

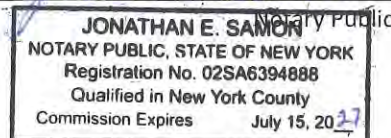
- ☒ I will: operate an exterior patio within the property line with 3 tables and 3 seats with a 10pm close weekdays and an 11pm close weekends.

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

Signed

Dated

Sworn to this 1st day of October 2024



Froth

4BD Ventures LLC dba Froth
90 Rivington Street
New York, New York 10002

Questionnaire for a Beer and Wine License and Temporary Retail Permit

1. Diagram
2. Photographs
3. Menu
4. NYS Liquor Authority Proximity Report
5. Outreach Documents. Email to Community Groups together with List of Community Groups Contacted
6. Department of Buildings Property Profile Page and Certificate of Occupancy

BERNSTEIN REDO & SAVITSKY PC
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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: **September 27, 2024**

APPLICANT

4BD Ventures LLC

1. Name of applicant and principle(s): **Sumeet Chugani, Suhail Mandani, Akhtar Qureshi and Ravi Patel**
2. Premise address: **90 Rivington Street**
3. Cross streets: **Ludlow and Orchard Streets**
4. Trade name (DBA): **Froth**
5. Check which you are applying to: ☒ New ^{beer/wine license} liquor license ☐ Alteration of an existing license ☐ Sale of assets
6. If alteration, describe nature of alteration: **N/A**
7. Is location currently licensed? ☒ Yes ☐ No **Premises closed and license to be surrendered**
8. Type of license: **Beer/Wine**
9. Previous or current use of the location: **Coffee Cafe**
10. Corporation and trade name of current location: **Froth New York LLC dba Froth**
11. Type of building and number of floors: **6 story residential building**
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes* ☐ No 12a. What is the permitted occupancy indoors and outdoors? **16 interior**
*Applicant will apply for all appropriate permits. **Estimated 4 for exterior (not on CO)**
13. Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No
14. 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**
15. How many licensed establishments are within 1 block? **2**
16. How many On-Premise (OP) liquor licenses are within 500 feet? **See enclosed SLA Proximity Report**
17. Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No*

***SLA Proximity Report is showing First Roumanian American Congregation and its website shows that it is closed.**

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: **Coffee cafe**
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: **N/A**
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): **Interior 8am to 12am seven days a week / Exterior 8am to 10pm seven days a week**
22. Total number of table: **Interior 5/ Exterior 3**
23. Total number of seats: **Interior 10/ Exterior 3**
24. How many stand-up bars / bar seats are located on the premise? **One with no bar stools**

(A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

25. Describe all bars (length, shape, and location): 13' x 24" customer bar
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? All hours of operation
28. What type of food is available for sale? Baked goods
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal, Suhail Mandani
30. How many employees will there be? 3
31. Do you have or plan to install? ☐ French doors ☒ accordion doors ☒ windows Already installed
32. Will there be TVs / monitors? ☐ Yes ☒ No If Yes, how many? _____
33. Will premise have music? ☒ Yes ☐ No 33a. If Yes, what type of music? ☐ Live Music ☐ Jukebox
☐ DJ ☒ Tapes / CDs / iPod
34. If other type, please describe: Spotify Playlist
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Sonos System, background level
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
☐ Yes ☒ No
38. If Yes, what type of events or performances are proposed and how often? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
If needed, we will put in place a line management procedure and online wait list
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
Will only have background music and all facades and windows will close by 10pm
42. Do you have sound proofing installed? ☐ Yes ☒ No
43. If not, do you plan to install sound-proofing? ☐ Yes ☒ No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? ☐ Yes ☒ No If yes, please indicate name of establishment(s): _____
45. Address: _____ 45a. Community Board _____
46. Dates of operation: _____
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. **See enclosed list and resume**
48. Does any principal have other business in the area? ☒ Yes ☐ No If yes, give trade name and describe type of business: See enclosed list
49. Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☐ No If yes, attach list of violations and dates of violations and outcomes. **N/A**

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.

See enclosed

List of Businesses for Suhail Mandani

Saltwaternyc LLC dba Saltwater Coffee

345 East 12th Street

New York, NY 10003

A coffee café operating since August 2018

Not operating with a beer/wine or liquor license

Saltwaternyc2 LLC dba Saltwater Coffee

126 Waverly Place


New York, NY 10011


A coffee café operating since January 2020


CB2 approved the beer/wine application April 2024

and the SLA application will be submitted October 2024

SUHAIL MANDANI

New York, NY 

(407) 538-3485 

suhailmandani@gmail.com 

ssmandani.com 

SUMMARY

Notable food & beverage writer & operator keen to build meaningful hospitality brands.

EXPERIENCE

SALTWATER

New York, NY

Co-Founder & Managing Partner

2018–Present

- Created a new canned coffee beverage, growing to 300+ grocery markets (projecting 1000+ next year).
- Managed retail food & beverage operations, quality control, and reputation management.
- Drove brick & mortar, wholesale & direct-to-consumer revenues, achieving 18x EBITDA valuation.
- Led BD efforts through corporate (Tishman, Facebook, Marriott, Whole Foods, Target) & brand partnerships (Muji, Surf Lodge, Montauk Brewing, Equinox), and landing sales distribution channels.

ACCENTURE

New York, NY

Senior Consultant / Advisory

2016–2018

- Awarded Top 3 Global Client Excellence Award for executing a multivariate project plan for Fortune 100 FS client, keeping global teams accountable and driving value for stakeholders, VPs, and C-Suite.
- Reported directly to North America Managing Director, owning Marketing Ops delivery for Fortune 100 clients (Tech, FS, & Healthcare) accounting for \$51M in revenue (> 40% of group revenue).

Consultant / Advisory

2016

- Righted ~50,000 client entities for compliance with innovative reporting (adopted by globe for its robustness) & led process improvements, KPIs, and weekly sprints using Kanban & Agile workflows.

Senior Specialist / Marketing

2015–2016

- Attained top 1% performer in first year with >100% utilization, engaged with multiple diamond clients.
- Built up the internal network of human capital, aligning team, & supporting group transformation.

VIVIAL

New York, NY

Senior Product Manager / Operations

2013–2014

- Personally responsible for a \$1.5M impact on annual revenue via reducing churn from 10%→4%, increasing mobile product revenues by 100%, and supporting enterprise sales as closer & SME.
- Executed 100+ special projects, developing company culture, team efficiency, and mobile product management, including 200+ platform bugs & improvements, and new hire & role play trainings.

Senior Account Manager / Client Services

2013

- Supported \$4M+ in marketing solutions revenue, spanning 700+ clients and 8 Account Managers.
- Grew revenue by 10% MoM net growth across SEO, Content, Mobile, and Social Media platforms.

Enterprise Account Manager / Client Services

2013

- Primary point of contact for 200+ SMBs and Fortune 500 brands (Whole Foods, Pizza Hut, AMC, etc.)

Account Manager / Client Services

2012–2013

- Managed a book of 120+ clients with the lowest churn, becoming a top performer in Client Services.

BRANCHOUT

New York, NY

Senior Marketing Associate

2012

- Spearheaded growth of 25M+ active users in eight months, accounting for a 12.7M net user growth.
- Mobilized 60+ associates through guerrilla marketing & team building techniques for user acquisition.

Marketing Associate

2011

- Specialized in copywriting, SEO & SMM, overseeing marketing campaigns at 50+ universities.

SKILLS

PROJECT MANAGEMENT

- PMO at Fortune 100 Tech Client (Facebook, 2016–2017): Built & managed product taxonomy on Agile & Waterfall, leading 11 Content Curators (NYC & Lisbon) to rollout internationally (29 countries).
- PMO at Fortune 100 Financial Services Client (2015–2016): Top 3 Finalist for Global Client Excellence, nominated by Global Leadership for “Best Team,” & nominated for Accenture Oscars.

PROFICIENCY

- Canva, WordPress, Shopify, Squarespace, Agile, Kanban, MS Office, Visio, Photoshop

TRAVEL & INTERESTS

- Backpacked 20+ countries | **Bartending & Mixology Certification from New York Bartending School**

EDUCATION

DEGREES

The New School: MFA in Creative Writing Dean's Merit Scholarship 4.0	2018–2020
University of Florida: BA in Anthropology Bright Future's Scholarship	2008–2012

FELLOWSHIPS +

Bread Loaf Writers' Conference Work-Study Scholarship (Co-Head Social Staff)	2024
Bread Loaf Writers' Conference Work-Study Scholarship (Social Staff)	2023
Asian American Writers' Workshop Margins Fellowship Semi-Finalist	2023
Best American Food Writing Notable	2022
Bread Loaf Writers' Conference Work-Study Scholarship (Social Staff)	2022
Kenyon Review Writers Workshop Residential Scholarship	2022
Periplus Collective Fellowship Finalist	2021–2022
The New School: Impact Entrepreneurship Fellowship Institutional Scholarship	2018–2020
Martha's Vineyard Institute of Creative Writing Author Fellowship	2019
Bread Loaf Writers' Conference General Contributor	2018

ACADEMIC ENGAGEMENT

Venture Lab Incubator Founder & Alumni Speaker	2020–Present
Writer's Life Colloquium Teaching Assistant	2019–2020
Human Rights in Global Fashion Research Assistant (Digital Storytelling)	2019–2020
Sustainable Development Attendee Study Hall x United Nations	2019
Scholastic Awards Silver/Gold Medalists Juror	2019
Principles of Entrepreneurship Teaching Assistant	2009–2012

PUBLICATIONS

ANTHOLOGIES

- *The Essay Form(s)* published by *Columbia University Press* | “Road Trip People” 2023
- *Best American Food Writing 2022 (Notable)* | “Not Your Mom's Masala Chai” 2022

PRESS

- “The 15 Best Australian Cafes in NYC” | *Gotham* 2023
- “Genius Tips for Making Coffee at Home” | *Delish* 2021
- “Canned Pour-Over Coffee You Can Order from Home” | *Well+Good* 2021
- “Saltwater Coffee's Flight of Flat Whites” | *Cool Hunting* 2018

MASTHEADS

- News Writer | *Mashed* 2023
- Food, Beverage, & Culture Columnist | *No Contact* 2021–2023
- Editorial Reader | *LIT Magazine* 2018–2019
- Editorial Reader | *Cactus Heart Press* 2015–2016

SHORT STORIES

- “Merman” | *Pacifica Literary Review* (2023 Pushcart Prize Nomination) 2023
- “Clean Dream” | *Pacifica Literary Review* 2023
- “Flash Fiction” | *Passages North* 2023
- “Robo Barista” | *Passages North* 2023
- “Soulsuck” | *3:AM Magazine* 2022
- “Another Missing Shadow Story” | *JMWW* 2022
- “Road Trip People” | *Hobart After Dark* (anthologized by *Columbia University Press*) 2022
- “Actor” | *The Lit Pub* 2022
- “The Motivations of a Hibachi Chef” | *Longleaf Review* (2023 Best Small Fictions Nom.) 2022
- “Old Ass Soul” | *Hobart After Dark* 2022
- “Greater Jihad” | *Shenandoah* 2021
- “Wonder Bread” | *Maudlin House* 2021
- “A Tentacle of Night” | *Storm Cellar* 2021
- “There's a man” | *Ligeia* 2021
- “Home Is a House Cat” | *Ligeia* 2021
- “That Apartment” | *Litro* (Editor's Pick) 2021
- “Resolve” | *Orca* 2021

• “Biryani” <i>Autofocus</i> (2022 Best American Food Writing Nomination)	2021
• “Body of Water” <i>Lost Balloon</i> (2022 Best Small Fictions Nomination)	2021
• “Planet Keloid” <i>Nurture</i> (2021 Best of the Net Nomination)	2021
• “American Standard” <i>No Contact</i> (2022 Best Microfiction Nomination)	2021
• “Denouement” <i>XRAY</i>	2021
• “This Is a Stickup Story” <i>New World Writing</i>	2021
• “Actor” <i>the Newer York</i>	2015
• “Vacation” <i>Niche</i>	2015
POETRY	
• “Progression” <i>Many Loops</i>	2023
• “545 Light-Years from the Sun” <i>Many Loops</i>	2023
FOOD, DRINK, & CULTURE REPORTAGE	
• “A Study in Saffron” <i>No Contact</i>	<i>Forthcoming</i>
• “The Best Type of Water for Brewing the Tastiest Cup of Tea” <i>Mashed</i>	2023
• “The Edible Garnish is Booming – And Becoming More Complex” <i>Mashed</i>	2023
• “Bad Wine and Pennies Somehow Go Well Together” <i>Mashed</i>	2023
• “The Island Gin That Was Inspired by Charles Darwin’s Discoveries” <i>Mashed</i>	2023
• “The Onion Ring Hack to Keep Eggs in Place on A Breakfast Sandwich” <i>Mashed</i>	2023
• “Soup Season Has Become a Year-Round Vibe” <i>Mashed</i>	2023
• “Padma Lakshmi Explains How You Should Store Your Spices” <i>Mashed</i>	2023
• “Why You’ll Never Need a Fork to Eat Mussels Ever Again” <i>Mashed</i>	2023
• “Why Traditional Italian Bolognese Has No Tomato Sauce at All” <i>Mashed</i>	2023
• “The Quickest Addition to Give Some Body to Homemade Simple Syrup” <i>Mashed</i>	2023
• “Shaking Is More Important Than You Think When Sautéing Your Food” <i>Mashed</i>	2023
• “Why Professional Chefs Never Buy Store-Bought Infused Oils” <i>Mashed</i>	2023
• “What Causes Wine Tartness and Should You Be Concerned” <i>Mashed</i>	2023
• “Why Padma Lakshmi Is Calling Top Chef Season 20...” <i>Mashed</i>	2023
• “What Skin-On Fish Says About a Restaurant’s Quality” <i>Mashed</i>	2023
• “Coffee: Black, Hot, Pure” <i>No Contact</i>	2022
• “The Elixir of Attitude” <i>No Contact</i>	2022
• “Naked & Famous: Not Me, The Drink” <i>No Contact</i>	2022
• “Here, Here: Cheap Beer” <i>No Contact</i>	2021
• “Rosé Ain’t Basic B*” <i>No Contact</i>	2021
• “The Last Word Is the First Step” <i>No Contact</i>	2021
• “Not Your Mom’s Masala Chai” <i>No Contact</i> (2022 Best American Food Writing Notable)	2021
CRAFT / INTERVIEWS	
• “Bewitched by the Process” <i>Longleaf Review</i>	2022
• “Notes on <i>Greater Jihad</i> ” <i>Shenandoah</i>	2021
• “Interview with NBCC Criticism Finalist Zadie Smith” <i>Critical Mass</i>	2019
BLOGS	
• “The RoadMAP to BranchOut” <i>BranchOut</i>	2012
• “15 Must Haves for Ecommerce Websites” <i>Treasurefy</i>	2012
• “Revisit Social Media: The New Window into Search” <i>Treasurefy</i>	2012
COPYWRITING	
• Creative direction for website & ready-to-drink canned coffee <i>Saltwater</i>	2018–Present
• 100+ SEO industry articles written for SMBs and franchises	2011

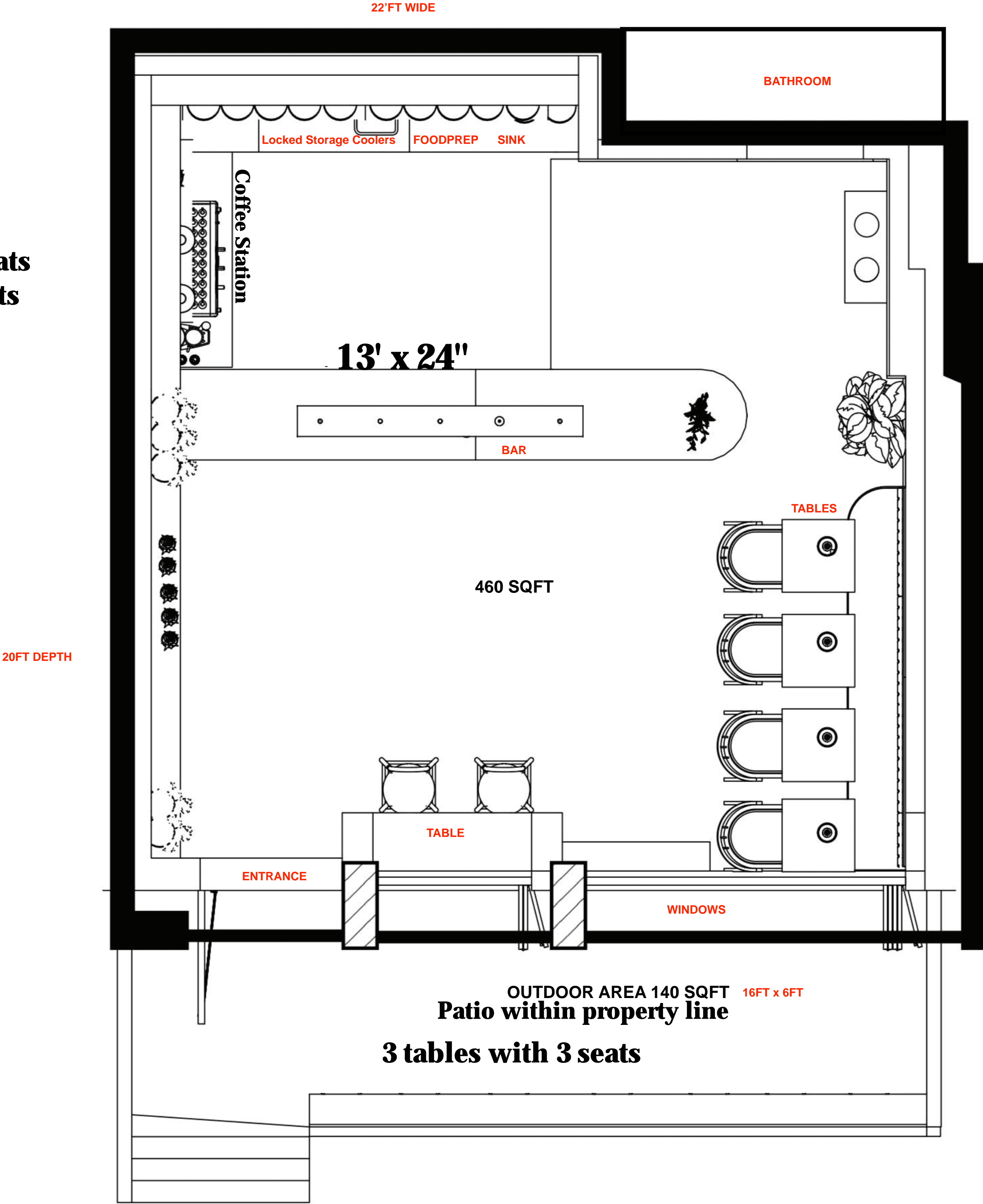
Froth

Diagram

4BD Ventures LLC
dba Froth
90 Rivington Street
New York, New York 10002

Basement
Interior Tables 5 with 10 seats
Exterior Tables 3 with 3 seats

Total Tables 8 with 13 seats



Froth

Photographs

4BD Ventures LLC
dba Froth
90 Rivington Street
New York, New York 10002



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Froth

Menu

MENU

	medium	large
The Froth	4.50	5.50

ICED DRINKS

Iced latte	4.50	5.50
Iced cappuccino	4.50	5.50
Iced matcha latte	4.50	5.50
Iced chai latte	4.50	5.50
Cold brew	4.50	5.50

HOT DRINKS

Latte	4.00	5.00
Cappuccino	4.00	5.00
Matcha latte	4.00	5.00
Drip coffee	4.00	5.00

Flavours Vanilla / Caramel / Sugar free vanilla

Milks Oat / Almond / Whole / Skim

BAKED GOODS

Croissants	4.50
Banana bread	4.50
Treats	4.50



THE FROTH

Froth

NYS Liquor Authority Proximity Report

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	90 Rivington St, New York, New York, 10002
Geocode	Latitude: 40.72030 longitude: -73.98878
Report Generated On	9/18/2024

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	412 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	453 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	748 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	766 ft
ORANGE GLOU LLC License ID: 0091-21-121837 Legacy Serial No.: 1330686	264 BROOME ST NEW YORK, New York 10002	872 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	1,109 ft
EAST VILLAGE WINE & LIQUORS INC License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	1,150 ft
TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455	28 30 CLINTON ST STORE B NEW YORK, New York 10002	1,221 ft

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

Churches within 500 feet	
Name	Distance
First Roumanian American Congregation	108 ft
The Church Of Grace To Fujianese	385 ft

Churches within 500 feet		
Name		Distance
Assafa Islamic Center, Inc. - Assafa Masjid		400 ft
Lamb's Church Of The Nazarene		436 ft
Emory Roth Synagogue		448 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Cactus Wren LLC Application ID: NA-0340-24-122175	98 Rivington St New York, NY 10002.0	100 ft
Winhall Station LLC Application ID: NA-0370-24-104814	154 Orchard St Store C & D New York, New York 10002.0	193 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC Application ID: NA-0343-22-105979	139 ORCHARD ST NEW YORK, New York 10002.0	205 ft
Kooking NYC LLC Application ID: NA-0340-24-131541	111 Rivington St New York, New York 10002.0	290 ft
White Horse Hospitality Group LLC Application ID: NA-0340-24-127510	162 Orchard St New York, New York 10002.0	291 ft
121 Three Group Hospitality LLC Application ID: NA-0370-23-151517	121 Essex St New York, New York 10002.0	360 ft
Arpeggio1 Hospitality LLC Application ID: NA-0370-24-125538	120 Orchard St New York, NY 10002.0	372 ft
New Copper & Oak LLC Application ID: NA-0340-24-114340	157 Allen St New York, New York 10002.0	376 ft
ESSEX CHICKEN LLC Application ID: NA-0340-24-115706	115 Essex St New York, New York 10002.0	382 ft
JAZZ GENIUS CORPORATION Application ID: NA-0340-24-120475	151 Essex St New York, New York 10002.0	456 ft
DML HOSPITALITY GROUP LLC Application ID: NA-0340-24-107894	112 Stanton St New York, New York 10002.0	522 ft
Idleflora LLC Application ID: NA-0340-24-101635	188 Allen St New York, NY 10002.0	625 ft
DOUBLE SUMMON LLC Application ID: NA-0340-24-115842	107 NORFOLK ST NEW YORK, New York 10002.0	657 ft
Baby Grand LES LLC Application ID: NA-0370-24-104308	187 Orchard St New York, New York 10002.0	671 ft
LASCONTENTAS II INC Application ID: NA-0340-24-132084	106 Norfolk St Storefront 2 New York, NY 10002.0	714 ft
LASCONTENTAS I INC Application ID: NA-0340-24-131943	102 Norfolk St Storefront A New York, New York 10002.0	731 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	68 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	103 ft
CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883	140 142 ORCHARD ST NEW YORK, New York 10002	146 ft
A HALIBUT INC License ID: 0340-23-134703 Legacy Serial No.: 1270101	138 ORCHARD ST NEW YORK, New York 10002	147 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	149 ft
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	163 ft
BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911	143 ORCHARD ST NEW YORK, New York 10002	164 ft
KELTIC LOUNGE INC License ID: 0340-21-118377 Legacy Serial No.: 1181425	132 LUDLOW ST NEW YORK, New York 10002	166 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	176 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, NY 10002	196 ft
JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601	121 LUDLOW ST NEW YORK, New York 10002	229 ft
DOWNTOWN LLC,THE License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	230 ft
GOOD THANKS CAFE LLC License ID: 0340-23-139414 Legacy Serial No.: 1331880	131 ORCHARD ST NEW YORK, NY 10002	294 ft
CAMILLE PRODUCTIONS LLC License ID: 0340-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	294 ft
EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454	113 Rivington St New York, NY 10002	312 ft
FOUNDATION LOUNGE CORP License ID: 0340-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	323 ft
BG BAR INC License ID: 0340-23-127248 Legacy Serial No.: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, New York 10002	326 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	326 ft
FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614	127 ORCHARD ST NEW YORK, New York 10002	330 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	336 ft

Active On Premises Liquor Licenses within 750 feet			
Name	Address	Distance	
OWLINGS INC License ID: 0340-22-103830 Legacy Serial No.: 1170538	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	346 ft	
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	355 ft	
133 ESSEX RESTAURANT LLC License ID: 0340-22-104101 Legacy Serial No.: 1255201	133 ESSEX ST NEW YORK, New York 10002	366 ft	
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	367 ft	
INWANY INC License ID: 0340-23-129129 Legacy Serial No.: 1357394	65 RIVINGTON ST NEW YORK, New York 10002	374 ft	
120 ORCHARD BAR LLC License ID: 0340-23-130523 Legacy Serial No.: 1331956	120 ORCHARD ST NEW YORK, New York 10002	375 ft	
MFM BRANDY LLC License ID: 0370-24-106017 Legacy Serial No.: 6014036	157 ALLEN ST NEW YORK, New York 10002	376 ft	
168 ORCHARD ST PARTNERS INC License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	389 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	393 ft	
95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	398 ft	
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	399 ft	
GRIFFON Q LLC & ZODIAC CLUB LLC License ID: 0343-23-112346 Legacy Serial No.: 1339607	119 ORCHARD ST AKA 120 ALLEN ST NEW YORK, New York 10002	407 ft	
158 LUDLOW REST LLC License ID: 0340-22-105902 Legacy Serial No.: 1131361	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	435 ft	
LOCO 111 INC License ID: 0340-22-110924 Legacy Serial No.: 1131031	105 STANTON ST NEW YORK, New York 10002	443 ft	
ORCHID STREET ENTERPRISES LLC License ID: 0340-22-106907 Legacy Serial No.: 1156178	174 ORCHARD STREET HOUSTON & STANTON STREETS NEW YORK, New York 10002	443 ft	
RIVINGTON CAFE CORP License ID: 0340-22-107508 Legacy Serial No.: 1024132	123 RIVINGTON STREET NEW YORK, New York 10002	452 ft	
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	456 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	456 ft	
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	462 ft	

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	482 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	482 ft
EPSTEINS BAR LLC License ID: 0340-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	488 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	491 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	494 ft
THY TEAM INC License ID: 0340-24-125470 Legacy Serial No.: 6034006	108 STANTON ST NEW YORK, NY 10002	495 ft
TENEMENT PARTNERS LLC License ID: 0340-22-111434 Legacy Serial No.: 1339077	161 LUDLOW ST NEW YORK, New York 10002	496 ft
DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083	117 STANTON ST NEW YORK, New York 10002	504 ft
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	508 ft
EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518	115 ALLEN ST NEW YORK, New York 10003	538 ft
SWEATSHOP LES LLC License ID: 0370-24-102404 Legacy Serial No.: 6010373	110 DELANCEY ST BASEMENT NEW YORK, New York 10002	546 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	583 ft
PUB 138 INC License ID: 0340-23-136937 Legacy Serial No.: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	596 ft
93 LUDLOW ST INC License ID: 0340-23-134940 Legacy Serial No.: 1254332	95 DELANCEY ST NEW YORK, New York 10002	602 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	606 ft
BARNORTH GROUP LLC License ID: 0340-22-106693 Legacy Serial No.: 1261959	77 DELANCEY ST NEW YORK, New York 10002	627 ft
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	649 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	655 ft
NISHIWAKI LLC License ID: 0340-23-129414 Legacy Serial No.: 1299911	217 ELDRIDGE ST NEW YORK, New York 10002	659 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	688 ft
GOOD PAL CHANTELE CORP License ID: 0340-22-111037 Legacy Serial No.: 1329790	92 LUDLOW ST NEW YORK, New York 10002	690 ft
ROCKWOOD MUSIC CORP License ID: 0340-23-134374 Legacy Serial No.: 1156950	194 ALLEN ST UNITS B4, B5, & B6 NEW YORK, New York 10002	708 ft
NORFOLK HOSPITALITY INC License ID: 0340-23-139176 Legacy Serial No.: 1333691	106 NORFOLK ST NORTH STORE NEW YORK, New York 10002	714 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL F&B LLC License ID: 0343-22-130691 Legacy Serial No.: 1275487	180 184 LUDLOW ST & BEVERAGE LLC NEW YORK, New York 10002	715 ft
106 LA CONTENTA LLC License ID: 0340-22-108619 Legacy Serial No.: 1318274	106 NORFOLK ST - SOUTH STORE NEW YORK, New York 10002	717 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC License ID: 0343-22-127335 Legacy Serial No.: 1192619	190 ALLEN STREET STANTON & EAST HOUSTON STREETS NEW YORK, New York 10002	720 ft
JOHANNNGPRO LLC License ID: 0340-22-114896 Legacy Serial No.: 1289900	96 ORCHARD ST NEW YORK, New York 10002	736 ft
CONGEE VILLAGE RESTAURANT & BAR INC License ID: 0340-24-110409 Legacy Serial No.: 6018522	98 100 ALLEN ST NEW YORK, NY 10002	740 ft

Froth

Outreach Documents. Email to Community Groups together with List of Community Groups Conacted

From: Jules Vigh
Sent: Thursday, September 26, 2024 8:00 AM
To: Jules Vigh <Jules@brpclaw.com>
Cc: 'sumeet@cloaked.id' <sumeet@cloaked.id>; Akhtar Qureshi <akhtarquresh@gmail.com>; Rpatel59@gmail.com; Suhail Mandani <suhail@saltwaternyc.com>; Donald Bernstein <Donald@brpclaw.com>
Subject: 4BD Ventures LLC / 90 Rivington Street

Good morning,

We wanted to contact your organization to let you know that 4BD Ventures LLC dba Froth is applying for a beer and wine license together with a temporary retail permit for a coffee café at 90 Rivington Street between Ludlow and Orchard Streets. The former business at the space was Froth New York LLC dba Froth that operated with a beer and wine license from March 2022 to August 2024.

The new Froth is keeping the same method of operation as the former licensee Froth New York LLC.

The coffee café will have 5 tables with 10 seats with a customer bar with no bar stools with 460 square feet with 16 occupancy. There is a small exterior patio with 3 tables with 3 seats with 140 square feet. The menu features a variety of coffees and baked goods.

Background music will only be played at a low volume level so the residential tenants in the building will not be disturbed by any sound. The interior hours of operation are 8am to 12am seven days a week. The exterior patio hours are 8am to 10pm seven days a week. Façade doors and windows will close by 10pm.

One of the owners and general manager, Suhail Mandani also owns and operates Saltwaternyc LLC dba Saltwater Coffee another coffee café. The premises do not hold a beer/wine license or liquor license.

Froth is looking forward to welcoming residents as its customers.

Thank you,

Jules

Jules Vigh|Paralegal
BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100 \ Cell Phone 646 358 0653
jules@brpclaw.com \ www.brpclaw.com

List of Groups for Outreach

Lower East Side Dwellers Neighborhood Association
lesdwellers2012@gmail.com

Orchard Street Block Association
orchardstblockassociation@gmail.com

Friends of the Lower East Side
friendsoftheles@gmail.com

Suffolk Street Block Association
petermsloan@gmail.com

Loisaida United Neighborhood Gardens
ck@wingflix.com

Fourth Arts Block aka FABnyc
dakota@fabnyc.org

Dimes Square Block Association
hello@dsba.nyc

Froth

Department of Buildings Property Profile Page
and Certificate of Occupancy

NYC Department of Buildings
Property Profile Overview

90 RIVINGTON STREET	MANHATTAN	10002	BIN#	1005365
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RIVINGTON STREET	90 - 90	Health Area	: 6600	Tax Block	: 411
		Census Tract	: 30.01	Tax Lot	: 37
		Community Board	: 103	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

View Zoning Documents	View Challenge Results	Pre - BIS PA	View Certificates of Occupancy
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Cross Street(s):	ORCHARD STREET, LUDLOW STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	Yes		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification:

D7-ELEVATOR APT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

Borough MANHATTAN

DATE: MAY 20 1998 NO.

114796

This certificate supersedes C.O. NO.

ZONING DISTRICT C6-1

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ ~~building~~ ~~premises~~ located at

90 RIVINGTON STREET

Block 411 Lot 37

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

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.						BOILER ROOM, METER ROOM & STORAGE
BASEMENT	1008 40	16	1	2	6& 2	CO- MM.	RETAIL STORE CLASS "A" APARTMENT
1ST FLOOR	40		4	6	2	RES.	CLASS "A" APARTMENTS
2ND FLOOR	40		4	6	2	RES.	CLASS "A" APARTMENTS
3RD FLOOR	40		4	6	2	RES.	CLASS "A" APARTMENTS
4TH FLOOR	40		4	6	2	RES.	CLASS "A" APARTMENTS
5TH FLOOR	40		4	6	2	RES.	CLASS "A" APARTMENTS
			OLD CODE				
TOTAL:	ONE (1) RETAIL STORE AND TWENTY-ONE (21) CLASS "A" APARTMENTS 1983 OLD CODE. OLD LAW TENEMENTS.						

THIS DOCUMENT IS THE PROPERTY OF THE CITY OF NEW YORK
WITHIN THE BUREAU OF FIRE PREVENTION AND INSPECTION
OF THE DEPARTMENT OF FIRE PREVENTION AND INSPECTION, 1987.

THIS CERTIFICATE OF OCCUPANCY IS VALID FOR THE USES
WITHIN THE ZONING DISTRICT AND BUILDING CODE GROUPS
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1987.

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, ZONE)

M.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, P.E.
BOROUGH SUPERINTENDENT

Robert Silver, R.
COMMISSIONER

☐ ORIGINAL☐ OFFICE COPY - DEPARTMENT OF BUILDINGS☐ COPY

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

BEGINNING at a point on the NORTH side of RIVINGTON STREET
 distant 50.33' feet from the corner formed by the intersection of
 and ORCHARD STREET
 running thence RIVINGTON STREET feet; thence feet;
 thence NORTH 75.25 feet; thence EAST 25.50 feet;
 thence SOUTH 75.25 feet; thence WEST 25.50 feet;
 thence feet; thence feet;
 to the point or place of beginning.

101471499

XWALK or ALT. No. DATE OF COMPLETION 3/11/98 CONSTRUCTION CLASSIFICATION CLASS 3NON-FIREPROOF
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 6 + C STORIES, 65' 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		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND 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: _____