

HELBRAUN || LEVEY

ZODIAC CLUB LLC
119 ORCHARD STREET
(AKA 120 ALLEN STREET)
NEW YORK, NY 10002

MANHATTAN COMMUNITY BOARD 3
Meeting: 11/18/24



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: 10/28/24

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

If alteration, describe nature of alteration: N/A

Previous or current use of the location: HOTEL RESTAURANT

Corporation and trade name of current license: GRIFFON Q LLC & ZODIAC CLUB LLC (AS CO-LICENSEE)

APPLICANT:

Premise address: 119 ORCHARD STREET (AKA 120 ALLEN STREET)

Cross streets: DELANCY STREET & RIVINGTON STREET

Name of applicant and all principals: APPLICANT; ZODIAC CLUB

PRINCIPAL; MENGTING ZHANG

Trade name (DBA): YE'S APOTHECARY

PREMISE:

Type of building and number of floors: COMMERCIAL/HOTEL; 10 FLOORS

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 90 - PLEASE SEE CO ATTACHED

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 - 2A

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) SUN-THURS: 12 PM - 12 AM & FRI-SAT: 12 PM - 1 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: N/A

Number of indoor tables? 19 Total number of indoor seats? 41

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

1 BAR APPROX. 8 FT, WITH 4 SEATS

(A *stand-up bar* is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? ☒ Yes ☐ No

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram)

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

PLEASE SEE MENU ATTACHED (CHINESE AMERICAN CUISINE)

What are the hours the kitchen will be open? DURING ALL HOURS OF OPERATION

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

How many employees will there be? 15-20 PART TIME & FULL TIME

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

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

Will premise have music? ☒ Yes ☐ No

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

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

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue

level) Please describe your sound system: SONGS WITH SPOTIFY AND OTHER STREAMING SERVICES

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? 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.") THERE WILL BE NO

WAITLINGS OUTSIDE PREMISES. HOTEL/RESTAURANT STAFF WILL MONITOR OUTSIDE TO ENSURE TRAFFIC IS NOT DISRUPTED.

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) N/A

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

Please attach plans. THERE WILL BE HOTEL/RESTAURANT STAFF MONITORING PREMISES AT ALL TIMES.

Is sound proofing installed? ☐ Yes ☒ No

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:

N/A

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: GRIFFON Q LLC & ZODIAC CLUB LLC

Address: 119 ORCHARD STREET Community Board # M3

Dates of operation: 2022 - PRESENT *AS CO-LICENSEE*

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. ^{*} APPLICANT IS CURRENTLY THE CO-LICENSEE, OPERATING AT PROPOSED PREMISES ^{*}

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name,

address and describe the business N/A

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? 7

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

Is the premise within 200 feet on the same street of any school or place of worship? ☐ Yes ☒ No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant)
CHINESE AMERICAN HOTEL RESTAURANT 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 12 PM - 12 AM; Tue 12 PM - 12 AM; Wed 12 PM - 12 AM;
Thu 12 PM - 12 AM; Fri 12 PM - 1 AM; Sat 12 PM - 1 AM;
Sun 12 PM - 12 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, N/A, BACKGROUND MUSIC ONLY

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 APPROX. 10 - 20 PER YEAR (CORPORATE & HOLIDAY EVENTS) ON OCCASSION
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: ERIK MUNOZ (MANAGER)

Phone Number: 831-261-6910

DIM SUM A LA CARTE

点心

Scallion Pancakes \$15

葱油饼

served with sesame soy dipping sauce

Canton Siumai \$15

烧卖

minced pork, shrimp, black mushroom, tobikko

Money Bag Potstickers (4 pc) \$16

金钱牛肉锅贴

juicy beef dumplings, chilli soy vinaigrette

Vegetable Potstickers (4pcs) \$15

蔬饺

Snow Pea & Shrimp Dumpling (3pcs) \$16

鲜虾豆苗饺

Chicken Truffle Mushroom \$18

Soup Dumplings (4 pc)

黑松露鸡肉小笼包

Lobster Spring Rolls \$24

龙虾春卷

lobster, cabbage, spicy mayo

SWEETS

甜食

Tang Yuan \$20

团团圆圆

fried black sesame rice ball, sesame butter
ice cream, osmanthus and goji

SMALL

小食

SMALL

小吃

Sichuan Wontons \$14

四川抄手

shrimp & pork filing, ginger paste, housemade
chili oil

Crispy Tofu \$14

街边炸豆腐

fried tofu, house spice blend, cilantro, sesame seeds

Cucumber Salad \$12

凉拌黄瓜

lightly pickled cucumber, bird's eye chili, cilantro
garlic vinaigrette

Godmother's Chicken Wings \$16

老干妈鸡翅

crispy mid-wings, laoganma chili oil

Street Skewers \$16

麻辣鸡串

overnight chili marinade chicken, cumin

Yuzu Shrimp \$17

柚子辣虾

crisp baby shrimp, habanero, yuzu glaze,
toasted sesame seeds

Szechuan Beef \$17

四川牛

crispy shredded beef, sweet & spicy savory glaze

Please notify us of any allergies.

Spice

RICE/NOODLES

米/面

Chengdu Dan Dan Noodles \$14
成都担担面

thin noodles w/ peppercorn oil, minced pork
& preserved cabbage

Night Market Noodles \$22
石油叉烧炒面

egg noodles, char siu, scrambled egg, yellow chives

Singapore Duck Fried Rice \$24
星加坡鸭炒饭

roasted duck, egg, curry, bean sprouts, fried shallots

Crab Fried Rice \$24
蟹炒饭

lump crab, scrambled egg, scallion, crispy garlic

VEGGIES

蔬菜

Snow Pea Sprouts \$22
虾酱豆苗

sauteéd snow pea sprouts, fermented soybean,
shrimp paste, crispy shallots

Garlic Beans \$18
蒜香四季豆

wok-tossed string beans, preserved cabbage,
minced garlic

Eggplant Tempura \$18
鱼香茄子

eggplant tempura drizzled in sweet garlic
soy vinaigrette

Truffle Mushroom Salad \$19
黑松露蘑菇沙拉

enoki, clamshell, king oyster mushroom,
black pepper, truffle oil, spicy microgreens

MAIN

主食

SHARING

分享

Changsha Spiced Chicken \$22
长沙辣子鸡

crispy diced chicken, pineapple, scallion,
changsha red chilies

Mango Chicken \$22
芒果鸡

house marinated chicken, basil, sweet chili,
fresh mango

Chairman's Pork Belly \$22
毛氏红烧肉

slow braised (8 hrs) pork belly in sweet, savory
and spicy marinade

Fragrant Yellow Beef \$24
小炒黄牛

wok tossed beef, birds eye chili, garlic, cilantro

Sweet n Sour Pork \$22
锅包肉

crispy, juicy, sweet and sour glaze

Chili Filet-O-Fish \$26
香辣鱼片

wok tossed crispy fish filet, scallion, peppercorn,
dried sichuan chillies

Salt n' Pepper Fritto Misto \$24
椒盐海鲜

shrimp, calamari, zucchini

Fisherman's Garlic Prawns \$28
渔夫虾

grilled tiger prawns, birds eye chili, garlic butter

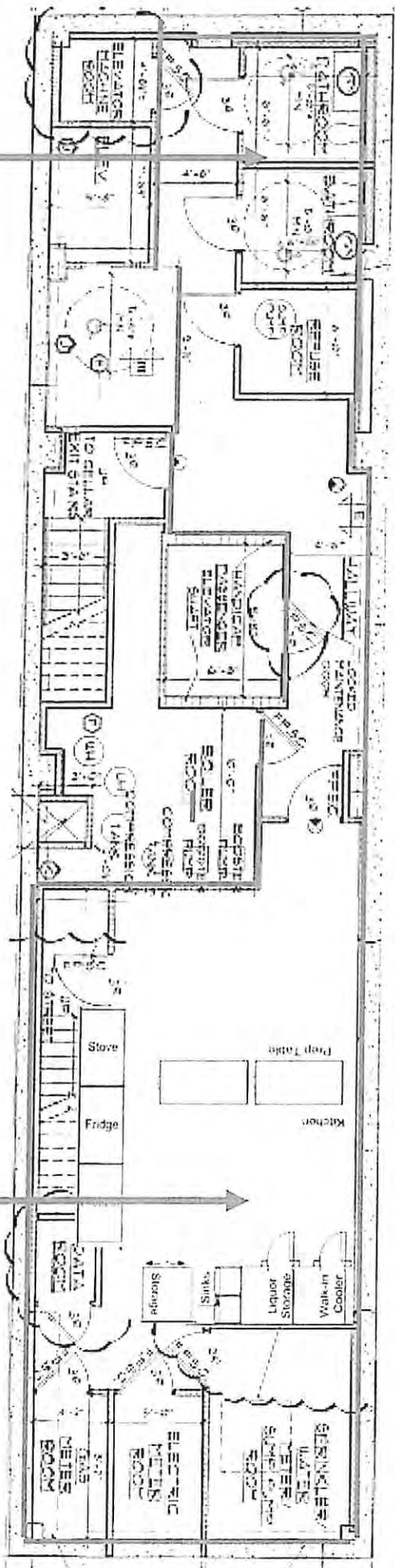
Thirteen Spices Soft Shell Crab \$30
十三香软壳蟹

13 spiced tempura soft shell crab, scallion salad,
sweet chili sauce

Mala Lamb Chops \$38
麻辣羊排

french lamb chop, szechuan spice (3pcs)

Spice

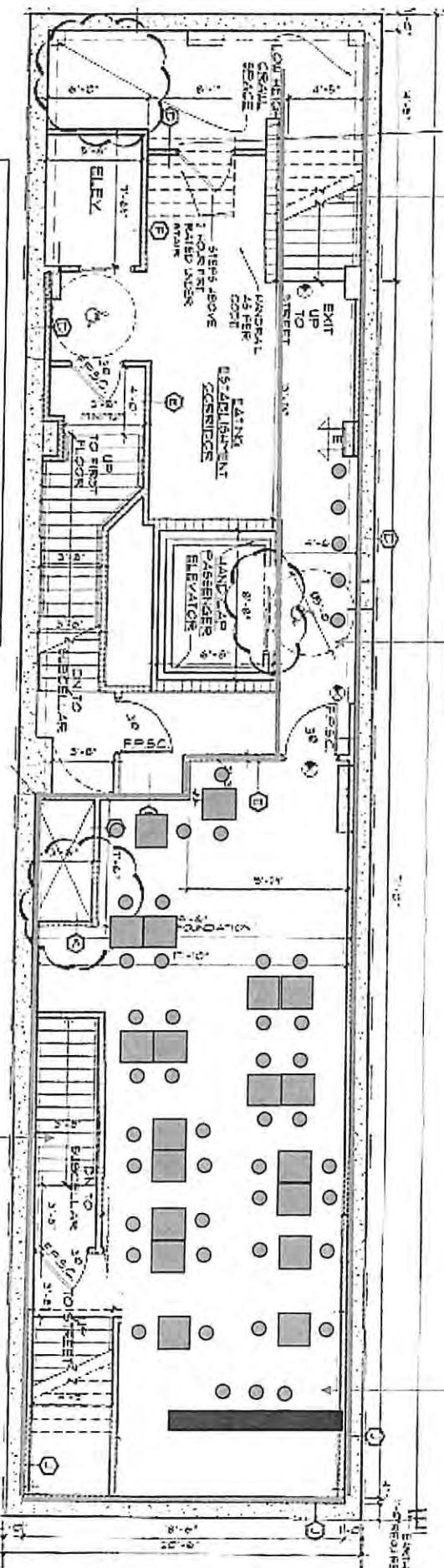


Kitchen

Restaurant
entrance
(access point
#1)

Waiting
Area

Bar with
stools



Notes:

- Number of tables: 12
- Number of chairs: 38
- Number of bar stools: 6
- Number of bar: 1
- Dimension of bar: ~ 2ft x 10ft

Cellar

Stairwell connecting the
restaurant to the kitchen
(access point #2)

[illegible]

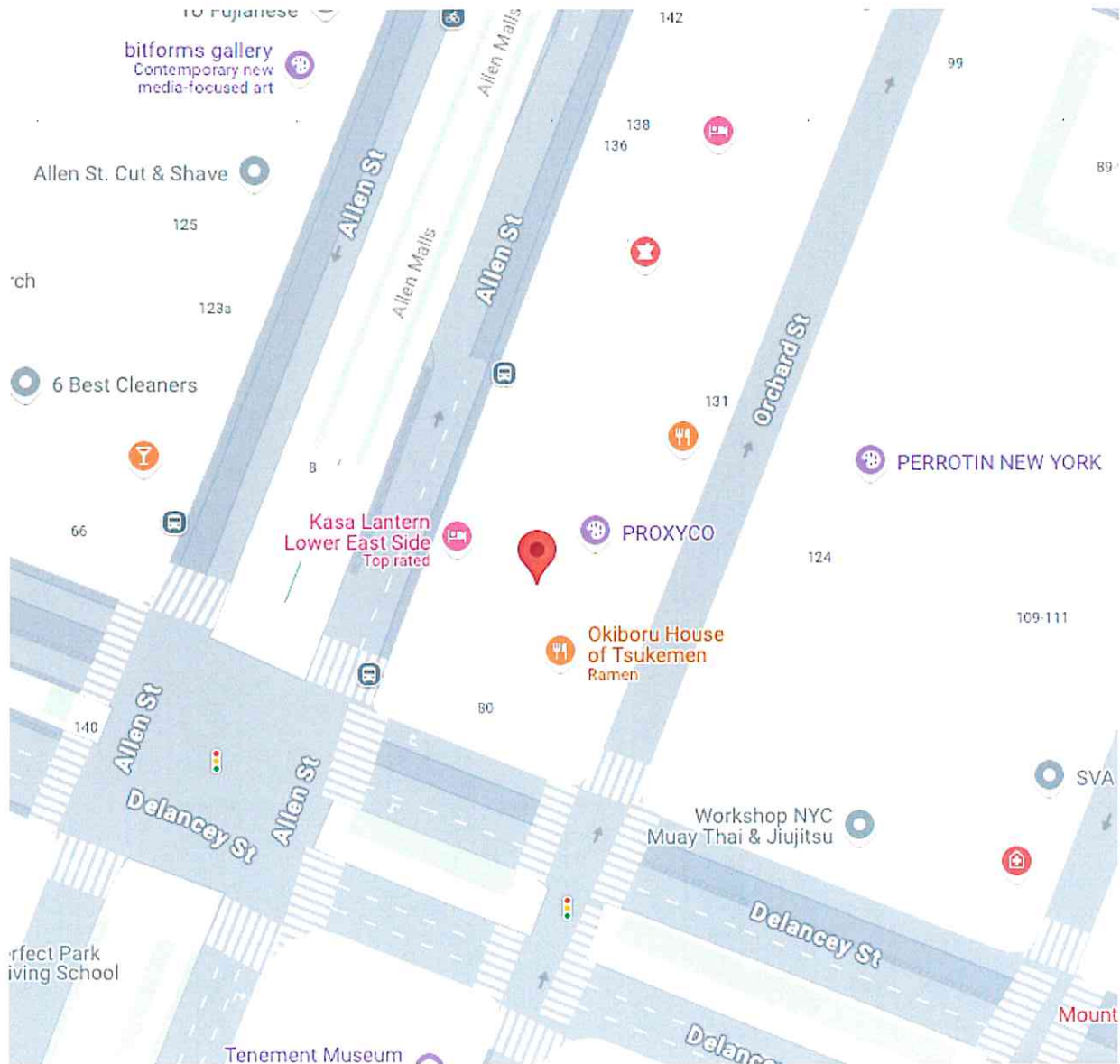
NUMBER OF RISES TO VAULT
BASED ON VARIOUS ELEVATION
LEVEL ELEVATIONS AT ALL
STREET AND AT ORCHARD
STREET, NUMBER OF RISES
TO BE VERIFIED IN FIELD

F&B)



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NEIGHBORHOOD MAP



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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	119 Orchard St, New York, New York, 10002
Geocode	Latitude: 40.71942 longitude: -73.98969
Report Generated On	10/22/2024

8 Closest Liquor Stores		
Name	Address	Distance
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	356 ft
ORANGE GLOU LLC License ID: 0091-21-121837 Legacy Serial No.: 1330686	264 BROOME ST NEW YORK, New York 10002	469 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	616 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	731 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	858 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	1,028 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	1,079 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	1,218 ft

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

Churches within 500 feet	
Name	Distance
The Church Of Grace To Fujianese	308 ft
First Roumanian American Congregation	319 ft
New York Chinese Alliance Church	325 ft
New York Chinese Church of Nazarene	362 ft
Sea Of Galilee Church	362 ft
Lamb's Church Of The Nazarene	419 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Arpeggio1 Hospitality LLC Application ID: NA-0370-24-125538	120 Orchard St New York, NY 10002.0	63 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC Application ID: NA-0343-22-105979	139 ORCHARD ST NEW YORK, New York 10002.0	232 ft
Cactus Wren LLC Application ID: NA-0340-24-122175	98 Rivington St New York, NY 10002.0	447 ft
Fan Szechuan Cuisine Inc Application ID: NA-0340-24-137029	103 Essex St New York, NY 10002.0	454 ft
ESSEX CHICKEN LLC Application ID: NA-0340-24-115706	115 Essex St New York, New York 10002.0	498 ft
Kooking NYC LLC Application ID: NA-0340-24-131541	111 Rivington St New York, New York 10002.0	519 ft
121 Three Group Hospitality LLC Application ID: NA-0370-23-151517	121 Essex St New York, New York 10002.0	523 ft
SUNDAY TO SUNDAY CAFE INC Application ID: NA-0340-23-110130	253-257 Broome St NEW YORK, NY 10002.0	532 ft
Cadillac Ranch NYC LLC Application ID: NA-0340-24-103642	86 Orchard St New York, New York 10002.0	554 ft
New Copper & Oak LLC Application ID: NA-0340-24-114340	157 Allen St New York, New York 10002.0	588 ft
White Horse Hospitality Group LLC Application ID: NA-0340-24-127510	162 Orchard St New York, New York 10002.0	677 ft
DOUBLE SUMMON LLC Application ID: NA-0340-24-115842	107 NORFOLK ST NEW YORK, New York 10002.0	709 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
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	0 ft
120 ORCHARD BAR LLC License ID: 0340-23-130523 Legacy Serial No.: 1331956	120 ORCHARD ST NEW YORK, New York 10002	63 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614	127 ORCHARD ST NEW YORK, New York 10002	78 ft
ALPHA 129 REST LLC License ID: 0370-24-130743 Legacy Serial No.: 6039429	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, New York 10002	100 ft
GOOD THANKS CAFE LLC License ID: 0340-23-139414 Legacy Serial No.: 1331880	131 ORCHARD ST NEW YORK, NY 10002	118 ft
BARNORTH GROUP LLC License ID: 0340-22-106693 Legacy Serial No.: 1261959	77 DELANCEY ST NEW YORK, New York 10002	222 ft
EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518	115 ALLEN ST NEW YORK, New York 10003	227 ft
BG BAR INC License ID: 0340-23-127248 Legacy Serial No.: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, New York 10002	259 ft
CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883	140 142 ORCHARD ST NEW YORK, New York 10002	263 ft
A HALIBUT INC License ID: 0340-23-134703 Legacy Serial No.: 1270101	138 ORCHARD ST NEW YORK, New York 10002	271 ft
BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911	143 ORCHARD ST NEW YORK, New York 10002	271 ft
JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601	121 LUDLOW ST NEW YORK, New York 10002	294 ft
93 LUDLOW ST INC License ID: 0340-23-134940 Legacy Serial No.: 1254332	95 DELANCEY ST NEW YORK, New York 10002	321 ft
CONGEE VILLAGE RESTAURANT & BAR INC License ID: 0340-24-110409 Legacy Serial No.: 6018522	98 100 ALLEN ST NEW YORK, NY 10002	333 ft
JOHANNNGPRO LLC License ID: 0340-22-114896 Legacy Serial No.: 1289900	96 ORCHARD ST NEW YORK, New York 10002	350 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	392 ft
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	396 ft
GOOD PAL CHANTELE CORP License ID: 0340-22-111037 Legacy Serial No.: 1329790	92 LUDLOW ST NEW YORK, New York 10002	401 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, NY 10002	403 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
INWANY INC License ID: 0340-23-129129 Legacy Serial No.: 1357394	65 RIVINGTON ST NEW YORK, New York 10002	418 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	426 ft
SWEATSHOP LES LLC License ID: 0370-24-102404 Legacy Serial No.: 6010373	110 DELANCEY ST BASEMENT NEW YORK, New York 10002	430 ft
HERMES B NY LLC License ID: 0340-23-133927 Legacy Serial No.: 1287964	95 ALLEN ST NEW YORK, New York 10002	445 ft
KELTIC LOUNGE INC License ID: 0340-21-118377 Legacy Serial No.: 1181425	132 LUDLOW ST NEW YORK, New York 10002	464 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	477 ft
TWIN EAGLES, LLC License ID: 0340-24-118036 Legacy Serial No.: 6026376	252 BROOME ST NEW YORK, New York 10002	483 ft
DOWNTOWN LLC, THE License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	495 ft
ATTABOY COCKTAILS LLC License ID: 0340-22-111553 Legacy Serial No.: 1280838	134 ELDRIDGE ST NEW YORK, New York 10002	498 ft
XLR8 LLC License ID: 0340-23-138312 Legacy Serial No.: 1271863	266 BROOME ST NEW YORK, New York 10002	499 ft
TTBEL HOLDINGS INC License ID: 0340-23-138320 Legacy Serial No.: 1322687	51 53 DELANCEY ST NEW YORK, New York 10002	508 ft
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	513 ft
WAITING ROOM 134 LLC License ID: 0370-24-110714 Legacy Serial No.: 6018834	134 ELDRIDGE ST South Storefront NEW YORK, New York 10002	528 ft
BARRIO CHINO LLC License ID: 0340-23-127288 Legacy Serial No.: 1136284	253 BROOME STREET ORCHARD & LUDLOW NEW YORK, New York 10002	528 ft
ALLEN HOTEL INC, THE License ID: 0340-23-137475 Legacy Serial No.: 1313154	88 ALLEN ST NEW YORK, New York 10002	528 ft
EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454	113 Rivington St New York, NY 10002	536 ft
L E S RESTAURANT CORP License ID: 0340-21-118985 Legacy Serial No.: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, New York 10002	544 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
BESTE BAT LLC License ID: 0340-22-108963 Legacy Serial No.: 1312502	135 137 ELDRIDGE ST NEW YORK, New York 10002	551 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	555 ft
CAMILLE PRODUCTIONS LLC License ID: 0340-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	556 ft
ORCHARD 85 CORP License ID: 0340-23-134406 Legacy Serial No.: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, New York 10002	571 ft
TWO BIKES LLC License ID: 0340-22-107132 Legacy Serial No.: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, New York 10002	572 ft
Winhall Station LLC License ID: 0370-24-131796 Legacy Serial No.: 6040502	154 Orchard St Stores C & D New York, New York 10002	577 ft
MFM BRANDY LLC License ID: 0370-24-106017 Legacy Serial No.: 6014036	157 ALLEN ST NEW YORK, New York 10002	588 ft
Gala Dinners LLC License ID: 0340-24-115330 Legacy Serial No.: 6023607	85 ORCHARD ST NEW YORK, NY 10002	592 ft
GUTTER BAR LES LLC THE License ID: 0370-24-120381 Legacy Serial No.: 6028759	242 BROOME ST BASEMENT LEVEL NEW YORK, New York 10002	598 ft
BIG CANDY LLC License ID: 0340-22-113271 Legacy Serial No.: 1275668	86 ALLEN ST NEW YORK, New York 10002	615 ft
133 ESSEX RESTAURANT LLC License ID: 0340-22-104101 Legacy Serial No.: 1255201	133 ESSEX ST NEW YORK, New York 10002	627 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	632 ft
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	637 ft
INTERNATIONAL CENTER OF PHOTOGRAPHY CORP License ID: 0346-24-124153 Legacy Serial No.: 6032653	79 Essex St 3rd Floor New York, New York 10002	638 ft
RIVINGTON CAFE CORP License ID: 0340-22-107508 Legacy Serial No.: 1024132	123 RIVINGTON STREET NEW YORK, New York 10002	657 ft
FOUNDATION LOUNGE CORP License ID: 0340-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	657 ft
GRAZ RESTAURANT LLC License ID: 0340-22-103569 Legacy Serial No.: 1189713	79 ORCHARD STREET GRAND & BROOME STS. NEW YORK, New York 10002	664 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
REGAL CINEMAS INC License ID: 0340-23-130209 Legacy Serial No.: 1313783	115 DELANCEY ST NEW YORK, New York 10002	667 ft
ESSEX PEARL BY AQUABEST LLC License ID: 0340-23-130779 Legacy Serial No.: 1334037	115 DELANCEY ST BASEMENT SITE 2, RESTAURANT 13 NEW YORK, New York 10002	667 ft
DSA PHASE 1 BEER HALL LLC License ID: 0370-23-159806 Legacy Serial No.: 6002154	115 DELANCEY ST AKA 81 NORFOLK STREET NEW YORK, NY 10002	667 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	706 ft
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	729 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	733 ft
NORMAN'S CAY GROUP LLC License ID: 0340-23-138238 Legacy Serial No.: 1272699	74 ORCHARD ST NEW YORK, New York 10002	736 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	739 ft
OWLINGS INC License ID: 0340-22-103830 Legacy Serial No.: 1170538	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	749 ft

GRIFFON Q LLC & ZODIAC CLUB LLC | Active

Premises Details

Premises Name GRIFFON Q LLC & ZODIAC CLUB LLC

DBA YES APOTHECARY

License ID 0343-23-112346

Legacy Serial No. 1339607

Category On Premises Liquor

Description Hotel

Address

119 ORCHARD ST
AKA 120 ALLEN ST
NEW YORK, New York 10002
New York County

License Details

Lic Type 1

Lic Class 343

of Additional Bars 0

Lic Exp Date 8/31/2025

Lic Eff Date 9/12/2023

Lic Iss Date 9/12/2023

Lic Org Date 9/12/2023

Status Active

Principal(s)

Shah, Michael
Zhang, Mengting

Disciplinary History



Certificate of Occupancy

CO Number: 120057375F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00415	Certificate Type: Final
	Address: 119 ORCHARD STREET	Lot Number(s): 77	Effective Date: 08/28/2017
	Building Identification Number (BIN): 1089952	Building Type: New	
This building is subject to this Building Code: 1968 Code			
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-C	(1968 Code designation)	
	Building Occupancy Group classification: R-1	(2014/2008 Code)	
	Multiple Dwelling Law Classification: HAEB		
	No. of stories: 10	Height in feet: 109	No. of dwelling units: 20
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system, Fire Suppression system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 120057375F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
009		40	R-2	0.5	2	ONE-HALF (1/2) CLASS "A" APARTMENT (LOWER LEVEL)
010		40	R-2	0.5	2	ONE-HALF (1/2) CLASS "A" APARTMENT (UPPER LEVEL)
RO F		75	R-2		2	BULKHEAD, MECHANICAL ROOM
N/A						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

120057375/000 8/28/2017 10:11:42 AM

SIGNATURES IN SUPPORT OF NYSLA LICENSE

Yes a Pharmacy
NAME _____

119 Orchard St, New York, NY 10002
ADDRESS _____

Regarding the interior space: This will be a OTHER: _____

Regarding the outside space: There will be NO OUTSIDE SPACE

This will be operating until: 5 PM - 12 AM T-Th

5 PM - 1 AM F-Sat

DATE	NAME	ADDRESS	SIGNATURE
10/3/14	Chris Ramirez	118 Orchard St #	
10/3/14	Joseph Daniels	85 Orchard St #	
10/3/14	Joan Wang	85 Orchard St #	
10/3/14	RS SENA	81 ORCHARD ST #	
10/3/14	Will Carlock	81 Orchard St #	
10/3	Sarah Galeas	79 Orchard St #	
10/3	Chuck Bonas	72 Orchard St. #	
10/3	Megan McCormick	70 Orchard #	
10/3	Gregor Stefan	27 Orchard #	
10/3	Ayanna Flores	14 OVMARD #	
10/3	Ellie MacInnes	33 Orchard #	
10/3	Kristina Berkoski	35 Orchard #	
10/3	Steve Mura	47 ORCHARD #	
10/3	Thak Wanz	50 Orchard St #	
10/13	Barbara	98 ORCHARD #	

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Yes above the city

NAME

119 Orchard St New York, NY, 10002

ADDRESS

This will be operating until:

Regarding the interior space: This will be a OTHER:

This will be operating until: 5pm - 12 AM T-TH

Regarding the outside space: There will be NO OUTSIDE SPACE

5pm - 1 AM F-Sat

DATE	NAME	ADDRESS	#	SIGNATURE
10/02	Fidelia Ge	85 Orchard St.	#	
10/02	Jake Babil	143 Orchard St	#	
10/02	Rashawn Eastman	131 Orchard St	#	
10/02	Miranda Kelly	131 Orchard St	#	
10/02	Jeremy MacDonnell	131 Orchard St	#	
10/02	Sydney Munn	124 Water Street	#	
10/02	Julie Shon	115 Allen St	#	
10/02	Sam Weaver	129 Orchard St	#	
10/02	Niko Macanero	49 Orchard St.	#	
10/02	Hugle	95 Delancey St	#	
10/02	Ethan Fern	77 Delancey	#	
10/02	Brig Vabuo	125 Orchard	#	
10/02	Alisa Corien	125 Orchard St	#	
10/02	Yendy Rosario	125 Orchard St	#	
10/02	Richard Tynacklaugh	141 Orchard St	#	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

SIGNATURES IN SUPPORT OF NYSLA LICENSE

YES at the city

NAME 119 Orchard St

ADDRESS

Regarding the interior space: This will be a OTHER: _____
 Regarding the outside space: There will be NO OUTSIDE SPACE _____

This will be operating until: 5 PM - 12 PM T-TH
 5 PM - 1 AM F-Sat

DATE	NAME	ADDRESS	SIGNATURE
10/3/24	BRADEN MURTON	117 ORCHARD ST	
10/3/24	Zoe LAZARSON	117 ORCHARD ST	
10/3/24	Ben ARONSO	131 ORCHARD ST	
10/3/24	Hann MacIntosh	131 Orchard St.	
10/3/24	Amya Constock	90 Livingston St	
10/3/24	Horanin Midran	101 Livingston	
10/3/24	Saez Parsons	132 Linden	
10/3/24	EMILY	115 Allen St	
10/3/24	Jason Levine	115 Allen St	
10/3/24	Cuchuan Yin	115 Allen St	
10/3/24	Don McGeart	115 Allen St	
10/3/24	SN Chen	115 Allen St	
10/3/24	Fredy Medeiros	124 Orchard St.	
10/3/24	India Athias	143 Orchard St	
10/3/24	Pablo Ramirez	143 Orchard St	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Community Outreach

Mia Zhang <mandyzhang2795@gmail.com>

Mon, Nov 11, 2024 at 9:56 PM

To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

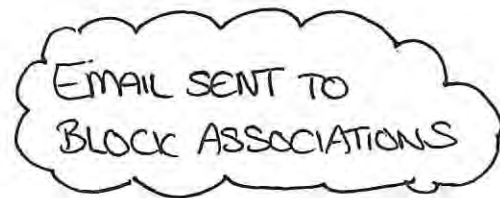
Dear Members of Community Board 3,

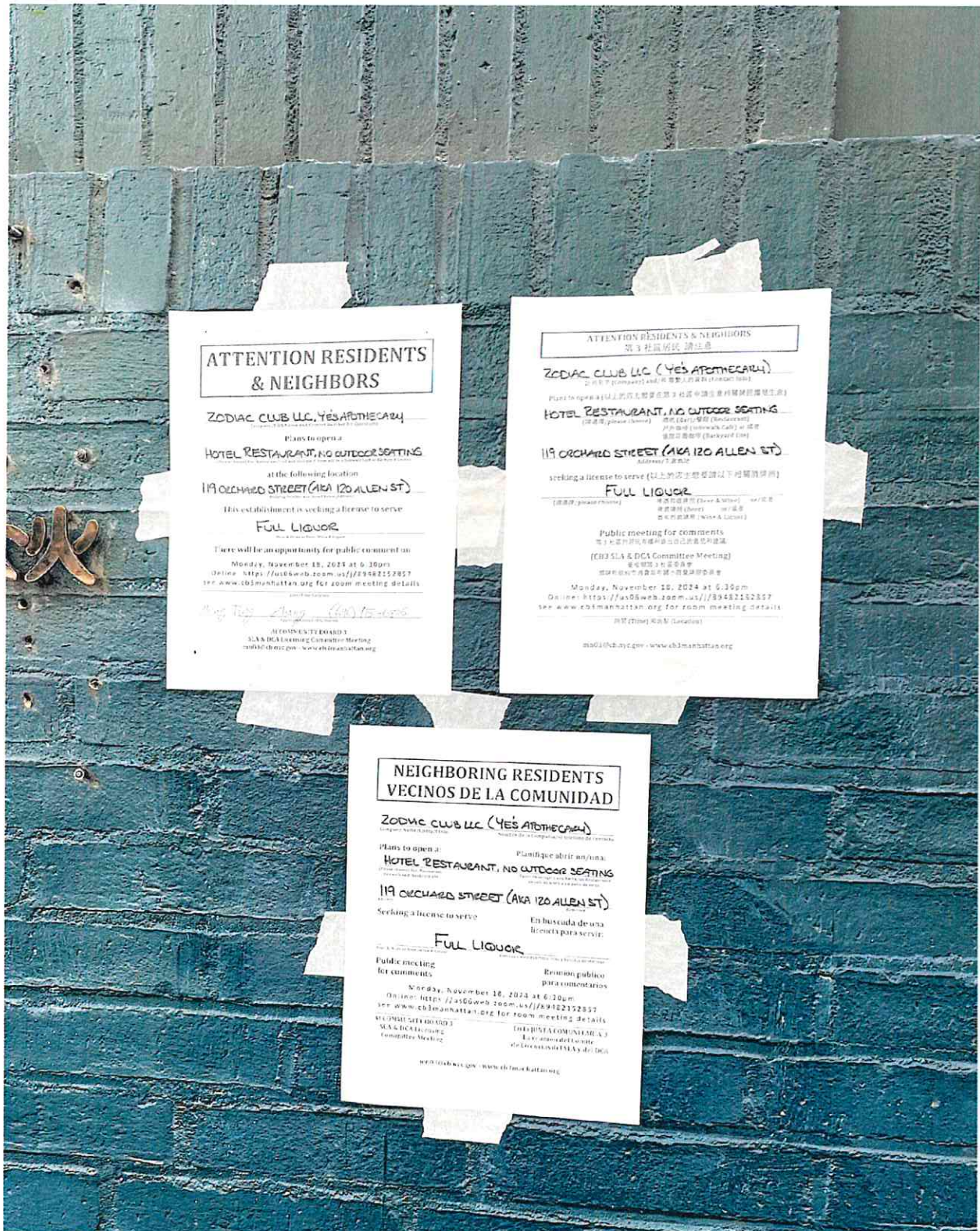
My name is Mandy Zhang, and I am a first-generation Asian American and the owner of Ye's Apothecary, a Chinese-themed restaurant and bar located at [119 Orchard Street](#), on the corner of Chinatown. I am writing to formally introduce myself, as I have recently taken full ownership of the establishment. For the past two years, I have been operating Ye's Apothecary as a co-liquor license holder with the landlord.

Ye's Apothecary offers a Szechuan-inspired tapas menu paired with a distinctive cocktail program. Our goal is to create an immersive dining experience that combines unique asian flavors and innovative drinks, all within an ambiance that transports guests to another time. We are open Tuesday through Saturday, from 5:00 PM to 12:00 AM.

Thank you for your time and consideration. I look forward to contributing to the vibrant community of the Lower East Side and working closely with Community Board 3.

Best regards,
Mandy Zhang
Owner, Ye's Apothecary





Here is the posting. Will send over questionnaire tonight.

On Fri, Oct 18, 2024 at 11:22 PM Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com> wrote:
Hi Mandy,